Any interested party may attend the City Commission meeting in person or submit comments on agenda items in writing to the City Clerk no later than noon on the day of the meeting. All meetings are broadcast live on Comcast Cable TV Channel 27 or streamed live online at www.cityoffortpierce.com.

Comments on agenda items should be submitted via email to lcox@cityoffortpierce.com; comments must include your name and address to be read into the record. The City Clerk will read all comments on agenda items submitted by the deadline. Please note that the decorum policy applies to both written and oral comments and all comments shall be limited to 3 minutes as read by the City Clerk.

C I T Y O F F O R T P I E R C E
CITY COMMISSION AGENDA

Regular Meeting - Monday, December 7, 2020 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Harry Shaw, Good News Missionary Baptist Chuch

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the November 16, 2020 Regular Meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Email from Charlene Adair expressing appreciation of Jacolby Washington, Solid Waste Division Manager's prompt assistance with resolving an issue and for the work and service provided by the Public Works Department.

   b. Letter from Lisa Sullivan, Principal, in recognition of Officer Eddie Dove going above and beyond in the performance of his duties at Dan McCarty Middle School.

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 St. Lucie County Transit Update by Murriah Dekle, Transit Division Director.

b. Recommendations of the Police Community Advisory Committee

11. **CONSENT AGENDA**

a. Approval to piggyback the Florida Sheriff's Association Cooperative Purchasing Program Contract number FSA20-VEL28.0 (Bid period 10/1/20 to 9/30/22) for the purpose of purchasing three (3) of Specification number 138: 2021 Ford F-150 Supercab XL 2 WD pickup trucks from Coggin Ford, 9650 Atlantic Blvd., Jacksonville, Florida 32225 for the amount of $72,159.00, or $24,053.00 each.

b. Approve the additional funds in the amount of $13,594.77 to PO#200146 for AT&T to cover outstanding invoice for FY2020. $13,594.77 due to enhanced efficiency, there was a need to add additional phone lines and iPads to the account.

c. Approve request for letter of support from Saint Lucie County for Upward Mobility Cohort Project application.

d. Approval for the replacement of two access control gate systems for both the main police station in the amount of $34,900 and the Willie B. Ellis sub-station in the amount of $26,500, for a total amount not to exceed $61,400. The replacement of the two access control gate systems will be completed by 1st Fire and Security, Vero Beach, FL .

e. Approval to piggyback the US Communities Contract #15-JLP-023 for the purchase of one (1) Trane Air-Cooled Chiller - Scroll Compressors Model Number CGAM100A2** in accordance with the attached quote for the Sunrise Theatre, in an amount not to exceed $70,435.00.

f. Approve grant award for Tamesha Hamilton, owner of My Grandmothers' Keeper and PeeWee's Place LLC, in the amount of up to $10,000.00, as an eligible recipient under the Way to Grow Lincoln Park HIstoric Avenue D Business District Small Business Startup/Relocation Grant Program.

g. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 704 N 20th St., Fort Pierce, FL, Parcel ID Number 2404-715-0020-000-7 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs leaving a balance of $100.00, which requires a direct vote by the Commission.

h. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 702 N 20th St., Fort Pierce, FL, Parcel ID Number 2404-715-0021-000-4 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs leaving a balance due of $100.00, which requires a direct vote by the Commission.

i. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 0 N 20th St (aka 700 approx. N 20th St)., Fort Pierce, FL, Parcel ID Number 2404-715-0022-000-1 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver a portion of the hard costs leaving a balance due of $100.00, which requires a direct vote by the Commission.

j. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 0 N 20th St., Fort Pierce, FL, Parcel ID Number 2404-715-0023-000-8 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver of the portion of the hard costs leaving a balance due of $100.00, which requires a direct vote by the Commission.

k. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $8,897.51 against 1309-1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $2,924.23 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs also in the amount of $1,924.23, leaving a balance due of $1,000.00 payable within 30 days, which requires a direct vote by Commission.

l. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $1,201.02 against 1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $406.41 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs in the amount of $205.39, leaving a balance due of $201.02 payable within 30 days, which requires a direct vote by Commission.

m. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $487.27 against 1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $151.71 payable in 30 days.

n. Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $342.90 against 1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $69.80 payable in 30 days.

12. **PUBLIC HEARINGS**

Any Public Comment on these Public Hearing items, if not being offered in person, should be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at:
http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings

a. Quasi-Judicial Hearing - Ordinance 20-030 rezoning two (2) properties generally located at or near 1700 S. 23rd Street from Office Commercial (C-1) to Planned Development (PD) with an underlying Zoning of Office Commercial (C-1). FIRST READING

b. Quasi-Judicial Hearing - Application for Conditional Use with New Construction submitted by Property Owners, Raymond & Catherine Duquette, and Representative Michael Menard, to construct a single family home seaward (east) of the Coastal Construction Control Line (CCCL) that will be up to 34.40 feet in height from FEMA Based Flood Elevation on an unaddressed parcel along Surfside Drive in Fort Pierce, FL. The property is zoned Single Family Low Density Residential (R-1). Parcel ID: 2412-501-0125-000-1.

c. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by Property Owner, Dover-Neal Development, Inc, and Applicant Sunshine Arcade, Inc, to operate a 66-machine arcade amusement center at 2202 North US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 1433-440-0009-010-1.

d. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Sharon Scalone to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as one (1) day located at 1132 Granada Street. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-811-0008-000-3.

e. Quasi-Judicial Hearing - Ordinance 20-032 rezoning three (3) properties generally located at or near 2107 Swain Road from Medium Density Residential (R-4) to High Density Residential (R-5). FIRST READING

f. Legislative Hearing - Ordinance 20-031 seeking a Future Land Use Map Amendment for three (3) properties generally located at or near 2701 Swain Road from Medium Density Residential (RM) to High Density Residential (RH) FIRST READING (Transmittal Hearing)

g. Legislative Hearing - Ordinance 20-033 - extending the territorial limits of the City of Fort Pierce, to include 2564 S. Kings Highway in Fort Pierce, Florida. FIRST READING

h. Legislative Hearing - Ordinance 20-034 - extending the territorial limits of the City of Fort Pierce, to include 706 Midway Road in Fort Pierce, Florida. FIRST READING

13. **CITY COMMISSION**

a. Resolution 20-R60 appointing members to the Keep Fort Pierce Beautiful Board.

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 Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

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 - 6:00 pm **5. a.**

Meeting Date: 12/07/2020

Re:

SUBJECT:

Approval of Minutes from the November 16, 2020 Regular Meeting.

Attachments

Minutes

Form Review

Form Started By: Maura Stokes Started On: 11/30/2020 10:49 AM

Final Approval Date: 11/30/2020

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 4:30 P.M. ON MONDAY, **NOVEMBER 16, 2020/**

1. CALL TO ORDER

Mayor Hudson called the November 16, 2020 Regular Meeting of the City Commission to order at 4:38 PM.

2. OPENING PRAYER - Pastor Craig Bridgers, The Crossing Community Church

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 November 02, 2020 Regular Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the minutes from the November 02, 2020 Regular Meeting.

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

Passed

6. **PROCLAMATIONS**

a. Proclamation and Special Recognition for Commissioner Reginald Sessions

b. National American Indian Heritage Month Proclamation being received by Betty Nevers.

7. **LETTERS TO COMMISSION**

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.

Shirley Gibson, Item 10b.
Ashton Depeyster, Item 13a.
John Tompeck, Item 13a.
Eva Arnaiz, Item 13a.
Charlie Hayek, Item 13b. Submitted in writing and read into the record by the City Clerk.

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve and set the Agenda.

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

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of Fort Pierce Youth Council Recommendations

Fort Pierce Youth Council (YOCO) Chair, Leah Johnson provided a presentation outlining their mission which is to provide local youth with the experience of working with city government while obtaining a sense of civic responsibility as well as the opportunity to develop and demonstrate leadership skills. Miss Johnson also outlined the YOCO goals to promote, connect, and engage youth involvement in city government. The presentation described upcoming events which include a Thanksgiving and Christmas dinner drive-thru, teacher giveaways, and youth council conferences and webinars.

b. Renaming of North 29th Street

Joe Sweat, Marketing Specialist provided an update on the re-naming of North 29th Street from Orange Avenue to Avenue Q after Ms. Fannie Lewis-Darden who is currently 101 years old. Staff, at the direction of the City Commission, gained input from residents through a press release published October 21, 2020, initiated a social media promotion, conducted a survey between October 21, 2020 and November 06, 2020, and provided a direct mailing to owners along North 29th Street. Over 360 responses were received with the majority in favor of a dual street name designation. The total cost to rename this portion of North 29th Street is estimated at $3,904.61. This item will be brought back to the City Commission in the form of a resolution.

The City Commission unanimously agreed that going forward staff is directed to develop a policy and procedure for future street name change requests similar to that of re-naming parks and public buildings.

11. CONSENT AGENDA

a. Approval of the Fiscal Year 2020 Victims of Crime (VOCA) grant agreement to receive funding in the amount of $69,360.00.

b. Approval of a two (2) year extension for the Planned Development approval for Indian River Villas located at 401 Indian River Drive (Parcel IDs:2410-808-0017-000-7 & 2410-808-0019-000-1). The new expiration date would be November 19, 2022.

c. Approve contract with Swagit., Plano, TX for the annual renewal of ADA compliance for FPTV services in the amount not to exceed $68,328.00.

d. Approve request to reduce the Building Department lien in the amount of $16,130.00 against 119 N 11th Street, Fort Pierce, FL 34950 - Parcel ID Number 2409-516-0017-000-7 owned by Atlantic 509 LLC, 709 Neapolitan Way, Naples, FL 34103, to $1,435.36 payable in 30 days.

e. Approve request to partially release the Building Department lien in the amount of $153,150.00 as of October 29, 2020, against Damion Mackey encumbered by 206 Dundas Court, Fort Pierce, FL 34950 - Parcel ID Number 2410-604-0139-000-2, previously owned by Damion Mackey of 2108 S 10th Street, Fort Pierce, FL 34950, to $1,000.00.

f. Approve request to partially release the Building Department lien in the amount of $153,150.00 as of October 29, 2020, against Damion Mackey encumbered by 204 Dundas Court, Fort Pierce, FL 34950 - Parcel ID Number 2410-604-0139-000-2, previously owned by Damion Mackey of 2108 S 10th Street, Fort Pierce, FL 34950, to $1,000.00.

g. Approve request to partially release the Building Department lien in the amount of $153,150.00 as of October 29, 2020, against Damion Mackey encumbered by 202 Dundas Court, Fort Pierce, FL 34950 - Parcel ID Number 2410-604-0139-000-2, previously owned by Damion Mackey of 2108 S 10th Street, Fort Pierce, FL 34950, to $1,000.00.

h. Approve request to partially release the Building Department lien in the amount of $268,030.00 as of October 29, 2020, against Damion Mackey encumbered by 909 Avenue B, Fort Pierce, FL 34950 - Parcel ID Number 2410-604-0139-000-2, previously owned by Damion Mackey of 2108 S 10th Street, Fort Pierce, FL 34950, to $1,000.00.

i. Approval to award Johnson-Davis, Inc. a construction contract in the amount of $102,438.62 for stormwater improvements in the Rio Vista Drive and Thumb Point Drive areas.

Commissioner Perona pulled item 11b for discussion.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve items 11a, 11c, 11d, 11e, 11f, 11g, 11h, 11i

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

Passed

Regarding 11b, the approval of a two (2) year extension for the Planned Development approval for Indian River Villas located at 401 Indian River Drive, Commissioner Perona commented that this project was planned as the gateway to downtown Fort Pierce. No permits have been pulled, no work has commenced and there is a for sale sign on the property. Commissioner Alexander and Commissioner Sessions stated that it is the regular course of business to grant these types of extensions. Commissioner Johnson is concerned with the proposed development's plan to build a bulkhead along the Indian River Lagoon and the effect it will have on the waterfront and feels that natural resources need to be preserved. Commissioner Perona stressed that in the past two years, Fort Pierce has progressed and achieved goals as set forth in the Strategic Plan. This property has not progressed. If a new developer comes in, it gives the City Commission a chance for a fresh look at their plan moving forward.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to disapprove item 11b.

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

12. PUBLIC HEARINGS

Any Public Comment on these Public Hearing items, if not being offered in person, should be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at:
http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings

a. Resolution No. 20-R54 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 1909 N 16th Street 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-R54

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 1909 N 16TH 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 SAID BUILDING OR STRUCTURE SHALL BE DEMOLISHED; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO PROCEED WITH SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

Mayor Linda Hudson called the proceeding to order.

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

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

Commissioner Alexander – yes.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - yes.
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:
Code Compliance Manager Peggy Arriaz provided an overview of the proposed Resolution to demolish a structure located at 1909 N. 16th Street. Ms. Arriaz provided a history of the property beginning with the complaint received in 2017. Ms. Arriaz also presented photos of the structure which is a shell with three concrete walls only and is unhabitable. The owner of the property is deceased, and his spouse has no intent to claim the property nor will they probate the owner's estate. An attempt was made to transfer title of the property to a developer, but it was not valid because the property was not properly probated. Complaints continue to be received from neighbors. Funds remain due to the City of Fort Pierce for past lot clearing and the real estate taxes are unpaid for 2018 and 2019. Ms. Diane Prince Darden an adjacent property owner and representative of other neighbors, was present and expressed her frustration with the condition of this property. She has experienced problems with rodents and reptiles from the overgrown vegetation.

Commission questions for Staff: The western wall of the structure was removed approximately one year ago. Commissioner Johnson inquired if the removal of that wall was part of a permit that has expired.

Applicant questions for Staff: Applicant Rolin Dorsainvil of RG Development, sworn, inquired if staff has any problems with him to which Ms. Arraiz stated there are no problems with him.

Applicant presentation: Applicant Rolin Dorsainvil of RG Development, sworn, was present and stated he is aware of the title issue. Mr. Dorsainvil does have engineering and architectural plans for this property which he presented to the City Commission. The permit expired due to the pandemic and his inability to get the work done as planned. Mr. Dorsainvil has hired an attorney to address the probating of the property to perfect the title so that he can renew the building permit and commence work.

Applicant John George of RG Development, sworn was present and assured the Commission that he will maintain the property. Mr. George stated that as soon as the title is clear, they will immediately commence construction.

Commission questions for Applicant: Commissioner Sessions inquired about the time frame for the probating of the property. Mr. Dorsainvil is paying for the probate of the estate. Commissioner Johnson inquired about the structural integrity of the remaining walls which may have changed over the past two years since the original engineering plans were created.

Building Official Paul Thomas, sworn, stated that the only person to certify structural integrity would be an engineer.

Public comment: None

Mayor Hudson closed the public hearing.

Comments by the City Commission: Commissioner Johnson stated that there has been a lot of good faith effort to get this project moving; however, there is no real time frame for the probate and title perfection. Mayor Hudson is also concerned with the clouded title. Commissioner Sessions stated that if the neighbors are willing to give the contractor six months to commence construction, he would be in favor of that extension; however, if no work has commenced in that time frame, then the structure should be demolished. Commissioner Alexander thinks that there are many other properties that need more attention and there are viable plans and intent to construct. Commissioner Perona also is aware that the contractor is trying to preserve the structure to avoid impact fees, has the permit and plans to construct, and has credibility. Commissioner Johnson is comfortable with six (6) months but no longer because then we are in hurricane season.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to disapprove Resolution 20-R54 and grant a six (6) month extension to commence construction and have a first inspection approved. During this extension, the contractor must continue to maintain the grounds of the property.

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

Passed

b. Resolution No. 20-R55 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 712 Avenue E to show cause why the structure located on the premises should not be condemned and demolished.

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

RESOLUTION NO. 20-R55

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 712 AVENUE E IN FORT PIERCE, FLORIDA 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE 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 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
Code Compliance Manager Peggy Arraiz, sworn, provided an overview of the proposed Resolution which included a history of the property beginning with the initial complaint received in 2017. The City of Fort Pierce had secured the property from illegal entry which was breeched. A Property Maintenance Inspection Report (PMIR) was completed by a building inspector on January 07, 2020 at which time the structure was determined to be unsafe and demolition was recommended. The property taxes remain unpaid for 2017, 2018 and 2019. The property owner is deceased, and no heirs have been located. This property is historic, and the Historic Preservation Board has approved demolition. Ms. Arraiz provided an aerial map show the location of the subject parcel.

Commission questions for Staff:
None.

Applicant questions for Staff:
None.

Applicant presentation:
None.

Public comment:
None.

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

Comments by the City Commission:
None.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution 20-R55.

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

Passed

c. Quasi-Judicial Hearing - Application for Conditional Use with New Construction submitted by property owner, Yes Sandhill Exp, LLC, and Representative Lucido & Associates, to development & operate a Manufactured Home Park with 202 home sites at 3030 South US Highway 1 in Fort Pierce, FL. The property is zoned Medium Density Residential (R-4). Parcel ID: 2422-344-0001-000-6.

City Clerk Linda Cox introduced the Application for Conditional Use with New Construction submitted by property owner Yes Sandhill Exp, LLC and Representative Lucido & Associates to develop and operate a manufactured home park, Savannah Ridge, with 202 home sites located at 3030 South US Highway 1, Fort Pierce.

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:
Planner Brandon Creagan, sworn, provided an overview of the proposed Application for Conditional Use with New Construction of Savannah Ridge including a site map, future land use map, and zoning map to further describe the property in addition to a site plan with design review. Sixteen (16) notifications were mailed to property owners within 500 feet. St. Lucie County responded with a request for the development to connect with the Savannah's Preserve. The Planning Board approved the request as presented.

This application is consistent with the City Code and Comprehensive Plan; does not adversely affect the public health safety, convenience and general welfare; and, it was previously a manufactured/mobile home community known as Pleasure Cove.

Staff recommends approval subject to the following one (1) condition:

1. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for the clubhouse pursuant to City Code 123-6.

Commission questions for Staff:
Commissioner Alexander inquired about a traffic light for US Highway 1 for this development and if a traffic study was done. Mr. Creagan advised that there is currently a traffic light in front of this community at US Highway 1 and Edwards Road and regarding the traffic study, there are less proposed home sites than what is existing. Commissioner Johnson inquired about what type of connectivity will be constructed to connect the pedestrians to US Highway 1 or Edwards Road. Mr. Creagan stated that currently there is a sidewalk that traverses US Highway 1. Sidewalks are on the internal of the site.

Applicant questions for Staff:
None.

Applicant presentation:
Brian Nolan, Applicant Representative of Lucido & Associates, sworn, presented an overview of the proposed application. Mr. Nolan provided background and site data of the property. The development had sustained major damage from hurricanes in the early to mid-2000's and the owner at that time chose not to rebuild. The project includes rehabilitation of site utilities including water, wastewater, stormwater, electric and fiber. Sidewalks will be constructed and connected to the sidewalks along US Highway 1. Street lighting will also be installed.

Commission questions for Applicant:
Commissioner Alexander inquired if this was a development for senior citizens. Mr. Nolan stated this is not an age-restricted community. Commissioner Alexander inquired if the school board was involved. Mr. Nolan stated that they were contacted, and the developer would be amenable to a condition requiring school buses to enter the community to pick up school children.

Public comment:
None.

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

Comments by the City Commission:
None.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Item 12c. with the one staff condition.

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

Passed

d. Quasi-Judicial Hearing - Application for Conditional Use with New Construction submitted by property owners, John & Suzanne Hofer, and Representative William P. Stoddard, to construct a single family home seaward (east) of the Coastal Construction Control Line (CCCL) that will be up to 32.82 feet in height from FEMA Based Flood Elevation on an unaddressed parcel along Surfside Drive in Fort Pierce, FL. The property is zoned Single Family Low Density Residential (R-1). Parcel ID: 2412-501-0123-000-7.

City Clerk Linda Cox introduced the Application for Conditional Use with New Construction submitted by property owners, John & Suzanne Hofer, and Representative William P. Stoddard, to construct a single family home seaward (east) of the Coastal Construction Control Line (CCCL) that will be up to 32.82 feet in height from FEMA Based Flood Elevation on an unaddressed parcel along Surfside Drive in Fort Pierce, FL.

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
Planner Brandon Creagan, sworn, provided an overview of the proposed application which included a site map and zoning map to further identify the property. Mr. Creagan provided information regarding the South Beach Overlay District Height Requirement, site plan, and design review. Thirty-five (35) letters were sent to property owners within 500 feet of the subject property. The proposed plan is consistent with the City Code and Comprehensive Plan; does not adversely affect the public health safety, convenience, and general welfare; and, as proposed will not cause an adverse effect to the dune system. The Planning Board approved the application.

Staff recommends approval subject to the following one (1) condition:

1) Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

Commission questions for Staff:
None.

Applicant questions for Staff:
None.

Applicant presentation:
Jeff Barquette, Applicant Representative, sworn and John Hofer, Applicant, sworn were present to answer any questions.

Commission questions for Applicant:
Commissioner Perona inquired if the intent will be for a residence. Applicant John Hofer confirms it will be a residence and not a vacation rental.

Public comment:
None.

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

Comments by the City Commission:

None.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Item 12d with the one staff condition.

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

Passed

13. CITY COMMISSION

a. Consideration of the unsolicited proposal for the Waste Water Treatment Facility submitted by FCC Aqualia USA Corporation.

City Manager Nick Mimms advised that the City of Fort Pierce has received a letter of interest from FCC Aqualia USA Corp. who submitted an unsolicited proposal to the City of Fort Pierce proposing a public-private partnership for the design, construction, finance and long-term operation and maintenance of a new Water Reclamation Facility. City of Fort Pierce staff completed a review of this unsolicited proposal in accordance with Florida State Statutes. Fort Pierce Utilities Authorities was also afforded an opportunity to review the proposal and provide feedback.

Upon completion of the review, staff concluded that the proposer has not met all of the guidelines to be considered an unsolicited proposal as determined by the State of Florida.

The City Commission has the following two options:
1. Not accept this unsolicited proposal based on minimum mandated state guidelines.
2. Waive guidelines to initiate competitive bid process for relocation of Wastewater Treatment Facility.

FPUA and St. Lucie County have recently completed a feasibility study to determine a suitable location for a new facility. The conclusion was Glades Cut Off Road at the Treasure Coast Energy Center. Another location identified was at the Treasure Coast International Airport, but this was less feasible. A joint meeting with the City of Fort Pierce, St. Lucie County and FPUA has not happened due to the restrictive meeting protocols due to COVID-19.

Mr. Mimms said as City Manager and Director of Fort Pierce Redevelopment Agency, it's time for the City of Fort Pierce to take charge of this situation. If a public-private partnership is going to get this project moving, then the City of Fort Pierce should explore this opportunity.

Commissioner Alexander understood that the FPUA has indicated that the City of Fort Pierce cannot accept proposals for this project. Mr. Mimms stated that the City Commission is the elected body and governing entity of the City of Fort Pierce which represents the interest of the community and the City of Fort Pierce is the owner of the property. It is for the use and benefit of the FPUA but the City of Fort Pierce is the owner.

Commissioner Johnson inquired what guidelines would be waived to initiate the competitive bid process. Mr. Mimms stated that the reason it did not meet the minimum guidelines was because there was no financial data to support the proposal. We can waive those guidelines and request the financial data and technical specifications. This proposal can be run parallel to the collaboration with the City of Fort Pierce, St. Lucie County, and FPUA.

Commissioner Perona is concerned that by moving forward with the bid process it may disrupt the planned collaboration with the County and FPUA.

Mayor Hudson indicated that FPUA has invested in the project financially. Mayor Hudson feels we should explore this proposal and get more information. Mr. Mimms upon receipt of the letter of intent, contacted the Director of Utilities to initiate discussion. The City of Fort Pierce needs the FPUA to be a part of the solution.

Commissioner Perona clarified with Mr. Mimms that the City of Fort Pierce will have no obligation financially by moving forward with the competitive bid process.

Commissioner Alexander said the entire city will prosper by the relocation of this treatment plant.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to direct Staff to obtain more information from FCC Aqualia USA Corp. about their proposed planning process, financial process, what they can bring to the City of Fort Pierce and what information they will need from the FPUA to complete this proposal.

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

Passed

b. Discussion of Fort Pierce Police Department body worn cameras at the request of Commissioner Sessions

Commissioner Sessions is concerned that body-worn cameras are not being used properly. Commissioner Sessions discussed the importance of body-worn cameras by police officers are to protect the police officers and the public, and he has a concern that they are being used at the discretion of the police officer and not as the policy is written. Commissioner Sessions would like the City Commission to review the BWC reports and the non-compliance. Commissioner Sessions is also concerned that shooting incidents are being written up as incidents rather than filed as reports.

c. Resolution 20-R56 appointing members to the Sunrise Theatre Advisory Board.

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

RESOLUTION NO. 20-R56
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson asked the City Commission if they would like to review the mission of the Sunrise Theatre Advisory Board and the overall organization and how it functions with the foundation before appointing new members.

Mr. Mimms clarified that the City Commission is directing him to obtain feedback from City Staff, Sunrise Theatre staff and Sunrise Theatre Advisory Board with regard to the function of the Advisory Board, membership, how they are functioning and what they see as their role.

This item will come back to the City Commission at a later date.

d. Resolution 20-R57 appointing an individual to fill an at-large seat of the Planning Board due to a resignation.

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

RESOLUTION NO. 20-R57
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD; PROVIDING FOR AN EFFECTIVE DATE.
City Clerk Linda Cox distributed ballots to the Commission to select an At Large member.

Commissioner Alexander:	Nichelle Clemons
Commissioner Johnson:	Charles Bryant
Commissioner Perona:	Nichelle Clemons
Commissioner Sessions:	Charles Bryant
Mayor Hudson:	Nichelle Clemons

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve Resolution 20-R57 appointing Nichelle Clemons as an At Large member of the Planning Board.

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

Passed

e. Resolution 20-R58 Accepting the returns of the General Election

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

RESOLUTION NO. 20-R58
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ACCEPTING THE RETURNS OF THE GENERAL ELECTION HELD ON NOVEMBER 3, 2020, AS PROVIDED BY THE COUNTY SUPERVISOR OF ELECTIONS, PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Resolution 20-R58.

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

Passed

f. Resolution No. 20-R59 determining that the structure located at 425 N 23rd Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on December 21, 2020.

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

RESOLUTION NO. 20-R59
A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 425 N 23RD 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 DEMOLISHED IN ACCORDANCE WITH THE ORDINANCES 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 DECEMBER 21, 2020 AT 4:30 PM, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Resolution 20-R59.

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

Passed

g. Submittal of applications to serve on the Keep Fort Pierce Beautiful Board.

This item will come back to the City Commission at the December 07, 2020 Regular Meeting.

14. COMMENTS FROM THE PUBLIC

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

Curtis Johnson, Jr.

15. COMMENTS FROM THE CITY MANAGER

Director of Public Works Mike Reals, at the request of the City Manager, gave an update regarding the A1A street lighting. Mr. Reals reported that the fixtures for Phase I of this project have been ordered. In response to input from the public and working with the contractor and lighting manufacturer, all lights will be amber colored fixtures. Installation should be in approximately six weeks. During a weather event last week, we lost another head on South Ocean. FPUA is aware of the issues we are having. During significant wind, the motion and vibration cause some of the terminals within the fixtures to break and lose power. In Phase I, the poles missing fixtures will be replaced. An audit was done on South Ocean from the Jetty to Blue Heron. A total of 109 fixtures were either out or missing. This project will replace 105 of those fixtures. Commissioner Johnson inquired about the lifespan of the new fixtures. Mr. Reals stated there is a ten-year warranty and they are LED and the lighting element is expected to last longer and have a much better efficiency rating so we expect to see an energy reduction as well. Commissioner Perona inquired if while they are replacing the missing light heads, if the existing lights can be inspected to ensure they are secure and will not fall. Mr. Reals stated that crews will be out to inspect all fixtures for safety.

Mr. Mimms discussed the holiday season which is upon us. Previously, approval was given for the Sights and Sounds Parade which attracts 10,000 people to the downtown. There is concern with an event of this size during the pandemic. Mr. Mimms was directed to move forward with permitting special events which has happened, but perhaps this event needs further consideration from the City Commission.

Commissioner Perona is a member of the club that helps to orchestrate this event. Everyone understands it will be a down scaled event while still trying to hold onto the tradition for Fort Pierce and supporting safety. If the plug is going to be pulled, it needs to be now because engagements are being confirmed. Commissioner Johnson said Main Street is also looking at various options to assist going forward with this event by possibly extending the length of the parade route to give people more room to social distance or using parklet barriers to extend the width of the sidewalks. There is a will in the community to hold the parade. There is a will in the community to be safe. There is a will in the community to not attend. Main Street has been working closely with the Fort Pierce Police Department who is integral to the safety and success of this event. There will be floats, no bands are scheduled. The lighting of the tree will not happen at the end. Commissioner Sessions is concerned for the safety of the citizens holding an event like this. Mayor Hudson is also concerned about managing the crowds. Mr. Mimms stated that the City of Fort Pierce is not doing holiday events such as the trolley tours, scavenger hunts, etc., because we want to protect our citizens, employees, and their families. Folks are continuing to contract the virus even with all the safety precautions. Event organizers will exhaust all efforts in providing proper social distancing as per the CDC guidelines. Commissioner Alexander would like to see an alternative perhaps gift bags for families or something similar. Mr. Mimms stated if there is any doubt, let’s put a stop to it, this is an environmental emergency. Commissioner Perona is meeting with Kiwanis tomorrow and Commissioner Johnson is meeting with Main Street tomorrow. Mr. Mimms will be given an

update from the Commissioners from both organizations.

Mr. Mimms stated that the City of Fort Pierce will be helping families with food insecurities this weekend and anticipates handing out over 1200 turkeys and food packages.

City Attorney Peter Sweeney has no updates.
City Clerk Linda Cox has no updates.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona expressed pleasure working with Commissioner Sessions, respects his opinion and appreciates his moving the City of Fort Pierce forward over the past 20 years. Commission Perona wished Commissioner Sessions good will and good events going forward.

Commissioner Sessions is satisfied with his accomplishments. He has always been passionate about the City of Fort Pierce and his main concern has always been for the citizens and trying to give them the best life has to offer. Commissioner Sessions hopes the infrastructure of District 1 will continue to improve. May God bless the City of Fort Pierce.

Commissioner Alexander would like to see the City limits which end at Avenue D and 32nd Street to be extended and have annexations extended north and west.

Commissioner Johnson thanked Commissioner Sessions for his candor, honesty and love for the City of Fort Pierce.

Mayor Hudson thanked Commissioner Sessions for his service. Mayor Hudson would like to remind everyone that the Moore's Creek clean-up is this weekend. Sword Outreach, Marine Clean-Up Initiative, and St. Lucie County will be joining the City of Fort Pierce for this volunteer effort.

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 **9:36 PM.**

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 6:00 pm **7. a.**

Meeting Date: 12/07/2020

Re: Email from Charlene Adair

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Charlene Adair expressing appreciation of Jacolby Washington, Solid Waste Division Manager's prompt assistance with resolving an issue and for the work and service provided by the Public Works Department.

Attachments

Email from Charlene Adair

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/20/2020 10:06 AM
City Manager	Nick Mimms	11/20/2020 10:06 AM

Form Started By: Jennifer Robinson Started On: 11/18/2020 04:35 PM

Final Approval Date: 11/20/2020

From: Charlene Adair <cbadair4884@gmail.com>
Sent: Monday, November 16, 2020 12:11 PM
To: Jacolby Washington
Cc: Mike Reals; Nick Mimms
Subject: Thank you!

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

Jacolby,
Thank you so much for your quick response and resolution to our issue today. Your attitude of customer service and taking responsibility versus making excuses is so refreshing, and we just want you to know how much we appreciate all the work and service that Public Works provides. I hope you have a wonderful day!
Charlene Adair
1710 Francis CT

--
Charlene Adair
772-285-3757

City Commission Regular Meeting - 6:00 pm **7. b.**

Meeting Date: 12/07/2020

Re: Letter from Lisa Sullivan

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Lisa Sullivan, Principal, in recognition of Officer Eddie Dove going above and beyond in the performance of his duties at Dan McCarty Middle School.

Attachments

Letter from Lisa Sullivan

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/01/2020 10:57 AM
City Manager	Nick Mimms	12/01/2020 10:57 AM

Form Started By: Jennifer Robinson Started On: 11/30/2020 08:10 PM

Final Approval Date: 12/01/2020

St. Lucie
PUBLIC SCHOOLS

Each Child, Every Day

501 N.W. University Blvd. • Port St. Lucie, FL 34986
772.429.3600 • www.stlucieschools.org

Board Members
Dr. Donna Mills, Chairman
Debbie Hawley, Vice Chairman
Kathryn Hensley
Carol A. Hilson
Troy Ingersoll
Superintendent
E. Wayne Gent

October 21, 2020

To Whom It May Concern:

It is with great pleasure that I share how thrilled I am with the partnership that we have built between Dan McCarty Middle School and the Fort Pierce Police Department. The addition of Officer Dove to our campus has added so much to our school center.

Officer Dove goes above and beyond with the students and staff at Dan McCarty—it is evident in his daily routine that he chooses to be at Dan McCarty and shares our vision of a safe and thriving campus for students, staff and the community. Officer Dove participates in all of our school wide events, from basketball games, food drives to Christmas gifts for families. He is a vibrant presence on our campus and brings knowledge of the community in his connections with many of our families. I have witnessed firsthand his dedication to the students of Dan McCarty as well as the community that he serves.

In addition to his wealth of knowledge and experience in law enforcement, he also exhibits the kindness and fairness that our students have grown to depend on. It is with great pleasure that I share our school with Officer Dove and the Fort Pierce Police Department. Thank you for all you do.

Sincerely,

Lisa Sullivan
Principal
Dan McCarty Middle School

Dan McCarty Middle School
1201 Mississippi Avenue, Fort Pierce, FL 34950
772.468.5700 • Fax 772.468.5737
District-wide System Accreditation by AdvancED
The School Board of St. Lucie County is an Equal Opportunity Agency

FLORIDA DEPARTMENT OF EDUCATION SEAL OF BEST FINANCIAL MANAGEMENT PRACTICES



City Commission Regular Meeting - 6:00 pm **10. a.**

Meeting Date: 12/07/2020

Re: Transit Update

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Presentation of St. Lucie County Transit Update by Murriah Dekle, Transit Division Director.

Attachments

Annual Progress Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/20/2020 10:01 AM
City Manager	Nick Mimms	11/20/2020 10:02 AM

Form Started By: Jennifer Robinson Started On: 10/26/2020 02:25 PM

Final Approval Date: 11/20/2020

TREASURE COAST
BUS PLUS
TRANSIT DEVELOPMENT PLAN 2020-2029

ST. LUCIE COUNTY
10-YEAR TRANSIT DEVELOPMENT PLAN

ANNUAL PROGRESS REPORT

Final Draft

October 2020

Prepared for

ST. LUCIE COUNTY FLORIDA

FORT PIERCE THE SUNRISE CITY

CITY of PORT ST. LUCIE FLORIDA

TOWN OF ST. LUCIE VILLAGE, FL INC. 1961

Prepared by

Tindale Oliver



TABLE OF CONTENTS

1.0 Introduction 1-1

1.1 TDP Annual Progress Report Requirements 1-1

1.2 Organization of Report 1-2

2.0 Overview and Accomplishments for FY19 2-1

2.1 Transit Characteristics 2-1

2.2 Transportation Disadvantaged 2-2

2.3 Service Improvements 2-4

2.4 Transit Capital and Infrastructure 2-5

2.5 Funding 2-5

2.6 St. Lucie County's Response to COVID-19 Pandemic 2-6

2.7 Partnerships 2-6

2.7.1 Direct Connect 2-6

2.7.2 City of Port St. Lucie 2-6

3.0 Goals & Objectives for FY19 3-1

4.0 Updated Implementation and Financial Plan 4-1

4.1 Status of Implementing the Adopted TDP 4-1

4.1.1 Service Improvements 4-1

4.1.2 Capital/Infrastructure Improvements 4-2

4.2 Financial Plan 4-3

4.3 Funded & Unfunded Projects 4-5

4.4 Funding Shortfalls and Potential Strategies 4-6

4.4.1 MSTU Increase 4-6

4.4.2 General Fund Allocation 4-6

4.4.3 Federal Flex Funds 4-6

4.4.4 List of Priority Projects 4-6

5.0 Continued Implementation/Outreach 5-1

5.1 Implementing TDP Recommendations 5-1

5.2 Post-Adoption Marketing and Outreach 5-1

5.3 Coordination with Other Plans 5-1

List of Figures

Figure 2-1: Ridership Trends (2015-2019) 2-1
Figure 2-2: Paratransit Trips by Purpose 2-2

List of Maps

Map 2-1: Existing Transit Service Area 2-3

List of Tables

Table 1-1: TDP Annual Progress Report Checklist 1-1
Table 2-1: Fixed-Route Operating Characteristics (2015-2019) 2-2
Table 3-1: Goals and Objectives Assessment 3-1
Table 4-1: TDP Service Improvements 4-1
Table 4-2: Capital/Infrastructure Improvements 4-2
Table 4-3: 10-Year Financial Plan (FYs 2021-2030) 4-4
Table 4-4: 10-Year TDP Implementation Plan 4-5
Table 4-5: Opportunities for Additional Revenues 4-7

1.0 INTRODUCTION

1.1 TDP Annual Progress Report Requirements

The State of Florida Public Transit Block Grant Program was enacted by the Florida Legislature to provide a stable source of funding for public transit. The Block Grant Program requires public transit service providers to develop, adopt, and annually update a 10-Year Transportation Development Plan (TDP). Under legislation that became effective February 20, 2007, the TDP must undergo a Major Update every five years. In the interim years, an update is to be submitted in the form of a progress report on the 10-year implementation program of the TDP. Each update must be submitted annually to the appropriate Florida Department of Transportation (FDOT) District Office by September 1. The most recent major update of St. Lucie County's TDP covering fiscal years (FYs) 2020–2029, branded *Bus Plus,* was adopted by the St. Lucie Board of County Commissioners (BOCC) in July 2019. The TDP was also presented at the St. Lucie Transportation Planning Organization (TPO) board meeting in June 2019.

This document serves as St. Lucie County's annual progress report for the initial year of the TDP Major Update (FY 2020) and meets the requirement for a TDP annual progress report in accordance with Rule Chapter 14-73, Florida Administrative Code (F.A.C.).

Table 1 lists the TDP requirements from Rule 14-73.001, F.A.C. for annual TDP progress reports and indicates where in this document discussion of each can be found.

Table 1-1: TDP Annual Progress Report Checklist

Item	Section
Past year's accomplishments compared to original implementation program.	2
Analysis of discrepancies between plan and its implementation for past year and steps that will be taken to attain original goals and objectives.	3
Revisions to implementation program for coming year.	4
Revised implementation program for 10th year.	4
Added recommendations for new 10th year of updated plan.	4
Revised financial plan.	4
Revised list of projects or services needed to meet goals and objectives, including projects for which funding may not have been identified.	4

Source: Rule 14-73.001(4), FAC

1.2 Organization of Report

In addition to this Introduction, this annual progress report includes the following sections:

Section Two, which provides an overview of the activities and accomplishments completed in FY 2020 following completion of the 2020-2029 TDP Major Update adopted prior to September 1, 2019.

Section Three, which updates and assesses the goals and objectives from the 2020-2029 TDP Major Update based on the undertakings in FY 2020.

Section Four, which provides an updated implementation and financial plan and extends the TDP implementation plan to include a new tenth year, covering FYs 2021-2030.

Section Five, which provides recommendations for implementing the TDP Implementation Plan and conducting post-adoption marketing and public outreach.

2.0 OVERVIEW AND ACCOMPLISHMENTS FOR FY19

As of July 1, 2020, MV Transportation is the public transit provider for St. Lucie County through a contract with the St. Lucie BOCC, and currently has three modes of transportation —traditional fixed-route service, door-to-door paratransit service, and micro-transit. Previously, the provider was the Council on Aging of St. Lucie, Inc. (COASL), which had provided service in the County since 1990.

The remainder of this section includes an overview of the current services and a review of the progress since the adoption of the last TDP Major Update in 2019.

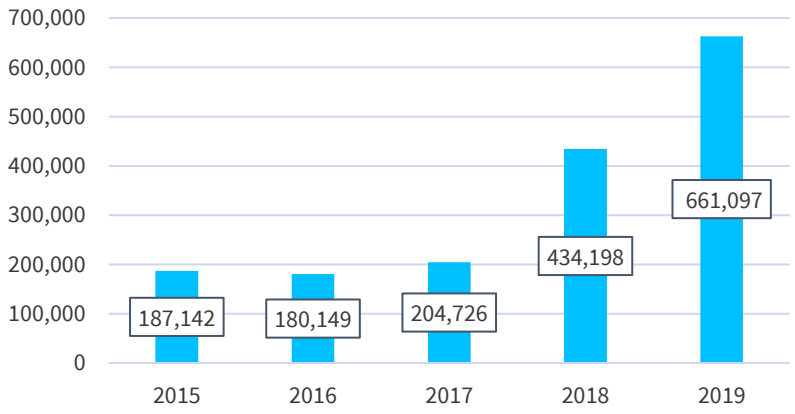
2.1 Transit Characteristics

The Treasure Coast Connector (TCC) is the County's fixed-route transit service and offers eight routes, seven that run on one-hour headways, and one route, Route 1, on ½ hour headways. Most routes operate from 6 a.m. to 8 p.m. on weekdays and 8 a.m. to noon and 1-4 p.m. on Saturdays.

Figure 2-1 shows the fixed route ridership continues to maintain the highest ridership levels in the transit system's history. This is due to the fare-free pilot program fostering a 253 percent increase in ridership since 2015. This past year, FDOT awarded the third year of grant funding allowing the continuation of the fare-free pilot program. An analysis of the program recommended that it be extended another three years. The analysis evaluated the impact of the program on the transit service and community goals and summarized the benefits and concerns of continuing or terminating the pilot. It was determined that the pilot program is a proven success and has positively impacted in the community, specifically regarding traffic relief and providing mobility options to vulnerable populations. Based on the analysis, the FDOT has decided to continue supporting the fare-free program that was originally scheduled to end in August 2020.

As shown in Table 2-1, revenue miles and revenue hours have also increased over the last five years, by 75 percent and 59 percent, respectively. This is due to the recent implementation of new services that are highlighted later on in this section.

Figure 2-1: Ridership Trends (2015-2019)



Source: National Transit Database, St. Lucie County

Table 2-1: Fixed-Route Operating Characteristics (2015-2019)

Measures	2015	2016	2017	2018	2019	% Change 2019–2015
Passenger Trips	187,142	180,149	204,726	434,198	661,097	253%
Revenue Miles	312,968	364,597	459,203	521,386	546,842	75%
Revenue Hours	22,176	25,392	29,111	33,261	35,355	59%
Vehicles Operated in Max. Service	8	9	9	9	11	38%

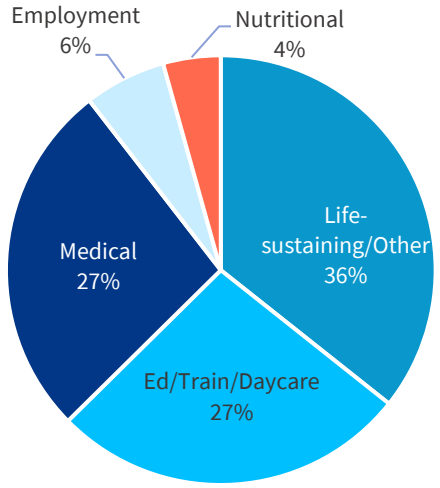
Source: National Transit Database, St. Lucie County

2.2 Transportation Disadvantaged

In addition to operating fixed-route services, St. Lucie County is the designated Community Transportation Coordinator (CTC) for the County service area. The CTC is responsible for coordinating and/or providing transportation to individuals who meet the requirements of Transportation Disadvantaged (TD) as a result of age, income or disability, where the individual cannot drive or has no access to other transportation options.

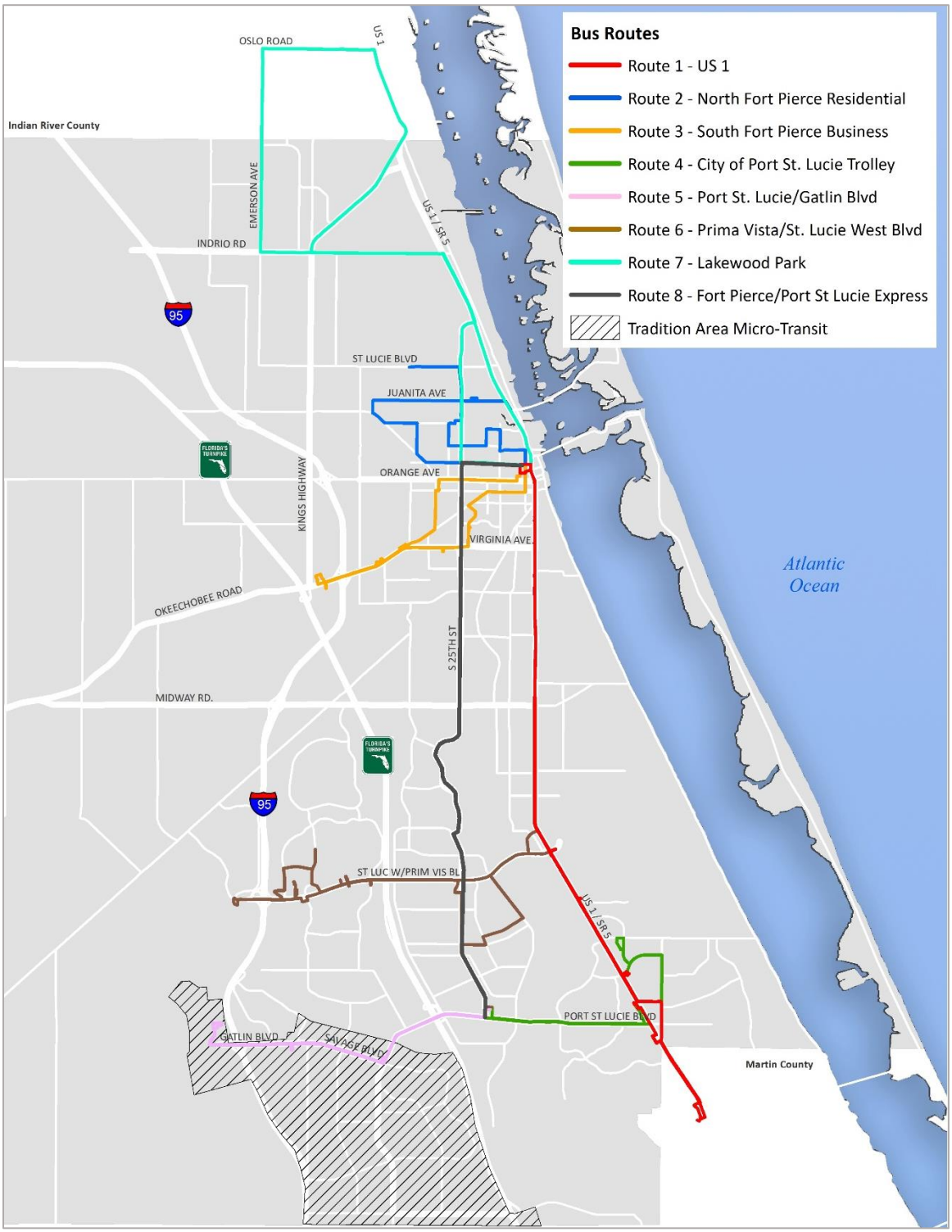
TD service connects the qualified individuals to lifeline trips such as medical, employment, educational, nutritional, or other life sustaining trips. As shown in Figure 2-2, of the 176,462 TD trips provided in 2019, the top trip purpose reported was Life-sustaining/Other (36.0%).

Figure 2-2: Paratransit Trips by Purpose



Source: Florida Commission for the Transportation Disadvantaged 2019 Annual Progress Report

Map 2-1: Existing Transit Service Area



2.3 Service Improvements

Since the adoption of the 2019 TDP, St. Lucie County has implemented changes to existing services and added new services. These services are listed below. Section 4 of this document shows how these services relate to the 2019 TDP Implementation Plan.

- In March 2019, **Route 1 increased service frequency** to run every 30 minutes, running from Avenue D in Fort Pierce to the Treasure Coast Mall in Jensen Beach. The Route 1 buses operate weekdays between 7 a.m. to noon and 2:30 p.m. to 6:30 p.m., plus Saturdays from 8 a.m. to noon and 1 p.m. to 4 p.m.
- In 2019, funding was allocated from the County's general fund and the Florida Department of Transportation (FDOT) to implement **Route 8 on 25th Street**. Until recently, St. Lucie County had only one north-south corridor bus route. The 2019 TDP recommended additional north-south routing along South 25th Street and NW Saint James Drive to provide continuous connectivity between the cities of Fort Pierce and Port St. Lucie. The new corridor route will also relieve the existing U.S. 1 route which is reaching capacity.
- A free on-demand **micro-transit service** for residents in the southwestern portion of Port St. Lucie, called Treasure Coast Connector–ON DEMAND, launched on December 9, 2019 and will run for one year, with the possibility of becoming a permanent option of the transit system. Similar to ride-hailing services, ON DEMAND uses a smartphone app for riders to schedule customized curb-to-curb trips in the Gatlin Road area of Port St. Lucie. A van picks up riders and drops them off wherever they wish to travel within the defined pilot program area, including businesses and offices in Tradition and near Interstate 95 on Gatlin Boulevard. The service also accommodates people with disabilities. As of August 1, 2020, the project database contains 358 registered users and has provided 3,415 passenger trips within the eight-month period.



In May 2020, the TPO conducted a Jobs Express Terminal Connectivity Study to review connectivity options to/from the Jobs Express Terminal programmed for construction later on in 2020. Since the Terminal will be located on Gatlin Boulevard within the ON DEMAND service area, there is potential for this micro-transit service to provide connectivity to this facility should the program continue beyond the pilot status.

2.4 Transit Capital and Infrastructure

Transit capital and infrastructure is necessary to support operational needs for the transit system. As new services are introduced, new capital infrastructure improvements may be necessary. The capital improvements made during FY 2020 are listed below. Section 4 of this document shows how these improvements relate to the 2019 TDP Implementation Plan.

- **Replacement Vehicles** – The County has recently purchased 19 replacement buses and vans.
- **Bus Stop Improvements** – The County has openly procured and awarded a new contract for the construction of two new bus shelters in the City of Fort Pierce. Additionally, through the annual capital funding program, forty-six bus stops were improved including the addition of trash receptacles and the placement of twenty-four Simme-seats.
- **Port St. Lucie Intermodal/Passenger Area**– A design RFP has been developed and design plans will be completed in May 2021.
- **Operations and Maintenance Facility** – St. Lucie County is currently at the concept planning stage for a new Transit Operations Center along Selvitz Road. The timing of the facility will depend on when the County can secure additional funding. A BUILD grant application was submitted for facility funding in May 2020, but it was not approved. However, the County may pursue the BUILD grant again in the future.



Rendering of the Operations and Maintenance facility concept site (Option 2), January 2020

2.5 Funding

Since the adoption of the 2019 TDP, St. Lucie County has secured the new funding sources listed below.

- Due to the effects of the COVID-19 pandemic, the County received approximately $7 million in Coronavirus Aid, Relief, and Economic Security (CARES) Act funding. The funding is 100% federal with no local match required. The 5311-allocation totaling $187,610 provides operating and capital assistance to non-urbanized rural and small urban areas and can be used through June 2023. The 5307-allocation totaling $6.8 million will be used to pay for new fixed-route buses, intermodal and infrastructure improvements, partial funding for the new Transit Operations Center, and operating expenses. The end date of this award is March 30, 2025.
- In FY 2020, the County was awarded an additional $531,000 in competitive discretionary awards from the Florida Commission for the Transportation Disadvantaged (FCTD).
- An additional $1.2 million, for FY 2020, from the general fund in order to match the service improvement grants mention in Section 2.3.

2.6 St. Lucie County's Response to COVID-19 Pandemic

From the early stages of the ongoing COVID-19 pandemic, St. Lucie County and TCC have responded swiftly to strengthen sanitation protocols to limit exposure for its staff and riders, some of whom are essential workers using public transit to support frontline efforts to win the war on COVID-19. The various initiatives and measures the County has put in place to protect riders and drivers are listed below.

- Personal protective equipment (PPE) was purchased for drivers using some of the 5311 CARES funding.
- Buses are sanitized after every route.
- Riders are encouraged to leave seats open between other passengers to ensure proper social distancing.
- Riders are also encouraged to practice proper hygiene before and after using transit services.

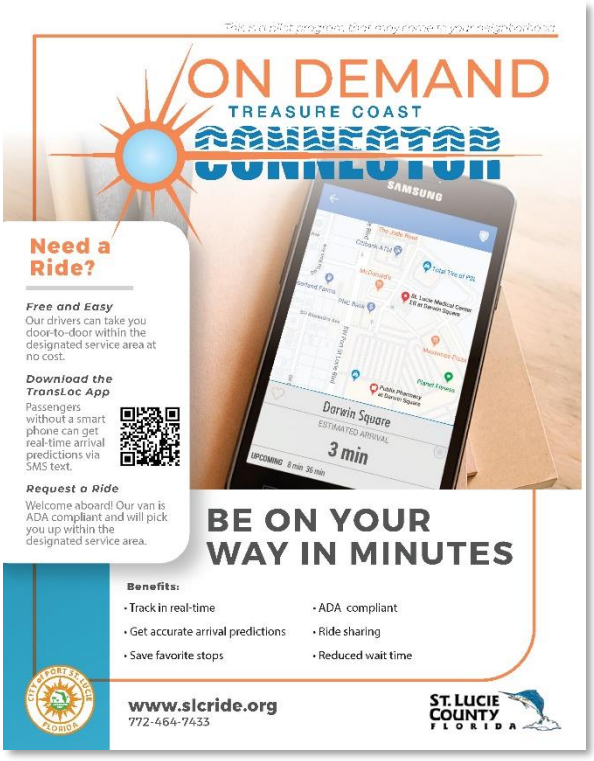
2.7 Partnerships

2.7.1 Direct Connect

Direct Connect is a public-private partnership with Uber for Business and local taxi services to provide after-hours and weekend service for TD-eligible residents. The service launched in 2017 but paused in 2018 due to lack of funding. Since the adoption of the 2019 TDP, competitive funding was awarded from the FCTD to continue the program. The County has also recently executed a contract with Uber for Business to help "bridge the gaps" in existing transit services.

2.7.2 City of Port St. Lucie

St. Lucie County collaborated with the City of Port St. Lucie as identified in the project charter for increased service, and for additional bus stops and bus shelters. Staff have also been collaborating on the design of the Port St. Lucie Intermodal Facility and assisted the County in implementing the Tradition/Gatlin Micro-Transit Pilot Program that was initiated in December 2019. County transit staff worked closely with the City's Communications Department to develop a marketing campaign for the pilot program.



Micro-transit flyer developed by County transit staff and the City of Port St. Lucie's Communications Department

3.0 GOALS & OBJECTIVES FOR FY19

An assessment of St. Lucie County's objectives that support the agency's goals pertaining to transit services, as outlined in the FY 2020-2029 TDP, was conducted as part of this progress report. The results are summarized in Table 3-1. No changes to the goals and objectives are recommended at this time.

Table 3-1: Goals and Objectives Assessment

Goal	Assessment
Goal 1: A High-quality transit service that provides a high level of service and convenience.	
Objective 1.1: Increase the number of one-way, fixed-route passenger trips by an average of five percent annually.	Passenger trips increased 52% from 2018 to 2019 (Source: 2019 NTD), which was directly attributed to the fare-free system. Although most transit agencies have seen a decrease in ridership due to the COVID-19 pandemic, St, Lucie's ridership is still higher than before the system went fare-free.
Objective 1.2: Maintain service reliability and on-time performance.	Per 2019 NTD data, there were more than 15,000 between roadcalls.
Objective 1.3: Develop a system-wide performance monitoring program.	• Regular transit performance reports to BOCC through the County's Clear Point Strategy. • Effective July 1st, 2020 new contract with MV Transportation has performance measures associated with LD's and incentives. Currently, transit staff transmits annual MSTU reports to all stakeholders based on the performance during the County fiscal year.
Objective 1.4: Form partnerships with public and private entities to develop innovative services and technology programs and pilot projects.	• Implemented micro-transit with technology and community partners and contracted with TransLoc, a Ford Smart Mobility company. • Implementing support for the City of Port St. Lucie. • Executed Uber for Business contract for Direct Connect, which was funded via innovative SDG from FCTD.
Objective 1.5: Improve accessibility to transit services and facilities.	Implementing stop improvements with CARES funding with extensive stakeholder input; Initiating assessment of all stops and developing the Transition Plan in FY 2021.
Goal 2: A financially efficient and affordable transit service.	
Objective 2.1: Maintain cost efficiencies and financial stability.	• Assessed fare elimination with FDOT. • Hired new transportation operator and restructured transit/CTC management. • Transitioning bus and van asset management for improved efficiencies.
Objective 2.2: Identify and evaluate additional opportunities to enhance revenue.	• Assessed MSTU increase and resulted in allocation from the County's general fund

Goal	Assessment
	• Received three discretionary awards from the FCTD, two grants from FDOT, and applied for O&M Facility FTA BUILD Grant in 2020.
Goal 3: Widespread knowledge and awareness of the transit system through marketing and education efforts.	
Objective 3.1: Achieve regional and local support of transit initiatives.	Pre-COVID, the County averaged 50 engagements annually via public outreach. Also, in 2019/20 they launched the following campaigns: Micro-transit, Summer of Success, IRSC, SLC School Board, and Keiser.
Objective 3.2: Implement a marketing plan.	County staff completed a marketing plan in 2016. Several strategies are ongoing with the County's Public Information Officer and the City's communication departments.
Goal 4: Transit supportive land use policies.	
Objective 4.1: Review/update local development codes to enhance the ability to fund and develop new transit options in growing areas.	Ongoing coordination with Development Review Committees for established fee-in-lieu program. Also, transit staff wrote the transit section for the EAR for the transportation element for the City of Port St. Lucie comprehensive plan.

4.0 UPDATED IMPLEMENTATION AND FINANCIAL PLAN

As part of this annual progress report process, the 10-year Implementation Plan presented in the *Bus Plus* 2020-2029 TDP Major Update was reviewed and updated based on accomplishments made over the past year and any changes anticipated going froward based on local and regional plans and input from St. Lucie County staff, as appropriate. The updated 10-year Implementation Plan and the corresponding revised financial plan are presented in this section.

4.1 Status of Implementing the Adopted TDP

It is pertinent to summarize the actual progress on the service and capital projects that were outlined in the 2020-2029 TDP. This evaluation will help report on the prior year's accomplishments and any differences from the adopted plan.

4.1.1 Service Improvements

Table 4-1 shows the service implementation plan that was a part of the adopted TDP and indicates changes occurring in the 2020 implementation plan, where applicable.

Table 4-1: TDP Service Improvements

Service Improvements	2019 Funding Status	2020 Funding Status	Notes
Increase Frequency on Routes 2 & 3	2025 - 2029	Unfunded	The priorities of St. Lucie County have shifted to other service improvements.
Extend Weekday Service Hours on Rt 7	Unfunded	Unfunded	No new funding has been identified.
Expand Saturday Service Hours for All Route	Unfunded	Unfunded	No new funding has been identified.
Fort Pierce/Port St. Lucie Express (25th St.)	2020-2029	Implemented in 2020	The new Route 8 on 25th Street has been implemented.
Midway Road	Unfunded	Unfunded	No new funding has been identified.
Virginia Avenue	Unfunded	Unfunded	No new funding has been identified.
Port St. Lucie Blvd (Rt 5 Split)	Unfunded	Unfunded	No new funding has been identified.
Gatlin Blvd (Rt 5 Split)	Unfunded	Unfunded	No new funding has been identified.
Palm Beach Express	Unfunded	Unfunded	No new funding has been identified.
Fort Pierce to South Hutchinson Island	Unfunded	Unfunded	No new funding has been identified.
Crosstown Parkway	Unfunded	Unfunded	No new funding has been identified.
Selvitz Rd/Bayshore Blvd	Unfunded	Unfunded	No new funding has been identified.
Tradition Area Micro-transit	Unfunded	Implemented in 2020	The micro-transit pilot project was implemented in 2020.

Service Improvements	2019 Funding Status	2020 Funding Status	Notes
Torino Pkwy Micro-transit	2020-2029	2021-2030	Funding has been secured and the project is set to start in 2021.
Indian River Estates Micro-transit	Unfunded	Unfunded	No new funding has been identified.
Increase Frequency on Route 1	N/A	Implemented in 2019	New Service Improvement. Service development funding was secured in 2019.
Increase Frequency on Routes 4, 5 & 6	N/A	Unfunded	New Service Improvement. No new funding has been identified.

4.1.2 Capital/Infrastructure Improvements

Table 4-2 shows the capital implementation plan that was a part of the adopted TDP and indicates changes occurring in the 2020 implementation plan, where applicable.

Table 4-2: Capital/Infrastructure Improvements

Service Improvements	2019 Funding Status	2020 Funding Status	Notes
Comprehensive Operations Analysis	2021	2021	Funded by the TPO.
ADA Assessment	2021	2021	Funding on track.
Bus Stop/Shelter Improvements	2020-2029	2020-2029	On track for annual allocations.
Improved Bus Stop Access	2022-2029	2022-2029	On track for annual allocations.
New Administration & Operations Facility	2029 (Partial)	2021/2023	Funding from 5307 CARES and potential BUILD grant.
Intermodal/Passenger Area	N/A	2020	New Improvement. Funding on track.
Fare/Financial Study	N/A	2022	New Improvement to re-assess the fare-free program. Funding on track.

4.2 Financial Plan

Table 4-3 presents the updated 10-Year Financial Plan for FYs 2021-2030. Capital and operating costs and revenues for FY 2021 are consistent with the proposed FY 2020/21 budget, as provided by St. Lucie County staff.

Operating revenues for FY 2021 includes $1.6 million in CARES Act funding rollover from FY 2020 and $5.3 million for capital revenues. From FY 2022 to FY 2030, federal, state, and local Mass Transit Municipal Service Taxing Unit (MSTU) funds were assumed to be consistent with what is in the *Bus Plus* 2020-2029 TDP Major Update.

The total operating and capital costs for the 10-Year period are $115.0 million, while the total revenues for the 10-year period equal $101.7 million, yielding nearly a $7.9 million deficit. In the initial years, the budget includes several types of funding in the rollover line item. These funding sources are due to varying differences in grant life cycles, the differences in the fiscal years at the federal/state/local levels, and then the one-time CARES Act funding. In later years, since some funding sources are not reasonably expected, there appears to be deficits, not surplus for rollovers.

A number of strategies to reduce this deficit are under consideration, including continued annual General Fund contributions, potentially increasing the MSTU, potentially requesting from the TPO the utilization for flexing federal highway funds to the transit agency, and other options that will be fully explored as the County completes the overall funding study in 2021/2022. These options are further discussed in Section 4.4.

It is important to note that this financial plan reflects the use of a federal funding allowance, Capital Cost of Contracting, meaning the Plan allows up to 40% of operating costs to be charged under the capital costs in federal grants. Under the MV Transportation contract, the County is billed at an hourly rate per transportation mode (fixed-route, paratransit, micro-transit) rather than a direct cost method. This allowance will move 40% of St. Lucie's new contract with MV Transportation to capital and charged at 80% instead of the normal 50% allowed for operating assistance. The use of Capital Cost of Contracting allows more expenditures to be at the higher federal participation rate of 80%, reducing the local funding required for direct match and providing more efficient use of available funding and reducing the potential deficit in operating expenses in the outer years of the plan.

Table 4-3: 10-Year Financial Plan (FYs 2021-2030)

Cost/Revenue	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10-Year Total
Operating											
Operating Costs											
Maintain Existing Fixed-Route (70% Fixed Costs)	$4,602,633	$4,680,878	$4,760,453	$4,841,380	$4,923,684	$5,007,386	$5,092,512	$5,179,085	$5,267,129	$5,356,670	**$49,711,810**
Maintain Existing Service - ADA/Paratransit (30% Fixed Costs)	$2,253,331	$2,291,638	$2,330,595	$2,370,216	$2,410,509	$2,451,488	$2,493,163	$2,535,547	$2,578,651	$2,622,488	**$24,337,627**
Transportation Disadvantaged Trips ($65,000/Mo)	$780,000	$793,260	$806,745	$820,460	$834,408	$848,593	$863,019	$877,690	$892,611	$907,785	**$8,424,572**
Improvements to Existing Routes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
New Services	$393,775	$400,461	$407,261	$414,176	$421,209	$428,361	$435,635	$443,032	$450,554	$458,205	**$4,252,667**
ADA Service for New Local Routes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Capital Cost of Contracting (40% of operating costs)	-$2,899,895	-$2,949,191	-$2,999,324	-$3,050,309	-$3,102,161	-$3,154,894	-$3,208,524	-$3,263,065	-$3,318,534	-$3,374,945	**-$31,320,842**
Total Operating Costs	**$5,129,843**	**$5,217,046**	**$5,305,731**	**$5,395,923**	**$5,487,649**	**$5,580,934**	**$5,675,805**	**$5,772,288**	**$5,870,412**	**$5,970,203**	**$55,405,834**
Operating Revenues											
Section 5307	$816,470	$830,350	$844,466	$858,822	$873,422	$888,270	$903,371	$918,728	$934,346	$950,230	$8,818,474
Section 5311	$59,009	$60,013	$61,033	$62,070	$63,126	$64,199	$65,290	$66,400	$67,529	$68,677	$637,345
FDOT Corridor Grant (Route 7 to Indian River Co.)	$190,809	$194,052	$197,351	$200,706	$204,118	$207,588	$211,117	$214,706	$218,356	$222,068	$2,060,872
FDOT Block Grant	$629,204	$639,900	$650,778	$661,842	$673,093	$684,536	$696,173	$708,008	$720,044	$732,284	$6,795,861
FDOT Service Dev. - Fare Reduction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FDOT Service Dev. - 25th Street Route	$70,000	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$140,000
FDOT Service Dev. - Micro-Transit (Tradition/Gatlin)	$100,000	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$200,000
FDOT Service Dev. - Priority Route (Rt 2 & 3 Frequency)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FDOT Service Dev. - Priority Route - (Rt 1 Frequency)	$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,000
Port St. Lucie Routes (Rt 4, 5, & 6 Frequency) (Pot. Service Dev)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSTU	$2,500,000	$1,355,361	$1,783,487	$1,813,722	$1,844,470	$2,209,299	$2,246,769	$2,284,874	$2,309,339	$2,348,598	$20,695,918
General Fund	$1,150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,150,000
TD (Monthly Trips Grant)	$784,000	$797,328	$810,883	$824,668	$838,687	$852,945	$867,445	$882,191	$897,188	$912,441	$8,467,775
Fares for New Services	$0	$0	$0	$28,310	$28,791	$29,280	$29,777	$30,282	$30,797	$31,320	$208,556
Fares for Existing Service	$0	$0	$0	$376,124	$382,510	$389,005	$395,611	$402,328	$409,160	$416,107	$2,770,845
Total Operating Revenues	**$6,499,492**	**$4,047,004**	**$4,347,998**	**$4,826,263**	**$4,908,216**	**$5,325,121**	**$5,415,552**	**$5,507,518**	**$5,586,758**	**$5,681,724**	**$52,145,646**
Annual Revenues Minus Costs	**$1,369,648**	**($1,170,042)**	**($957,733)**	**($569,660)**	**($579,433)**	**($255,813)**	**($260,253)**	**($264,771)**	**($283,653)**	**($288,479)**	
Rollover from Previous Year	**$147,610**	**$1,517,258**	**$347,216**	**($610,517)**	**($1,180,177)**	**($1,759,610)**	**($2,015,423)**	**($2,275,676)**	**($2,540,447)**	**($2,824,100)**	
Operating Surplus/Shortfall (Cumulative)	**$1,517,258**	**$347,216**	**($610,517)**	**($1,180,177)**	**($1,759,610)**	**($2,015,423)**	**($2,275,676)**	**($2,540,447)**	**($2,824,100)**	**($3,112,579)**	**($3,112,579)**
Capital											
Capital Costs											
Vehicles	***$382,500***	***$400,554***	***$795,906***	***$7,036,891***	***$690,051***	***$1,009,042***	***$143,586***	***$0***	***$0***	***$0***	***$10,458,529***
Replacement Vehicles to Maintain Exisiting Service	$255,000	$400,554	$795,906	$7,036,891	$690,051	$1,009,042	$143,586	$0	$0	$0	$10,331,029
Costs for Improvements to Existing Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Vehicles for New Transit Service	$127,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,500
Other Capital/Infrastructure	***$5,917,195***	***$3,116,817***	***$17,143,652***	***$3,120,667***	***$3,173,926***	***$3,228,095***	***$3,283,188***	***$3,339,223***	***$3,397,410***	***$3,453,821***	***$49,173,995***
Capital Cost of Contracting	$2,899,895	$2,949,191	$2,999,324	$3,050,309	$3,102,161	$3,154,894	$3,208,524	$3,263,065	$3,318,534	$3,374,945	$31,320,842
Comprehensive Operations Analysis (COA) (Via TPO)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transit Fare & Financial Study	$0	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$100,000
ADA Bus Stop Assessment/Transition Plan	$102,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$102,000
Bus Stop/Shelter Improvements	$15,300	$15,606	$15,918	$16,236	$16,561	$16,892	$17,230	$17,575	$17,926	$17,926	$167,172
Improved Bus Stop Access	$0	$52,020	$53,060	$54,122	$55,204	$56,308	$57,434	$58,583	$60,950	$60,950	$508,631
Intermodal/Passenger Area	$1,500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500,000
Operations/Maintenance Facility	$1,400,000	$0	$14,075,350	$0	$0	$0	$0	$0	$0	$0	$15,475,350
Total Capital Costs	**$6,299,695**	**$3,517,371**	**$17,939,558**	**$10,157,558**	**$3,863,977**	**$4,237,136**	**$3,426,774**	**$3,339,223**	**$3,397,410**	**$3,453,821**	**$59,632,524**
Capital Revenues											
Section 5307	$1,638,211	$1,670,975	$1,704,394	$1,738,482	$1,773,252	$1,808,717	$1,844,891	$1,881,789	$1,919,425	$1,957,814	$17,937,951
Section 5339	$278,155	$283,718	$289,392	$295,180	$301,084	$307,106	$313,248	$319,513	$325,903	$332,421	$3,045,720
Section 5339 (Other Federal Discretionary Capital)	$0	$0	$0	$7,000,000	$0	$0	$0	$0	$0	$0	$7,000,000
Section 5310 for Vehicles	$0	$2,500,000	$0	$0	$2,500,000	$0	$0	$2,500,000	$0	$0	$7,500,000
BUILD Grant (O&M Facility)	$0	$0	$11,451,759	$0	$0	$0	$0	$0	$0	$0	$11,451,759
Other State/Local/Private (O&M Facility)	$0	$0	$2,623,590	$0	$0	$0	$0	$0	$0	$0	$2,623,590
Total Capital Revenues	**$1,916,366**	**$4,454,693**	**$16,069,136**	**$9,033,663**	**$4,574,336**	**$2,115,823**	**$2,158,139**	**$4,701,302**	**$2,245,328**	**$2,290,235**	**$49,559,020**
Annual Revenues Minus Costs	**(4,383,330)**	**937,323**	**(1,870,422)**	**(1,123,896)**	**710,359**	**(2,121,314)**	**(1,268,635)**	**1,362,079**	**(1,152,082)**	**(1,163,587)**	
Rollover from Previous Year	**5,311,969**	**928,639**	**1,865,962**	**(4,460)**	**(1,128,356)**	**(417,996)**	**(2,539,310)**	**(3,807,945)**	**(2,445,866)**	**(3,597,948)**	
Capital Surplus/Shortfall (Cumulative)	**$928,639**	**$1,865,962**	**($4,460)**	**($1,128,356)**	**($417,996)**	**($2,539,310)**	**($3,807,945)**	**($2,445,866)**	**($3,597,948)**	**($4,761,535)**	**($4,761,535)**
Total Surplus/Shortfall	**$2,445,898**	**$2,213,178**	**($614,977)**	**($2,308,533)**	**($2,177,607)**	**($4,554,733)**	**($6,083,621)**	**($4,986,313)**	**($6,422,048)**	**($7,874,114)**	**(7,874,114)**

4.3 Funded & Unfunded Projects

The implementation plan in Table 4-4 outlines which service improvements are funded from 2021 through 2030. The table also shows implementation years and operating and capital costs, in 2021 dollars, associated with each service and capital improvement and whether existing or new revenues are anticipated to fund the improvement.

Table 4-4: 10-Year TDP Implementation Plan

Transit Improvement	Implementation Year	Annual Operating Cost (2021$)	Total Capital Cost (2021$)	Potential Revenue Source	TDP Priority Ranking
Maintain Existing Services					
Maintain Existing Service - Fixed Route	2021-2030	$4,602,633	$6,272,000	Existing	n/a
Maintain Existing Service - ADA/Paratransit	2021-2030	$2,253,331	$3,375,000	Existing	n/a
Improve Existing Services					
Increase Frequency on Routes 1	2018-2021	$200,000	$200,000	Existing	n/a
Increase Frequency on Routes 2 & 3	*Unfunded*	*$592,868*	*$896,000*	*New*	*1*
Increase Frequency on Routes 4, 5, 6	*Unfunded*	*$1,185,737*	*$1,792,000*	*New*	*n/a*
Extend Weekday Service Hours on Route 7	*Unfunded*	*$63,522*	*$0*	*New*	*2*
Expand Saturday Service Hours for All Routes	*Unfunded*	*$275,260*	*$0*	*New*	*3*
Add New Services					
Fort Pierce/Port St. Lucie Express (25th Street)	2020-2030	$140,000	$448,000	New	1
Midway Road	*Unfunded*	*$357,603*	*$448,000*	*New*	*2*
Virginia Avenue	*Unfunded*	*$357,603*	*$448,000*	*New*	*3*
Port St. Lucie Blvd (Rt 5 split)	*Unfunded*	*$178,802*	*$448,000*	*New*	*4*
Gatlin Blvd (Rt 5 split)	*Unfunded*	*$30,584*	*$0*	*New*	*4*
Palm Beach Express	*Unfunded*	*$357,603*	*$448,000*	*New*	*6*
Fort Pierce to South Hutchinson Island	*Unfunded*	*$357,603*	*$448,000*	*New*	*7*
Crosstown Parkway	*Unfunded*	*$357,603*	*$448,000*	*New*	*8*
Selvitz Road/Bayshore Boulevard	*Unfunded*	*$357,603*	*$448,000*	*New*	*9*
New Micro-Transit					
Tradition/Gatlin Area micro-transit	2020-2029	$200,000	$125,000	New	1
Torino Blvd micro-transit	2021-2030	$200,000	$125,000	New	2
Indian River Estates micro-transit	*Unfunded*	*$200,000*	*$125,000*	*New*	*3*
Policy/Planning/Capital/Infrastructure					
Comprehensive Operations Analysis (COA)	2021	n/a	$150,000	TPO	n/a
Fare/Financial Study	2022	n/a	$100,000	Existing	n/a
ADA Assessment	2021	n/a	$100,000	Existing	n/a
Bus Stop/Shelter Improvements	2020-2029	n/a	$167,172	Existing	n/a
Intermodal/Passenger Area	2020	n/a	$1,500,000	Existing	n/a
Improved Bus Stop Access	2022-2029	n/a	$508,631	Existing	n/a
New Administration and Operations Facility	2021/2023*	n/a	$16,115,579	Existing/New	n/a

*Funded in 2021 with CARES funding and in 2023 with BUILD Grant

4.4 Funding Shortfalls and Potential Strategies

As previously discussed, the financial plan shows a deficit of nearly $7.9 million for the new TDP 10-year period. Below are several strategies that will be fully explored as the County completes the overall funding study in 2022 to help balance the costs and revenues.

4.4.1 MSTU Increase

One of the implementation options in the 2019 *Bus Plus* TDP included a proposed increase to the MSTU. The proposed increase to the existing millage rate of 0.1269 to 0.2300 would generate an additional $2 million annually. The MSTU increase was tabled during budgeting discussions and therefore not enacted. However, the County will have other opportunities to evaluate and consider implementing an increase in the future. If a MSTU increase is adopted, the additional revenue will help provide adequate funding to sustain the existing service levels and implement additional services from the list of unfunded projects. Additionally, the fare-free program could be extended and sustained successfully through this option.

4.4.2 General Fund Allocation

There is potential for the County to continue to receive funds allocated from the County's General Fund, as they did in FY 2020. If the funding source does not include inflation factors or any increased adjustment each year, it would create a flat $10.8 million revenue increase over the 10-year period. These additional funds would be especially helpful if the fare-free program is extended for another two to three years since the revenue generated from fares would be lost.

4.4.3 Federal Flex Funds

Another funding option that should be examined during the funding study is the potential use and benefit of federal flexible funding. This federal allowance provides highway funding amounts to be transferred from the Federal Highway Administration (FHWA) to the Federal Transit Administration (FTA) and go directly into the FTA 5307 Urban Formula Funding amounts for St. Lucie County. These funds are programmed at 75% federal and 25% state in the FDOT Work Program, and when transferred to FTA, become the 80% federal share for transit capital funding. The use of this allowance would provide new and expanded funding for recurring and expanded capital needs, with the annual allocations of federal urban formula funding and local matching amounts to be available for more of the operational expenses. The process requires St. Lucie to request the TPO prioritize and ask for authorization from the FDOT for the transfer. Once approved, the funding transfer will occur in the federal fiscal year where programmed.

4.4.4 List of Priority Projects

The TPO develops and produces a List of Priority Projects every year, which includes projects for highways, congestion management, sidewalks, and other transportation alternatives in addition to transit improvements. The project priorities have not successfully resulted in St. Lucie County receiving new funding for projects from the metropolitan planning process and identified priorities. While each year, numerous transit projects are identified and included, the only funding received has been the

recurring and formula funding allocated to St. Lucie County. It would be beneficial if new and discretionary funding could be realized and provided through the TPO's planning and priority process.

Table 4-5 shows much how revenue could be generated over the 10-year period from the proposed revenue sources.

Table 4-5: Opportunities for Additional Revenues

Year	MSTU Increase*	Annual General Fund Allocations	Federal Flexed Capital	TPO Priority Projects
2021	$2.0M	Included in Financial Plan	**	***
2022	$2.1M	$1.2M	**	***
2023	$2.1M	$1.2M	**	***
2024	$2.2M	$1.2M	**	***
2025	$2.3M	$1.2M	**	***
2026	$2.3M	$1.2M	**	***
2027	$2.4M	$1.2M	**	***
2028	$2.5M	$1.2M	**	***
2029	$2.5M	$1.2M	**	***
2030	$2.6M	$1.2M	**	***
Total	**$23.0M**	**$10.8M**	**Varies**	**Varies**

*Assumes 3% inflation each year
**This could be recurring or periodic flexed capital funds from FHWA to FTA providing various options for operational funding
***This could be recurring or periodic discretionary funding for prioritized projects through TPO process

5.0 CONTINUED IMPLEMENTATION/OUTREACH

Since the adoption of the *Bus Plus* 2020-2029 TDP in 2019, St. Lucie County has begun researching or operating technologies and supportive capital to implement improvements. This section provides additional key elements that the County should consider in order to implement its plan to successfully grow the system into the vision that is outlined in the TDP.

5.1 Implementing TDP Recommendations

Implementing transit projects within and post-COVID-19 pandemic may need some adjusting as the operating environment may not return to the pre-pandemic conditions for some time. St. Lucie County should monitor any residual or longer-term impacts of the pandemic and should adjust the plan/schedule as needed. Due to fiscal implications of decisions on fares and contributions from General Funds, the Fare/Financial Study in 2022 becomes an emphasis and priority for the long-term financial stability of the system.

5.2 Post-Adoption Marketing and Outreach

St. Lucie County should continue to promote its transit services and TDP while coordinating with different public and private entities as well as its local and regional partners. The *Bus Plus* Executive Summary, along with this Annual Progress Report can be used as short and easy-to-understand promotional tools.

5.3 Coordination with Other Plans

St. Lucie County should also continue to coordinate with relevant plans from regional transit agencies as well as state and federal entities. Ensuring consistency with such national, state, regional plans and priorities, in addition to local plans, should continue to be one of St. Lucie County's primary focuses in the upcoming year.

City Commission Regular Meeting - 6:00 pm **10. b.**

Meeting Date: 12/07/2020

Re: Police Community Advisory Committee's recommendation Marijuana Offenses an Survey request

Submitted For: Diane Hobley-Burney, Chief of Police, Police Department

SUBJECT:

Recommendations of the Police Community Advisory Committee

SUMMARY:

The Police Community Advisory Committee was tasked with reviewing a recommendation by the New Leadership Society of Fort Pierce to amend the City's Code of Ordinances to include a Civil Citation program for some marijuana offenses. At the Committee's September meeting, the New Leadership Society gave a presentation on decriminalizing marijuana and answered questions from Committee members. The Committee reviewed several ordinances from other cities and counties that have adopted a civil citation program for marijuana. The Committee further discussed the recommendation and made a final decision on the direction of their recommendation at their October meeting.

Additionally, the Police Community Advisory Committee is requesting permission to have City Staff put the survey created by the committee on the City's website and to collect data for Committee review. The survey is desinged to solicit actionable input from the community to help guide the committee's reccomendations reguarding the police department moving forward.

RECOMMENDATION:

To move forward with the creation of a Civil Citation Program for some marijuana offenses, and to direct city staff to aid in putting the PCAC survey on the City's website.

ALTERNATIVES:

For the commission to reject the recommendation and request from the Police Community Advisory Committee.

RESPONSIBLE STAFF:

Acting Lieutenant Jason Braun

COORDINATED WITH:

Police Community Advisory Committee
Charles Hayek, Chair

Fiscal Impact

Budgeted Y/N: N/A

Fiscal Year: N/A
Account: N/A
Amount: N/A
OTHER INFORMATION:
N/A

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/25/2020 08:16 AM
City Manager	Nick Mimms	12/02/2020 05:07 PM

Form Started By: Jason Braun Started On: 10/14/2020 07:53 AM
Final Approval Date: 12/02/2020

City Commission Regular Meeting - 6:00 pm **11. a.**

Meeting Date: 12/07/2020

Re: Purchase Approval of Three (3) 2021 Ford F-150 Supercab XL 2 WD Pickup Trucks, Piggyback Fla. Sheriff's Association Contract

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Approval to piggyback the Florida Sheriff's Association Cooperative Purchasing Program Contract number FSA20-VEL28.0 (Bid period 10/1/20 to 9/30/22) for the purpose of purchasing three (3) of Specification number 138: 2021 Ford F-150 Supercab XL 2 WD pickup trucks from Coggin Ford, 9650 Atlantic Blvd., Jacksonville, Florida 32225 for the amount of $72,159.00, or $24,053.00 each.

SUMMARY:

The Building Department is requesting approval of these vehicles to supplement its existing fleet as some of its current vehicles are aging and no longer roadworthy for daily use. The vehicles will be purchased using the Florida Sheriff's Association Cooperative Purchasing Program Contract number FSA20-VEL28.0 in accordance with the attached quote. The Purchasing Division has reviewed and investigated the procurement process for this item and found all terms and conditions meet the piggyback requirements of the City of Fort Pierce.

RECOMMENDATION:

Staff recommends approval to piggyback the Florida Sheriff's Association Cooperative Purchasing Program Contract number FSA20-VEL28.0 (Bid period 10/1/20 to 9/30/22) for the purpose of purchasing three (3) of Specification number 138: 2021 Ford F-150 Supercab XL 2 WD pickup trucks from Coggin Ford, 9650 Atlantic Blvd., Jacksonville, Florida 32225 for the amount of $72,159.00.

ALTERNATIVES:

Do not approve purchase at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official
Shaun Coss, CFM, Building Dept. Coordinator

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Fiscal Impact

Budgeted Y/N:	y
Fiscal Year:	2021
Account:	42029025246440

Amount: $72,159.00

FISCAL IMPACT:

Funds for this purchase are available in the Building Department Equipment and Machinery/ Vehicles account # 420-2902-524-64.40. The quote for this vehicle was obtained in compliance with the Florida Sheriff's Association Cooperative Purchasing Program.

Attachments

Quote

Vendor - Central FL

FSA Purchasing Contract

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	11/23/2020 03:28 PM
Finance Department	Johnna Morris	12/01/2020 09:29 AM
City Manager	Nick Mimms	12/01/2020 11:02 AM
Form Started By: Karen Murphy		Started On: 11/10/2020 01:06 PM
Final Approval Date: 12/01/2020		



QUOTE

Vendor: Coggin Ford
Address: 9650 Atlantic Blvd.
Jacksonville. Fl. 32225
Off # (904) 608-4240
From: Rick Hoening
Email: RHoening@CogginAuto.com
FEID: 47-3473001

Requester: Karen Murphy
Date: 10/28/2020
Agency: City of Fort Pierce
100 N. US Hwy 1
Ft Pierce, FL. 34950
Contact # 772-467-3188

FSA Contract 20-VEL28.0

Spec#	Commodity	Description	Quantity		Unit Price	Extended Total
138	FULL SIZE	2021 Ford F-150 Supercab XL 2WD Mocel# X1C	3		$22,650.00	$67,950.00
	Options					
		Bluetooth	3		Standard	Standard
	TINT	Deep Tinted Glass	3		$395.00	$1,185.00
	96P	Drop in Bed Liner	3		$349.00	$1,047.00
	TEMP	Temp Tag	3		$15.00	$45.00
	3K	3rd Key Programmed	3		$395.00	$1,185.00
	CS	Cloth Seats	3		No Charge	
	18B	Running Boards	3		$249.00	$747.00
		Unless color is specified, the vehicle will be ordered White			**TOTAL**	$72,159.00

Accepted By: _____

Date: _____

FSA20-VEL28.0, Pursuit, Administrative and Other Vehicles

Group: Pickup Trucks - 4X2

Item: 138, Ford, F-150 XL Super Cab, X1C

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$22,677.00	Build	Options
	Alternate	Duval Ford LLC	$22,744.00	Build	Options
	Alternate	ASBURY FORD JAX	$23,200.00	Build	Options
Northern	Primary	Duval Ford LLC	$22,645.00	Build	Options
	Alternate	BOZARD FORD	$22,677.00	Build	Options
	Alternate	ASBURY FORD JAX	$22,750.00	Build	Options
Central	Primary	ASBURY FORD JAX	$22,650.00	Build	Options
	Alternate	BOZARD FORD	$22,677.00	Build	Options
	Alternate	Duval Ford LLC	$22,714.00	Build	Options
Southern	Primary	BOZARD FORD	$22,677.00	Build	Options
	Alternate	Duval Ford LLC	$22,734.00	Build	Options
	Alternate	Alan Jay Ford Lincoln Mercury, Inc.	$23,335.00	Build	Options

FSA Cooperative Purchasing Program

FLORIDA
SHERIFFS ASSOCIATION
COOPERATIVE
PURCHASING PROGRAM

Contract: FSA20-VEL28.0 – Pursuit, Administrative and Other Vehicles
Contract: FSA20-VEH18.0 – Heavy Trucks
Contract: FSA20-EQU18.0 – Heavy Equipment
(Items formerly included under "VEH" contract.)

Contract Terms and Conditions

FLORIDA SHERIFFS ASSOCIATION

Cooperative Purchasing Program

Contract Terms and Conditions

Table of Contents

1.0 GENERAL CONDITIONS 5

1.01 BID CORRESPONDENCE 5

1.02 PURPOSE 6

1.03 TERM OF CONTRACT 6

1.04 ESTIMATED QUANTITIES 6

1.05 SHERIFF AS COUNTY CONSTITUTIONAL OFFICER 6

1.06 FUNDING 7

1.07 CURRENCY 7

1.08 GENERAL DEFINITIONS 7

1.09 ELIGIBLE PURCHASERS OF CONTRACT 8

1.10 LEGAL REQUIREMENTS 9

1.11 PATENTS & ROYALTIES 9

1.12 FEDERAL AND STATE STANDARDS 9

1.13 UNDERWRITERS' LABORATORIES 10

1.14 AMERICANS WITH DISABILITIES ACT 10

1.15 REASONABLE ACCOMMODATION 10

1.16 MINORITY BUSINESS ENTERPRISE (MBE) 10

1.17 ANTI-DISCRIMINATION 10

1.18 BEST COMMERCIAL PRACTICES 10

1.19 PUBLIC ENTITY CRIMES (PEC) 10

1.20 TAX EXEMPTION 11

1.21 TAXES 11

1.22 ORDER OF PRECEDENCE IN THE EVENT OF CONFLICT 11

1.23 COMMUNICATIONS 11

1.24 CLARIFICATION AND ADDENDA 11

1.25 SIGNED BID CONSIDERED AN OFFER 12

1.26 ASSIGNMENT OF CONTRACT 12

1.27 TERMINATION OF PRODUCT LINE 13

1.28 METHOD OF AWARD 13
1.29 DEMONSTRATION OF COMPETENCY 13
1.30 VENDOR ABILITY TO PERFORM 14
1.31 FINANCIAL RESPONSIBILITY 14
1.32 QUALITY AND SAFETY 14
1.33 NONCONFORMANCE 15
1.34 GRATUITIES 15
1.35 TIE BIDS 15
1.36 RIGHT TO AUDIT 15
1.37 LIABILITY, INSURANCE, LICENSES AND PERMITS 16
1.38 BID BONDS, PERFORMANCE BONDS, CERTIFICATES OF INSURANCE 16
1.39 ELIMINATION FROM CONSIDERATION 17
1.40 COLLUSION 17
1.41 DEFAULT 17
1.42 PROTESTS AND ARBITRATION 18
1.43 NONPERFORMANCE 19
1.44 SEVERABILITY 20
1.45 TERMINATION FOR CAUSE 20
1.46 TERMINATION WITHOUT CAUSE 20
1.47 CONTRACT ADVERTISMENT AND USE OF FSA LOGO 20
2.0 BIDDER INSTRUCTIONS 22
2.01 BIDDER QUALIFICATIONS 22
2.02 LICENSING/FACILITIES 22
2.03 INSURANCE AND INDEMNIFICATION 22
2.04 SPECIFICATIONS 25
2.05 FIXED PRICES 25
2.06 DISCOUNTS 25
2.07 SEALED BIDS 25
2.08 EXCEPTIONS, OMISSION AND ERRORS 25
2.09 MISTAKES 26
2.10 EQUIVALENTS 26

2.11 MANDATORY PRE-BID MEETING 26
2.12 QUALIFICATION 27
2.13 PRICES QUOTED 27
2.14 OPTION PRICING 28
2.15 EMERGENCY LIGHTS AND SIRENS 29
2.16 SUBMITTAL OF BID 30
2.17 ZONE BIDDING 31
2.18 EXECUTION OF BID 32
2.19 MODIFICATION OR WITHDRAWALS OF BIDS 32
2.20 LATE BIDS 32
2.21 BID OPENING 32
2.22 DETERMINATION OF RESPONSIVENESS 32
2.23 RESPONSIBLE BIDDER CRITERIA 32
2.24 BASIS FOR AWARD 33
2.25 FIRM BID 33
2.26 BID TABULATIONS 34
2.27 MINOR IRREGULARITIES/RIGHT TO REJECT 34
2.28 CONE OF SILENCE 34
3.0 CONTRACT CONDITIONS 35
3.01 GENERAL REQUIREMENTS 35
3.02 STATEMENT OF AUTHORITY 35
3.03 VENDOR CONTACT INFORMATION 35
3.04 OPTION TO RENEW & PRICE ADJUSTMENT 35
3.05 ADDITIONS AND DELETIONS 36
3.06 EQUITABLE ADJUSTMENT 36
3.07 CONDITIONS 36
3.08 PRODUCTION CUTOFF 37
3.09 FACILITIES 37
3.10 SUBSTITUTIONS 37
3.11 POLICE RATED VEHICLES & MOTORCYCLES 37
3.12 SPECIAL SERVICE VEHICLES 38

3.13 CAB AND CHASSIS PURCHASES 38
3.14 FACTORY INSTALLED 38
3.15 VENDOR INSTALLED OPTIONS 39
3.16 NON-SCHEDULED OPTIONS 39
3.17 FORCE MAJEURE 39
3.18 DELIVERY TIME 39
3.19 ORDER 40
3.20 VEHICLE AND EQUIPMENT DELIVERY 41
3.21 INSPECTION AND ACCEPTANCE 42
3.22 REGISTRATION, TAG AND TITLE 43
3.23 INVOICING AND PAYMENTS 43
3.24 WARRANTY REPAIRS AND SERVICE 43
3.25 INADEQUATE SERVICE 43
3.26 REPORTING: PURCHASE ORDERS & QUARTERLY REPORTS 44
3.27 ADMINISTRATIVE FEE 45
3.28 LIQUIDATED DAMAGES 46
Appendix A 48
Appendix B 49
Appendix C 50
Appendix D 51
Appendix E 52

1.0 GENERAL CONDITIONS

1.01 BID CORRESPONDENCE

All correspondence regarding this bid should be directed to the Florida Sheriffs Association "FSA", using the information shown above. Please be sure to reference the bid number and your contact information.

The contacts for this bid are:

Ed Lanier, FSA Cooperative Purchasing Program Coordinator
E-mail: elanier@flsheriffs.org
Phone: 850-877-2165, ext. 5811
Fax: 850-878-5115

Craig Chown, FSA Cooperative Purchasing Program Manager
E-mail: cchown@flsheriffs.org
Phone: 850-877-2165, ext. 5833
Fax: 850-878-5115

Communication for this Invitation to Bid should be identified by contract number and title and directed to:

Florida Sheriffs Association
Attn: Cooperative Purchasing Program Coordinator
2617 Mahan Drive
Tallahassee, FL 32308
E-mail: CPP@flsheriffs.org

1.02 PURPOSE

The Florida Sheriffs Association invites interested Bidders, including Motor Vehicle Manufacturers and Dealers/Certified Representatives to submit responses in accordance with these solicitation documents. The FSA Cooperative Purchasing Program will conduct the solicitation process and administer the resulting contract. The purpose of this bid is to establish contracts with manufacturers and manufacturer's authorized vendors for contract terms specified under Section 1.03 for the purchase of vehicles and equipment on a "no trade-in basis."

1.03 TERM OF CONTRACT

The term for Contracts FSA20-VEL28.0 Pursuit, Administrative and Other Vehicles and FSA20-VEH18.01 Heavy Vehicles shall remain in effect for two (2) years from date of contract execution by the FSA, and may be renewed by mutual agreement, at the sole option and discretion of the FSA, pursuant to the terms of Section 3.04. The initial term of these contracts begins October 1, 2020 and ends September 30, 2022.

The term for Contract FSA20-EQU18.0 Heavy Equipment shall remain in effect for three (3) years from date of contract execution by the FSA, and may be renewed by mutual agreement, at the sole option and discretion of the FSA, pursuant to the terms of Section 3.04. The initial term of this contract begins October 1, 2020 and ends September 30, 2023.

Contract extensions will only be executed when the FSA determines, based on then-existing conditions, that it is in the best interest of the FSA and the purchasers to do so.

1.04 ESTIMATED QUANTITIES

In FY 2018-19, eligible users purchased approximately 8,856_vehicles and equipment from this contract. These estimated figures are given as a guideline for bidders preparing bids.

Quantities provided do not guarantee or imply future contract sales. Neither the FSA nor any eligible user is obligated to place any order for a given amount subsequent to the award of this bid solicitation.

1.05 SHERIFF AS COUNTY CONSTITUTIONAL OFFICER

The Offices of the Sheriff in the State of Florida are constitutional offices of the State of Florida. Each has the authority either individually or collectively to execute contracts for all goods and services for the proper conduct of that office. Section 30.53, Florida Statutes, exempts the sheriffs' offices from the provisions of the Florida Statute that would otherwise require sealed and competitive bidding procedures.

It is our practice to give consideration to the prices offered, but the Office of the Sheriff is not required by law to accept the lowest priced proposal and may reject any or all of the proposals without recourse. Bidders are solely responsible for their own bid preparation costs and nothing in this solicitation in any way obligates the participating sheriffs' offices for any payment for any activity or costs incurred by any bidder in responding to this solicitation.

1.06 FUNDING

In the case of certain purchasers, including state agencies, funds expended for the purposes of the contract must be appropriated by the Florida Legislature, the individual participating agency or the agency's appropriating authority for each fiscal year included within the contract period. For such agencies, their performances and obligations to pay for products or services under any resulting contract, or purchase order, are contingent upon such an annual appropriation by the Legislature, individual agency or by the appropriating authority. Therefore, any contract or purchase order with such an agency shall automatically terminate without penalty or termination costs in the event of non-appropriation.

1.07 CURRENCY

All transaction amounts, bids, quotes, provisions, payments or any part of this contract relating to currency are to be made in United States Dollar.

1.08 GENERAL DEFINITIONS

The terms used in this contract are defined as the following:

a. Bidder: A proposer or enterprise that submits a formal offer to the FSA Cooperative Purchasing Program Administrator in accordance with the Contract Terms and Conditions.

b. Bid System: The online forum used for the submission of electronic bids and review of bid results for the specifications connected to this Invitation to Bid. VendorLink is the software used for this bid.

c. Dealer: A manufacture's certified representative authorized by the manufacturer to market, sell, provide, and service the vehicles/equipment for the FSA Cooperative Purchasing Program. Dealers may be vendor-owned and controlled, in whole or in part, or independently owned and controlled.

d. Florida Sheriffs Association Cooperative Purchasing Program (FSA): The entity that administeres the Invitation to bid and contract administration functions for this contract.

e. End User: A term used to distinguish the person who ultimately uses or is intended to use a product or for whom a product is designed for use.

f. Factory: Refers to the manufacturer produced products.

g. Fleet Advisory Committee (FAC): An employee of a sheriff's office or other local governmental agency, or any other person who FSA identifies as subject matter expert who assists with the development of bid specifications and evaluation of bid responses. The Fleet Advisory Committee makes recommendations to the FSA and is not responsible for final awards.

h. Invitation to Bid: A competitive solicitation and award process established through the issuance of an invitation to vendors, dealers and manufacturers to submit a price offer on a specific product to be provided. This term shall include the bid specifications available to bidders on the bid system and references to solicitation documents. The term shall not include request for proposals, request

for quotes, request for letters of interest, or the solicitation of purchase orders based on oral or written quotations.

i. Manufacturer: The original producer or provider of vehicles or equipment offered on this contract.

j. Manufacturer's Suggested Retail Price (MSRP): Manufacturer's Suggested Retail Price (MSRP) represents the Manufacturer's recommended retail selling price, list price, published list price, or other usual and customary price that would be paid by the purchaser. The following are acceptable sources of current MSRPs and MSRP Lists for use in submission of the bid solicitation and the resulting contract:
    1. Manufacturer's Computer Printouts: Ford - "Dora"; General Motors - "GM Autobook"; or approved equivalent
    2. Chrome Systems, Inc.'s PC Carbook (PC Carbook Plus and PC Carbook Fleet Edition)
    3. Manufacturer's Annual U.S. Price Book
    4. Manufacturer's official website

k. Non-Scheduled Options: Any optional new or unused component, feature or configuration that is not included or listed in the base vehicle specifications or options.

l. Production Cutoff: A date used by manufacturers to notify dealers that the factory has reached maximum capacity for orders or are discontinuing the production of a vehicle or equipment. Vehicle manufacturers use this term when referring to any given model year for production.

m. Published List Price: A standard "quantity of one" price currently available to government and educational purchasers, excluding cooperative or volume discounts.

n. Purchaser: A Purchaser is an entity that seeks to obtain vehicles or equipment off this contract by meeting the eligible user criteria or with vendor approval.

o. Purchase Order: A request for order from a purchaser to an awarded vendor for an item that has been awarded on this Contract. Purchaser orders placed using this contract formalize the terms and conditions of this contract under which a vendor furnishes vehicles or equipment to a purchaser.

p. Third Party Supplier: Businesses external to a bidder or vendor that provide products and services which contribute to the overall finished vehicle or equipment. Third Party Suppliers are contractors under the direction and responsibility of the bidder or vendor.

q. Vendor: The bidder that has been awarded and agrees to provide vehicles or equipment that meet the requirements and base specifications. The vendor must agree to the contract terms and conditions of the contract before being awarded to the contract.

r. Vendor Installed: A product or service provided by the vendor or other third party; not the factory.

1.09 ELIGIBLE PURCHASERS OF CONTRACT

Awarded bids, or contract prices, will be extended and guaranteed to the Florida Sheriffs Association, any unit of local government, political subdivision or agency of the State of Florida. This includes, but is not limited to counties, municipalities, sheriffs' offices, clerks, property appraisers, tax collectors, supervisors of elections, school boards or districts, water management districts, police and fire departments, emergency response units, state universities and colleges, or other state, local or regional government entities within the State of Florida.

All purchasers are bound by state law, local ordinances, rules and regulations for purchases made under this contract. Participating agencies cannot guarantee any order other than those ordered by the individual agency.

In addition, bids can be extended and guaranteed to other entities approved by manufacturers to participate in this contract, which can include out of state sales. Vendors that wish to extend contract pricing to entities other than those defined here are governed by their manufacturer's agreement, and must agree to the terms and conditions of this contract.

1.10 LEGAL REQUIREMENTS

Federal, State, county laws, ordinances, rules and regulations that in any manner affect the items covered herein apply. Lack of knowledge by the bidder of applicable legal requirements will in no way be a cause for relief from responsibility.

1.11 PATENTS & ROYALTIES

The bidder, without exception, shall indemnify and hold harmless the FSA and its employees from liability of any nature or kind, including costs and expenses for, or on account of, any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by the FSA or a purchaser.

If the bidder uses any design, device or materials covered by letters, patent, or copyright, it is mutually understood and agreed, without exception, that the bid prices shall include all royalties or costs in any way arising, directly or indirectly, from the use of such design, device, or materials in any way involved in the work.

1.12 FEDERAL AND STATE STANDARDS

It is the intent of FSA that all specifications herein are in full and complete compliance with all federal and State of Florida laws, requirements, and regulations applicable to the type and class of commodities and contractual services being provided.

In addition, any applicable federal or State legal or regulatory requirements that become effective during the term of the Contract, regarding the commodities and contractual services' specifications, safety, and environmental requirements shall immediately become a part of the Contract. The vendor shall meet or exceed any such requirements of the laws and regulations. If an apparent conflict exists, the vendor shall contact the FSA immediately.

The bidder shall obtain and pay for all licenses, permits and inspection fees for this bid submission and contract.

1.13 UNDERWRITERS' LABORATORIES

Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall be Underwriters' Laboratories, or U.L., listed or re-examination listing where such has been established by U.L. for the item(s) offered and furnished.

1.14 AMERICANS WITH DISABILITIES ACT

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, or any accommodation to review any document or participate in any FSA sponsored proceeding, please contact FSA Human Resources at (850) 877-2165 five business days in advance to initiate your request. TTY users may also call the Florida Relay Service at 711.

1.15 REASONABLE ACCOMMODATION

In accordance with the Title II of the Americans with Disabilities Act, any person requiring an accommodation at the Bid opening because of a disability must contact the FSA Human Resources at (850) 877-2165.

1.16 MINORITY BUSINESS ENTERPRISE (MBE)

The Florida Sheriffs Association policy is that Minority Business Enterprises (MBE) shall have the opportunity to participate in this invitation to bid. Such process would be for supplying goods and services to FSA and Purchasers.

1.17 ANTI-DISCRIMINATION

The bidder certifies that he/she is in compliance as applicable by federal or state law with the non-discrimination clause contained in Section 202, Executive Order 11246, as amended by Executive Order 11375, relative to equal employment opportunity for all persons without regard to race, color, religion, sex or national origin.

1.18 BEST COMMERCIAL PRACTICES

The apparent silence of this specification and any supplemental specifications as to any details or the omission from it of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices, size, and design are to be used.

All workmanship is to be first quality. All interpretations of this specification shall be upon the basis of this statement.

1.19 PUBLIC ENTITY CRIMES (PEC)

In accordance with the Public Entity Crimes Act, Section 287.133, Florida Statutes, a person or affiliate who has been placed on the convicted vendor list maintained by the State of Florida Department of Management

Services following a conviction for public entity crimes may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a Vendor, supplier, Sub-Vendor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

1.20 TAX EXEMPTION

All State and Federal tax exemptions applicable to the units of local government of the State of Florida will apply, and appropriate certifications furnished. Purchasers shall comply with all federal, state and local tax requirements.

The Florida Sheriffs Association is a 501(c)3 organization and is exempt from all Federal Excise and State Taxes. State Sales Tax and Use Certificate Number is 85-8012646919C-3.

1.21 TAXES

Customers making a purchase pursuant to the awarded bid are generally exempt from Federal Excise and State Sales Tax. It is the responsibility of the vendor to verify that the purchaser is exempt by obtaining the purchaser's Federal Excise and State Taxes and Use Certificate Number.

1.22 ORDER OF PRECEDENCE IN THE EVENT OF CONFLICT

In the event of conflict, the conflict may be resolved in the following order of priority (highest to lowest):

1. Addenda to Contract Terms and Conditions, if issued
2. Contract Conditions
3. Addenda to Bid Specifications, if issued
4. Bid Specifications
5. Bidder Instructions
6. General Conditions

1.23 COMMUNICATIONS

Communications between a proposer, bidder, lobbyist or consultant and FSA are limited to matters of process or procedure and shall be made in writing to the contact persons identified in Section 1.01 of this procurement.

Bidders should not rely on representations, statements, or explanations other than those made in this Bid or in any written addendum to this Bid, and no oral representations, statements, or explanations shall be deemed to bind the FSA or eligible users.

1.24 CLARIFICATION AND ADDENDA

Any questions or clarifications concerning the Invitation to Bid shall be submitted to FSA by e-mail to CPP@flsheriffs.org with the bid title and number referenced on all correspondence. Final questions must

be received by the date for Request for Clarification stated on the Bid Calendar. Questions and answers will be posted to the FSA Cooperative Purchasing Program website on the date indicated on the Bid Calendar.

Interpretation of the specifications or any solicitation documents will **not** be made to the bidder verbally, and if any verbal clarifications are provided they are without legal effect.

Questions received after the cone of silence date listed on the bid calendar will not be addressed. The FSA reserves the right to address technical questions.

The FSA shall issue a Formal Addendum if substantial changes which impact the submission of bids are required. Any such addenda shall be binding on the bidder and shall become a part of the solicitation document. In the event of conflict with the original specifications, addenda shall govern to the extent specified. Subsequent Addenda shall govern over prior Addenda only to the extent specified.

FSA will make every attempt to e-mail updates to registered bidders. However, posting to the FSA website or the bid system constitutes proper notice of addenda.

The bidder shall be required to acknowledge receipt of the Formal Addendum by signing in the space provided. Failure to acknowledge Addendum shall deem the bid non-responsive; provided, however, that pursuant to section 2.27, the FSA may waive this requirement in its best interest. The FSA will not be responsible for any explanation or interpretation made verbally or in writing except those made through the posting of a Formal Addendum.

The bid submission constitutes acknowledgment of addenda to the specifications. Bids that fail to account for the specification addenda shall be determined to be nonresponsive; however, that pursuant to section 2.27, the FSA may waive this requirement in its best interest.

After the start of the contract term, FSA will notify all vendors of any addenda and will require acknowledgement of the new terms and conditions. If the vendor does not agree to the new terms and conditions, the vendor's award can be removed or replaced by another vendor or qualified responsive bidder.

1.25 SIGNED BID CONSIDERED AN OFFER

The signed Bid shall be considered an offer on the part of the bidder, which offer shall be deemed accepted upon approval by the FSA and in case of default on the part of successful bidder, after such acceptance, the FSA may procure the items or services from other sources. The bid submission must be signed by an authorized representative.

An electronic signature may be used and shall have the same force and effect as a written signature.

1.26 ASSIGNMENT OF CONTRACT

No right or interest in this Contract may be assigned, transferred, conveyed, sublet or otherwise disposed of, without prior written consent of the FSA.

If the original vendor sells or transfers all assets or the entire portion of the assets used to perform this Contract, a successor-in-interest must perform all obligations under this Contract. FSA reserves the right to

reject the acquiring entity as vendor. A change of name agreement will not change the contractual obligations of the vendor.

1.27 TERMINATION OF PRODUCT LINE

If a vendor terminates a product line (manufacturer or brand), the vendor is required to notify the FSA within 10 business days of the decision not to retain the product line.

In the event a manufacturer reassigns the product line to an alternate vendor, the manufacturer and the vendor are required to immediately notify the FSA in writing of the change within 10 business days confirming the reassignment. If the vendor is not already an approved FSA vendor, the vendor is required to apply to the FSA to become an approved vendor ***prior to*** conducting any qualified sales. The vendor and the manufacturer are required to honor the contract pricing and all of the applicable terms and conditions throughout the remaining term of the contract.

1.28 METHOD OF AWARD

The award is made to responsive and responsible bidders. FSA uses its discretion in determining if bids meet the requirements of this solicitation.

The FSA reserves the right to make multiple awards within a specification, if deemed in the best interest of the FSA and the purchasers.

Awards will be posted on the FSA website according to the date posted in the bid calendar.

1.29 DEMONSTRATION OF COMPETENCY

Bidders must be able to demonstrate a good record of performance for a reasonable period of time, and have sufficient financial support, equipment and organization to ensure they can satisfactorily execute the services if awarded a contract under the terms and conditions herein stated.

The terms "equipment" and "organization" as used herein shall be construed to mean a fully equipped and well established company in line with the best business practices in the industry and as determined by the FSA.

The FSA may consider any evidence available regarding the financial, technical and other qualifications and abilities of a Bidder, including past performance with the FSA in making the award.

The FSA may require bidders to show proof that they have been designated as authorized representatives of a manufacturer or supplier which is the actual source of supply. In these instances, the FSA may also require information from the source of supply regarding the quality, packaging and characteristics of the products. Any conflicts between this material information provided by the source of supply and the information contained in the bid submission may render the bid nonresponsive.

Pre-award inspection of the Bidder's facility may be made prior to the award of contract. Bids will only be considered from firms which are regularly engaged in the business of providing the goods or services as described in this Bid.

Information submitted in the bid may not be plagiarized and, except in the case of materials quoted from this solicitation or developed by the manufacturer, must be the original work of the individual or company that submits the bid for evaluation.

1.30 VENDOR ABILITY TO PERFORM

During the contract period, FSA may review the vendor's record of performance to ensure that the vendor is providing sufficient financial support, equipment and organization.

If the FSA determines that the vendor no longer possesses the financial support, equipment and organization in order to comply with this section, FSA has the authority to immediately terminate the contract awarded.

By responding to this procurement the vendor warrants that, to the best of his or her knowledge, there is no pending or threatened action, proceeding, or investigation, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish the vendor's ability to satisfy the obligations of the Contract. The vendor warrants that neither it nor any affiliate is currently on the convicted vendor list maintained pursuant to section 287.133 of the Florida Statues, or on any similar list maintained by any other state or the federal government. The vendor shall immediately notify the FSA and purchaser in writing if its ability to perform is compromised in any manner during the term of the contract.

1.31 FINANCIAL RESPONSIBILITY

Bidder affirms by the signature on the contract signature page that the bidder:

- Has fully read and understands the scope, nature, and quality of work to be performed or the services to be rendered under this bid, and has the adequate facilities and personnel to fulfill such requirements;

- Accepts the financial responsibility associated with this bid, and declares that he or she has the access to capital (in the form of liquidity or credit lines) in order to meet the financial demands of such award; and

- Has assessed the financial responsibility required to serve the contract as bid, including such details as the obligations to perform all specifications bid, zones bid, and quantities that could be ordered, as well as timing of payment from purchasers, which can be 45 calendar days from receipt of invoice.

1.32 QUALITY AND SAFETY

All materials used for the manufacture or construction of any supplies, materials or equipment covered by this bid shall be new. The items bid must be new, the latest model, of the best quality, and highest grade workmanship that meet or exceed federal safety standards.

Products requiring certification should require certification of options in cases where non-certified options could result in the decertification of the original product or warranty. In all cases where options are not certified, the Vendor must disclose to the end user that the non-certified options are not required to be certified. All options must meet or exceed federal safety standards.

1.33 NONCONFORMANCE

Items may be tested for compliance with specifications. Items delivered that do not conform to specifications may be rejected and returned at the vendor's expense. Items not meeting the specifications and items not delivered within a reasonable period of time after expected delivery date may be purchased outside of the FSA contract.

Any violation of these stipulations may also result in:

- Vendor's name being removed from the awarded vendor list.
- FSA and purchasers being advised not to do business with vendor.

1.34 GRATUITIES

Proposers shall not offer any gratuities, favors, or anything of monetary value to any official, employee, or agent of the FSA, for the purpose of influencing consideration of this bid.

1.35 TIE BIDS

FSA has the right to award multiple bidders the primary or alternate award in the event of a tie.

In the event the FSA desires to break tie bids, and both businesses have qualifying drug-free work programs, the award will be made using the following criteria:

- Bidder Within the State of Florida
- Vendors performance record with purchasers
- Coin Toss

1.36 RIGHT TO AUDIT

Vendor shall establish and maintain a reasonable accounting system that enables FSA to readily identify Vendor’s sales.

FSA and its authorized representatives shall have the right to audit and to make copies of all related records pertaining to this contract, including all government sales and eligible users information whether kept by or under the control of the vendor, including, but not limited to those kept by its employees, agents, assigns, successors, sub-vendors, or third party suppliers in whatever form they may be kept – written or electronic. Such records shall include, but not be limited to:

- Accounting records, including paid vouchers, cancelled checks, deposit slips, ledgers, and bank statements;
- Written policies and procedures;
- Subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.);
- Original estimates or work sheets;
- Contract amendments and change order files;

- Insurance documents; or
- Memoranda or correspondence.

Vendor shall maintain such records during the term of this Contract and for a period of three (3) years after the completion of this Contract. At the vendor's expense and upon written notice from FSA, the vendor shall provide such records for inspection and audit by FSA or its authorized representatives. Such records shall be made available to FSA during normal business hours within three business days of receipt of the written notice. FSA may select the vendor's place of business or offsite location for the audit. The FSA may also request the vendor provide requested records via e-mail.

Vendor shall ensure FSA has these rights with Vendor's employees, agents, assigns, successors, and third party supplier and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Vendor and any Sub-Vendors to the extent that those subcontracts or agreements relate to fulfillment of the Vendor's obligations to FSA.

Professional fees, personnel costs and travel costs incurred by FSA under its authority to audit and not addressed elsewhere will be the responsibility of the FSA. However, if the audit identifies under reporting, overpricing or overcharges (of any nature) by the vendor to FSA or a customer in excess of three percent (3%) of the total contract billings, the vendor shall reimburse FSA for the total costs of the audit not to exceed $5,000. If the audit discovers substantive findings related to fraud, misrepresentation, or non-performance, FSA may recoup all the costs of the audit work from the vendor.

Any adjustments or payments that must be made as a result of any such audit or inspection of the vendor's invoices or records shall be made within a reasonable amount of time (not to exceed 60 calendar days) from presentation of FSA's findings to Vendor.

FSA has the right to assess damages or seek reimbursements or refunds based on audit results.

1.37 LIABILITY, INSURANCE, LICENSES AND PERMITS

Where vendors are required to enter or go onto FSA or purchaser property to deliver materials or perform work or services as a result of a bid award, the vendor will assume the full duty, obligation and expense of obtaining all necessary licenses, permits and insurance and assure all work complies with all applicable county and municipal code requirements. The vendor shall be liable for any damages or loss to the FSA or purchaser occasioned by negligence of the vendor or any person the vendor has designated in the completion of the contract as a result of the bid.

1.38 BID BONDS, PERFORMANCE BONDS, CERTIFICATES OF INSURANCE

Bid Bonds, when required, shall be submitted with the bid in the amount specified in Bidder Instructions.

After acceptance of bid, the FSA will notify the successful bidder to submit the applicable certificates of insurance in the amounts specified in the Bidder Instructions and/or Insurance Checklist.

Purchaser may request a performance bond from a vendor. Performance Bonds are recommended with pre-payment and will be at the expense of the requesting agency. Purchasers should determine the best practice in comparing performance bond expense against any prior discounts that may be available.

1.39 ELIMINATION FROM CONSIDERATION

This Invitation to Bid shall not be awarded to any person or bidder who has outstanding debts to the FSA, whether in relation to current or previous bid awards or for other business purposes.

1.40 COLLUSION

Collusion is a non-competitive secret or sometimes illegal agreement between rival bidders that attempts to disrupt the contract process equilibrium. Collusion involves people or companies that would typically compete, but are conspiring or working together in which the outcome results in an unfair bid advantage. The parties may collectively choose to agree to increase or decrease its product base price in one or more zones to maximize awards thus denying the public a fair price.

Examples of Bid Collusion:

- Cover bidding: a competitor agrees to submit a non-competitive bid that is too high to be accepted or contains terms that are unacceptable to the buyer.
- Bid suppression or withdrawal: a competitor agrees not to bid or to withdraw a bid from consideration.
- Market sharing: a competitor agrees to submit bids only in certain geographic areas or only to certain public organizations.
- Bid rotation: competitors agree to take turns at winning business while monitoring their market shares to ensure they all have a predetermined market share.

Bidders or vendors who have been found to have engaged in collusion will be considered nonresponsive, and will be suspended or barred from bid participation. Any contract award resulting from collusive bidding may be terminated for default. Further, any collusion that is detected by the FSA may be reported to relevant law enforcement and/or prosecutorial agencies.

Bidders may submit multiple bids without conflict of collusion if the bid submitted is not from the same manufacturer and product line. Dealers which share the same ownership may submit multiple bids without conflict of collusion if the bidders are not in the same region featuring the same manufacturer and product line.

1.41 DEFAULT

Failure or refusal of a bidder to execute a contract upon award or withdrawal of a bid before such award is made, may result in forfeiture of any bid surety required that is equal to damages incurred by the FSA there from, or where surety is not required, failure to execute a contract as described above may be grounds for removing the bidder from the awarded vendor's list.

In case of default on the part of awarded bidder, the FSA may take necessary steps to otherwise procure the products sought, including but not limited to procuring the products or services from the next highest

ranked bidder or from other sources. A defaulting bidder may be held liable for costs incurred by the FSA in procuring replacement products.

1.42 PROTESTS AND ARBITRATION

Options are for informational purposes only and will not serve as a basis for protest.

Any person who is adversely affected by the decision or intended decision to award shall file a "Notice of Protest" in writing to the FSA within three (3) business days after the posting of the Intent to Award and shall file a formal written protest within five (5) business days after filing the Notice of Protest. Failure to file both a notice of protest and a formal written protest within the above referenced timelines shall constitute a waiver of proceedings.

The burden is on the party protesting the award of the bid to establish grounds for invalidating the award(s). The formal written protest must state with particularity the facts and law upon which the protest is based. Failure to do so will result in a denial of protest. Formal written protest which states with particularity the facts and law upon which the protest is based will be reviewed by FSA legal counsel for legal soundness and validity, and corrective action will be taken as needed contingent upon the validity of such claims. However, any additional time required and cost incurred by the FSA to substantiate a protesting party's claim(s) beyond the normal scope of its legal review due to the vague or inconclusive nature of the protesting party's filing will be reimbursable to the FSA and deducted from the protesting party's bond or security which must accompany their filing.

Any bidder who files an action protesting a decision or intended decision pertaining to this contract shall post a bond, cashier's check or money order payable to the Florida Sheriffs Association in the amount equal to ten percent of the product line being protested. The bond, cashier's check or money order must be filed at the time of filing the formal written protest or within the five (5) business day period allowed for filing the formal written protest. FSA will provide the amount required within two (2) business days of the notice of protest received. This bond or security will be conditioned upon the payment of all costs which may be adjudged against the protesting party in a court of law and/or to reimburse the FSA for additional legal expenses incurred and required to substantiate the protesting party's claim(s). Failure to post the bond or security requirement within the time allowed for filing will result in a denial of protest. The filing of the protest shall not stay the implementation of the bid award by the Florida Sheriffs Association.

Should the unsuccessful bidder(s) decide to appeal the decision of the FSA, they shall file a notice to FSA within three (3) business days of the FSA bid protest decision regarding their intent to request arbitration. A demand for arbitration with the American Arbitration Association's (AAA) commercial panel under its rules and regulations must be made within ten (10) business days of the FSA bid protest decision. Any person who files for an arbitration with the AAA shall post with the Florida Sheriffs Association at the time of filing the formal written arbitration request, a bond, cashier's check or money order payable to the Florida Sheriffs Association in the amount equal to ten percent of the product line being protested. This amount will be the same amount as the FSA provided at the time of filing the initial protest. Failure to provide written notice to FSA, file a demand for arbitration with the AAA, or failure to post the required bond and security requirement within the specified timelines shall constitute a waiver of arbitration proceedings. By responding to this procurement the bidder expressly agrees to the use of mandatory binding arbitration to resolve any appeals of the decision of the FSA, and any claims arising from or in any way relating to the procurement process, and expressly waives any and all rights that it may otherwise have to pursue such claims in any other forum, judicial or otherwise.

If the party filing for arbitration does not prevail, it shall pay all costs, legal expenses and attorney fees of the prevailing party incurred in connection with the arbitration. However, if the filing party prevails, the parties shall share equally the fees and expenses of the arbitration and AAA and each shall bear the cost of their own attorney fees. The filing for arbitration shall not stay the implementation of the bid award by the Florida Sheriffs Association.

1.43 NONPERFORMANCE

By virtue of the bid submission, bidder acknowledges its obligation to sell vehicles and equipment in all zones for which it is awarded. Failure of the bidder to comply with these requirements may result in the imposition of liquidated damages of up to $1,000 per vehicle/equipment, which amount the vendor agrees is reasonable, or probation, suspension, termination or a combination thereof from current and future bids at the FSA's discretion.

The vendor shall at all times during the contract term remain responsive and responsible. In determining vendor's responsibility, the FSA shall consider all information or evidence that demonstrates the vendor's ability or willingness to fully satisfy the requirements of the solicitation and the contract.

Vendors that are not in compliance with any of the provisions of this contract can be assessed liquidated damages, suspended or terminated from the contract. The FSA at its sole discretion may remove a noncompliant vendor from future competitive bid solicitations; or take other actions including suspension from the contract until compliance issues are resolved, limit current or future vendor participation by specifications or zones, or other actions as determined by FSA at its sole discretion.

At FSA's discretion, vendors may be required to develop corrective action plans to address contract compliance. Failure to abide by corrective action plans will result termination from the existing contract and future competitive bid solicitations at the discretion of the FSA.

In situations where there is evidence that the vendor has engaged in egregious breaches of the contract with respect to either the FSA and/or the purchaser, the contract can be terminated and the vendor will be removed from future solicitations for a period of up to three (3) years, or a permanent ban from the bid process at the sole discretion of FSA.

Specific conditions for termination include, but are not limited to; failure to perform, refusal to accept orders during the contract period while manufacturer orders are still being accepted for current model year or the new year if the vehicle is price protected by the factory, charging amounts exceeding MSRP on factory or vendor installed items and packages, requiring the purchase of additional options over and above the base vehicle as a condition of acceptance of order, providing aftermarket options where factory options are available without the consent of the purchaser, any misrepresentation of optional equipment or service as being factory that fails to meet the definition as described in this document, and any other practice deemed to be inconsistent with the intent of the contract.

Any vendor presented with a valid purchase order is required by this contract to accept such purchase order and deliver the product. Orders must be fulfilled if the vehicle or equipment is a base model or whether it includes options. The vendor must deliver this product if they were awarded the contract – regardless of profit or loss.

Failure to deliver the vehicles or equipment may result in the purchaser seeking damages for the difference of cost to issue the exact same order with another vendor plus any legal fees and damages that may be

incurred in the process to facilitate a completed order. Additionally, FSA may seek damages for nonpayment of administrative fees, to which FSA is entitled, according to Section 3.28 and any attorney's fees incurred in the recovery of these damages.

All terms and conditions are applicable throughout the term of the contract and not any given Year, Make or Model.

1.44 SEVERABILITY

In the event any provision of this contract is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the contract which shall remain in full force and effect and enforceable in accordance with its terms.

1.45 TERMINATION FOR CAUSE

If through any cause within the reasonable control of the vendor, it shall fail to fulfill in a timely manner, or otherwise violate any of the terms of this contract, the FSA shall have the right to terminate the services remaining to be performed. Written notice of the deficiencies shall be given to the vendor and unless the deficiencies are corrected within 10 business days, the Contract may be terminated for cause immediately. The right to exercise the option to terminate for cause shall be in the sole discretion of the FSA, and the failure to exercise such right shall not be deemed to constitute a waiver of this right.

In that event, the FSA shall compensate the successful bidder in accordance with the contract for all services performed by the bidder prior to termination, net of any costs incurred by the FSA as a consequence of the default.

Notwithstanding the above, the vendor shall not be relieved of liability to the FSA for damages sustained by the FSA by virtue of any breach of the contract by the vendor, and the FSA may reasonably withhold payments to the vendor for the purposes of off set until such time as the exact amount of damages due the FSA from the vendor is determined.

1.46 TERMINATION WITHOUT CAUSE

The FSA can terminate the contract in whole or part without cause by giving written notice to the vendor of such termination, which shall become effective 30 calendar days following receipt by vendor of such notice.
In that event, all finished or unfinished documents and other materials shall be properly delivered to the FSA.

The vendor shall not furnish any product after it receives the notice of termination, except as necessary to complete the continued portion of the contract, if any. The vendor shall not be entitled to recover any lost profits that the vendor expected to earn on the balanced of the Contract or cancellation charges.

Any payments to the vendor shall be only to the total extent of the FSA liability for goods or services delivered prior to the date of notice to terminate the contract.

1.47 CONTRACT ADVERTISMENT AND USE OF FSA LOGO

The CPP logo is an official logo of the Florida Sheriffs Association designed to promote the program. The logo may be used by vendors in accordance with this policy. Use of the logo is limited to the original version received from the FSA. Modifications are not permitted.

Methods of use include, but are not limited to:

- Electronic mediums such as websites, digital marketing campaigns, social media and e-mail; or
- Print media such as forms, marketing campaigns, business cards, posters, banners, brochures, flyers and postcards.

Vendors may request the logo by contacting cpp@flsheriffs.org, and should include a brief description of the how the vendor intends to use the logo.

The official FSA sheriff's star and wreath logo may not be used without prior written permission.

2.0 BIDDER INSTRUCTIONS

2.01 BIDDER QUALIFICATIONS

In order for bids to be considered, bidders who are not currently parties to the existing contract must provide the following material at the time the mandatory qualifying documents are due. FSA reserves the right to accept this information up and until the final award. The purpose of requesting this information is to demonstrate that they are qualified to satisfactorily perform as an awarded vendor.

The bidder shall provide information as on the Bidder Qualifications Form:

- Bidder company name and parent company, if applicable
- Complete business address
- State of incorporation
- Length of time in business
- Names and contact information for key personnel
- Dun & Bradstreet Business Information Report Snapshot
- Identify a minimum of three contracts of similar size and scope
- Identify a minimum of three references for vehicle or equipment sales to government agencies
- Any contracts the bidder has been disqualified from, terminated from or found in default on, to include the reason for disqualification, termination or default

2.02 LICENSING/FACILITIES

Bidders are required to possess a Florida Motor Vehicle Dealer's License in order to bid on any motor vehicle. Bidders must maintain a repair/warranty facility within the State of Florida to provide sales and service for the vehicles and equipment bid.

If a bidder does not maintain a facility to perform warranty work or repair service within the state of Florida, the bidder must provide a detailed plan at the time of bid submission as to how the bidder would service Florida purchasers if awarded the contract. This Service Standard Plan must include:

- Whether the warranty service provider is approved by the manufacturer;
- Estimated quantities sold per item bid;
- If the company plans to contract out for service a copy of the service agreement; and
- Zone specific service plans to include:
    - Response time to initial call from purchaser,
    - Number of personnel available to service the contract,
    - Qualifications of personnel providing warranty work, and
    - Any additional information that would detail how warranty service would be provided.

The sufficiency of Service Standard Plan will be evaluated by the FSA during the bid evaluation.

The FSA reserves the right to periodically request additional or updated information from a bidder regarding the repair/warranty facility during the solicitation and the term of the contract, if awarded. The FSA may also exercise discretion in examining such facility as deemed necessary.

2.03 INSURANCE AND INDEMNIFICATION

Vendor shall be fully liable for the actions of its agents, employees, partners, or third party suppliers and shall fully indemnify, defend, and hold harmless the Florida Sheriffs Association, the participating agencies, and their officers, agents, and employees from suits, actions, damages, and costs of every name and description, including legal counsels' fees, arising from or relating to personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by bidder, its agents, employees, partners, or third party suppliers; provided, however, that the bidder shall not indemnify for that portion of any loss or damages resulting directly from the negligent acts or omissions of the Florida Sheriffs Association and participating agencies or proximately caused by intentional wrongful acts or omissions of the Florida Sheriffs Association and participating agencies.

Vendor's obligations under the above paragraph with respect to legal action are contingent upon the Florida Sheriffs Association and/or participating agencies giving the bidder (1) written notice of any action or threatened action, and (2) the opportunity to take over and settle or defend any such action at bidder's sole expense. Vendor shall not be liable for any cost, expense or compromise incurred by the Florida Sheriffs Association, or participating agencies, in any legal action without bidder's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed.

The vendor shall be responsible for the work and every part thereof, and for all materials, tools, appliances and property of every description, used in connection with this particular project.

The vendor shall specifically and distinctly assume, and does so assume, all risks of damage or injury to property or persons used or employed on or in connection with the work and of all damage or injury to any person or property wherever located, resulting from any action or operation under the contract or in connection with the work. It is understood and agreed that at all times the vendor is acting as an independent contractor.

The vendor at all times during the full duration of work under this contract, including extra work in connection with this project shall meet the requirements of this section.

The vendor shall maintain automobile liability insurance including property damage covering all owned, non-owned or hired automobiles and equipment used in connection with the work. The vendor shall maintain comprehensive general liability insurance and general aggregate insurance in the amount and coverage levels specified on the Insurance Checklist. The vendor shall maintain insurance to cover garage operations in the amount specified on the Insurance Checklist.

No change or cancellation in insurance shall be made without 30 calendar days written notice to the FSA.

All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida and these companies must have a rating of at least B+: VI or better per Best's Key Rating Guide, latest edition.

Copies of original signed Certificates of Insurance, evidencing such coverages and endorsements as required herein shall be provided no later than five business days before the contract award date. The certificate must state Bid Number and Title. The vendor may not begin performance under the contract until such Certificates have been approved by the FSA.

Upon expiration of the required insurance, the vendor must submit updated certificates of insurance for as long a period as any work is still in progress.

It is understood and agreed that all policies of insurance provided by the vendor are primary coverage to any insurance or self-insurance the FSA possesses that may apply to a loss resulting from the work performed in this contract.

All policies issued to cover the insurance requirements herein shall provide full coverage from the first dollar of exposure. No deductibles will be allowed in any policies issued on this contract unless specific safeguards have been established to assure an adequate fund for payment of deductibles by the insured and approved by the FSA.

The liability insurance coverage shall extend to and include the following contractual indemnity and hold harmless agreement:

> The vendor hereby agrees to indemnify and hold harmless the FSA, a 501(c)3, its officers, agents, and employees from all claims for bodily injuries to the public and for all damages to the property per the insurance requirement under the specifications including costs of investigation, all expenses of litigation, including reasonable legal counsel fees and the cost of appeals arising out of any such claims or suits because of any and all acts of omission or commission of any by the vendor, his agents, servants, or employees, or through the mere existence of the project under contract.

The foregoing indemnity agreement shall apply to any and all claims and suits other than claims and suits arising out of the sole and exclusive negligence of the FSA, its officers, agents, and employees, as determined by a court of competent jurisdiction.

The vendor will notify the insurance agent without delay of the existence of the Hold Harmless Agreement contained within this contract, and furnish a copy of the Hold Harmless Agreement to the insurance agent and carrier.

The vendor will obtain and maintain contractual liability insurance in adequate limits for the sole purpose of protecting the FSA under the Hold Harmless Agreement from any and all claims arising out of this contractual operation.

The vendor will secure and maintain policies of third party suppliers. All policies shall be made available to the FSA upon demand. Compliance by the vendor and all third party suppliers with the foregoing requirements as to carrying insurance and furnishing copies of the insurance policies shall not relieve the vendor and all third party suppliers of their liabilities and obligations under any section or provisions of this contract. Vendor shall be as fully responsible to the FSA for the acts and omissions of the third party suppliers and of persons employed by them as he is for acts and omissions of persons directly employed by the vendor.

Insurance coverage required in this contract shall be in force throughout the contract term. The required Insurance Checklist summarizes the bidder's insurance obligations, if awarded.

The FSA can request and the vendor shall furnish proof of insurance within seven calendar days of receipt of the written request from FSA. Should the vendor fail to provide acceptable evidence of current insurance during the contract term, the FSA shall have the right to consider the contract breached and justifying the termination thereof.

If bidder does not meet the insurance requirements; the FSA may consider alternate insurance coverage.

2.04 SPECIFICATIONS

All units covered by this Contract and the specifications shall be the manufacturer's current basic production model, and shall, as a minimum, be equipped with ***all*** standard factory equipment in accordance with the manufacturer's latest literature unless otherwise noted in the bid document. If awarded, bidders must supply a unit that either meets or exceeds all the requirements included in the applicable detailed specifications.

The bid specifications are contained on the FSA bid system. The FSA base specifications are incorporated in this document by reference.

All bidders will be required to provide information requested on the FSA bid system or may have their bid rejected.

All vehicles, equipment, and options provided must be designed, constructed, and installed to be fully suitable for their intended use and service.

2.05 FIXED PRICES

If the bidder is awarded a contract under this Invitation to Bid, the prices quoted by the bidder at the time of bid submission shall remain fixed and firm during the term of this contract, unless otherwise addressed in a contract extension or price adjustment as provided in this Contract.

2.06 DISCOUNTS

Discounts listed in heavy vehicle and heavy equipment bids shall be below Manufacturer's Standard Retail Pricing (MSRP) or manufacturers published list price for any vehicle, equipment and options.

The vendor has the authority to offer additional discounts based on quantity, as well as additional manufacturer or vendor discounts.

Discount ranges are not permissible. Discounts must be a whole, positive percentage with no decimal place (e.g. 10%).

2.07 SEALED BIDS

For purposes of this solicitation, a sealed bid is considered a bid submitted using VendorLink.

2.08 EXCEPTIONS, OMISSION AND ERRORS

Any exceptions, deviations, or contingencies a bidder may have to specifications or Contract Conditions, Section 3.0 of this document, must be documented in bidder's submission. Exceptions to the specifications at the time of the bid submission shall reference the specification or item number and a written explanation for the request for exception. At FSA's discretion, exceptions, deviations, or contingencies to the specifications or Contract Conditions stipulated by the bidder may result in disqualification of a bidder's submission.

Specifications are based on the most current manufacturer literature available. Bidders should immediately notify the FSA of any inaccuracies in the specifications or required submittal documents. All notifications of inaccuracies must be in writing and timely submitted.

Failure of a bidder to comply with these provisions will result in bidders being held responsible for all costs required to bring the vehicle into compliance with the contract specifications.

Exceptions, deviations or contingencies to the General Conditions or Bidder Instructions, other than those determined to constitute minor irregularities and waived by the FSA pursuant to Section 2.26, may be cause for the rejection of a bidder's submission.

2.09 MISTAKES

Bidders are expected to examine the specifications, delivery schedules, bid prices and all information pertaining to servicing this contract before submitting a bid. Failure to do so will be at the bidder's risk.

2.10 EQUIVALENTS

Bidders must first request approval from the FSA before submitting a bid that includes an equivalent that will supplement an item on the base specification. The FSA will determine whether the proposed equivalent is equal to or exceeds the quality, design and construction than the intended replacement item in the base specification.

Bidders must provide the manufacturer name and model number (or product identifier) of each equivalent when seeking approval. Complete, descriptive, technical literature should demonstrate that the equivalent conforms with specific replacement item.

If the equivalent is approved, the bidder must include the supporting material in the bid submission. Bids will not be considered without this information. If a bid uses equivalents without prior approval, the bid will be deemed nonresponsive.

Vendors offering alternate makes and manufacturers of vehicles or equipment that are not specifically identified in the bid, cannot publish or offer the unapproved equivalents. Offerings of this nature will cause the bid to be rejected. If such offerings are identified after the award has been granted, the offerings, specification or entire award can be removed by the FSA.

When selling equivalents, vendors must disclose to the purchaser that an approved equivalent is being offered.

2.11 MANDATORY PRE-BID MEETING

Prospective bidders are required to attend or participate in the **mandatory** Pre-Bid Meeting in accordance with FSA requirements. The Pre-Bid Meeting is designed for vendors, the Fleet Advisory Committee and the FSA to meet in person to clarify questions on the terms and conditions and to confirm all base specifications are correct.

Bidders have the opportunity to suggest technical modifications or corrections before the specifications are finalized Questions relating to the specifications, the bid process, or award can be asked at the Pre-Bid Meeting.

FSA reserves the right to grant attendance exceptions to the mandatory meeting if the bidder has requested authorization, signs a memo of understanding to agree to meet all the terms and conditions without exception and further waives their right to protest the bid process in its entirety or any portion thereof.

2.12 QUALIFICATION

Prospective bidders are required to complete the qualification forms by the date listed on the Bid Calendar. A bidder becomes a qualified bidder if they comply with this section and Section 2.10, Mandatory Pre-Bid Meeting.

Qualification forms include:

- Drug-Free Workplace Form
- Insurance Checklist
- Manufacturer Authorization Form for each manufacturer bid for Contract FSA20-VEH18.0 and FSA 20-EQU18.0
- Manufacturer Authorization Forms are **not** required for Contract FSA20-VEL28.0
- Emergency Vehicle Technician (EVT) Certification, if bidder is offering emergency lighting and sirens
- Qualified Bidder documentation, as required in Section 2.01

The qualification forms are located on the bid system.

2.13 PRICES QUOTED

Prices submitted as indicated in the sealed bid are final. Bidders acknowledge that prices quoted will be valid for a period of sixty (60) calendar days from the date of bid opening. Each specification, make, and model must be priced and bid separately.

Prices quoted in the bid submission should reflect the final amount the bidder can expect to receive for payment for the specifications bid for the duration of the contract award, unless otherwise addressed by a contract extension or price adjustment as provided in the contract. These prices must be inclusive of all of the components included in the base specification.

Prices bid, including options, must include the administrative fee FSA charges to administer the contract, as outlined in Section 3.28.

Prices must be Free On Board (FOB) destination.

Once awarded, the vendor has the authority to offer discounts for prompt payment. Cash or quantity discounts offered will not be a consideration in determination of award of the bid.

2.14 OPTION PRICING

The bidder shall offer discount below Manufacturer's Standard Retail Pricing (MSRP) or manufacturers published list price for any factory options included in the bid submission and quotes to purchasers, if awarded. FSA requests vendors include most frequently purchased scheduled, factory and aftermarket options in the bid.

Options are intended to add or delete equipment or features from the base specification. Options can provide an upgrade or downgrade to a manufacturer's model, such as a slightly different engine size or horsepower, and should not be made available for purchase separate from the base vehicle or equipment. Bidders shall NOT use options to create a vehicle or equipment that is entirely different than the FSA base specification or are available as another specification bid on this ITB.

Bidder must use proper factory codes for all factory options. Options available through the factory may be bid and supplied to purchaser as "factory" options, unless otherwise requested in writing by the purchaser.

The FSA has the discretion to disqualify bidders if the option pricing is excessive or if options listed are not available for the item bid.

Option pricing will include all costs of labor associated with the option and cost of labor should not be listed separately within the bid. Section 2.15 contains specific instructions and exceptions for emergency lights and sirens.

If a bidder will offer registration and title services as a fee for service, the bidder must include the administrative fee as a separate option (i.e. line item) for each item bid, see Section 3.23 for additional details. Government imposed fees should not be included in this option pricing.

No other additional charges or fees are admissible.

For purposes of this bid, Emergency Lights and Sirens will require a separate pricing sheet upload in the bid system. See Section 2.14 for details on emergency lights and sirens.

If options are not available as a stand alone option, the bidder must indicate in their bid submission any option requiring the purchase of other options, and also indicate options that are a part or dependent of another option. Factory package options are allowable under this contract. Factory package options must be included in the options within the bid document and detailed specifically as to what components the package includes.

When calculating the price for a manufacturer's option requested in this bid that is not listed as an option in the manufacturer's order guide (i.e. model or engine upgrade), the bidder must calculate the option price as the net difference between vendor cost on the representative base vehicle and the total MSRP of the requested option modifying the vehicle. A bidder may bid less than this price, but at no time charge more than the calculation provided here.

The use of options to facilitate the sale of an alternate manufacturer's product which is outside the scope of the written base specification will be determined nonresponsive and the bid will be rejected in whole or part by the FSA.

Example: Bidder CANNOT include option upgrades that result in the selling of a vehicle or truck on one specification that is offered as a separate specification in the bid solicitation. For example, a Vendor who is awarded the bid for 25,500 lb. GVWR Cab & Chassis cannot upgrade this item through an add option to a 30,000 lb. GVWR Cab & Chassis in order to circumvent the bid award winner for the 30,000 lb. GVWR Cab & Chassis.

Purchasers are encouraged to negotiate option pricing with vendors. Discounts can be provided beyond option prices listed in the contract. The additional discounts for each add option shall be decided by the vendor.

Option Upload

The bid system will accept option information from bidders through a .pdf file upload. The option information required for the bid submission of the options under each bid specification number include:

- Bid Item number (FSA item specification number)
- Order code (Manufacturer order code)
- Description
- Price

The options will correspond to the specification or item number. Multiple options may be listed for each each specification or item number bid. Therefore, bidders that do not indicate the correct item number with the option information bid will not have options displayed for the item bid. If option pricing is not uploaded correctly, FSA may require bidders to correct the formatting of the options, but pricing may not be modified. Failure of the bidder to make corrections may cause the bid to be rejected.

If the bidder wishes to offer credit to the purchaser for an option that is standard on the FSA base specification, the bidder should include the word "Credit" at the beginning of the description, and continue to describe the option being credited. For example, "Credit: one key fob" that corresponds with the price the bidder will credit the purchaser.

2.15 EMERGENCY LIGHTS AND SIRENS

Under Florida Statute 316.003(1), authorized emergency vehicles are defined as:

> Vehicles of the fire department (fire patrol), police vehicles, and such ambulances and emergency vehicles of municipal departments, public service corporations operated by private corporations, the Fish and Wildlife Conservation Commission, the Department of Environmental Protection, the Department of Health, the Department of Transportation, and the Department of Corrections as are designated or authorized by their respective department or the chief of police of an incorporated city or any sheriff of any of the various counties.

Bidders that will provide or contract to provide emergency light and siren installation must also submit Emergency Vehicle Technician Certifications for the individuals working for the bidder or the designated third-party supplier who will perform the installation. FSA reserves the right to accept certifications up and until final award.

Vendors that will install emergency lights and sirens are required to provide and install products that are Society of Automotive Engineers (SAE) certified. SAE Certifications must include Class 1, Class 2 and Class 3

in order to be eligible for participation in the Contract. If a lighting or siren product installed on an emergency vehicle is not SAE Certified, the vendor can be found in default of the Contract.

Prices submitted for emergency lights and sirens shall include all applicable government imposed fees.

Labor may be charged for the installation of emergency lights and sirens. Labor rates must be disclosed as part of the bid submission.

For vehicles that are manufacturered with emergency lights and sirens, including motorcycles, bidders may not charge for labor, emergency lights or sirens that come from the factory equipped with these features as standard equipment.

Bid Submission of Emergency Lights and Sirens
Bidders will be asked to provide pricing for emergency lights and sirens by submitting a pricing sheet. The bid system will receive pricing through a standardized Excel file. The pricing sheet will include:

- Group
- Order code
- Description
- Price (part only)
- Labor hours
- Labor cost per hour

2.16 SUBMITTAL OF BID

Bidders are required to submit a bid using the FSA bid system, VendorLink. Bid submissions include pricing for the base specification, option descriptions and pricing, and any applicable lighting/siren pricing, as well as all other required documentation.

The bid must be received by the date and time specified on the Bid Calendar. Failure to meet all submission requirements by the date indicated on the Bid Calendar will result in rejection of the bid.

Bid System: VendorLink
Bidders must submit their bid electronically using the on the FSA bid system, which is located at https://www.myvendorlink.com. Bids not submitted within VendorLink will be rejected. Bidders are encouraged to participate in training provided for Vendorlink.

User names and passwords will be issued to qualified after registering in the bid system, qualified bidders will be invited to bid.

Prices are to be rounded to the nearest whole dollar (i.e. $10, not $10.05). The bid system allows for cents, however the bid evaluation is based on the whole dollar. If a bidder submits bid pricing using cents, the following formula will be applied:

- $.01-.49 will be rounded down to the prior dollar bid (e.g. $50.49 = $50)
- $.50-.99 will be rounded to the next dollar (e.g. $50.50 =$51)

Bid Submission
To ensure correct bid submittal and formatting, Bidders shall:

1. Submit bid electronically through the FSA bid system, VendorLink, for the applicable bid.

2. Input bid price in the bid system price field within each specification being bid.
3. Upload files only in MS Word (.doc or .docx), Excel (.xls or .xlsx), and PowerPoint (.ppt or .pptx); Adobe Portable Document Format (.pdf); or Compressed File (ZIP) formats.
4. Enable printing on files submitted.
5. Separate and identify each part of the submission (i.e. document type, form type, content type) with a divider/separation page.)
6. Bids must be input into the standardized format in VendorLink.
7. Contact VendorLink technical support at support@evendorlink.com, if technical difficulties arise during bid submission.
8. Follow all instructions outlined in this Invitation to Bid and provide all requested information.

The bid submitted in VendorLink shall include the following documents:

- Executed Contract Signature Page
- Build sheet in a single merged .pdf document for each item bid as prescribed in the FSA bid system.
    - A build sheet is a document from the bidder or manufacturer that confirms that the vehicle or equipment bid matches the FSA base specification. If using the manufacturer's print-out, the document shall include the FSA bid specification item number, and indicate the manufacturer's base model code and display the standard equipment required to provide the base vehicle or equipment as outlined in the FSA base specification. For example, manufacturer print-outs can include Ford – Dora, General Motors – GM Autobook. Carbook Pro build sheets are acceptable. If vendor-installed aftermarket components are used to meet the base specification and these components must be identified on the build sheet. Build sheets for each item bid must be complied into a single .pdf document. Build sheets should be in numerical order by specification, clearly identifiable by specification or item number, and include model name and number. If FSA cannot determine which specification the build sheet is for, the item bid can be rejected as nonresponsive.
- Option pricing required as a single merged .pdf document as prescribed in the FSA bid system.
- Pricing Sheet for Emergency Vehicle Lights and Sirens, if applicable.
- Emergency Vehicle Technician Certifications, if applicable.
- Service Standard Plan, Section 2.02, if applicable.
- Any requested equivalents, Section 2.10, or exceptions, Section 2.08.
- Certificates of Insurance, as applicable for policies in existence at the time of bid submission

FSA may ask awarded bidders to supply one hard copy set with original, written signatures and original compliance forms, prior to the contract execution. Hard copy bids should not be submitted unless specifically requested by FSA.

2.17 ZONE BIDDING

Bidders are allowed to bid in one or more geographic zones. The zone map is included in Appendix B. A space is provided for the bidder to indicate pricing for each zone. The bidder only submits a bid for each zone if pricing is provided for each zone.

2.18 EXECUTION OF BID

By submitting a response to this Invitation to Bid, the bidder agrees to the terms and conditions of this contract and to be bound by such terms and conditions if selected for award. The bidder must submit the Contract Signature Page with the signature of an authorized representative no later than the date of the final award.

2.19 MODIFICATION OR WITHDRAWALS OF BIDS

A bidder may submit a modified bid to replace all or any portion of a previously submitted bid until the due date and time listed in the Bid Calendar. Modifications received after the bid due date and time will not be considered.

Bids can be withdrawn in writing prior to the contract award. If a bidder believes that the bidder must withdraw the bid, the bidder must contact FSA immediately. Bid withdrawals are handled on a case by case basis, and can result in a limitation of participation in future bids.

2.20 LATE BIDS

The responsibility for submitting a bid before the stated due date and time on the bid calendar is solely and strictly the responsibility of the bidder. The FSA is not responsible for delays caused by technical problems, any internet outages or delays incurred by electronic delivery, or any other occurrence. Any reference to time will be based on Eastern Time.

2.21 BID OPENING

Bids shall be opened on the date and time specified on the Bid Calendar. The bid opening will occur at the Florida Sheriffs Association, 2617 Mahan Drive, Tallahassee, Florida.

FSA shall read the bidder name and verify that the bidder successfully input the bid within the timeframe prescribed for bid submission in the Bid Calendar.

2.22 DETERMINATION OF RESPONSIVENESS

Determination of responsiveness will take place at the time of bid opening and evaluation. In order to be deemed a responsive bidder, the bid must conform in all material respects to the requirements stated in the Contract. As set forth in section 2.27, FSA reserves the right to waive or allow a vendor to correct minor irregularities.

2.23 RESPONSIBLE BIDDER CRITERIA

Bids will be evaluated to determine if eligibility and contract requirements are met. Responses that do not meet all requirements of this Invitation to Bid or fail to provide all required information, documents or materials may be rejected as nonresponsive.

Bidders whose responses, past performance, or current status do not reflect the capability, integrity, or reliability to fully and in good faith perform the requirements of the Contract may be rejected as non-responsible. In determining a responsible bidder, the following factors may be considered:

- Adequacy of facilities, staffing, and financial resources;
- Previous experience with FSA contract or other similar government contracts;
- Ability to provide excellent customer service, including previous FSA contracts;
- Any other information relevant to the responsibility of a vendor that FSA is aware of.

In addition to the requirements of Section 2.01, FSA reserves the right to request staffing, performance and financial information from any bidder during the evaluation process if FSA determines this information is necessary to award the bid.

FSA reserves the right to determine which responses meet the requirements, specifications, terms and conditions of the solicitation, and which bidders are responsive and responsible.

FSA further reserves the right to limit participation of bidders who, in FSA's sole discretion, are determined to present responsibility concerns that call into question the bidder's ability to perform but that do not rise to the level of requiring rejection of the bidder as nonresponsible.

2.24 BASIS FOR AWARD

The FSA shall make awards to the lowest bidder by specification, by manufacturer and by zone to bidders deemed to be responsive and responsible. Awards may also be made to the second and third lowest bidders by specification, by manufacturer and by zone, if applicable and determined to be in the best interest of the FSA and the purchaser.

The Fleet Advisory Committee serves as the initial review for bid submissions. The Fleet Advisory Committee's review is submitted to the FSA for final evaluation and determination of award.

The options in the bid shall be for informational purposes only and will not serve as a basis for bid protest. However, the FSA has the discretion to consider option pricing in making the award if doing so would be in the best interests of the FSA or the purchaser.

FSA reserves the right to accept or reject any and all bids, and to waive any minor irregularity, technicality or omission if it determines that doing so will serve the purchaser's best interest.

2.25 FIRM BID

Bidder warrants by virtue of bidding it is submitting a firm bid and the prices quoted in their bid response will be good for an evaluation period of sixty (60) calendar days from the date of bid opening, and if awarded through the duration of the contract unless otherwise addressed by a contract extension or price adjustment as provided in this contract.

By virtue of the bid submission, bidder acknowledges its obligation to sell vehicles and equipment in all zones for which it is awarded. Failure of the bidder to comply with these requirements may result in the imposition of liquidated damages of up to $1,000 per vehicle or equipment, which amount the vendor

agrees is reasonable, or probation, suspension, termination or a combination thereof from current and future bids at the FSA's discretion.

2.26 BID TABULATIONS

The Bid Tabulation report will be posted on the FSA Cooperative Purchasing Program website after the bid submission closes as indicated in the Bid Calendar. https://www.flsheriffs.org/law-enforcement-programs/cooperative-purchasing-program/dealers-only.

If there is a delay in posting the bid tabulation results, FSA will post a notice of the delay and a revised date for posting of results.

2.27 MINOR IRREGULARITIES/RIGHT TO REJECT

The FSA has the right to accept or reject any and all bids, or separate portions thereof, and to waive any minor irregularity, technicality or omission if the FSA determines that doing so will serve its best interest or the best interest of the purchasers. A minor irregularity is a variation from the terms and conditions of this procurement that does not affect the price of the bid or give the bidder a substantial advantage over other bidders and thereby restrict or stifle competition and does not adversely impact the interests of the FSA or the purchasers. At its option, the FSA may allow a bidder to correct minor irregularities but is under no obligation to do so. In doing so, the FSA may request a bidder to provide clarifying information or additional materials to correct the irregularity. However, the FSA will not request and a bidder may not provide the FSA with additional materials that affect the price of the bid, or give the bidder an advantage or benefit not enjoyed by other bidders.

The FSA may also reject any bids not submitted in the manner specified in this document.

2.28 CONE OF SILENCE

This Invitation to Bid is subject to the Cone of Silence that begins the date the bid submission opens through the bid award date and effective date of the awarded contract as indicated in the Bid Calendar. During this period all communications regarding this solicitation between FSA and Bidder will cease, except for procedural questions, questions regarding problems incurred in the use of the the bid system, or communications initiated by the FSA. All permitted communications during this period shall be made in writing to the procurement contacts identified in Section 1.01 of this Invitation to Bid.

FSA is not responsible for bidder's improper use of the bid system. Exceptions will be granted to this section should any bid system malfunctions occur.

3.0 CONTRACT CONDITIONS

3.01 GENERAL REQUIREMENTS

Once the bid has been awarded, the terms and conditions of this document become the Contract between the FSA and the awarded vendor.

The terms and conditions apply to all vehicles and equipment purchased from this contract.

3.02 STATEMENT OF AUTHORITY

Each person signing the Contract warrants that he/she is duly authorized to do so and binds the respective party to the Contract.

3.03 VENDOR CONTACT INFORMATION

The vendor will maintain current contact information with FSA at all times.

If a change occurs during the contract, the vendor must notify FSA immediately. The Vendor Change Document must be completed, signed by an authorized representative and submitted via e-mail to CPP@flsheriffs.org.

A sample Vendor Change Document can be found in Appendix A and on the FSA website.

3.04 OPTION TO RENEW & PRICE ADJUSTMENT

Renewal Option
The contract may be renewed by mutual agreement, initiated at the discretion of the FSA, for up to two (2) additional years, on a year to year basis. The FSA reserves the right to in its sole discretion elect to renew the contract in whole or in part.

In the event that the contract is held beyond the term provided herein, it shall be on a month-to-month basis only and shall not constitute an implied renewal of the contract. Such a month-to-month extension shall be upon the same terms of the contract and at the compensation and payment provided herein.

Price Adjustment
On an annual basis during the contract term, the FSA may consider a price adjustment due to changes in the Producer Price Index (PPI) as published by the U.S. Department of Labor, Bureau of Labor Statistics, as a result of any changes to national or state standards that require substantial cost adjustments, significant manufacturer changes to the production of and specification design, or in the event of material changes in tariffs that result in cost increases of 15% or more.

The price adjustment request may be considered and implemented by FSA on an annual basis during the initial term, or upon the completion of the initial term or a 12-month renewal period. Price adjustments will be implemented upon request from a vendor or in the event that the FSA determines in its sole discretion that such a price adjustment is warranted.

Prices may be increased or decreased by the percentage change reflected in the nationally published PPI. FSA shall determine the PPI based on the most recent published PPI initiated at the time of renewal that best reflects adjustments to the economy over the previous 12 months.

In the event of changes to national or state standards, the vendor must present verifiable changes in cost to FSA. The FSA will consider the cost changes and will make a final determination on the change in price.

In cases where manufacturers have significant changes to production and specification design to an awarded item, FSA will consider certified manufacturer price changes and may allow price adjustments to reflect such changes in price from the manufacturer to the awarded vendor.

For any vendor-initiated price adjustment to commence on the first day of the renewed contract term, extension or the end of a 12-month period, the vendor's request or adjustment should be submitted one hundred and twenty (120) calendar days prior to expiration of the then current contract, extension or 12-month period. The vendor-initiated price adjustment request must clearly substantiate the reasons for the requested increase. If no request is received from the vendor, the FSA will assume that the vendor has agreed that the optional term may be exercised without pricing adjustment. Any adjustment request received after the commencement of a new option period will not be considered.

The FSA reserves the right to accept the renewal adjustment or to allow the contract to fully or partially terminate and readvertise for bids, whichever is in the best interest of the FSA.

3.05 ADDITIONS AND DELETIONS

The FSA reserves the right to add or delete any items from this bid or resulting contract when deemed to be in the best interest of FSA and the participating purchasers.

FSA reserves the right to remove, discontinue or suspend the sale or offering of any product within the Invitation to Bid document or existing contract, at its discretion.

This decision to take action may be based upon and not limited to:

- Few or no sales;
- Product recalls and other safety issues;
- Vendor/Manufacturer performance; or
- Lack of relevance of products.

3.06 EQUITABLE ADJUSTMENT

The FSA may make an equitable adjustment to the contract terms or pricing at its discretion.

3.07 CONDITIONS

It is understood and agreed that any item offered or shipped as a result of this bid shall be the most current model offered, i.e. the most current production model at the time of this bid.

3.08 PRODUCTION CUTOFF

Vendor shall notify the FSA in writing no less than sixty (60) calendar days prior to the close of final order date by the manufacturer when the final order date is during the term of the contract. Notification shall be provided in writing.

Purchase orders received by the vendor ten (10) business days prior to the final order date must be accepted and entered into the order system with the manufacturer.

If a purchase order has been timely received by the vendor or the manufacturer, and the manufacturer fails to produce or deliver the production year vehicle, the vendor must provide the next year's equivalent model at current contract prices.

Purchase orders issued and received after the production cutoff date will be subject to availability. In this case, the vendor and manufacturer have the discretion whether to choose to provide next year's model at current year's prices until the end of the contract term.

If the manufacturer cutoff date is during the term of the contract and will affect the purchaser's ability to obtain the specifications, FSA may consider substitutions from the same manufacturer.

3.09 FACILITIES

The FSA reserves the right to inspect the vendor's facilities at any time with prior notice.

3.10 SUBSTITUTIONS

The FSA or purchasers will NOT accept substitutes of any kind. Vendors are expected to furnish the brand quoted in the bid once awarded. Any substitutes will be returned at the vendor's expense. Delivery of substitutes and the delay in supplying the correct specification can be deemed grounds for termination for default.

3.11 POLICE RATED VEHICLES & MOTORCYCLES

Vehicles in this category have been reviewed by one or more of the nationally recognized authorities on Police Vehicle Testing Program/Evaluation.

These evaluations are not designed to recommend a particular product, but to serve as a resource for vehicles which are currently being offered for law enforcement service. To see the full detailed report click or copy the links below.

The importance with which each individual phase is weighted in these evaluations is a subjective decision which should be made by each agency based upon that agency's needs.

For the purposes of this bid, the following are recognized authorities:

State of Michigan, Department of State Police and Department of Technology, Management and Budget Police Vehicle Evaluation Program

https://www.michigan.gov/documents/msp/2019MYPoliceVehicleEvaluationTestBook_639203_7.pdf

Los Angeles County Sheriff's Department Law Enforcement Vehicle Test and Evaluation Program Vehicles:
https://www.lasd.org/pdfjs/web/viewer.html?file=VehicleTestBooklet.pdf

Motorcycles:
https://www.lasd.org/pdf/2017_MotorcycleTestBooklet12192017.pdf

3.12 SPECIAL SERVICE VEHICLES

Vehicles in this category in some cases have been reviewed by one or more of the nationally recognized authorities on Police Vehicle Testing Program/Evaluation. These vehicles are labeled as Special Service Vehicle (SSV) and often used in public safety applications and other areas of government. Refer to manufactures published information for detailed information regarding these vehicles.

3.13 CAB AND CHASSIS PURCHASES

Cab and Chassis can be purchased from the vendor without any required additional fitting by the vendor. If an incomplete chassis is sold to an agency, then the vendor is not responsible for the tag and title. Vendors are responsible for tag and title work if the chassis is completed by the vendor or the vendor's contracted third party supplier.

FSA highly recommends that all upfitting of cab and chassis be performed by vendors who are licensed and certified to perform such work to avoid unnecessary exposure to future liability.

The requirements of Florida Statute 319.21 related to the manufacturer statement of origin apply to cab and chassis purchases.

3.14 FACTORY INSTALLED

All options specified as factory installed are to be installed on the vehicle at the primary site of assembly and is to be the manufacturer's standard assembly-line product. No aftermarket and no vendor-installed equipment will be accepted as factory installed. Vendors found supplying aftermarket or vendor-installed equipment where factory installed are specified may be required to retrieve all delivered vehicles and reorder new vehicles meeting the specifications.

All factory ordered options are to be original equipment manufacturer (OEM) and factory installed unless otherwise noted by the vendor and acknowledged in writing by the purchaser. Verbal agreements will not be recognized.

Aftermarket parts, modifications, and factory produced parts and components ordered and installed by a vendor that do not meet the requirements of factory installed components, will be rejected for noncompliance with the requirements of the specification.

In the event that a component that does not meet the specifications is found installed on a vehicle before or after the vehicle has been accepted by the purchaser, the vendor shall be required to replace the vehicle

with a vehicle that meets the required specifications, including factory installed components. In the alternative, the purchaser shall decide whether they will accept vendor installed components.

3.15 VENDOR INSTALLED OPTIONS

All vendor-installed accessories or options shall be installed according to the manufacturer's specifications. Examples include, but are not limited to a roll bar, trailer hitch, etc.

All such accessories must be manufactured by an established manufacturer of the product provided. Vendor is required to disclose Make and Model of product being offered and the location, design, and model must be approved by the purchaser prior to installation. Prior to any purchase, the vendor must also disclose the warranty of any item that is less than or exceeds the factory vehicle or equipment warranty coverage.

A vendor that employs a third-party supplier or subcontracts technicians to install emergency equipment on vehicles purchased on this contract is required to utilize technicians that are certified in Law Enforcement Vehicle Installation through EVT Certification Commission, Inc. or an approved equivalent.

The FSA may at any time during the contract period request proof of the required certification.

Any vendor that violates this provision will be considered in default of the contract. FSA may terminate the contract in accordance with Section 1.45 of this Invitation to Bid.

3.16 NON-SCHEDULED OPTIONS

FSA requests vendors include most frequently purchased scheduled, factory and aftermarket options in the bid document. If a purchaser requests a non-scheduled option that is not included in the bid document, the vendor may provide this non-scheduled option. The purchaser has the opportunity to request the vendor's discount pricing for any non-scheduled options during the quote process. At no time should the non-scheduled option exceed MSRP or Published List Price.

Non-scheduled options should be listed as a separate line item and noted on the purchase order to include the price. All non-scheduled options are covered under these terms and conditions.

3.17 FORCE MAJEURE

A vendor shall not be penalized for a delay resulting from the vendor's failure to comply with delivery requirements if neither the fault nor the negligence of the vendor or its employees contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond the vendor's control, or for any of the foregoing that third party suppliers if no alternate source of supply is available to the vendor.

3.18 DELIVERY TIME

Vendors shall specify the estimated delivery time in calendar days for each item. The purchaser should consult the vendor regarding vehicle production schedules. Delivery shall be within the normal working hours of the user, Monday through Friday, excluding holidays.

3.19 ORDER

The vendor shall submit a copy of the purchase order to the FSA within 15 calendar days of receipt from the purchaser.

To initiate a purchase, a purchaser issues a purchase order to the vendor, which shall include:

- The contract number and title,
- Specification number,
- Purchaser's federal identification number, and
- Name, phone number and email address for the point of contact at the purchasingagency.

Delivery or due dates should be discussed with the vendor at the time the quote is provided to the purchaser, or if no quote is provided, when the purchase order is delivered to the vendor. It is important to note that vendors do not have any control over production delays in schedules from the manufacturer.

While it is recommended that an agency purchase from the zone which is closest to their location, it is not mandatory to do so. If the purchaser determines that a vendor in another zone can better serve the purchaser's needs, the purchaser may order from a vendor in another zone. Vendors that provide vehicles or equipment outside of an awarded zone may upon mutual agreement between the vendor and the purchaser charge a delivery fee.

The purchaser should forward an executed copy of the purchase order to the FSA at the same time the purchase order is sent to the vendor. Emails or hard copies are acceptable. Emails can be sent to coop@flsheriffs.org.

If a vendor receives a purchase order for a specification for which they were not awarded, the vendor must notify the purchaser and return the purchase order to the purchaser within three (3) business days.

All vehicles ordered prior to production cut off and in accordance with the contract shall be supplied in the manufacturer's next model run of that class vehicle even if it requires supplying a later model at the original bid prices.

Vendor shall place the order with the manufacturer within 10 business days of receipt of the purchase order. The vendor shall assure that all orders are placed in full compliance with the specifications and the terms and conditions of the Contract and the purchase order.

It is the vendor's responsibility to ensure that the vehicle or equipment ordered by the purchaser is fully compatible with all ordered options and that the vehicle complies with all applicable manufacturer and industry standards. The vendor's acceptance of a purchaser's order will indicate that the vendor agrees to deliver a vehicle that will be fully compatible with all of its options.

Any changes that are required to bring a vehicle or equipment into compliance with the various options due to an incorrect order will be accomplished at the vendor's expense.

A Confirmation of Order form shall be completed by the vendor and returned to the purchaser 14 calendar days from receipt of purchase order without notification by the purchaser. An example Confirmation of Order form is included in Appendix C.

Any additional information needed to complete this form should be obtained from the purchaser. The form may be modified to accommodate each purchaser as necessary.

3.20 VEHICLE AND EQUIPMENT DELIVERY

At a minimum, pre-delivery service shall include the following:

- Standard Vendor and Manufacturer protocol for new vehicle and equipment delivery;
- Cleaning of vehicle and equipment, if necessary, and removal of all unnecessary tags, stickers, or papers (window price sticker or supplied line sheet shall remain);
- Speedometer must be correct regardless of the tires provided by the vehicle manufacturer or axle ratio furnished;
- Verification that the hour meter does not exceed five (5) hours for equipment;
- Owner's manual and warranty manual to accompany each vehicle and equipment; and
- MSRP list sheet (window sticker) MUST be in the vehicle when it is delivered to the purchaser. Vehicles that are missing this form, or have forms that have been altered will not be accepted. Build sheets, or documentation that verifies what components are included on the equipment being delivered, must be provided for equipment.

The vendor shall be responsible for delivering vehicles and equipment that are properly serviced, clean and in first class operating condition.

Vendor shall complete delivery of the vehicle and equipment to the purchaser within fourteen (14) calendar days of receipt of the vehicle from the manufacturer or equipment supplier. This deadline shall not apply to vehicles originating as an incomplete chassis.

Receipt of a vehicle or equipment by the vendor is defined as acceptance of the vehicle or equipment from a common carrier at the vendor's place of business or any third party's place of business.

Deliveries of less than 350 miles may be accomplished by driving the vehicle. Any delivery accomplished by driving the vehicle must be supervised and the driver must comply with manufacturer's break-in requirements and all applicable traffic laws. Any delivery accomplished by driving a police rated vehicle must use an "OUT OF SERVICE" cover on light bars.

All deliveries in excess of 350 miles shall be made by transport, or otherwise approved by the purchasing agency. However, this requirement shall not apply to incomplete chassis. The purchaser has the option to reject a vehicle with more than 350 odometer miles, or may deduct $0.51 cents per mile in excess of 350 miles from the invoice, unless distance above 350 miles was previously approved by the purchaser. This requirement also applies to redelivery of vehicles that were rejected upon initial delivery. Equipment with more than five (5) hours on the hour meter may be rejected by the purchaser or the purchaser may choose to negotiate a lower purchase price when the unit exceeds five hours.

All warranties shall begin at the time of delivery to the purchaser. The purchaser's warranty should not be active for incomplete vehicles or equipment and vehicles or equipment delivered to a third-party supplier before final delivery.

Vendor shall notify the purchaser no less than twenty four (24) hours prior to delivery of the time and location, which shall reflect the mutually agreed upon delivery details. Transport deliveries must be unloaded and inspected by purchaser. Deliveries not complying with these requirements may be rejected and will have to be redelivered at vendor's expense.

All vehicles or equipment with fuel tanks of thirty-five (35) gallons or less must contain no less than one quarter (1/4) tank of fuel as indicated by the fuel gauge at the time of delivery. For vehicles and equipment that have more than thirty-five (35) gallons, a minimum of one eighth (1/8) of a tank of fuel must be provided.

3.21 INSPECTION AND ACCEPTANCE

It is the responsibility of the purchaser to inspect a vehicle or equipment for any damages.

Each purchaser shall make a good faith effort to inspect the vehicles or equipment before or at the time of delivery for acceptance. One (1) day is the suggested period for inspection. However, if reasonable accommodations for inspection cannot be made upon delivery, the purchaser may have up to three (3) business days to inspect the vehicle or equipment for acceptance.

Inspection and acceptance will be at the purchaser's destination unless otherwise previously agreed upon location was provided in the purchase order.

It is the purchaser's responsibility to thoroughly inspect each vehicle and equipment prior to acceptance. Copies of the bid specifications and purchase order will be delivered with the vehicle. Purchasers are to inspect the vehicle and equipment and compare bid specifications, purchase order and manufacturer's window sticker or manufacturer's invoice to ensure vehicle or equipment meets or exceeds the requirements of the bid specifications and the submitted purchase order. Purchasers should inspect the vehicle and equipment for physical damage.

Delivery of a vehicle or equipment to a purchaser does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be given only after a thorough inspection indicates that the vehicle and equipment meet contract specifications and the requirements listed below.

Should the delivered vehicle differ in any respect from specifications, payment can be withheld until such time as the vendor completes the necessary corrective action.

Units shall be delivered with each of the following documents completed or included:

1. Copy of Customer's Purchase Order
2. Copy of the applicable Vehicle or equipment specification
3. Copy of Manufacturer's Invoice or Window Sticker for vehicles (prices may be deleted from the manufacturer's invoice); or a Build sheet, or documentation that verifies what components are included on the equipment being delivered, for equipment
4. Copy of Pre-Delivery Service Report
5. Warranty Certification

6. Owner's manual
7. If the vendor does not provide the tag and title, then the DHSMV 82040 (*Application for Certificate of Title and/or Vehicle Registration)* which requires a signature of authorized representative.

Deliveries that do not include the above items will be considered incomplete and can be refused.

3.22 REGISTRATION, TAG AND TITLE

Costs of registration, tag and title shall not exceed the statutory rates. FSA administrative fee does not apply to tag and title work.

Title items shall be the responsibility of the vendor. If the purchaser is a government agency, the purchaser has the right to choose to register and title the vehicle or equipment.

Reasonable administrative costs for registration and title services, including obtaining temporary tags, tag transfers, and new tags are permitted. All costs associated with obtaining, filing and shipping of tags shall be listed as an option during the bid submission for each item bid. Administrative costs can include convenience fees, cost reimbursements for filing, obtaining or delivery of tags, or any costs over the original purchase price of the registration and title. Administrative costs for registration and titling can be negotiated between the purchaser and the vendor.

3.23 INVOICING AND PAYMENTS

Invoicing and payments shall be the responsibility of the vendor and purchaser placing orders using this contract. Vendors must invoice each purchaser independently.

A purchaser has three (3) business days to inspect and accept the vehicles or equipment. The vendor shall be paid upon submission of invoices to the Purchaser after satisfactory delivery and acceptance of the vehicles and/or equipment.

The Local Government Prompt Payment Act will apply to ensure timely payment of Vendor invoices. The Local Government Prompt Payment Act is defined in Sections 218.70–218.79 of Florida Statutes.

3.24 WARRANTY REPAIRS AND SERVICE

All warranties shall begin at time of delivery and final acceptance by the purchaser. Failure by any manufacturer's authorized representative to render proper warranty service or adjustments, including providing a copy of the warranty work order to the purchaser, may subject the vendor to suspension from the approved vendor listing until satisfactory evidence of correction is presented to the FSA.

3.25 INADEQUATE SERVICE

When vehicles and equipment require service or adjustments upon delivery, the vendor shall either remedy the defect, or be responsible for reimbursing the manufacturer's local authorized representative or other service provider to remedy the defect. Such service or adjustments shall be initiated by the vendor within 48 hours after notification by a purchaser, not to include weekends and holidays. Delivery will not be considered complete until all services or adjustments are satisfactory and the vehicle or equipment is redelivered.

The provisions of the delivery section shall remain in effect until the redelivery is accomplished. The cost of any transportation required shall be the responsibility of the vendor until the vehicles or equipment are satisfactory and accepted by the purchaser.

3.26 REPORTING: PURCHASE ORDERS & QUARTERLY REPORTS

Purchase Orders

The vendor must submit copies of purchase orders upon receipt to the FSA. Purchase orders are considered late if not submitted fifteen (15) calendar days after the date of the purchase order. Purchase orders and accompanying documentation shall include base specification items purchased and all options itemized separately.

Vendors should scan a complete copy of the purchase order and attach it as a .pdf. Place the document title in the subject line of the e-mail and send purchase order copies to COOP@flsheriffs.org.

The files should be named using the the name of the purchasing entity, the purchaser type and the PO number. The purchaser type other can include any other eligible purchaser including special district, fire department or other purchasing entity not specifically named here. Out of state sales should include the state in the name.

PURCHASER TYPE	SAMPLE STRUCTURE	EXAMPLE
MUNICIPALITY	City Name PO 12345.pdf	Tallahassee PO 12345.pdf
COUNTY	County Name County PO 12345.pdf	Leon County PO 12345.pdf
EDUCATION	Educational Institution Name PO 12345.pdf	Florida State University PO 12345.pdf
OTHER	Special District Name PO 12345.pdf	Northwest Florida Water Management District PO 12345.pdf
SHERIFF	Sheriff Office Name PO 12345.pdf	Leon County Sheriff PO 12345.pdf

Quarterly Reports

Quarterly reports are the contractual responsibility of each vendor. Quarterly reports which do not adhere to the required format (as set forth in Appendix D) or are not complete of all purchase orders received and/or deliveries made during the quarter will be returned to the reporting vendor for correction of deficiencies.

Quarterly reports track the purchase orders received, deliveries made, and vendor administrative fees prescribed in Section 3.28 due in a given quarter.

All required quarterly report templates can be downloaded from the FSA website under the Cooperative Purchasing Program page, Other Links, Vendor Only page. All quarterly reports are to be sent to REPORTS@flsheriffs.org.

The quarterly report template shall be submitted using the Excel workbook provided. The workbook contains three 3 worksheets. The first worksheet titled “Instructions” must be completed with the name of the vendor and the quarter being reported in the fields that appear in red text. The quarter being reported should be selected from the drop down box. This information will be copied to the report page

headers in each worksheet. The second worksheet must contain all sales or purchase orders received during the quarter. The third worksheet must contain information on all deliveries made during the quarter. This tab will automatically calculate the administrative fee due to FSA.

Purchase orders should not be sent with quarterly reports. A screenshot of the template of a quarterly report is located in Appendix D. Quarterly reports must be completed and submitted electronically. Quarterly reports are due no later than the 15th day of the month following the end of the quarter.

Quarterly reports shall follow this schedule for the duration of the contract:

Contract Year 1: October 1, 2020 – September 30, 2021

Year 1 Quarter 1:	October 1 – December 31	Q1 Report Due:	January 15
Year 1 Quarter 2:	January 1 – March 31	Q2 Report Due:	April 15
Year 1 Quarter 3:	April 1 – June 30	Q3 Report Due:	July 15
Year 1 Quarter 4:	July 1 – September 30	Q4 Report Due:	October 15

Contract Year 2: October 1, 2021 – September 30, 2022

Year 2 Quarter 1:	October 1 – December 31	Q1 Report Due:	January 15
Year 2 Quarter 2:	January 1 – March 31	Q2 Report Due:	April 15
Year 2 Quarter 3:	April 1 – June 30	Q3 Report Due:	July 15
Year 2 Quarter 4:	July 1 – September 30	Q4 Report Due:	October 15

Contract Year 3: October 1, 2022 – September 30, 2023, as applicable

Year 3 Quarter 1:	October 1 – December 31	Q1 Report Due:	January 15
Year 3 Quarter 2:	January 1 – March 31	Q2 Report Due:	April 15
Year 3 Quarter 3:	April 1 – June 30	Q3 Report Due:	July 15
Year 3 Quarter 4:	July 1 – September 30	Q4 Report Due:	October 15

If a contract extension is executed, the quarterly reports will maintain the same schedule for future reporting periods.

Quarterly reports must be submitted even if there are no sales or no deliveries in a quarter. If a vendor has no sales within a quarter, the vendor shall indicate “No sales this quarter” on the top row of the sales worksheet. If the vendor has no deliveries in a given quarter, the vendor shall indicate “No deliveries this quarter” on the top row of the delivery worksheet.

FSA reserves the right to modify the procedure for submitting quarterly reports during the term of the contract. Such a change shall not materially modify the substance of the information to be reported, but may change the method by which future quarterly reports are to be submitted. In the event of such a change, FSA will provide written notice to all vendors of the method by which future quarterly reports are to be submitted.

3.27 ADMINISTRATIVE FEE

The FSA charges three quarters of one percent (.0075) to procure, process and administer the Contract.

After receipt of payment from contract purchases, the vendor shall remit all administrative fees to the FSA no later than 15 calendar days after the end of each quarter. All fees payable to the FSA during any given quarter will be accompanied and supported by a Quarterly Report.

Bidders are to include the administrative fee of three quarters of one percent (.0075) in all bid prices. The fee should be incorporated into the price at the time of bid submission This fee should also be included on all add options. The administrative fee will remain payable to FSA and no relief from payment of the administrative fee, nor any additional charge to recoup the administrative fee, will be permitted if a vendor fails to incorporate the administrative fee in its bid pricing.

The fee should never be listed as a separate line item on any purchase order.

The administrative fee is based on the total purchase order amount of new vehicles or equipment. This fee excludes any value given to purchasers for trade-ins. Trade-ins, extended warranties and other exchanges will not reduce or impact the fee calculation.

The administrative fees are the contractual responsibility of each awarded vendor.

By submission of the quarterly reports and administrative fee, the vendor is certifying the accuracy of the reports and deposits. All reports and fee submissions shall be subject to audit by the FSA or their designee.

All participating vendors will be responsible for making sure that FSA has the contact information, including e-mail address, for the person responsible for quarterly reports. There will be no reminders for the quarterly reports or the administrative fee.

Checks for the administrative fee can be sent to:

Florida Sheriffs Association
Cooperative Purchasing Program
2617 Mahan Drive
Tallahassee, FL 32308

3.28 LIQUIDATED DAMAGES

The vendor warrants that the product supplied to the FSA or purchaser shall conform in all respects to the standards set forth and the failure to comply with this condition will be considered as a breach of contract. Any liquidated damages levied because of inadequacies or failures to comply with these requirements shall be borne solely by the vendor responsible for same.

Failure to submit the administrative fee with accompanying quarterly reports must be received by FSA within 15 calendar days following the end of each quarter will result in the imposition of liquidated damages. Vendors failing to submit administrative fees and/or quarterly reports will incur liquidated damages in the amount of $25 for each calendar day that fees and reports are past due, beginning on the 16th day following the end of the quarter.

If a civil action is initiated by the FSA to recover administrative fees or liquidated damages as set forth in this section and Section 3.28, the prevailing party shall be entitled to its reasonable attorneys' fees and costs incurred in the litigation. Venue shall lie in the Circuit Court for the Second Judicial Circuit in and for Leon County, Florida.

When quarterly reports are late, liquidated damages are to be included in vendor's Quarterly Report and administrative fee submission. Liquidated damages that remain unpaid beyond 45 calendar days can result in FSA, at its sole discretion, implementing contract compliance actions, including but not limited to, suspension, limited participation by specifications or zones, disqualification from future solicitations, or termination for cause pursuant to Section 1.45.

Schedule of Liquidated Damages

Failure to submit quarterly report and/or administrative fee on time	$25 per calendar day
Failure to report a Purchase Order to FSA within the 15 calendar days of the purchase order date	$100 per Purchase Order
Failure to Report Sales	.0075 of the sales price plus 1.5% each month following the delivery date.

Vendor agrees and acknowledges that its failure to take any of the actions specified in the above schedule will damage the FSA, but by their nature such damages are difficult to ascertain. Accordingly, the above specified schedule of liquidated damages shall apply to this contract. Vendor agrees and acknowledges that these liquidated damages are not intended to be and do not constitute a penalty, but are instead intended solely to compensate the FSA for damages, and that these amounts are reasonably calculated to compensate the FSA for the damages that it will incur as a result of the vendor's failure to take the specified actions.

Appendix A

Florida Sheriffs Association Cooperative Purchasing Program
Vendor Change Document

Please complete this form to validate a requested change to Company Addresses, Contacts or Contact Information below. Include all sections where information has changed, old and new.

FSA Contract Number(s) affected by change: _____

_____

Company Information Changes:	
Old Information	***New Information***
Old Company Name:	New Company Name:
Old Company Address:	New Company Address:
Old Company City:	New Company City:
Old Company State:	New Company State:
Old Company Zip:	New Company Zip:
Company Contact Changes:	
Old Contact Information	***New Contact Information***
Old Contact Name (First, Last):	New Contact Name (First, Last):
Old Contact E-Mail:	New Contact E-Mail:
Old Contact Office Phone:	New Contact Office Phone:
Old Contact Mobile Phone:	New Contact Mobile Phone:
Old Contact Fax Phone:	New Contact Fax Phone:

This information is requested by an authorized representative of _____.

This request will take effect as soon as it is received by FSA by e-mailing to cpp@flsheriffs.org.

Name of Authorized Company Representative _____

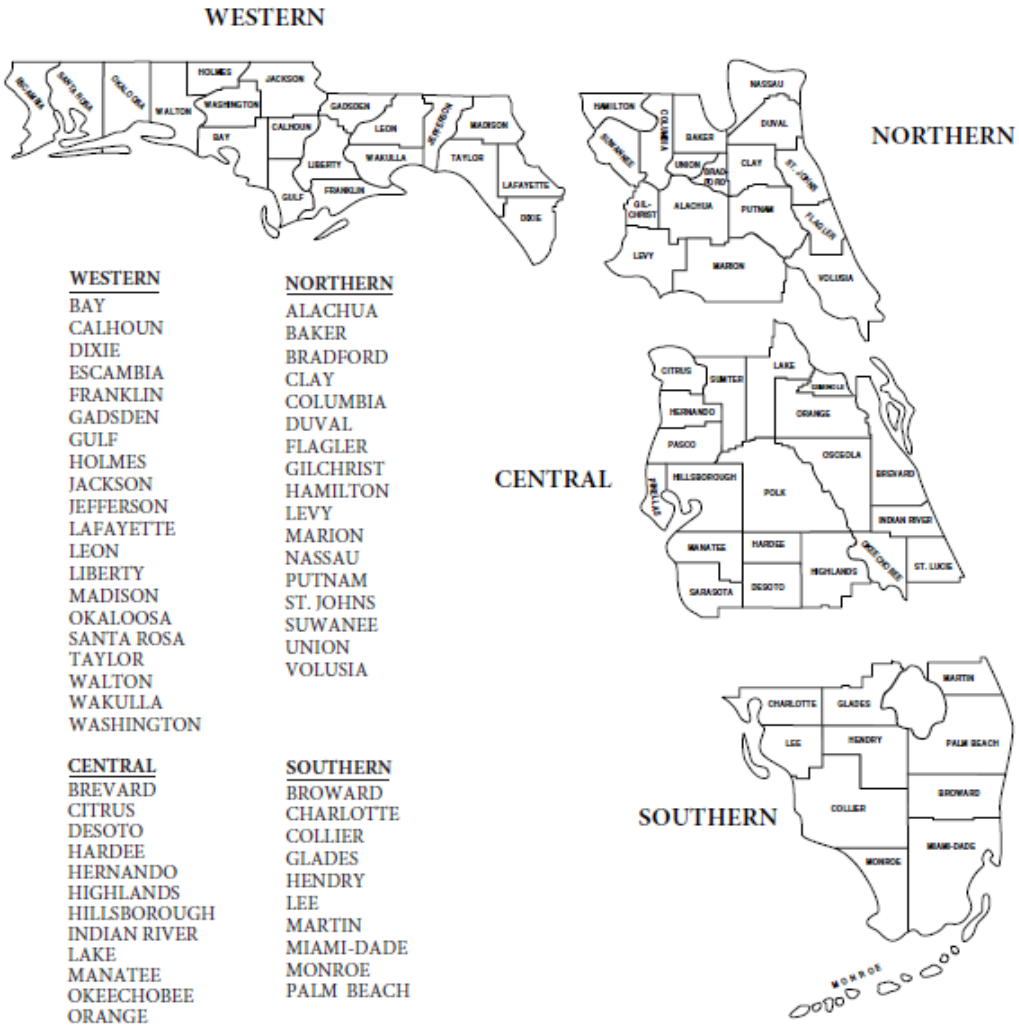
Job Title_____ Date of Request _____

Authorized Company Representative Signature: _____

FSA Office Use:		
Date Received:	Change Effective:	FSA Agent:

Appendix B

FSA CONTRACT ZONE MAP



WESTERN
BAY
CALHOUN
DIXIE
ESCAMBIA
FRANKLIN
GADSDEN
GULF
HOLMES
JACKSON
JEFFERSON
LAFAYETTE
LEON
LIBERTY
MADISON
OKALOOSA
SANTA ROSA
TAYLOR
WALTON
WAKULLA
WASHINGTON

NORTHERN
ALACHUA
BAKER
BRADFORD
CLAY
COLUMBIA
DUVAL
FLAGLER
GILCHRIST
HAMILTON
LEVY
MARION
NASSAU
PUTNAM
ST. JOHNS
SUWANEE
UNION
VOLUSIA

CENTRAL
BREVARD
CITRUS
DESOTO
HARDEE
HERNANDO
HIGHLANDS
HILLSBOROUGH
INDIAN RIVER
LAKE
MANATEE
OKEECHOBEE
ORANGE
OSCEOLA
PASCO
PINELLAS
POLK
ST. LUCIE
SARASOTA
SEMINOLE
SUMTER

SOUTHERN
BROWARD
CHARLOTTE
COLLIER
GLADES
HENDRY
LEE
MARTIN
MIAMI-DADE
MONROE
PALM BEACH

v.10_2015

Appendix C

CONFIRMATION OF ORDER FORM

Police Rated, Administrative, Utility Vehicles Trucks and Vans

Bid # FSAXX-XXXX

Vendors are to complete and return this confirmation of order form by email, fax or mail to the agency location listed below within fourteen (14) calendar days after receipt of purchase order.

Vendor:

Vendor: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Phone Number: _____ Fax: _____

Specification No. _____ Type Vehicle/Equipment: _____

Purchase Order Number: _____ Purchase Order Received: _____

Order Was Placed With the Manufacturer on: _____

Under Production Number: _____

Estimated Date of Delivery: _____

Comments: _____

_____

PURCHASER: _____

Contact Person: _____

Address: City: _____

Phone Number: _____ State: _____ Zip: _____

E-mail: _____ Fax: _____

Appendix D

Sales

Type Vendor Name Here
FSA Contract Number and Name
Effective Dates of the Contract: Contract Effective Dates
Current Quarter Being Reported: 10/1/20 to 12/31/20

Name of Purchasing Agency	PO Date	PO #	Spec. #	Make	Model	Qty.	Total PO Amount	Estimated Delivery Date	Admin Fee Based on PO
Grand Totals Linked to the Bottom Row							$ -		$ -
							$ -		$ -
							$ -		$ -

Appendix E

Bid Calendar

FSA20-VEL28.0 Pursuit, Administrative and Other Vehicles
FSA20-VEH18.0 Heavy Trucks
FSA10-EQU18.0 Equipment

CALENDAR ITEM	DATE
Bid Announcement	4/22/20 & 5/25/20
Voluntary Workshops For Contracts FSA20-VEL28.0 & FSA20-VEH18.0 *	6/10/20
Mandatory Pre-Bid Meeting for Contract FSA20-VEL28.0 *	7/8/20
Mandatory Pre-Bid Meeting for Contract FSA20-VEH18.0 *	7/9/20
Request for Clarifications Due	7/30/20
Mandatory Qualifying Documents Submission	8/3/20
FSA Response to Request for Clarifications	8/5/19
Cone of Silence	8/7/20 – 10/1/20
Bid System Open	8/7/20
Bid Submissions Due	8/31/20
Public Bid Opening	9/1/20
Fleet Advisory Committee Bid Review	9/1/20 – 9/4/20
Intent to Award Posted	9/9/20
Final Bid Award	10/1/20

* Details for the Workshop, Mandatory Pre-Bid Meeting, and Public Bid Openings will be posted on FSA's website, emailed to interested bidders, or can be found in Florida Administrative Registrar (as appropriate) for the dates published.

* FSA intends to do an in-person Mandatory Pre-Bid meeting. However, the FSA has plans to conduct the meeting via webinar if conditions do not permit or are not safe for an in-person meeting. If FSA can conduct the meeting in-person, it will be held at the Falkenburg Road Jail Assembly Room at the Hillsborough County Sheriff's Office.
For the most up to date information on these events, please refer to https://www.flsheriffs.org/law-enforcement-programs/cooperative-purchasing-program/bid-announcements.

City Commission Regular Meeting - 6:00 pm **11. b.**

Meeting Date: 12/07/2020

Re: Additional Funds to PO#200146 for AT&T

SUBJECT:

Approve the additional funds in the amount of $13,594.77 to PO#200146 for AT&T to cover outstanding invoice for FY2020. $13,594.77 due to enhanced efficiency, there was a need to add additional phone lines and iPads to the account.

SUMMARY:

Add an additional $13,594.77 to PO #200146 for AT&T to cover outstanding invoice from FY2020. The invoice was over the original blanket purchase order amount due to the addition of new phone lines, cameras, mobile wireless routers, and iPads. These additions were necessary to increase the efficiency of personnel in the field and operating remotely.

RECOMMENDATION:

Approve to keep account current.

ALTERNATIVES:

Not pay the invoice and have a disruption in cell phone service.

RESPONSIBLE STAFF:

Melissa Alexander

COORDINATED WITH:

Melissa Alexander and Finance (as bills were more than originally estimated, coordinated with Finance to see what needed to be done).

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2020
Account:	001.3002.521.4110
Amount:	$13,594.77

OTHER INFORMATION:

This was the September invoice and there was not enough on the purchase order to cover it.

Attachments

PO#200146

Form Review

Inbox	Reviewed By	Date

Finance Department	Johnna Morris	11/24/2020 10:36 AM
City Manager	Nick Mimms	11/25/2020 08:12 AM
Form Started By: Melissa Alexander		Started On: 11/18/2020 02:32 PM
Final Approval Date: 11/25/2020		

ORDERING DEPT.

PURCHASE ORDER

1

CITY OF FORT PIERCE, FLORIDA

CITY HALL - P.O. BOX 1480
FORT PIERCE, FLORIDA 34954
(772) 467-3000

FOR PROMPT PAYMENT SEND INVOICES TO:
CITY OF FORT PIERCE
ATT: FINANCE DEPARTMENT
P.O. BOX 1480
FORT PIERCE, FL 34954

VENDOR
AT&T MOBILITY
ACCT #287287327647
P.O. BOX 6463
CAROL STREAM, IL 60197-6463

SHIP TO
CITY OF FORT PIERCE
POLICE DEPT.
920 S. U.S.1
FORT PIERCE, FL 34950

DATE	DELIVERY DATE	VENDOR NUMBER	F.O.B.	TERMS	PURCHASE ORDER #
10/14/19	10/11/19	11460	DEST	NET/30	Z00146

QUANTITY	U/M	DESCRIPTION	STOCK NUMBER	UNIT COST	AMOUNT
160000	EA	IPHONES/POLE CAMERAS/MIFIS/TEXT CAPTURES/MDMS		1.0000	160000.00
				SUB-TOTAL	160000.00
				TOTAL	160000.00

REMARKS:
SINGLE SOURCE
COMMISSION APPROVED ON 10/07/19
FOR THE PERIOD OF 10/01/19 THRU 09/30/20
NOT TO EXCEED: $160,000.00
AT & T HAS AN EXCLUSIVE CONTRACT WITH FIRSTNET FOR 25 YEARS. FIRSTNET PROVIDES PRIORITY TO 1ST RESPONDERS IN EMERGENCY SITUATION WHERE CELL PHONE SERVICE MAY NOT BE NORMALLY AVAILABLE.
VENDOR INFORMATION: CONTACT FIRSTNET SUPPORT
PHONE: 800-574-7000
SSB - MELISSA/DC RIDLE

Z0000000156
LATONYA HUBBARD

TAX NUMBER 85-8012621595C-2

TERMS & CONDITIONS

PLEASE READ CAREFULLY

1 – THE RIGHT IS RESERVED TO CANCEL THIS ORDER IF NOT FILLED WITHIN THE CONTRACT TIME, IF SPECIFIED.
2 – THE CONDITIONS OF THIS ORDER ARE NOT TO BE MODIFIED BY ANY VERBAL UNDERSTANDING.
3 – ACCEPTANCE OF THIS ORDER INCLUDES ACCEPTANCE OF ALL TERMS, PRICES, DELIVERY INSTRUCTIONS, SPECIFICATIONS AND CONDITIONS STATED.
4 – INVOICES AND PACKAGES MUST BEAR THIS ORDER NUMBER.
5 – THE CITY ASSUMES NO RESPONSIBILITY FOR GOODS DELIVERED WITHOUT THE AUTHORITY OF A PROPERLY EXECUTED PURCHASE ORDER.
5 – PLEASE FORWARD ALL INVOICES TO FINANCE DEPARTMENT.
7 – PURCHASE ORDERS EXCEEDING FIVE HUNDRED DOLLARS MUST BEAR TWO SIGNATURES.

CITY ACCOUNT CODE NUMBER: 001-3002-521.41-10

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

City Commission Regular Meeting - 6:00 pm **11. c.**

Meeting Date: 12/07/2020

Re: Letter of Support

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approve request for letter of support from Saint Lucie County for Upward Mobility Cohort Project application.

Attachments

Letter of Support

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/25/2020 08:17 AM
City Manager	Nick Mimms	12/01/2020 11:01 AM

Form Started By: Jennifer Robinson Started On: 11/20/2020 11:43 AM

Final Approval Date: 12/01/2020

THE SUNRISE CITY
FORT PIERCE
OFFICE OF THE MAYOR
AND CITY COMMISSION
Florida

December 7, 2020

The Urban Institute
500 L'Enfant Plaza SW
Washington DC 20024

RE: St Lucie County Upward Mobility Cohort Project Application

To Whom It May Concern:

On behalf of the City Commission of the City of Fort Pierce, Florida, I am writing to express the City's full support for St Lucie County's Upward Mobility Cohort application. The City of Fort Pierce pledges its support and commits to collaborate with the County and all of our partners should the County be selected. The City of Fort Pierce supports improving the economics, outcomes and inclusion of all its residents – with a special emphasis on those whose opportunities have been limited by historic racism and segregation. The City has made great strides over the years in working to repair and improve our race relations and opportunities for our African American residents. However, like many places there remains much to be done. The City believes that being a part of the Upward Mobility Cohort will provide an amazing opportunity to work even more collaboratively with our many community partners.

The Fort Pierce City Commission voted unanimously at its December 7, 2020 City Commission meeting to send this letter to the Urban Institute on behalf of the County's application.

Sincerely,

Linda Hudson, Mayor
City of Fort Pierce

City Commission Regular Meeting - 6:00 pm **11. d.**

Meeting Date: 12/07/2020

Re: Gate Access Control for Main station and Avenue D Substation - Change Order

Submitted For: Robert Ridle, Deputy Chief, Dist. 2, Police Department

SUBJECT:

Approval for the replacement of two access control gate systems for both the main police station in the amount of $34,900 and the Willie B. Ellis sub-station in the amount of $26,500, for a total amount not to exceed $61,400. The replacement of the two access control gate systems will be completed by 1st Fire and Security, Vero Beach, FL .

SUMMARY:

Currently, the security gates at the Police Department's main station and Willie B. Ellis substation are not functioning. These gates control the ingress and egress of employees and provide security for police staff, vehicles, and equipment in areas not open to the public. The Police Department requests approval for the replacement of two access control gate systems for both the main station in the amount of $34,900, and Willie B. Ellis substation in the amount of $26,500, for a total amount not to exceed $61,400. This is a continuation of the access control system previously approved at the 9/21/2020 consent agenda. The quote represents design specifications to work with the current access control system that is currently being installed throughout the police department. 1st Fire and Security will be completing the work.

RECOMMENDATION:

To approve the amount of $61,400 for the replacement of both access control gate systems.

ALTERNATIVES:

To deny the request would leave the rear perimeter and parking area unsecured at the Police Department's main station and Willie B. Ellis substation.

RESPONSIBLE STAFF:

Acting Lieutenant Jason Braun
Sergeant Brian MacNaught
Alfonzo Fernandez

COORDINATED WITH:

Melissa Alexander
David Green

Fiscal Impact

Budgeted Y/N:	y
Fiscal Year:	2021
Account:	001.3002.521.6320

Amount: 61,400

FISCAL IMPACT:

This item was budgeted in FY 2021, line item # 001.3002.521.6320.

Attachments

Main station gate quote

Sub station gate quote

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	12/01/2020 09:29 AM
City Manager	Nick Mimms	12/01/2020 11:01 AM
Form Started By: Brian MacNaught		Started On: 11/16/2020 01:17 PM
Final Approval Date: 12/01/2020		

1st Fire & Security INC.

Life Safety Powered By Service

Date: 10/27/2020

PROJECT:
Fort Pierce Police Department
920 South US Highway 1
Fort Pierce, Fl. 34950

Scope of work:
Replacement of all Gate Operators at both North and South side of Building.
Addition of 2 RFID Readers for Vehicle Entry.
Add Gate System to Access Control System.

1st Fire & Security will provide and install the following equip. at the Main Building's, North and South Driveways.

- 4 Slide Gate Operators
- 10 Saw Cut, In-Ground Safety Loops
- 5 Loop Detectors Controller
- 2 Entry Side RFID Readers, Power Supply and Weigand Module
- 2 Arm Mounts for Readers.
- 2 Honeywell Access Control Boards
- 200 RFID Cards with Windshield holder for Vehicles

Remove existing Gate Operators from concrete pads.
Existing concrete pads will be used to install 4 New Chain Drive, Slide Gate Operators.
Existing pipework will be used for New Communication Wiring between operators.
We will install 10 total saw cut, in-ground Safety Loops, and 5 total Loop Detector controllers, for both North & South Locations.
Exit Loops at both locations will be installed approximately 50' from Gates- for faster vehicle Egress.
We will wire and install "customer owned" Keypads at each Entry Gate.
New RFID Readers, including Power Supply and Weigand Module, will be installed at Entry Side, of each location.
Install and Program 2 New Access Control boards, for Gates.
Wiring will be run into building, from RFID Readers and Gates, to be interfaced with building's Access Control System.
200 RFID Cards with Windshield holders, will be provided for vehicle access.
Tags are Custom made for location, in multiples of 100.
All parts and functions of new system will be extensively tested.

1st Fire & Security INC.

Life Safety Powered By Service

Exclusions:
-120v power
-Any Patching or Painting, if needed.
-Pipework
-Concrete work
The cost for the above-mentioned work, to furnish and install including all labor and materials: $34,900.

In the event of any dispute, the parties agree that the venue for any court action shall be in Indian River County, Florida, governed by the laws of the state of Florida, that any issues shall be tried on non-jury basis and the prevailing party shall be entitled to recover reasonable attorney's fees and cost from the non-prevailing party.
We reserve the right to revise this proposal for any unforeseen conditions which may be discovered during the process.

Bid price is valid for 30 days only
50% Deposit Required.

1st Fire & Security, Inc.
License #EF0001187
610 1st St
Vero Beach, FL 32962
772-794-2220
Estimator: Tom Valenzano

Accepted by: _____
Company: _____
Address: _____
_____
Signature: _____
Title: _____

1st Fire & Security INC.

Life Safety Powered By Service

Date: 10/29/2020

PROJECT:
Fort Pierce Police Department - Sub Station
1220 Avenue D
Fort Pierce, Fl. 34950

Scope of work:
Replacement of all Gate Operators at both East and West side of Building.
Addition of 2 RFID Readers for Vehicle Entry.
Add Gate System to Access Control System.

1st Fire & Security will provide and install the following equip. at the Main Building's, East and West Driveways.

- **4 Swing Gate Operators**
- **6 Loop Detectors Controller**
- **2 Entry Side RFID Readers, Power Supply and Weigand Module**
- **2 Arm Mounts for Readers.**
- **1 Honeywell Access Control Board**

Remove existing Gate Operators from concrete pads.
Existing concrete pads will be used to install 4 New Swing Arm Gate Operators.
Existing pipework and wiring will be used.
Existing in-ground Safety and Exit Loops will be used.
Replace 6 Loop Detector controllers, for both East and West Locations.
Install 2 New RFID Readers, including Power Supply and Weigand Module, at each location.
We will Install and Program 1 New Access Control board.
This board will control vehicle Entries for both East and West Gates.
Existing wiring into building, from RFID Readers and Gates, Will be used to interface into Building's Access Control System.
The new existing Vehicle RFID Cards with Windshield holders, will be Used for vehicle access.
All parts and functions of new system will be extensively tested.

Exclusions:
-120v power
-Any Patching or Painting, if needed.
-Pipework
-Concrete work
The cost for the above-mentioned work, to furnish and install including all labor and materials: $26,500.

1st Fire & Security INC.

Life Safety Powered By Service

In the event of any dispute, the parties agree that the venue for any court action shall be in Indian River County, Florida, governed by the laws of the state of Florida, that any issues shall be tried on non-jury basis and the prevailing party shall be entitled to recover reasonable attorney's fees and cost from the non-prevailing party.
We reserve the right to revise this proposal for any unforeseen conditions which may be discovered during the process.

Bid price is valid for 30 days only
50% Deposit Required.

1st Fire & Security, Inc.
License #EF0001187
610 1st St
Vero Beach, FL 32962
772-794-2220
Estimator: Tom Valenzano

Accepted by: _____
Company: _____
Address: _____
_____
Signature: _____
Title: _____

City Commission Regular Meeting - 6:00 pm **11. e.**

Meeting Date: 12/07/2020

Re: Purchase a Trane Air-Cooled Packaged Chiller - Sunrise Theatre, Piggyback US Communities Contract# 15-JLP-023

Submitted For: Sharon Engle, Executive Director, Sunrise Theatre

---

SUBJECT:

Approval to piggyback the US Communities Contract #15-JLP-023 for the purchase of one (1) Trane Air-Cooled Chiller - Scroll Compressors Model Number CGAM100A2** in accordance with the attached quote for the Sunrise Theatre, in an amount not to exceed $70,435.00.

SUMMARY:

The Sunrise Theatre is seeking approval to purchase one (1) Trane Air-Cooled Chiller - Scroll Compressors Model Number CGAM100A2 piggybacking US Communities Contract #15-JLP-023 in an amount not to exceed $70,435.00. The new Trane Chiller will replace the current broken chiller that is not working at the Sunrise Theatre.

RECOMMENDATION:

Approval to piggyback US Communities Contract #15-JLP-023, in accordance with the attached quote, for the amount of $70,435.00. The approval of this requested expenditure will allow the Sunrise Theatre to replace the non-working existing chiller.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Sharon Engle, Executive Director Sunrise Theatre

COORDINATED WITH:

Purchasing Department
Finance Department

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2020/21
Account: Restricted
Amount: 70,435.00

FISCAL IMPACT:

Funds available in the restricted capital account for theSunrise Theatre.

Attachments

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/19/2020 09:46 AM
City Manager	Nick Mimms	11/20/2020 10:06 AM
Form Started By: Anne Satterlee		Started On: 11/10/2020 12:37 PM
Final Approval Date: 11/20/2020		

Proposal

(Valid for 30 days from Proposal date)

PROPRIETARY AND CONFIDENTIAL PROPERTY OF Trane U.S. Inc.

DISTRIBUTION TO OTHER THAN THE NAMED RECIPIENT IS PROHIBITED

Prepared For:
City of Fort Pierce

Date: May 3, 2020 ***Updated:*** August 17, 2020
Updated: October 30, 2020

Proposal Number: H6-43679-6
US Communities Quote Number: 40-10350-20-001
US Communities Contract Number: USC 15-JLP-023

Job Name:
Sunrise Theatre Ft Pierce Chiller Replacement

Delivery Terms:
Freight Allowed & Prepaid 1st Destination/Jobsite

Payment Terms:
Net 30 Days

Trane U.S. Inc. is pleased to provide the following proposal for your review and approval.

Tag Data - Air-Cooled Scroll (Qty: 1)

Item	Tag(s)	Qty	Description	Model Number
A1	CGAM-1	1	Air-Cooled Chiller, Scroll Compressors	CGAM100A2**

Product Data - Air-Cooled Scroll

Item: A1 Qty: 1 Tag(s): CGAM-1

Air-Cooled Scroll Packaged Chiller
100 nominal tons
208 volt 3 phases 60 hertz **(MCA=444A & MOP=500A)**
High efficiency/performance
Full factory refrigerant charge (HFC-410A)
With factory installed freeze protection
Refrigerant isolation valves (discharge valve)
UL listed to US and Canadian safety standard
ASHRAE 90.1 all versions up to 2016 – Current Florida Building Code (90.1 2016)
AHRI certified
Factory installed flow switch - set point 60 cm/sec
Std cooling (40 to 65F/4.44 to 18C)
Grooved pipe connection
Factory insulation 1.25" - high humidity/low evaporator temperature (Factory thicker insulation option)
High ambient (up to 125F/up to 52C)
Lanced aluminum fins w/ Professionally-applied protective coating
Across the line starter/direct on line
Single point connection main line unit power-ancillary items require other power
Circuit breaker-high fault rated control panel (means of local disconnect & overcurrent protection)
Enclosure type UL 1995 rated for outdoor applications
Time of the day scheduling
High A short circuit rating (65k A SCR)
Elastomeric isolators (Fld)
With water strainer factory installed
Architectural louvered panels
Factory Start-up
1st year Parts, Labor & Refrigerant warranty
2nd-5th year Compressor Parts warranty

Excludes: Controls interface cards (Bacnet, Hardwired), Complete casing coating, Installation, Piping modifications, Pumps or pump packages, Storage/Buffer/Expansion tanks, Extended Warranties (other than those listed), Anything not listed above.

Total Net Price *(Excluding Sales Tax)* ..... **$ 67,105.**
Pricing is based on standard lead times.

* Refer to highlight on page 2

Voluntary ADD options:

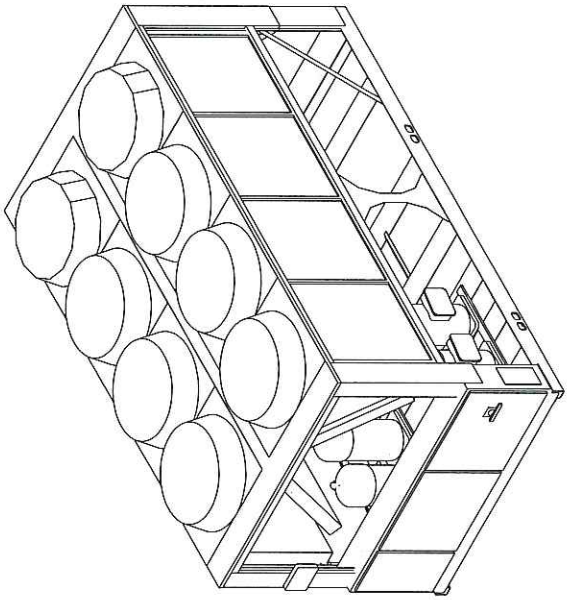
• 2nd-5th year Full Parts warranty (less compressor already in base price):	**+ $ 1,270.**
• 2nd-5th year Labor & Refrigerant warranty:	**+ $ 5,073.**
• 6th-10th year Parts warranty (5 year Parts is a prerequisite):	**+ $ 3,812.**
• ADD for BACnet card & Hardwired controls card (for 3rd Party BAS Tie-in): (Does not include labor to assist controls tie-in other than at chiller start-up)	**+ $ 1,210.**
• ADD for Comprehensive Sound package: (Includes compressor sound blankets)	**+ $ 1,358.**
• ADD for Complete Unit Coating (casing & components):	**+ $ 2,120.**

Sincerely,

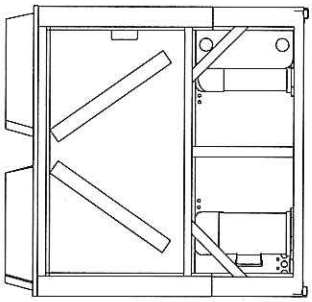
Chris Cowling - Trane U.S. Inc.
6965 Vista Parkway North, Suite 11
West Palm Beach, FL 33411
Phone: (561) 683-1521
Cell: (561) 683-1521
Fax: (561) 697-8714

This proposal is subject to your acceptance of the attached Trane terms and conditions.

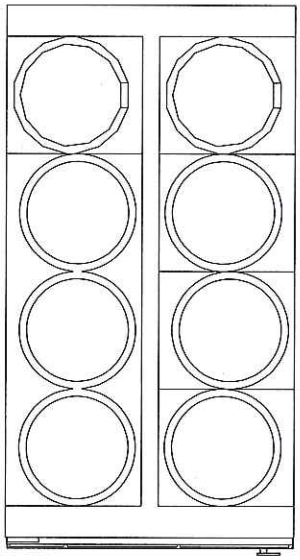
Unit Dimensions - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1



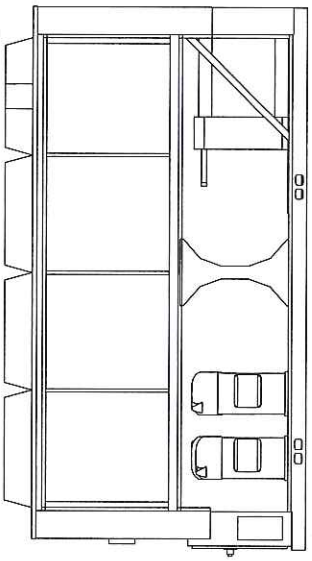
ISOMETRIC VIEW



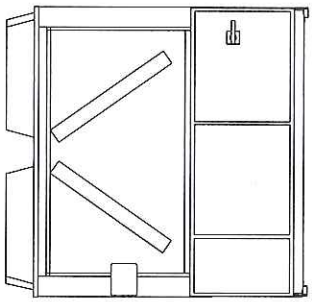
BACK VIEW



TOP VIEW



RIGHT SIDE VIEW

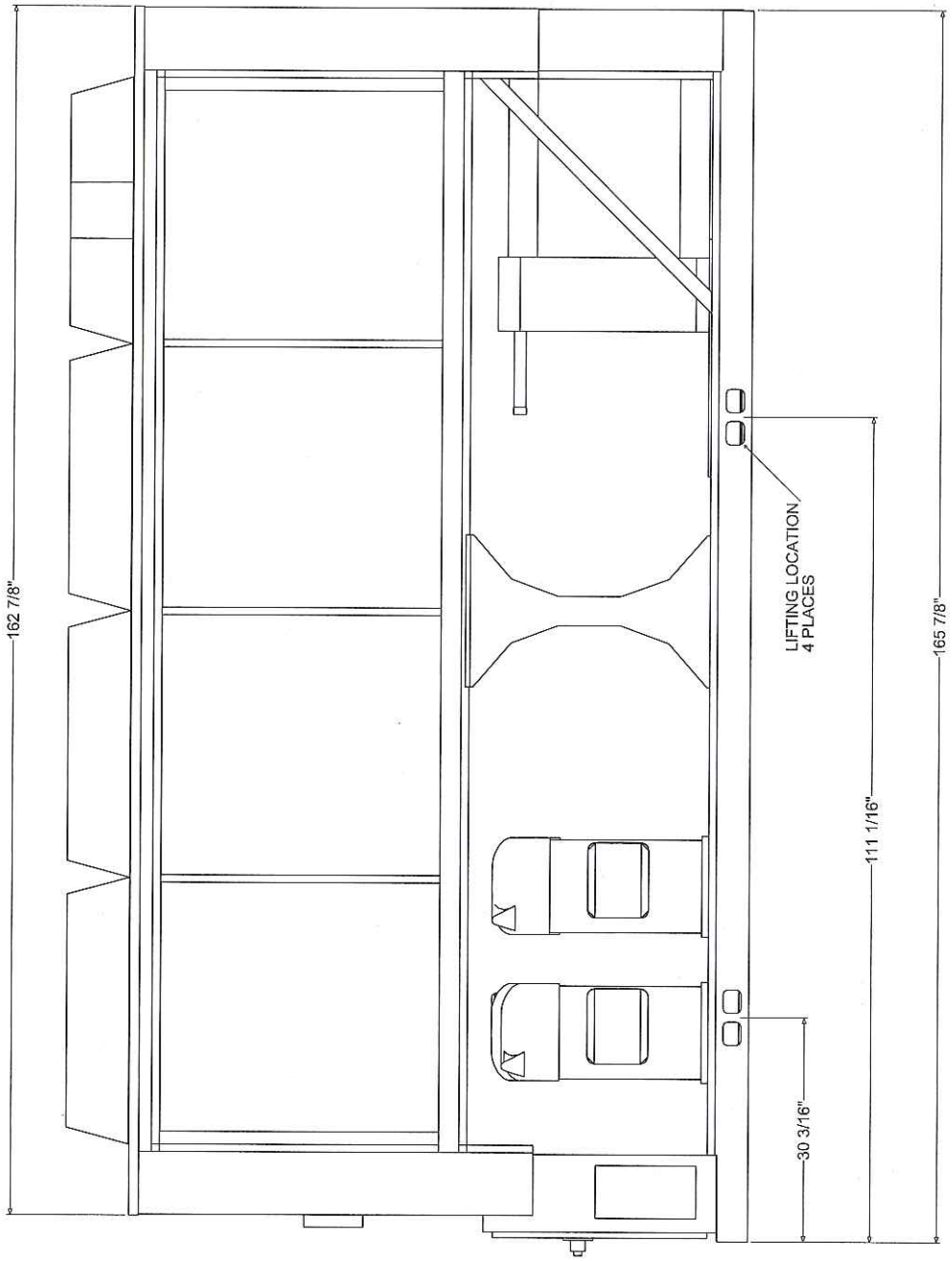


FRONT VIEW

INLET/OUTLET WATER CONNECTION SIZE 4" (100mm)

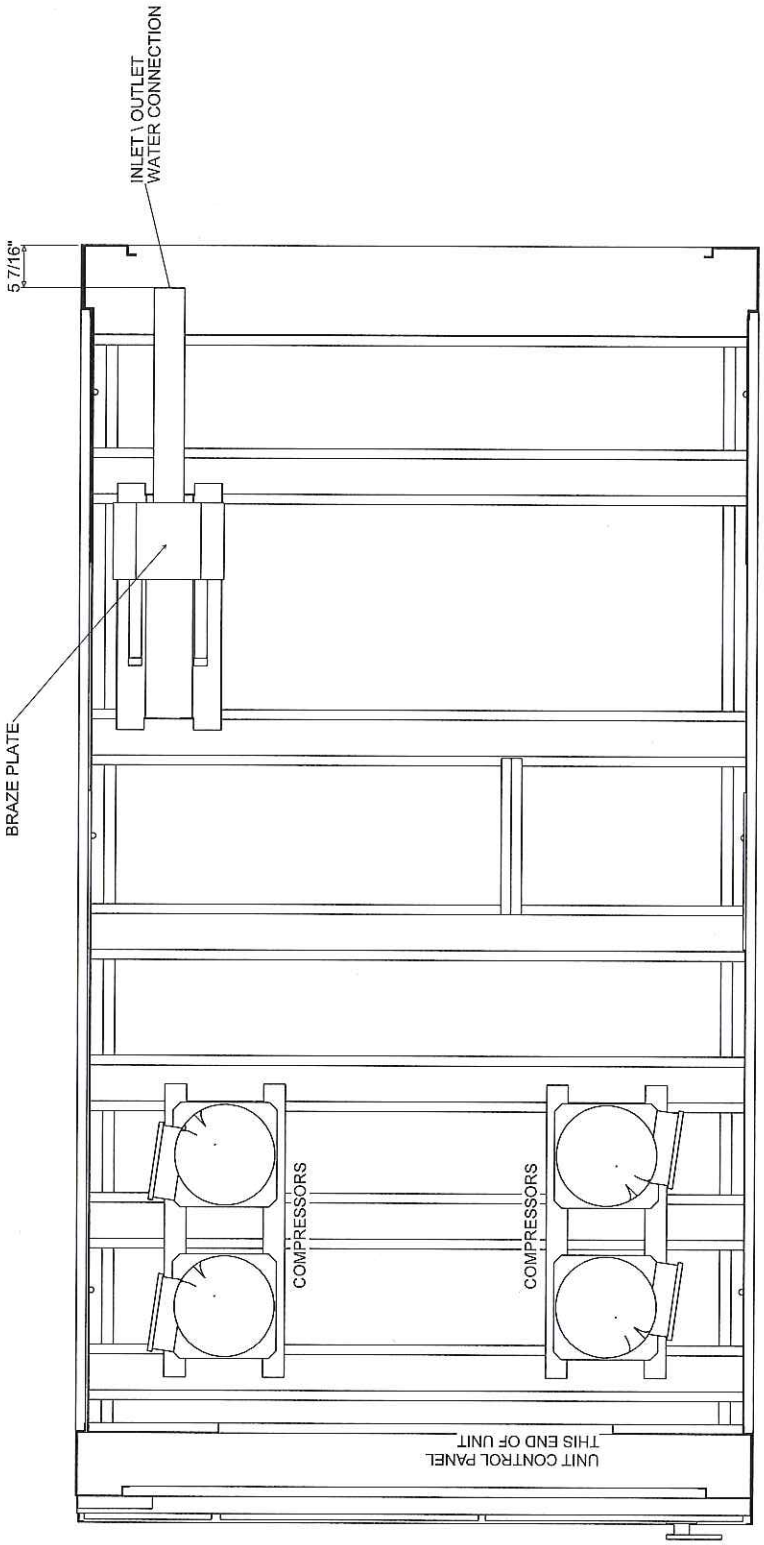
BRAZE PLATE WATER VOLUME/STORAGE 10.3 GAL (40.0 LITERS)

Unit Dimensions - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1



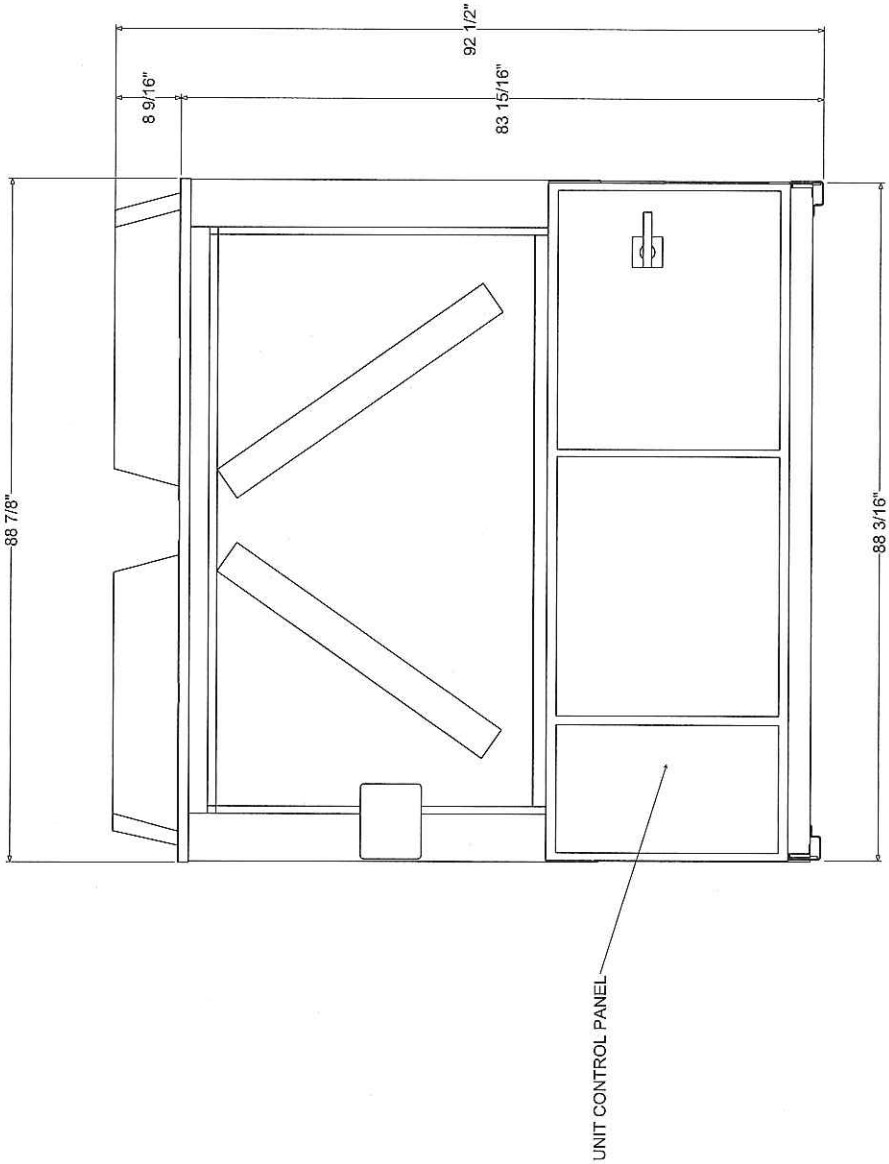
RIGHT SIDE VIEW

Unit Dimensions - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1



TOP VIEW
CONDENSER, CONTROL PANEL AND
VSD (WHEN ORDERED) REMOVED FOR CLARITY

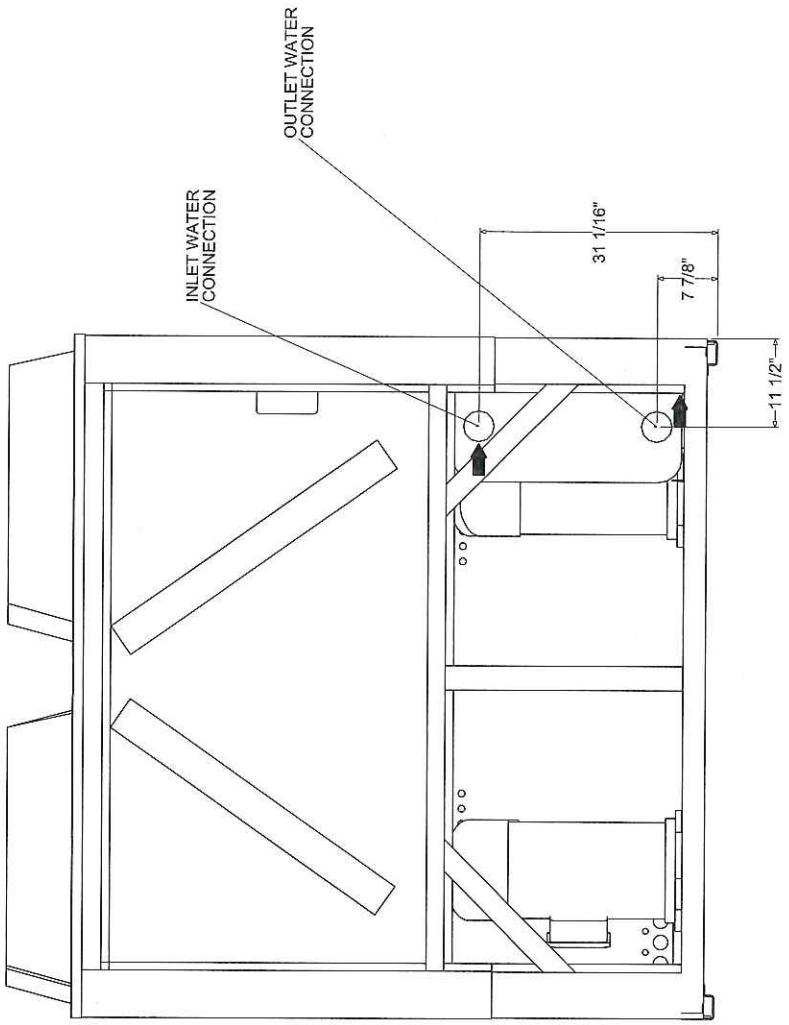
Unit Dimensions - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1



FRONT VIEW

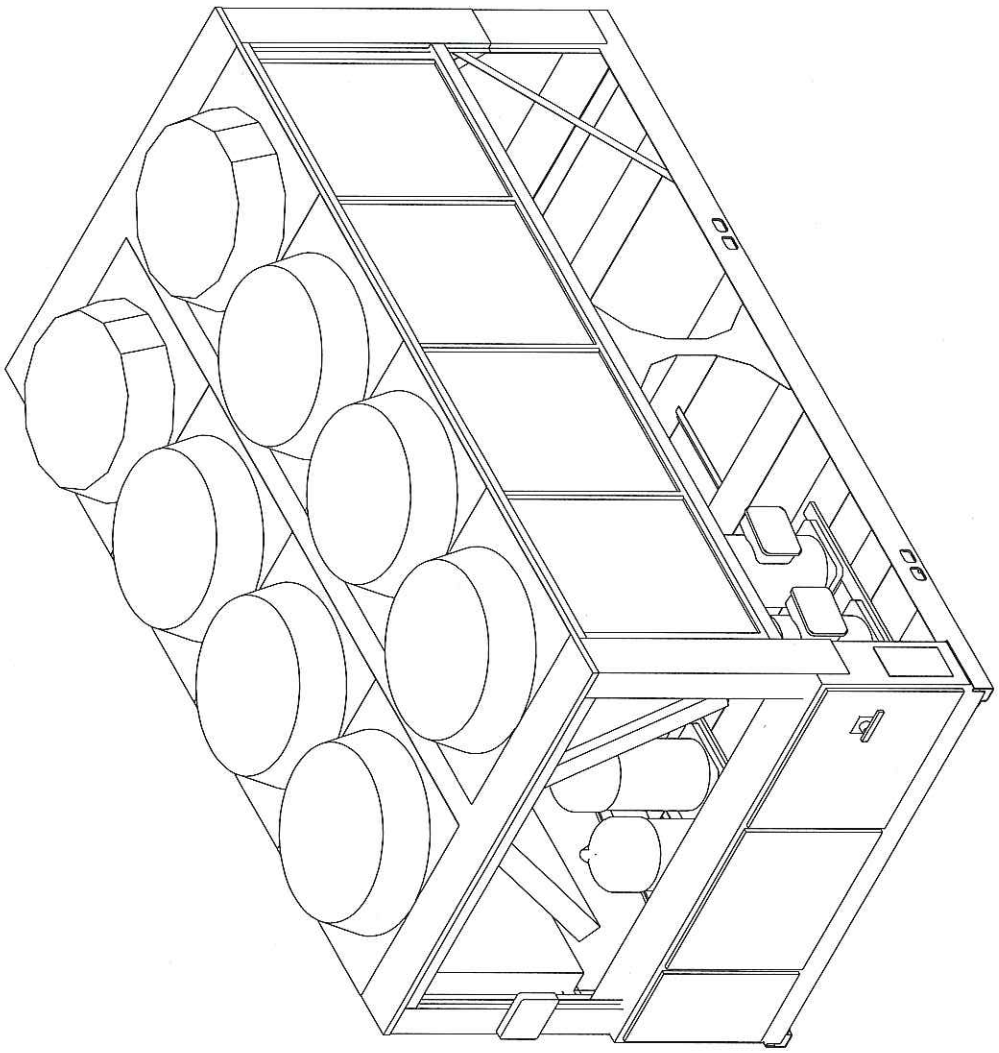
LOUVERED PANELS NOT SHOWN
OVER CONTROL PANEL FOR CLARITY

Unit Dimensions - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1



BACK VIEW

Unit Dimensions - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1



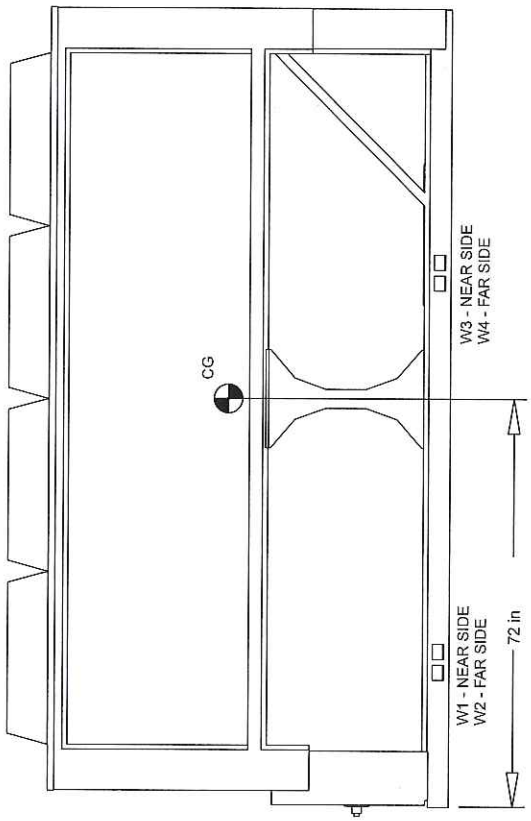
ISOMETRIC VIEW

LOUVERED PANELS NOT SHOWN
OVER CONTROL PANEL FOR CLARITY

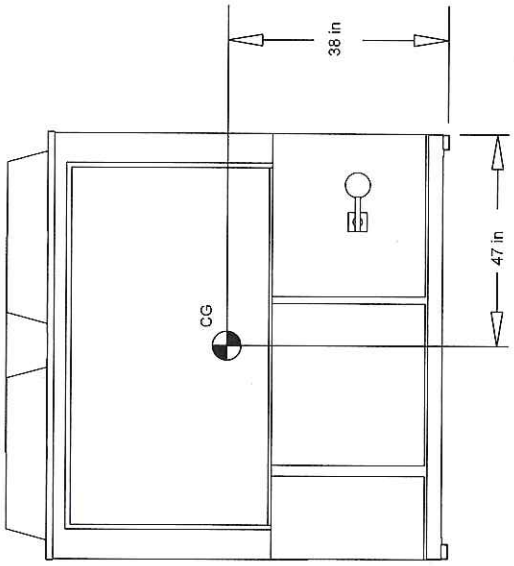
Weight, Clearance & Rigging Diagram - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1

UNIT CENTER OF GRAVITY

LIFTING WEIGHTS					SHIPPING WEIGHT
W1	W2	W3	W4		
1498 lb	1630 lb	1641 lb	1786 lb		6646.4 lb

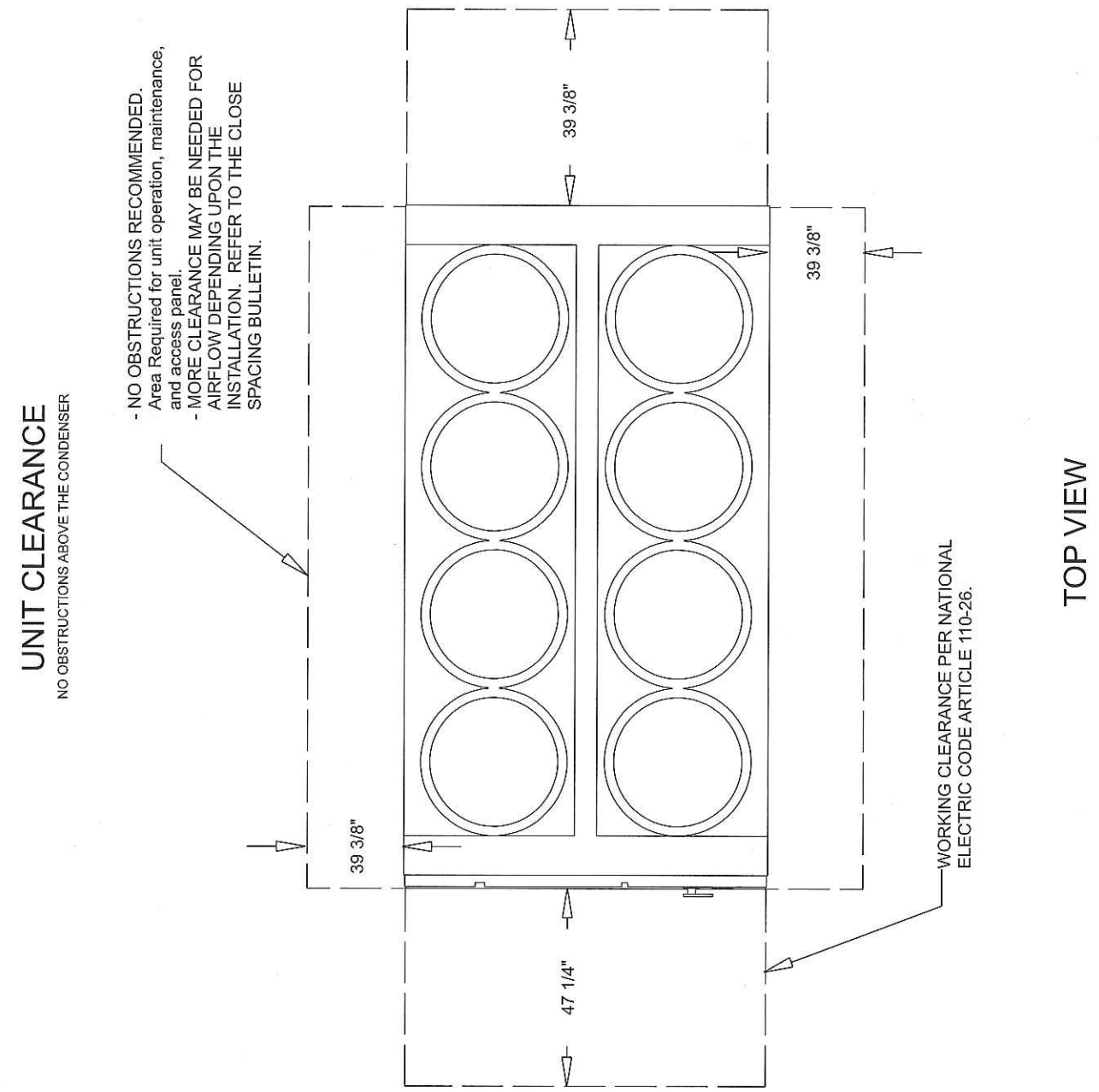


SIDE VIEW



FRONT VIEW
CONTROL PANEL END

Weight, Clearance & Rigging Diagram - Air-Cooled Scroll
Item: A1 Qty: 1 Tag(s): CGAM-1



UNIT RIGGING

LIFTING A UNIT WITH EQUAL LENGTH STRAPS WILL NOT PRODUCE A LEVEL UNIT DURING THE LIFT BECAUSE THE CG WILL NOT BE AT THE MIDPOINT BETWEEN THE BASE LIFTING HOLES. THE FOLLOWING ADJUSTMENTS MUST BE MADE TO PRODUCE A LEVEL LIFT:

- SINGLE SPREADER BAR LIFTING METHOD
IF THE UNIT CG IS CLOSER TO THE CONTROL PANEL, THE STRAPS ON THE CONTROL PANEL SIDE OF THE SPREADER BAR MUST BE ADJUSTED TO BE SHORTER THAN THOSE ON THE OPPOSITE SIDE OF THE SPREADER BAR, ALLOWING THE SPREADER BAR TO MOVE TOWARD THE CONTROL PANEL AND OVER THE UNIT CG. SEVERAL ADJUSTMENTS OF THE STRAP LENGTH MAY BE REQUIRED TO PRODUCE A LEVEL UNIT DURING LIFT.

- H-TYPE SPREADER BAR LIFTING METHOD
IF THE STRAPS FROM THE H BAR TO THE UNIT BASE ARE THE SAME LENGTH, THE CRANE LIFTING POINT ON THE CENTER WEB OF THE H BAR MUST BE ADJUSTED TO PRODUCE A LEVEL UNIT LIFT.

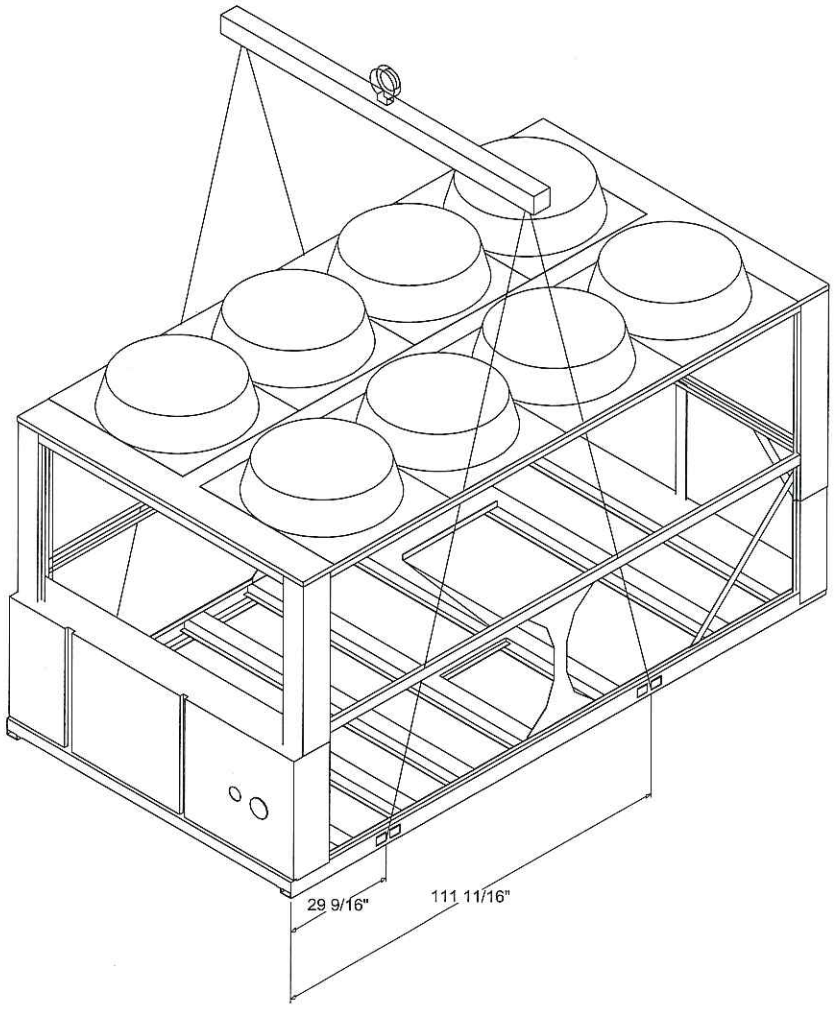
⚠ WARNING

IMPROPER LIFTING AND MOVING!

USE SPREADER BAR AS SHOWN IN DIAGRAM. REFER TO INSTALLATION MANUAL OR NAMEPLATE FOR UNIT WEIGHT. REFER TO INSTALLATION INSTRUCTIONS LOCATED INSIDE CONTROL PANEL FOR FURTHER RIGGING INFORMATION.

OTHER LIFTING ARRANGEMENTS COULD RESULT IN DEATH, SERIOUS INJURY OR EQUIPMENT DAMAGE.

DO NOT ALLOW LIFTING STRAPS TO CONTACT UNIT DURING LIFT!



ISOMETRIC VIEW

TERMS AND CONDITIONS - COMMERCIAL EQUIPMENT

"Company" shall mean Trane Canada ULC for sales in Canada and Trane U.S. Inc. for sales in the United States.

1. Acceptance. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the sale of the described commercial equipment and any ancillary services (the "Equipment"). COMPANY'S TERMS AND CONDITIONS ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counter-offer to provide Equipment in accordance with the Proposal and the Company's terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counter-offer will be deemed accepted. Customer's acceptance of the Equipment will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability.

2. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

3. Pricing and Taxes. Following acceptance without addition of any other terms and condition of sale or any other modification by Customer, the prices stated are firm provided that notification of release for immediate production and shipment is received at Company's factory not later than 3 months from order acceptance. If such release is received later than 3 months from order acceptance date, prices will be increased a straight 1% (not compounded) for each 1 month period (or part thereof) beyond the 3 month firm price period up to the date of receipt of such release. If such release is not received within 6 months after the date of order acceptance, the prices are subject to renegotiation or at Company's option, the order will be cancelled. Any delay in shipment caused by Customer's actions will subject prices to increase equal to the percentage increase in list prices during that period of delay and Company may charge Customer with incurred storage fees. In no event will prices be decreased. The price of Equipment does not include any present or future foreign, federal, state, or local property, license, privilege, sales, use, excise, value added, gross receipts or other like taxes or assessments. Such amounts will be itemized separately to Customer, who will make prompt payment to Company. Company will accept valid exemption documentation for such from Customer, if applicable. All prices include packaging in accordance with Company's standard procedures. Charges for special packaging, crating or packing are the responsibility of Customer.

4. Delivery and Delays. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

5. Performance. Company shall be obligated to furnish only the Equipment described in the Proposal and in submittal data (if such data is issued in connection with the order). Company may rely on the acceptance of the Proposal, and in submittal data as acceptance of the suitability of the Equipment for the particular project or location. Unless specifically stated in the Proposal, compliance with any local building codes or other laws or regulations relating to specifications or the location, use or operation of the Equipment is the sole responsibility of Customer. If Equipment is tendered that does not fully comply with the provisions of this Agreement, and Equipment is rejected by Customer, Company will have the right to cure within a reasonable time after notice thereof by substituting a conforming tender whether or not the time for performance has passed.

6. Force Majeure. Company's duty to perform under this Agreement and the Equipment prices are contingent upon the non-occurrence of an Event of Force Majeure. If the Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid); and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

7. Limited Warranty. Company warrants the Equipment manufactured by Company for a period of the lesser of 12 months from initial start-up or 18 months from date of shipment, whichever is less, against failure due to defects in material and manufacture and that it has the capacities and ratings set forth in Company's catalogs and bulletins ("Warranty"). **Equipment manufactured by Company that includes required start-up and sold in North America will not be warranted by Company unless Company performs the Equipment startup**. Exclusions from this Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; modifications made by others to the Equipment; repairs or alterations by a party other than Company that adversely affects the stability or reliability of the Equipment; vandalism; neglect; accident; adverse weather or environmental conditions; abuse or improper use; improper installation; commissioning by a party other than Company; unusual physical or electrical or mechanical stress; operation with any accessory, equipment or part not specifically approved by Company; refrigerant not supplied by Company; and/or lack of proper maintenance as recommended by Company. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Company's obligations and liabilities under this Warranty are limited to furnishing replacement equipment or parts, at its option, FCA (Incoterms 2000) factory or warehouse (f.o.b. factory or warehouse for US domestic purposes) at Company-designated shipping point, freight-allowed to Company's warranty agent's stock location, for all non-conforming Company-manufactured Equipment (which have been returned by Customer to Company. Returns must have prior written approval by Company and are subject to restocking charge where applicable. Equipment, material and/or parts that are not manufactured by Company are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **COMPANY MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, REGARDING PREVENTION OF MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR ANY OTHER CONTAMINATES.** No warranty liability whatsoever shall attach to Company until Customer's complete order has been paid for in full and Company's liability under this Warranty shall be limited to the purchase price of the Equipment shown to be defective. Additional warranty protection is available on an extra-cost basis and must be in writing and agreed to by an authorized signatory of the Company. **EXCEPT FOR COMPANY'S WARRANTY EXPRESSLY SET FORTH HEREIN, COMPANY DOES NOT MAKE, AND HEREBY EXPRESSLY DISCLAIMS, ANY WARRANTIES, EXPRESS OR IMPLIED CONCERNING ITS PRODUCTS, EQUIPMENT OR SERVICES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF DESIGN, MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE, OR OTHERS THAT ARE ALLEGED TO ARISE FROM COURSE OF DEALING OR TRADE.**

8. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

9. Insurance. Upon request, Company will furnish evidence of its standard insurance coverage. If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive any rights of subrogation.

10. Customer Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement, require payment prior to shipping, or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to the Company for all Equipment furnished and all damages sustained by Company (including lost profit and overhead).

11. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS) EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

12. Nuclear Liability. In the event that the Equipment sold hereunder is to be used in a nuclear facility, Customer will, prior to such use, arrange for insurance or governmental indemnity protecting Company against all liability and hereby releases and agrees to indemnify Company and its suppliers for any nuclear damage, including loss of use, in any manner arising out of a nuclear incident, whether alleged to be due, in whole or in part to the negligence or otherwise of Company or its suppliers.

13. Intellectual Property; Patent Indemnity. Company retains all ownership, license and other rights to all patents, trademarks, copyrights, trade secrets and other intellectual property rights related to the Equipment, and, except for the right to use the Equipment sold, Customer obtains no rights to use any such intellectual property. Company agrees to defend any suit or proceeding brought against Customer so far as such suit or proceeding is solely based upon a claim that the use of the Equipment provided by Company constitutes infringement of any patent of the United States of America, provided Company is promptly notified in writing and given authority, information and assistance for defense of same. Company will, at its option, procure for Customer the right to continue to use said Equipment, or modify it so that it becomes non-infringing, or replace same with non-infringing Equipment, or to remove said Equipment and to refund the purchase price. The foregoing will not be construed to include any Agreement by Company to accept any liability whatsoever in respect to patents for inventions including more than the Equipment furnished hereunder, or in respect of patents for methods and processes to be carried out with the aid of said Equipment. The provision of Equipment by Company does not convey any license, by implication, estoppel, or otherwise, under patent claims covering combinations of said Equipment with other devices or elements. The foregoing states the entire liability of Company with regard to patent infringement. Notwithstanding the provisions of this paragraph, Customer will hold Company harmless against any expense or loss resulting from infringement of patents or trademarks arising from compliance with Customer's designs or specifications or instructions.

14. Cancellation. Equipment is specially manufactured in response to orders. An order placed with and accepted by Company cannot be delayed, canceled, suspended, or extended except with Company's written consent and upon written terms accepted by Company that will reimburse Company for and indemnify Company against loss and provide Company with a reasonable profit for its materials, time, labor, services, use of facilities and otherwise. Customer will be obligated to accept any Equipment shipped, tendered for delivery or delivered by Company pursuant to the order prior to any agreed delay, cancellation, suspension or extension of the order. Any attempt by Customer to unilaterally revoke, delay or suspend acceptance for any reason whatever after it has agreed to delivery of or accepted any shipment shall constitute a breach of this Agreement. For purposes of this paragraph, acceptance occurs by any waiver of inspection, use or possession of Equipment, payment of the invoice, or any indication of exclusive control exercised by Customer.

15. Invoicing and Payment. Equipment shall be invoiced to Customer upon tender of delivery thereof to the carrier. Customer shall pay Company's invoices within net 30 days of shipment date. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Company may at any time decline to ship, make delivery or perform work except upon receipt of cash payment, letter of credit, or security, or upon other terms and conditions satisfactory to Company. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all Equipment to secure payment in full of all amounts due Company and its order for the Equipment, together with these terms and conditions, form a security agreement (as defined by the UCC in the United States and as defined in the Personal Property Security Act in Canada). Customer shall keep the Equipment free of all taxes and encumbrances, shall not remove the Equipment from its original installation point and shall not assign or transfer any interest in the Equipment until all payments due Company have been made. The purchase money security interest granted herein attaches upon Company's acceptance of Customer's order and on receipt of the Equipment described in the accepted Proposal but prior to its installation. The parties have no agreement to postpone the time for attachment unless specifically noted in writing on the accepted order. Customer will have no rights of set off against any amounts, which become payable to Company under this Agreement or otherwise.

16. Claims. Company will consider claims for concealed shortages in shipments or rejections due to failure to conform to an order only if such claims or rejections are made in writing within 15 days of delivery and are accompanied by the packing list and, if applicable, the reasons in detail why the Equipment does not conform to Customer's order. Upon receiving authorization and shipping instructions from authorized personnel of Company, Customer may return rejected Equipment, transportation charges prepaid, for replacement. Company may charge Customer any costs resulting from the testing, handling, and disposition of any Equipment returned by Customer which are not found by Company to be nonconforming. All Equipment damaged during shipment and all claims relating thereto must be made with the freight carrier in accordance with such carrier's policies and procedures. Claims for Equipment damaged during shipment are not covered under the warranty provision stated herein.

17. Export Laws. The obligation of Company to supply Equipment under this Agreement is subject to the ability of Company to supply such items consistent with applicable laws and regulations of the United States and other governments. Company reserves the right to refuse to enter into or perform any order, and to cancel any order, under this Agreement if Company in its sole discretion determines that performance of the transaction to which such order relates would violate any such applicable law or regulation. Customer will pay all handling and other similar costs from Company's factories including the costs of freight, insurance, export clearances, import duties and taxes. Customer will be "exporter of record" with respect to any export from the United States of America and will perform all compliance and logistics functions in connection therewith and will also comply with all applicable laws, rules and regulations. Customer understands that Company and/or the Equipment are subject to laws and regulations of the United States of America which may require licensing or authorization for and/or prohibit export, re-export or diversion of Company's Equipment to certain countries, and agrees it will not knowingly assist or participate in any such diversion or other violation of applicable United States of America laws and regulations. Customer agrees to hold harmless and indemnify Company for any damages resulting to Customer or Company from a breach of this paragraph by Customer.

18. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state of New York for Equipment shipped to a U.S. location and the laws of the province to which Equipment is

shipped within Canada, without regard to its conflict of law principles that might otherwise call for the application of a different state's or province's law, and not including the United Nations Convention on Contracts for the International Sale of Goods. Any action or suit arising out of or related to this Agreement must be commenced within one year after the cause of action has accrued. To the extent the Equipment is being used at a site owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

19. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

20. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that Equipment ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1).

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the sale of the Equipment is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

21. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

1-26.130-4 (0614)
Supersedes 1-26.130-4(0214)

City Commission Regular Meeting - 6:00 pm **11. f.**

Meeting Date: 12/07/2020

Re: Approve Way to Grow Lincoln Park Grant Award - My Grandmothers' Keeper - $10,000

SUBJECT:

Approve grant award for Tamesha Hamilton, owner of My Grandmothers' Keeper and PeeWee's Place LLC, in the amount of up to $10,000.00, as an eligible recipient under the Way to Grow Lincoln Park HIstoric Avenue D Business District Small Business Startup/Relocation Grant Program.

SUMMARY:

2018-2019 CDBG allocates funds for small businesses of up to $3000. The partnership with Allegany Franciscan Ministries presented grant funding of up to $7000.00 for each small business in this program. This is the

My Grandmothers' Keeper began relocation process from the Sunshine Kitchen when she encountered a grease trap issue. She has already entered into lease agreement with property owner (with expectation of future purchase) at 921 Avenue D, a property which encompasses 2 buildings* and outdoor eating area and does not need assistance with rent. The grease trap installation costs $12,500 and she has already placed a 50% deposit; the grant will pay the balance ($6250) and other costs of other interior remodeling to include commercial equipment, initiation and permit fees.

RECOMMENDATION:

Approve grant award for My Grandmothers' Keeper to cover small business relocation expenses.

ALTERNATIVES:

Do not approve this grant award.

RESPONSIBLE STAFF:

Caleta Scott, Manager, Grants Administration Division

COORDINATED WITH:

Lincoln Park Revitalization Coordinator

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2019
Account:	10390025548410
Amount:	3000.00

OTHER INFORMATION:

These funds will be reimbursed by 2018-2019 CDBG funds. $7000 comes from Allegany Franciscan Ministries' (private grant) 103-0000-336.00-00

Attachments

Final Grant Review
Grant Application
Business Plan
Invoices
Grant Contract

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/10/2020 04:18 PM
City Manager	Nick Mimms	11/20/2020 10:04 AM
Form Started By: Caleta Scott		Started On: 10/29/2020 01:06 PM
Final Approval Date: 12/01/2020		

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

To: Nick Mimms, P.E., City Manager

From: Caleta Scott, Manager, Grants Administration

Thru: Johnna Morris, Director of Finance

RE: WAY TO GROW, Lincoln Park! – MY GRANDMOTHERS' KEEPER
FINAL GRANT REVIEW

Date: October 29, 2020

Please review My Grandmothers' Keeper grant application and initial memo prior to submission on the Monday, November 16, 2020 City Commission Consent Agenda. An invoice is attached for your reference.

This payment is covered under the 2018 CDBG allocation for "Technical Assistance for Small Business" and Allegany Franciscan Ministries Way to Grow, Lincoln Park! (Private Source) grant.

Funding Source	**Account**	**Amount**
CDBG	103-9002-554.84-10	$3000.00
ALLEGANY (Private)	103-0000-336.00-00	$7000.00
GRANT AWARD(S):		**$10,0000**

GRANT RECIPIENT: **TAMESHA HAMILTON, MY GRANDMOTHERS' KEEPER**

If approved, this memo will accompany the request to Finance Department for processing.

Thank you.

Date application received
(to be filled out by City): Received

OCT 27 2020

Grants Administration

City of Fort Pierce
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

Application

1. Name of Business: My Grandmothers' Keeper Catering, LLC
2. Type of Business: catering / restaurant
3. Business Owner:
   Name: Tamesha Hamilton
   Address: P O Box 362 Ft. Pierce, Fl
   Phone (Best Contact #): 772-216-5055
4. Business Relocation Information (for **EXISTING** businesses **RELOCATING** to Target Area)
   Business Previous Address: 7550 Pruitt Research Center Rd
   How Long Have You Been in Business? 18 months

   Identify all anticipated relocation expenses:

Rent Differential:	$ 500.00 month
Moving Cost:	$ 2600.00
Initiation & Hook-up of Utilities:	$ 600.00
Equipment Setup Costs:	$ 12,500 (Replace Grease trap)
Interior Remodeling:	$ N/A Haven't received estimate yet
Signage:	$ N/A Haven't received estimate yet
Fees (permits, deposits, etc.):	$ 6250 (deposit for Grease trap)
Other (list at right): commercial equipment	$ 2800.00
Total Anticipated Expenses:	$ 19,000 (without deposit for Grease trap)

Note: Provide written estimates (with contact info for each estimate) for each expense listed above)

5. Business Startup Information (for **NEW** businesses **OPENING** in Target Area)

Identify all anticipated expenses:

Rent:	$ _____
Initiation & Hook-up of Utilities:	$ _____
Equipment Setup Costs:	$ _____
Interior Remodeling:	$ _____
Signage:	$ _____
Fees (permits, deposits, etc.):	$ _____
Other (list at right):	$ _____
Total Anticipated Expenses:	$ _____

Note: Provide written estimates (with contact info for each estimate) for each expense listed above)

City of Fort Pierce
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

6. Business Plan prepared by:

   Name: _____

   Address: _____

   Phone (Best Contact #): _____

Statement of Understanding

The applicant (undersigned) agrees to comply with the guidelines of the Historic Avenue D Business District Business Startup/Relocation Grant Program.

Approved recipients of this grant award may opt to have invoices paid directly from the Grants Administration Division to the grant recipient's selected vendors or to receive the grant funds as a reimbursement when approved invoices and proofs of purchase are provided for reimbursement.

The applicant further understands that the applicant must submit detailed cost documentation to be considered for this grant award.

Business Owner Signature: _____ Date: 10-26-2020

Business Owner Name (Print) Tameisha Hamilton

Property Owner Signature: _____ Date: _____

Property Owner Name (Print) _____

Return this application with proper signatures and all required attachments to:

City of Fort Pierce Grants Administration Division / Attn: Historic Avenue D Business District Business Startup/Relocation Grant Program / Fort Pierce City Hall / 100 North U.S. Hwy. 1 / Fort Pierce, Florida 34950.

Hello. I'm Tamesha Hamilton, the owner of my Grandmothers' Keeper Catering, LLC. Located here in Saint Lucie, County. Currently I'm in the process of relocating my business to 921 Ave D from 7550 Pruitt Research Center Rd due to the closure of The Sunshine Kitchen. Prior to Covid-19 I was working there from April of 2019. I also plan to expand into a Southern-style takeout restaurant. Which would allow myself to own and operate two separate businesses from one location until future goals have been reached. Those goals include purchasing the property on Ave D between 10th St and Dundas Court.

While in the process of opening up my business I have come across some issues that have stopped me from proceeding with my plans. I have to replace the grease trap($12,500 lowest estimate) at 921 Ave D in order for the city to approve it to have water services. So far this is a list of items that has been paid already towards my relocation.

1. 1st, 2nd, last, and security deposit = $2600
2. Utilities deposit = $600
3. Septic cleaning = $264
4. 50 % Grease trap deposit = $6250
5. Commercial equipment = $2800

Total out of pocket = $12,514

As soon as I can get the grease trap replaced I can get back on track to open for business.

Business Plan

PeeWee's Place Restaurant
and
My Grandmother's Keeper Catering, LLC

Tamesha Hamilton
PO Box 362
Fort Pierce, Florida, 34954
TEL: (772) 216-5055

TABLE OF CONTENTS

EXECUTIVE SUMMARY
- The Business Concept
- Market Opportunity
- Product and Service Offerings

COMPANY DESCRIPTION
- Mission Statement
- Company Structure

MARKETING PLAN
- Market Analysis
- Target Market
- Marketing Strategy
- Competition and Competitive Analysis

GROWTH STRATEGY
- Operation Plan
- Management Team

FINANCIAL PROJECTIONS
- Initial Cash Requirements Statement
- Profit and Loss Statement, Year1
- Profit and Loss Statement, Year2
- Balance Sheet

REFERENCES

APPENDIX
- Licences
- Details of Machinery/Equipment

EXECUTIVE SUMMARY

PeeWee's Place and My Grandmother's Keeper are businesses whose operations specialize in the Restaurant and Catering industry. Based out of Fort Pierce, both businesses intend to provide reliable service, cost competitive prices, and friendly atmosphere. PeeWee's Place and My Grandmother's Keeper strive to excel in the Restaurant and Catering business by providing a food menu to please everyone, serving delicious, flavorful menu items providing an experience of great southern hospitality in a family friendly environment. We will remain highly competitive and will maintain high standards to ensure maximum customer satisfaction.

PeeWee's Place and My Grandmother's Keeper's key objective is to capture market share in the Restaurant and Catering industry by offering job opportunity within the community, competitively priced goods and services, quality product line, building a strong and skilled personnel team that will solidify our foundation, sustain the growth of the company, and to progressively increase annual sales.

Furthermore, PeeWee's Place and My Grandmother's Keeper intends to support its growth through continuous emphasis on customer satisfaction, introduction to product enhancements and/or additional services, and establishing long term relations with our customers, suppliers, and vendors. With continued growth and success PeeWee's Place and My Grandmother's Keeper's operations are scheduled to expand throughout the Treasure Coast in the long term.

PeeWee's Place and My Grandmother's Keeper's services hold leverage over its competition. It provides reliable service, cost competitive prices, and a family- friendly atmosphere. PeeWee's Place and My Grandmother's Keeper's primary services will consist of dine-in or takeout services, venue catering, mobile catering, and Private chef services. PeeWee's Place and My Grandmother's Keeper plan to attract customers through our Southern-Soul style of cooking that we'll offer. The professional training that we'll have as a team. Serving delicious meals from an exceptional staff team. All at a family-friendly price.

The success of the business is validated and ensured by the skilled and committed staff comprising 1 owner, 2 cashiers, 4 servers, 4 cooks and 2 dishwashers. With over 20 combined years of experience in the industry.

To fulfill its goals and objectives My Grandmother's Keeper requires funding in the amount of $113,089.00 to ensure its successful launch. Funding will be allocated towards advertising, beginning inventory, cash, deposits, insurance, licenses and permits, rent/mortgage, office supplies, office expenses, unanticipated business expenses, credit card fees, delivery charges, payroll taxes, employee wages, salary of owner, sales tax, telephone, utilities, equipment, website hosting, and website set up. These funds are needed in order to establish a solid foundation for our future. PeeWee's Place and My Grandmother's Keeper estimates its first year sales to reach $229,084.90, with net earnings of $16,660.72. Sales are expected to reach $242,122.40, with net earnings of $30,135.41 by the end of its second year of operations.

Based on my projections I believe that awarding funding to PeeWee's Place and My Grandmother's Keeper will be a sound investment. With the increasing demands in the Restaurant and Catering industry I believe we will successfully capture our target market, meet our financial objectives and fulfill our mission.

COMPANY DESCRIPTION

PeeWee's Place and My Grandmother's Keeper's goal is to excel in the Restaurant and Catering business by providing a Southern-Soul food menu and more to please everyone. Serving delicious, flavorful menu items by providing an experience of great southern hospitality in a family friendly environment. It's our way of making memories through good food. Like generations before us have done. We will treat each customer with respect so that we will be recognized for our integrity and superior customer service.

PeeWee's Place Restaurant, LLC is in it's startup stage. My Grandmother's Keeper Catering, LLC is an established business that was started in March 2019. Company ownership will be set up as follows:

NAME: Tamesha Hamilton
TITLE: Owner
OWNERSHIP: 100%

PeeWee's Place and My Grandmother's Keeper will operate facilities located at 921 Ave D in Fort Pierce, Florida with plans to expand to 914 Ave D. PeeWee's Place and My

Grandmother's Keeper will lease/purchase a suitable business space to support its operations. We will purchase commercial equipment, furniture, and a vehicle to ensure our success as a professional business.

PeeWee's Place and My Grandmother's Keeper intend to set up a website within the first few weeks of operation to focus on how it can profitably use the Internet to market its products. Sales will be encouraged; recognition will be achieved and our success will be secured.

MARKETING PLAN

Market analysis

Target Market

According to the US Census Bureau 2010 survey, Fort Pierce has a total population of 43,883. The available market is defined as the average household income of $30,869. PeeWee's Place and My Grandmother's Keeper target market is estimated at 8,777. The local population demographics are as follows:

Age Group	Percentage
Under 18	25.9%
20-24	7.0%
25-34	13.3%
45-54	13.0%
55-64	9.8%
65-older	6.8%

The median age was 35.2 years

PeeWee's Place target market is all groups as a whole with special interest in families with multiple kids under 18 years of age that are still living at home, residents within a 5 mile radius, and college students that attend school locally or come home on the weekends that are living on a budget. My Grandmother's Keeper will target customers from throughout the Treasure Coast who are looking for Catering services to help celebrate all milestones in life. PeeWee's Place and My Grandmother's Keepers target market has been clearly defined by demographic characteristics, consumer lifestyle and behaviour. As such our product is geared towards the following consumer profile : all

consumers regardless of age , both genders, household income of all household incomes, employed in any labour force, any level of education and pertains to any social class. This group will remain loyal, will purchase often and is characterized as being first time end users.

Marketing Strategy

The Company management is focused on the merging/redefined marketplace. It will also explore and undertake traditional one-to-one marketing strategies. A recent survey from Infusion soft found the following marketing strategies to be the most effective:

1. Word-of-mouth (62%)
2. Email marketing (34%)
3. Social media (23%)
4. Print ads (8%)
5. Pay-per-click ads (8%)
6. TV/radio ads (2%)

The long-range goal of the business is to create a trustworthy brand. Initially the company will:

1. Engage in Web-based marketing for the next year to generate awareness of the company and service information. Because Internet based advertising has increased in recent quarters, the prices for advertising have consequently significantly dropped making the expenditure more cost effective.
2. Engage in outdoor advertising providing general awareness to the public at large and direct individuals to the company's website. Marketing Campaign

PeeWee's Place and My Grandmother's Keeper's pricing has been strategically set to stay in line with operating costs. As such PeeWee's Place and My Grandmother's Keeper will initially launch pricing to attract prospects and help build its client base. Since both businesses hope to appeal to the end user, it anticipates repeat sales volume. Underlying factors that determine our pricing strategy are manufacturing costs, perceived value, market value . PeeWee's Place and My Grandmother's Keeper intends to review its pricing strategy on a quarterly basis to ensure potential profits are not

compromised and potential sales revenues are not lost. Furthermore we intend to review the revenue to expense ratio to secure a consistent cash flow.

PeeWee's Place and My Grandmother's Keeper has developed a comprehensive advertising and promotion strategy which is scheduled to be launched upon receipt of funding. To support its expansion efforts, PeeWee's Place and My Grandmother's Keeper's advertising campaign includes the following media outlets in order of probable effectiveness:

1. direct mail
2. radio announcement
3. internet announcement

As part of this strategy, PeeWee's Place and My Grandmother's Keeper will run direct mail weekly, radio announcement, Internet announcement, and will carry an estimated total advertising cost of $6,000.00.

Tamesha Hamilton will also use personal experience, training and understanding of customers' needs to generate new clients and maintain the existing clientele. Tamesha Hamilton is profoundly invested in the company's success and will not solely rely on personnel to generate business.

PeeWee's Place and My Grandmother's Keeper intend to set up a website, PeeWee's/Grandmother'sKeeper.com within the first year of operations to focus on how it can profitably use the Internet to market its products. Sales will be encouraged; recognition will be achieved and our success will be secured.

Competition and Competitive Analysis

PeeWee's Place and My Grandmother's Keeper has clearly identified several competitors in its primary area of operations. PeeWee's Place and My Grandmother's Keeper recognizes the need to continually monitor its competitors' performance and pledges to take immediate measures to stay ahead of the competition.PeeWee's Place and My Grandmother's Keeper recognizes that its competitors' performance will play a substantial role to its overall success and growth. Thus we intend to devote necessary resources to remain informed with changes in consumer behavior, segment dynamics, market trends and the overall industry to minimize any unfavorable impact.

PeeWee's Place and My Grandmother's Keeper has performed a competitive analysis of the following competitors to determine how it can attract customers.

COMPETITORS
Company Name: Phatz Chicken Shack
Strengths: Established with two locations in the area
Weaknesses: Only offers quick service food such as chicken wings and sides

Company Name: Nunu's Soul food Truck and Restaurant
Strengths: Convenience
Weaknesses: No consistency with their menu and food-truck location

Company Name: Kinfolk Restaurant
Strengths: Established brand from another city
Weaknesses: Quality of the food for the price and location

PeeWee's Place and My Grandmother's Keeper hold leverage over its competition through reliable service, cost competitive prices, friendly atmosphere. It will attract clients throughout the city with delicious high-quality menu items at affordable prices. All while providing exceptional customer service. Referral advertising and word-of-mouth marketing will be key components in attaining new clients. PeeWee's Place and My Grandmother's Keeper is confident that my target-market will hear positive word-of-mouth feedback. That will cause them to seek us out over all of the other competitors.

Given the personal nature of communications between individuals, we believe that our business will gain an added layer of credibility over our competition. Our objective is to treat each customer with respect and we will be recognized for our integrity and superior service. Our research shows that individuals are more inclined to believe word-of-mouth marketing than other promotional methods. With the emergence of the Web and the expansion of the social platforms such as Facebook, Instagram, Pinterest, Youtube, word-of-mouth marketing will flow through these social networks and strengthen our position and recognition in a cost-effective manner.

PeeWee's Place and My Grandmother's Keeper's entry against competition will be eased by its choice of distribution channel. We will employ a zero-level channel otherwise known as establishing direct contact with end users with no intermediaries involved. Our research has shown that this is the most cost effective mode to reach our target market. Our selected distribution channel is well designed and takes into account the link between sales activities and marketing efforts to better reach and serve our end users. It addresses consumer needs and preserves our role in an increasingly fluid channel structure. Service levels and operational performance will be enhanced and costs will be controlled.

Operation Plan

PeeWee's Place and My Grandmother's Keeper intends to service its customers by fulfilling the following needs:

1. Convenience
2. Good quality delicious meals
3. Certified training

PeeWee's Place and My Grandmother's Keeper intend to adopt an aggressive approach to ensure it responds to its customers' demands, fulfills prompt and courteous delivery, remains cost efficient and committed to providing added value to its existing product line. Determining factors in ensuring that PeeWee's Place and My Grandmother's Keeper provides a reliable service and/or quality product line are establishing cost-efficient delivery modes, knowledgeable and committed personnel, while upholding exceptional service level.

PeeWee's Place and My Grandmother's Keeper will remain focused on providing customer support and after sale service by maintaining high standards to ensure maximum customer satisfaction, consistent client feedback and developing customer loyalty programs and discounted services for non-profit organizations.

Management Plan

PeeWee's Place will be owned and My Grandmother's Keeper is owned by Tamesha Hamilton whose 7 years of experience in the Restaurant and Catering industry is a true asset to the business.

An organization's core is defined by its administrative/management team. It encompasses the vision, goals and commitment of the company. These key players have the knowledge, commitment and drive that this organization requires to become a success and achieve recognition in the industry.

PeeWee's Place and My Grandmother's Keeper plans to keep wage and salary expenses to a minimum. To achieve this objective PeeWee's Place and My Grandmother's Keeper will hire a total of 4- full time and 8 part-time employees with the hopes of hiring more as the business succeeds. It gives each business a minimum of 6 employees each.

PeeWee's Place and My Grandmother's Keeper will adopt the following structure:

OWNER: Tamesha Hamilton -

1. Accountant/Bookkeeper
2. Manager (2)
3. Server/cashier (6)
4. Cooks(2)
5. Dishwasher(2)

FINANCIAL PROJECTIONS

Initial Cash Requirements for New Business
PeeWee's Place and My Grandmother's Keeper

INITIAL START UP COSTS :

Adverting	$1500
Beginning Inventory	$10000
Licenses/Permits	$806
Insurance (Catering only)	$299
Professional fees (CPA)	N/A (at this time)
Legal fees (Attorney)	N/A (at this time)
Wages	N/A (at this time)
Payroll Taxes	N/A (at this time)
Vehicle Expenses(Purchase)	$7000 (Purchased)
Telephone/Internet	$774 (6 months)
Utilities	$2964 (6 months)
Deposits	$9450
Lease/Purchase Property	$7800/$90000

Fixtures (Inside/outside)	$7500
Commercial Equipment	$15800
Repairs/Construction	$18,500
Cash (Unexpected expenses/repairs)	$7000
TOTAL START UP COSTS	$89,393 (Leased) $171,593 (Purchased)

PeeWee's Place and My Grandmother's Keeper
Profit and Loss Statement for YEAR 1

Revenue	
Gross Sales	$134,400
Less: Sales Return and Allowances	$8736
Net Sales	$125,664
Expenses	
Advertising	$1200
Repairs/construction	$0
Insurance	$299
Licenses and permits	$1319.50
Professional fees	$0
Rent	$7800
Unanticipated Business expenses	$7000
Health Insurance	$0
Payroll Taxes	$1800
Salary Owner	$30000
Telephone/Internet	$1440
Utilities	$7200
Vehicle Expenses(Insurance)	$2400
Wages (6 employees)	$60000
Total Expenses	$120,458.50
Net Income	**$5205.50**

PeeWee's Place and My Grandmother's Keeper
Profit and Loss Statement for YEAR 2

Revenue		
Gross Sales		$168,000
Less: Sales Return and Allowances		$11,760
Net Sales		$156,240
Expenses		
Advertising		$1200
Repairs/construction		$3000
Insurance		$299
Licenses and permits		$1319.50
Professional fees		$0
Rent		$7800
Unanticipated Business expenses		$10000
Health Insurance		$0
Payroll Taxes	$1800	
Salary Owner		$30000
Telephone/Internet		$1440
Utilities		$7200
Vehicle Expenses		$2600
Wages (6 employees)		$60000
Total Expenses		$126,658.50
Net Income		**$29,581.50**

PeeWee's Place and My Grandmother's Keeper
Balance Sheet

Assets

Current Assets:	
Cash	$22,500
Accounts Receivable	$0
Less: Reserve for Bad Debts	-10,000
Merchandise Inventory	$10,000
Prepaid Expenses	$9450
Notes Receivable	$0
Total Current Assets	$13,050
Equipment	$17,800
Total Fixed Assets	$17,800
Total Assets	**$30,850**

Liabilities and Capital

Current Liabilities:	
Accounts Payable	$0
Sales Taxes Payable	$0
Payroll Payable	$1800
Accrued Wages Payable	$0
Unearned Revenues	$0
Short-term Notes Payable	$0
Short-term Bank Loans Payable	$0
Total Current Liabilities	**$1800**

Long-Term Liabilities:	
Long-Term Notes Payable	$0
Mortgage Payable	$0
Total Long-Term Liabilities	**$0**
Total Liabilities	**$1800**
Capital:	
Owner's Equity	$0
Net Profit	$7500
Total Capital	**$7500**
Total Liabilities and Capital	**$9,300**

References

https://en.wikipedia.org/wiki/List_of_largest_employers_in_the_United_States#Employment_by_Major_Industry_Sector_in_United_States
http://www.ftpress.com/articles/article.aspx?p=2095734&seqNum=4
http://smallbusiness.chron.com/market-trends-service-industry-5045.html
http://dpeaflcio.org/programs-publications/issue-fact-sheets/the-service-sector projections-and-current-stats/

APPENDIX

All About Septic Services, Inc.
5808 Pinetree Drive
Fort Pierce, FL 34982
7728285818
allaboutsepticservices@gmail.com

ADDRESS
Tamesha Hamilton
921 Avenue D
Fort Pierce, FL 34950

ESTIMATE # 1213
DATE 08/10/2020

DATE	DESCRIPTION	QTY	AMOUNT
	Installation of New Concrete 1050 gals. Grease Trap, 2-Steel Rings & 2-Steel Covers (GREASE), Removal & Abandonment of Old Grease Trap, Includes Drains outside- 1ST - Abandoned , 2ND - Closed off & sealed. ***If water table exceeds depth of excavation, well point will be needed at additional cost.*** ****CONTINGENT UPON HEALTH DEPT APPROVAL OF PERMIT **** Includes: Machine, Permits ,Grease Traps, Rings & Covers, Inspections, THIS ESTIMATE DOES NOT INCLUDE REPLACING CONCRETE.	1	12,500.00
	DISCLAIMER: You the OWNER are RESPONSIBLE TO REMOVE ANY ITEM THAT WILL BE IN OUR WAY!, before work commences, ALL ABOUT SEPTIC SERVICES INC and it's EMPLOYEES , will NOT be responsible for SHEDS, DRIVEWAYS, WATER LINES, STATUES, TREES, FENCES, ...ETC.....ALSO, IRRIGATION LINES, SPRINKLERS, PHONE/CABLE LINES, BUSHES, ANY YARD ITEM, that could be in the way. initials _____ If ALL ABOUT SEPTIC SERVICES INC. has to remove any item, you the OWNER will be responsible 295.00 per hour of the removal. IF System fails to due hydraulic overload or is altered in anyway by a 3rd party, then the WARRANTY BECOMES NULL & VOID.	1	0.00
	PAYMENT; ALL ABOUT SEPTIC SERVICES INC. , requires a 50% deposit before we will start an installation of the new system. The remaining balance is due on day of INSPECTION. A LATE FEE of 10% will be accessed if payment is received late. SIGN:_____ DATE:_____	1	0.00

TOTAL **$12,500.00**

Accepted By

Accepted Date

- SEPTIC TANKS CLEANED
- GREASE TRAPS CLEANED
- GUARANTEED DRAIN LINE CLEANING
- SYSTEM INSPECTIONS
- LIFT STATIONS: REPAIR & MAINTENANCE
- DRAIN FIELDS: REPAIR & NEW INSTALLS

ALL ABOUT SEPTIC SERVICES, INC.

"DOOTY CALLS"

St. Lucie 772-828-5818

Martin 772-287-9301

Licensed #SR0111693 Insured

PLEASE REMIT TO:
5808 PineTree Dr.
Fort Pierce Fl, 34982

WE ACCEPT:
VISA,M/C,DISCOVER

CUSTOMER NAME	PHONE NUMBER	DATE
Tameshia Hamilton	772 216 5055	8/7/20
JOB ADDRESS	**CITY**	**ZIP CODE**
921 Ave D	Ft Pierce	34950

❑Heavy Paper ❑Wipes
❑Heavy Sludge ❑Solids
❑Heavy Grease ❑Roots
❑Sand ❑None

TANK DETAILS

❑Duel Chamber
❑Single Chamber ❑Plastic
❑Concrete ❑Fiberglass
❑Sand Bottom ❑Solid Bottom

LID TYPE

❑Sectional ❑Lid & Riser
❑Square ❑Octagon
❑Round ❑Manhole

DRAIN FIELD

❑Mineral Agg ❑City Sewer
❑Chambers ❑C-Block
❑Multipipe ❑Other

WATER LEVEL

❑Normal ❑Above ❑Below

OTHER

❑Tee & Filter
❑Outlet Tee - No Filter
❑None

❑Regular Maintenance
❑Bad Drainfield
❑Problems
❑Emergency

PARTS/DESCRIPTION		PRICE
❑Primary Tank	Gals.	
❑Lift Station	Gals.	
❑Grease Trap	Gals.	225.00
❑System Inspection		
❑Septic Tank Filter Cleaning		
❑Service Charge /Call		
❑Lid & Riser		
❑Drain Field Other		
❑Main Line Cleaned		
❑Pump Replacement		
❑D-Box Cleaning		
❑Discounts		
❑		
❑		
❑		
❑		
❑		
❑		
Amount Due		225.00
Card # 5348 6000 1097 1981		
Exp. Date: 05/23 Code: 800		
❑Cash ❑Check # ❑Credit Card		

COMMENTS

5348 6000 1097 1981

Customer Signature _____ Sales Representative _____

THIS IS TO ACKNOWLEDGE COMPLETION OF THE ABOVE DESCRIBED WORK WHICH HAS BEEN DONE TO COMPLETE SATISFACTION
PAYMENT IS DUE AT THE TIME SERVICES ARE RENDERED *CONVENIENCE FEE 3% IS APPLIED TO ALL CREDIT CARD PAYMENTS
WE WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE (DRIVEWAY, SPRINKLERS, ETC...) OR DAMAGE TO YOUR SEPTIC TANK

A G R E E M E N T

THIS AGREEMENT made and entered into this __ day of _____ **2020**, by and between the **CITY OF FORT PIERCE**, a Municipal Corporation having its territorial limits within St. Lucie County, Florida, hereinafter referred to as **GRANTOR** and **MY GRANDMOTHERS' KEEPER,** a Florida for-profit corporation, hereinafter referred to as the **SUBRECIPIENT**.

W I T N E S S E T H

WHEREAS, the City of Fort Pierce has been awarded a Federal Community Development Block Grant (CDBG) under Title 1 of the Housing and Community Development Act of 1974, as amended (42 USC 5301 et seq.) (the Act); and

WHEREAS, the Fort Pierce City Commission, on July 20, 2015 approved the 2016-2020 5 Year Consolidated Plan which allocates funding for Micro Enterprise Assistance for small businesses to receive educational information and small grants to purchase items to increase their capacity and sustainability; and

WHEREAS, the **City of Fort Pierce has** determined that a valid public purpose will be served, and it is in the best interest of Fort Pierce to support the purchases described in the recipients' mini-grant application;

NOW, THEREFORE, the parties do hereby agree as follows:

1. The specific project to be provided, including intended uses for the Grant funds by **Recipient** are set forth in **Exhibit "A"** to this Agreement.

2. This Agreement shall take effect on the date executed by the **Grantor.**

3. **Grantor** agrees to pay invoices for approved expenditures, as specified in the Agreement and Exhibits thereto, of **Recipient,** up to the agreed amount of up to **10,000.00 (Ten Thousand Dollars and No Cents).** The Grantor shall be notified in writing of all authorized persons, with their addresses, who are empowered to file requests for payment pursuant to this Agreement. Reimbursement shall not be sought pursuant to this Agreement for any expenses or costs which are to be paid from another source of revenue.

4. All funds from **Grantor** to **Recipient** being donated under the terms of this Agreement shall be used solely for the purpose of those specified in Attachment/Exhibit A. The project and any use of the Grant funds must comply with the City of Fort Pierce 2018-2019 Community Development Block Grant Action Plan. **Recipient** shall not use Grant funds provided herein for political activities, sectarian or religious activities, or lobbying activities.

5. Publications, press releases, media productions and exhibit graphics produced by the **Recipient** shall include the following statement:

Sponsored in part by the City of Fort Pierce's/Way to Grow Lincoln Park Start Up or Relocate Grant Program

6. Recipient agrees to submit to **Grantor, through the Grants Administration Division,** a written Final Completion Report, with photographs of purchased items as well as other monthly Project Status Reports as may be reasonably requested by **Grantor**, including, but not limited to such reports which provide a detailed and itemized list of all expenditures for the project, including proofs of payment.

7. Term of Contract: This Agreement shall take effect on the day the Grantor executes the agreement and terminate on **September 30, 2021.**

8. In every case, payment will be made subject to receipt of a requisition for payment from the Subrecipient specifying and certifying that such expenses have been incurred and expended in conformance with this Contract and that the Subrecipient is entitled to receive the amount requisitioned under the terms of this Contract.

The Subrecipient shall not claim reimbursement from the Grantor for that portion of its obligations which have been paid by another source of revenue.

The Subrecipient shall notify the Grantor in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

9. Use of Funds: Use of funds received pursuant to this Agreement shall be in accordance with the requirements of the Housing and Community Development Act of 1974 (as amended), 24 CFR Part 570 and other regulations governing the Community Development Block Grant program, and any amendments or policy revisions thereto which shall become effective during the term of this Agreement.

A copy of said regulations is incorporated by reference. In addition, the Subrecipient agrees to comply with other applicable laws, including the National Environmental Policy Act of 1969 (and the implementing regulations at 24 CFR 58), the National Historic Preservation Act of 1966 as amended (16 USC 470), Section 504 of the Rehabilitation Act of 1973 (29 USC 794)(and the implementing regulations at 24 CFR 8), the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975 (42 USC 6101)(and the implementing regulations at 24 CFR 146), the prohibition against using debarred contractors at 24 CFR 570.609, and Executive orders 11063, 11246, 11375, 12086, and 12259.

The Subrecipient agrees to comply with the uniform administrative requirements specified at 24 CFR 570.502 and 24 CFR 570.610, including: If the Subrecipient is a government agency, OBM Circular A-87, "Principles for Determining Costs Applicable to Grants and Contracts with State, Local and Federally Recognized Indian Tribal Governments;" OMB Circular A-128, "Audits of State and Local Governments" (implemented at 24 CFR 44); and the sections of 24 CFR 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," specified at 24 CFR 570.502(a). If the Operating Agency is not a government agency, OMB Circular A-122, "Cost Principles for Non-Profit Organizations," or OMB Circular A-21, "Cost Principles for Educational Institutions," as applicable; and Attachments A,B,C,F,H,N, and O to OMB Circular A-110, as specified at 24 CFR 570.502(b).

Any equipment purchases over $5,000 (five thousand dollars) must be maintained, and available for on-site monitoring, if requested, for a minimum of five (5) years. Property Management Standards - 24 CFR 84.30 through 84.37 Summary requires recipients to follow uniform standards for using and disposing of real property and equipment. Equipment is defined as having a useful life of one year and a per unit value of $5,000 or more.

When equipment is no longer needed in the same project and it cannot be used in any other Federally-assisted project of the recipient, and the value of the property in question is less than $5,000, the recipient may dispose of the equipment and retain the proceeds as miscellaneous revenue. When equipment is no longer needed in the same project, cannot be used in any other Federally-assisted project of the recipient, and the value of the property in question is $5,000 or more, disposition instructions should be requested from HUD.

The Subrecipient is prohibited from using funds provided herein for political activities, sectarian or religious activities, or lobbying activities.

10. Assignment: Without written consent of the Grantor, this Agreement is not assignable by the Subrecipient, either in whole or in part.

11. Alteration: No alteration or variation in the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto.

12. General Terms and Conditions:

A. The Subrecipient agrees to submit project status reports to the Grantor on a monthly basis and other reports, as may be required, until project is completed. A standard reporting form will be provided by the Grantor.

B. The Subrecipient agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited. Non-federal entities that expend $300,000 or more in a year in Federal awards shall have a single or program-specific audit conducted for that year in accordance with the provisions

of 24 CFR Part 84, Subpart B. A Subrecipient is exempt from Federal audit requirements if it receives less than $300,000 in combined Federal assistance during its fiscal year, but records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and General Accounting Office.

C. The Subrecipient agrees that the Grantor or any authorized representative has access to and the right to examine all records, books, papers or documents related to the project.

D. The Subrecipient hereby severally warrants that all project records, books, papers and documents will be retained for a period of not less than five (5) years after the project terminates and grants the Grantor the option of retention of the project records, books, papers and documents.

E. The Subrecipient agrees to obtain all necessary permits for intended improvements or activities.

F. The Subrecipient agrees to purchase necessary flood insurance if its project is located in a flood hazard area and the nature of the project requires such insurance.

G. The Subrecipient, if its program involves housing, agrees to affirmatively further fair housing.

H. The Subrecipient hereby severally warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire to private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of the Subrecipient who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any financial interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this Agreement.

I. The undersigned person signing as an officer on behalf of the Subrecipient, a party to this Agreement, hereby severally warrants and represents that said person has authority to enter into this agreement on behalf of said Subrecipient and to bind the same to this Agreement, and, further that said Subrecipient has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaw against entering into this Agreement.

J. The Grantor shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by the Subrecipient, its staff or clientele; and the Subrecipient hereby agrees to defend, hold harmless and indemnify the Grantor from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release the Subrecipient from any obligations under this Contract.

K. The Subrecipient hereby certifies that, in the implementation of projects funded by this Agreement and in all of its other operations, it will comply with all requirements of Section 504 of the Rehabilitation Act of 1973 (29 USC 794) (and the implementing regulations at 24 CFR 8), the Americans with Disabilities Act of 1990 (PL 101-336), and all state and local laws requiring physical and program accessibility to people with disabilities, and agrees to defend, hold harmless, and indemnify the Grantor from and against any and all liability for any noncompliance on the part of the Subrecipient.

L. Nothing contained in this Agreement is intended to, or shall be construed in any manner to, create or establish an employer-employee relationship between the parties, nor shall any

employee of the Subrecipient by virtue of this Contract be an employee of the Grantor for any purpose whatsoever, nor shall any employee of the Subrecipient be entitled to any of the rights, privileges, or benefits of Grantor's employees. The Subrecipient shall be deemed at all times an independent contractor and shall be wholly responsible for the manner in which it performs the services required of it by the terms of this contract. The Subrecipient assumes exclusively the responsibility for the acts of its employees as they relate to the services to be provided during the course and scope of their employment.

M. The Subrecipient agrees to participate in training to become informed about the regulations governing the Community Development Block Grant Program, especially with regard to changes in the regulations, provisions requiring nondiscrimination on the basis of disability, and provisions regarding relocation.

13. Special Terms and Conditions

A. It is expressly understood and agreed that either party shall have the right to terminate this Agreement or reduce the compensation amount upon 15 days written notice to the other party. However, the Subrecipient may not terminate its obligations under Section 5 (Program Income) and may not terminate an Assignment of Proceeds and Grant of Lien without written consent from the Grantor. All reports or accounting provided for herein shall be rendered whether or not falling due within the contract period.

B. Further, the Grantor reserves the right to terminate this contract upon written notification to the Subrecipient under any of the following conditions:

1) Notification by HUD to the Grantor that said project is ineligible because of project location, services provided, or any other reason cited by HUD;

2) Notification by HUD to the Grantor that said project is deficient and that continued support of the project is not providing an adequate level of services to low income and minority people; or

3) Written notification from HUD to the Grantor that the program funds made available to the Grantor are being curtailed, withdrawn, or otherwise restricted.

C. The Grantor also reserves the right to terminate this Contract or to reduce the contract compensation amount if the Subrecipient:

1) Fails to file required reports or to meet project progress or completion deadlines;

2) Materially fails to comply with any provision of this Agreement (which may result in suspension or termination in accordance with 24 CFR 85.43 or OMB Circular A-110, Attachment L);

3) Expends funds under this Agreement for ineligible activities, services or items;

4) Implements the project prior to the notification from the Grantor that the federal environmental review process has been completed;

5) Violates Labor Standards requirements, or

6) Fails to comply with written notice from the Grantor of substandard performance under the terms of this Agreement.

14. Other Provisions

A. Equal Employment Opportunity

During the performance of this contract, the Subrecipient agrees as follows:

1) The Subrecipient shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, age, handicap, disability, sexual orientation, ancestry, national origin, marital status, familial status, or any other basis prohibited by applicable law. The Subrecipient shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, age, handicap, disability, sexual orientation, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms or compensation, and selection for training including apprenticeship. The Subrecipient agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

2) The Subrecipient will, in all solicitations of advertisements for employees placed by on or behalf of the Subrecipient, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, age, handicap, disability, sexual orientation, ancestry, national origin, marital status, or any other basis prohibited by applicable law.

3) The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advertising the said labor union or workers' representatives of the Subrecipient's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4) The Subrecipient will comply with all provisions of Executive Order 11246, Equal Employment Opportunity, of September 24, 1965, as amended by Executive Orders 11375 and 12086, copies of which are on file and available at the Grantor's office, and of the rules, regulations, and relevant orders of the Secretary of Labor.

5) The Subrecipient will furnish all information and reports required by Executive Order 11246 of September 24, 1965, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by HUD and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

6) In the event of the Subrecipient's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Subrecipient may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, as amended, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, as amended, or as otherwise provided by law.

7) The Subrecipient will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor, issued pursuant to Section 204 of Executive order 11246 of September 24, 1965, as amended, so that such provisions will

be binding upon each subcontractor or vendor. The Subrecipient will take such action with respect to any subcontract or purchase order as HUD may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event a Subrecipient becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by HUD, the Subrecipient may request the United States to enter into such litigation to protect the interest of the United States.

B. Equal Opportunity in Participation

Under the terms of Section 109 of the Housing and Community Development Act of 1974, and in conformance with Grantor's policy and all requirements imposed by or pursuant to the Regulation of HUD (24 CFR Part 570.601 and 570.602) issued pursuant to Section 109, no person in the United States shall on the ground of race, color, creed, religion, sex, age, handicap, disability, ancestry, national origin, marital status, familial status, or any other basis prohibited by applicable law be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Community Development Block Grant Program funds.

Specific (not exclusive) Discriminatory Actions Prohibited:

The Subrecipient may not directly or through contractual or other arrangements, on the ground of race color, creed, religion, sex, ancestry, national origin, marital status, familial status, or any other basis prohibited by applicable law:

1) Deny any facilities, services, financial aid, or other benefits provided under the program or activity.
2) Provide any facilities, services, financial aid, or other benefits which are different, or are provided in a different form from that provided to others under the program or activity.
3) Subject to segregated or separate treatment in any facility, or in any matter or process related to receipt of any service or benefit under the program or activity.
4) Restrict in any way access to, or the enjoyment of any advantage or privilege enjoyed by others in connection with facilities, services, financial aid or other benefits under the program or activity.
5) Treat an individual differently from others in determining whether the individual satisfies an admission, enrollment, eligibility, membership, or other requirement or condition which the individual must meet in order to be provided any facilities, services, or other benefit provided under the program or activity.
6) Deny any person with the legal right to work an opportunity to participate in a program or activity as an employee.

C. Business and Employment Opportunities for Lower Income Residents, Women-Owned Business Enterprises, and Minority-Owned Business Enterprises.

1) The Subrecipient will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135. This Act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area, and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by, persons residing in the area of

the project. In all solicitations for bids, the contractor must, before signing the contract, provide a preliminary statement of the work force needs and plans for possible training and employment of lower income persons. When a Subrecipient utilizes the bidding procedures to let a bid, the invitation or solicitation for bids shall advise prospective contractors of the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, and the clause shall be inserted as a component part of any contract or subcontract.

2) If a Subrecipient solicits or requests an invitation for bids, every effort feasible will be made to contact minority-owned and women-owned business enterprises for a response to the solicitation or invitation for bidders.

D. Nondiscrimination in Federally-Assisted Programs.

The Subrecipient will comply with Title VI of the Civil Rights Act of 1964 (PL 88-352, 42 USC 2000d et seq.) and the Fair Housing Act (42 USC 3601-20). In accordance with City policy and Title VI of the Civil Rights Act of 1964 (PL 88-352), in the sale, lease or other transfer of land acquired, leased or improved with assistance provided under this Agreement, the deed or lease for such transfer shall contain a covenant prohibiting discrimination upon the basis of race, color, creed, religion, sex, handicap, disability, ancestry, national origin, material status, or familial status, in the sale, lease or rental, or in the use or occupancy of such land or any improvements erected or to be erected thereon. The Subrecipient will comply with Title VIII of the Civil Rights Act of 1968 (PL 90-284) as amended and will administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing.

E. Labor Standards.

The Subrecipient and all subcontractors engaged in contracts in excess of $2,000 to which the United States is a party for the construction, completion, rehabilitation, alteration, and/or repair, including painting and decorating, of public buildings or public works, financed in whole or in part with assistance provided under this Agreement are subject to the federal labor standards provisions which govern the payment of wages and the ratio of apprentices and trainees to journey workers. Under the terms of the Davis-Bacon Act, as amended, the Subrecipient is required to pay all laborers and mechanics employed on construction work wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor, and shall pay overtime compensation in accordance with the subject to the provisions of the Contract Work Hours and Safety Standards Act (40 USC 327-332), and the Subrecipient shall comply with all regulations issued pursuant to these Acts and with other applicable Federal laws and regulations pertaining to labor standards, including the Copeland "Anti-Kickback" Act. Provided, that if wage rates higher than those required under the regulations are imposed by State or local laws, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher rates.

F. Flood Disaster Protection.

This Agreement is subject to the requirements of the Flood Disaster Protection Act of 1973 (PL 93-235). Use of any assistance provided under this Agreement for acquisition or construction in an area identified as having special flood hazards shall be subject to the mandatory purchase of flood insurance in accordance with the requirements of Section 102(a) of said Act.

G. Clean Air Act and Federal Water Pollution Control Act (Applicable to Contracts and Subcontracts Which Exceed $100,000).

The Subrecipient shall comply with and require each subcontractor to comply with all applicable standards of the Clean Air Act of 1970 (42 USC 1857 et seq.), as amended, the Clean Air Act of 1990, the Federal Water Pollution Control Act (33 USC 1251 et seq.), as amended, and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended from time to time.

H. Provision of the Hatch Act.

Neither the Subrecipient program nor the funds provided therefore, nor the personnel employed in the administration of the program shall be in any way or to any extent engaged in the conduct of political activities in contravention of Chapter 15 of Title 5, United States Code.

I. Lead-Based Paint.

Any grants or loans made by the Subrecipient for the rehabilitation of residential structures with assistance provided under this Agreement shall be made subject to the provisions for the elimination of lead-based paint hazards under 24 CFR Part 35. The Subrecipient will comply with the requirements of 24 CFR 570.608 for notification, inspection, testing, and abatement procedures concerning lead-based paint. Such regulations require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may contain lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment, and precautions that should be taken when dealing with lead-based paint poisoning.

J. Special Assessments.

The Subrecipient will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under Section 106 of the Act or with amounts resulting from a guarantee under Section 108 of the Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless: (1) funds received under Section 106 of the Act are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title 1 of the Act; or (2) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary of HUD that it lacks sufficient funds received under Section 106 of the Act to comply with the requirements of subparagraph (1).

K. Acquisition, Rehabilitation, and Demolition of Real Property and Displacement of Persons and Businesses.

The Subrecipient will comply with the "City of Fort Pierce Community Development Block Grant Program Plan for Minimizing the Displacement of Persons as a result of Community Development Block Grant Funded Activities". The Subrecipient will conduct any acquisition, rehabilitation, or demolition of real property, and any negotiations for acquisition, rehabilitation, or demolition of real property in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Section 104(d) of the Act, and the implementing regulations at 49 CFR 24 and 24 CFR 570.606. Unless specifically permitted in Appendix B or Appendix C, the Subrecipient will not cause either temporary or permanent involuntary displacement of persons or businesses. If the Subrecipient causes the involuntary temporary or permanent displacement of any person or business as a result of Community Development Block Grant activities, it shall comply with

the Grantor's "Plan to Assist Persons Actually Displaced By Community Development Block Grant Activities," and the Subrecipient shall provide all notices, advisory assistance, relocation benefits, and replacement dwelling units as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Section 104(d) of the Act, and the implementing regulations at 49 CFR 24 and 24 CFR 570.606. The Subrecipient hereby agrees to defend, to pay, and to indemnify the City from and against, any and all claims and liabilities for relocation benefits or the provision of replacement dwelling units required by federal statutes and regulations in connection with activities undertaken pursuant to this Agreement.

L. Reversion of Assets.
Upon expiration of this Agreement, the Subrecipient shall transfer to the Grantor or its designee any CDBG funds on hand at the time of expiration.

M. Lobbying Restrictions.

1) No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3) It will require that the language of this paragraph L be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, and United States Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

N. Provisions Required by Law Deemed Inserted.

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this Contract shall forthwith be physically amended to make such insertion or correction.

IN WITNESS THEREOF, the Grantor and the Subrecipient have executed this Agreement as of the date first above written.

GRANTOR:
ATTEST: CITY OF FORT PIERCE

_____ _____
Linda Cox, City Clerk Linda Hudson, Mayor

APPROVED AS TO FORM CORRECTNESS:

By: _____
Pete Sweeney, City Attorney

SUBRECIPIENT: **MY GRANDMOTHERS' KEEPER**

By: _____
TAMESHA HAMILTON

Print: _____

Title: **Owner**

Today's Date: _____

City Commission Regular Meeting - 6:00 pm **11. g.**

Meeting Date: 12/07/2020

Re: Lot Clearing Lien - 704 N 20th Street

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

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 704 N 20th St., Fort Pierce, FL, Parcel ID Number 2404-715-0020-000-7 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs leaving a balance of $100.00, which requires a direct vote by the Commission.

SUMMARY:

Request by applicant to waive interest, penalties, fees, and a portion of the lot clearing costs in the amount of $351.06 contingent upon paying the balance of $100.00 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $251.06 contingent upon payment of balance in the amount of $200.00 payable in 30 days.

ALTERNATIVES:

Approve Staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Amount: 200.00

OTHER INFORMATION:

$200.00 to the general fund.

Attachments

Request

Tax Card
Breakdown
Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/20/2020 10:06 AM

Form Started By: Colleen Greer
Started On: 11/17/2020 12:51 PM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	11/12/20				
Property address:	704 N. 20th St				
Owner(s) of record:	Gwendolyn McKenzie				
Mailing address:	1560 Patrick Ave, Tallahassee, FL 32310				
Property tax ID #:	2404-715-0020-000/7				
Original purchase date:	5/10/02	Original purchase price:		$55,000	
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☑ Vacant Lot
Name of person requesting reduction:	Gwendolyn McKenzie	Relationship to owner(s)			
Telephone #:	(850) 575-0852	Mobile phone #:		(850) 251-9143	
E-mail:	gwenmckn273@gmail.com	Preferred contact method:		Email	
What are owner(s) intentions for property:	build low income housing				
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)	$ 200.00
Administrative fees	$ 100.00
Interest	$ 151.06 6%/yr
Penalties	$
TOTAL AMOUNT DUE TO CITY	$ 451.06
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 351.06
DOLLAR AMOUNT I AGREE TO PAY	$ 100.00

Signature of Owner or Representative

11/12/20
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	704 N. 20th 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(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

11/12/20
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. The matter will be placed before the City Commission for final determination.

Comments:

Approve process, not request

City Representative

11/17/20
Date

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

Property Identification

Site Address: 704 N 20th ST	Parcel ID: 2404-715-0020-000-7	Account #: 17585	Sec/Town/Range: 04/35S/40E
Use Type: 0000	Jurisdiction: Fort Pierce	Map ID: 24/04S	Zoning: SF Moderat

Ownership

Gwendolyn McKenzie
1560 Patrick Ave
Tallahassee, FL 32310

Legal Description

AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 18-LESS W 5 FT-(OR 1543-1251: 1622-466)

Current Values

Just/Market:	$4,500	Assessed:	$2,336
Exemptions:	$0	Taxable:	$2,336

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$4,500	$2,336	$0	$2,336
2019	$2,400	$2,124	$0	$2,124
2018	$2,200	$1,931	$0	$1,931

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-10-2002	1543 / 1251	XX02	WD	Hendley Sean M	$55,000
12-19-2001	1469 / 1423	XX01	QC	Hendley III Robert	$100
01-07-1991	0729 / 2816	XX01	QC	Robert Hendley	$100

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:



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,100
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 704 N 20th Street
Parcel ID#: 2404-715-0020-000-7
Owner: Gwendolyn McKenzie

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$200.00	$151.06	$100.00
TOTAL	$200.00	$151.06	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$251.06
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$200.00
	$451.06

November 12, 2020

City of Fort Pierce
Divisions of Code Enforcement & Animal Control
100 N. US Hwy 1
Fort Pierce, FL 34954-1480

Re: Request for a Reduction or Rescindment of Lot Clearing or Demolition Lien
Parcel No.: 2404-715-0020-000/7, 2404-715-0021-000/4, 2404-715-0022-000/1, 2404-715-0023-000/8

To Whom It May Concern:

Regarding the referenced matter, I hereby request a lien reduction or rescindment of code enforcement fines. I am a native of Fort Pierce, however residing in Tallahassee. For the past few years I have experienced a high turn-over rate of property managers, laborers, maintenance technicians, etc. and for this reason, had not been consistently informed of the property's condition. There was a lapse in property upkeep, however I have not received any code violations since the initial fine. Despite the devastating effects of COVID-19, including the shutdown of numerous businesses, I have as a result, been able to find and keep reliable assistance with the property's upkeep. On the other hand, an effect of the pandemic is that I have had to temporarily suspend my plans to develop low-income housing on the property, though I intend to begin construction within the next five (5) years.

Therefore, with the ongoing financial uncertainties due to the pandemic, I am requesting a reduction of each code enforcement lien pursuant to ONE of the following options:

1) A rescindment of the total fees due including a waiver of accrued interest and administrative fee, OR;
2) A reduction of payment due, to the amount of $100 per fine, OR;
3) A reduction in total payment due to the amount of lesser of either the accrued interest or the total administrative fee due.

Thank you in advance for your consideration and I look forward to your response.

Kindest regards,

Gwendolyn McKenzie
--Attachments

Nov 11 20, 03:13p

City Commission Regular Meeting - 6:00 pm **11. h.**

Meeting Date: 12/07/2020

Re: Lot Clearing Lien - 702 N 20th Street

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

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 702 N 20th St., Fort Pierce, FL, Parcel ID Number 2404-715-0021-000-4 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs leaving a balance due of $100.00, which requires a direct vote by the Commission.

SUMMARY:

Request by applicant to waive interest, penalties, fees, and a portion of the lot clearing costs in the amount of $351.06 contingent upon paying the balance of $100.00 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $251.06 contingent upon payment of balance in the amount of $200.00 payable in 30 days.

ALTERNATIVES:

Approve Staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Amount: 200.00

OTHER INFORMATION:

$200.00 to the general fund.

Attachments

Request

Breakdown
Tax Card
Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	11/19/2020 02:14 PM
City Manager	Nick Mimms	11/20/2020 10:06 AM

Form Started By: Colleen Greer Started On: 11/17/2020 12:47 PM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT *Florida*

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

Date:	11/12/20				
Property address:	702 N. 20th St				
Owner(s) of record:	Gwendolyn McKenzie				
Mailing address:	1560 Patrick Ave, Tallahassee, FL 32310				
Property tax ID #:	2404-715-0021-000/4				
Original purchase date:	5/10/02	Original purchase price:		$55,000	
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☑ Vacant Lot
Name of person requesting reduction:	Gwendolyn McKenzie	Relationship to owner(s)			
Telephone #:	(850) 575-0852	Mobile phone #:	(850) 251-9143		
E-mail:	gwenmckn23@gmail.com	Preferred contact method:	Email		
What are owner(s) intentions for property:	build low income housing				
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)	$ 200.00
Administrative fees	$ 100.00
Interest	$ 151.06 6%/yr
Penalties	$
TOTAL AMOUNT DUE TO CITY	$ 451.06
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 351.06
DOLLAR AMOUNT I AGREE TO PAY	$ 100.00

Gwendolyn McKenzie
Signature of Owner or Representative

11/12/20
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	702 N. 20th 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(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

11/12/20
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. The matter will be placed before the City Commission for final determination.

Comments:

Approve process, not request

City Representative

11/17/20
Date

Nov 11 20, 03:13p

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 702 N 20th Street
Parcel ID#: 2404-715-0021-000-4
Owner: Gwendolyn McKenzie

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$200.00	$151.06	$100.00
TOTAL	$200.00	$151.06	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$251.06
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$200.00
	$451.06

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

Property Identification

Site Address: 702 N 20th ST	Parcel ID: 2404-715-0021-000-4	Account #: 17586	Sec/Town/Range: 04/35S/40E
Use Type: 0000	Jurisdiction: Fort Pierce	Map ID: 24/04S	Zoning: SF Moderat

Ownership

Gwendolyn McKenzie
1560 Patrick Ave
Tallahassee, FL 32310

Legal Description

AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 19 (OR 1543-1251: 1622-466)

Current Values

Just/Market:	$4,600	Assessed:	$2,336
Exemptions:	$0	Taxable:	$2,336

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$4,600	$2,336	$0	$2,336
2019	$2,400	$2,124	$0	$2,124
2018	$2,300	$1,931	$0	$1,931

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-10-2002	1543 / 1251	XX02	WD	Hendley Sean M	$55,000
07-15-1997	1088 / 2186	XX02	QC	Carolyn Hall	$100
12-30-1993	0877 / 1077	XX02	QC	Leon Hendley	$10,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,200
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

November 12, 2020

City of Fort Pierce
Divisions of Code Enforcement & Animal Control
100 N. US Hwy 1
Fort Pierce, FL 34954-1480

Re: Request for a Reduction or Rescindment of Lot Clearing or Demolition Lien
Parcel No.: 2404-715-0020-000/7, 2404-715-0021-000/4, 2404-715-0022-000/1, 2404-715-0023-000/8

To Whom It May Concern:

Regarding the referenced matter, I hereby request a lien reduction or rescindment of code enforcement fines. I am a native of Fort Pierce, however residing in Tallahassee. For the past few years I have experienced a high turn-over rate of property managers, laborers, maintenance technicians, etc. and for this reason, had not been consistently informed of the property's condition. There was a lapse in property upkeep, however I have not received any code violations since the initial fine. Despite the devastating effects of COVID-19, including the shutdown of numerous businesses, I have as a result, been able to find and keep reliable assistance with the property's upkeep. On the other hand, an effect of the pandemic is that I have had to temporarily suspend my plans to develop low-income housing on the property, though I intend to begin construction within the next five (5) years.

Therefore, with the ongoing financial uncertainties due to the pandemic, I am requesting a reduction of each code enforcement lien pursuant to ONE of the following options:

1) A rescindment of the total fees due including a waiver of accrued interest and administrative fee, OR;
2) A reduction of payment due, to the amount of $100 per fine, OR;
3) A reduction in total payment due to the amount of lesser of either the accrued interest or the total administrative fee due.

Thank you in advance for your consideration and I look forward to your response.

Kindest regards,

Gwendolyn McKenzie
--Attachments

Nov 11 20, 03:13p

City Commission Regular Meeting - 6:00 pm **11. i.**

Meeting Date: 12/07/2020

Re: Lot Clearing - 0 N 20th St (aka 700 approx N 20th St)

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

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 0 N 20th St (aka 700 approx. N 20th St)., Fort Pierce, FL, Parcel ID Number 2404-715-0022-000-1 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver a portion of the hard costs leaving a balance due of $100.00, which requires a direct vote by the Commission.

SUMMARY:

Request by applicant to waive interest, penalties, fees, and a portion of the lot clearing costs in the amount of $351.06 contingent upon paying the balance of $100.00 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $251.06 contingent upon payment of balance in the amount of $200.00 payable in 30 days.

ALTERNATIVES:

Approve Staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Amount: 200.00

OTHER INFORMATION:

$200.00 to the general fund.

Attachments

Request

Breakdown
Tax Card
Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	11/19/2020 02:14 PM
City Manager	Nick Mimms	11/20/2020 10:06 AM

Form Started By: Colleen Greer Started On: 11/17/2020 11:37 AM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT Florida

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

Date:	11/12/20				
Property address:	O. N. 20th St				
Owner(s) of record:	Gwendolyn McKenzie				
Mailing address:	1560 Patrick Ave, Tallahassee, FL 32310				
Property tax ID #:	2401-715-0023-000/8				
Original purchase date:	5/10/02	Original purchase price:	$55,000		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☑ Vacant Lot
Name of person requesting reduction:	Gwendolyn McKenzie	Relationship to owner(s)			
Telephone #:	(850) 575-0852	Mobile phone #:	(850) 251-9143		
E-mail:	gwenmckn23@gmail.com	Preferred contact method:	Email		
What are owner(s) intentions for property:	build low income housing				
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)	$ 200.00
Administrative fees	$ 100.00
Interest	$ 151.06 6% /yr
Penalties	$
TOTAL AMOUNT DUE TO CITY	$ 451.06
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 351.06
DOLLAR AMOUNT I AGREE TO PAY	$ 100.00

Gwendolyn McKenzie
Signature of Owner or Representative

11/12/20
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	O. N. 20th St 2404-715-0023-0008

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

11/12/20
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. The matter will be placed before the City Commission for final determination.

Comments:

Approve process, not request

City Representative

11/12/20
Date

Nov 11 20, 03:15p

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 0 N 20th Street (aka 700 approx. N 20th Street)
Parcel ID#: 2404-715-0022-000-1
Owner: Gwendolyn McKenzie

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$200.00	$151.06	$100.00
TOTAL	$200.00	$151.06	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $251.06
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $200.00
$451.06

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

Property Identification

Site Address: N 20th ST	Parcel ID: 2404-715-0023-000-8	Account #: 17588	Sec/Town/Range: 04/35S/40E
Use Type: 0000	Jurisdiction: Fort Pierce	Map ID: 24/04S	Zoning: SF Moderat

Ownership

Gwendolyn McKenzie
1560 Patrick Ave
Tallahassee, FL 32310

Legal Description

AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 21 (OR 1543-1251: 1622-466)

Current Values

Just/Market:	$4,500	Assessed:	$2,336
Exemptions:	$0	Taxable:	$2,336

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$4,500	$2,336	$0	$2,336
2019	$2,400	$2,124	$0	$2,124
2018	$2,200	$1,931	$0	$1,931

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-10-2002	1543 / 1251	XX02	WD	Hendley Sean M	$55,000
07-15-1997	1088 / 2186	XX02	QC	Carolyn Hall	$100
12-30-1993	0877 / 1077	XX02	QC	Leon Hendley	$10,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,125
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

November 12, 2020

City of Fort Pierce
Divisions of Code Enforcement & Animal Control
100 N. US Hwy 1
Fort Pierce, FL 34954-1480

Re: Request for a Reduction or Rescindment of Lot Clearing or Demolition Lien
Parcel No.: 2404-715-0020-000/7, 2404-715-0021-000/4, 2404-715-0022-000/1, 2404-715-0023-000/8

To Whom It May Concern:

Regarding the referenced matter, I hereby request a lien reduction or rescindment of code enforcement fines. I am a native of Fort Pierce, however residing in Tallahassee. For the past few years I have experienced a high turn-over rate of property managers, laborers, maintenance technicians, etc. and for this reason, had not been consistently informed of the property's condition. There was a lapse in property upkeep, however I have not received any code violations since the initial fine. Despite the devastating effects of COVID-19, including the shutdown of numerous businesses, I have as a result, been able to find and keep reliable assistance with the property's upkeep. On the other hand, an effect of the pandemic is that I have had to temporarily suspend my plans to develop low-income housing on the property, though I intend to begin construction within the next five (5) years.

Therefore, with the ongoing financial uncertainties due to the pandemic, I am requesting a reduction of each code enforcement lien pursuant to ONE of the following options:

1) A rescindment of the total fees due including a waiver of accrued interest and administrative fee, OR;
2) A reduction of payment due, to the amount of $100 per fine, OR;
3) A reduction in total payment due to the amount of lesser of either the accrued interest or the total administrative fee due.

Thank you in advance for your consideration and I look forward to your response.

Kindest regards,

Gwendolyn McKenzie
--Attachments

Nov 11 20, 03:13p

City Commission Regular Meeting - 6:00 pm **11. j.**

Meeting Date: 12/07/2020

Re: Lot Clearing Lien - 0 N 20th Street

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

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $451.06 against 0 N 20th St., Fort Pierce, FL, Parcel ID Number 2404-715-0023-000-8 owned by Gwendolyn McKenzie, 1560 Patrick Ave., Tallahassee, FL 32310 to $200.00 payable in 30 days. However, applicant is also requesting a waiver of the portion of the hard costs leaving a balance due of $100.00, which requires a direct vote by the Commission.

SUMMARY:

Request by applicant to waive interest, penalties, fees, and a portion of the lot clearing costs in the amount of $351.06 contingent upon paying the balance of $100.00 within 30 days.

RECOMMENDATION:

Staaff recommends waiving interest, penalties, and fees in the amount of $251.06 contingent upon payment of balance in the amount of $200.00 payable in 30 days.

ALTERNATIVES:

Approve staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Amount: 200.00

OTHER INFORMATION:

$200.00 to the general fund.

Attachments

Request

Breakdown
Tax Card
Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	11/19/2020 02:15 PM
City Manager	Nick Mimms	11/20/2020 10:06 AM

Form Started By: Colleen Greer Started On: 11/17/2020 11:16 AM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT *Florida*

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

Date:	11/12/20				
Property address:	0 N. 20th St				
Owner(s) of record:	Gwendolyn McKenzie				
Mailing address:	1560 Patrick Ave, Tallahassee, FL 32310				
Property tax ID #:	2404-715-0022-000/1				
Original purchase date:	5/10/02	Original purchase price:	$55,000		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☑ Vacant Lot
Name of person requesting reduction:	Gwendolyn McKenzie	Relationship to owner(s)			
Telephone #:	(850) 575-0852	Mobile phone #:	(850) 251-9143		
E-mail:	gwenmckn2@gmail.com	Preferred contact method:	Email		
What are owner(s) intentions for property:	build low income housing				
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)	$ 200.00
Administrative fees	$ 100.00
Interest	$ 151.06 6%/yr
Penalties	$
TOTAL AMOUNT DUE TO CITY	$ 451.06
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 351.06
DOLLAR AMOUNT I AGREE TO PAY	$ 100.00

Gwendolyn McKenzie
Signature of Owner or Representative

11/12/20
Date

Nov 11 20, 03:13p p.7

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	0 N. 20th St 2404-715-0022-000/1

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: 11/12/20

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:

Approve process, not request

City Representative — Date: 11/17/20

Nov 11 20, 03:14p

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 0 N 20th Street
Parcel ID#: 2404-715-0023-000-8
Owner: Gwendolyn McKenzie

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$200.00	$151.06	$100.00
TOTAL	$200.00	$151.06	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $251.06
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $200.00
$451.06

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

Property Identification

Site Address: N 20th ST	Parcel ID: 2404-715-0022-000-1	Account #: 17587	Sec/Town/Range: 04/35S/40E
Use Type: 0000	Jurisdiction: Fort Pierce	Map ID: 24/04S	Zoning: SF Moderat

Ownership

Gwendolyn McKenzie
1560 Patrick Ave
Tallahassee, FL 32310

Legal Description

AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 20 (OR 1543-1251: 1622-466)

Current Values

Just/Market:	$4,500	Assessed:	$2,336
Exemptions:	$0	Taxable:	$2,336

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$4,500	$2,336	$0	$2,336
2019	$2,400	$2,124	$0	$2,124
2018	$2,200	$1,931	$0	$1,931

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-10-2002	1543 / 1251	XX02	WD	Hendley Sean M	$55,000
07-15-1997	1088 / 2186	XX02	QC	Carolyn Hall	$100
12-30-1993	0877 / 1077	XX02	QC	Leon Hendley	$10,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,100
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

November 12, 2020

City of Fort Pierce
Divisions of Code Enforcement & Animal Control
100 N. US Hwy 1
Fort Pierce, FL 34954-1480

Re: Request for a Reduction or Rescindment of Lot Clearing or Demolition Lien
Parcel No.: 2404-715-0020-000/7, 2404-715-0021-000/4, 2404-715-0022-000/1, 2404-715-0023-000/8

To Whom It May Concern:

Regarding the referenced matter, I hereby request a lien reduction or rescindment of code enforcement fines. I am a native of Fort Pierce, however residing in Tallahassee. For the past few years I have experienced a high turn-over rate of property managers, laborers, maintenance technicians, etc. and for this reason, had not been consistently informed of the property's condition. There was a lapse in property upkeep, however I have not received any code violations since the initial fine. Despite the devastating effects of COVID-19, including the shutdown of numerous businesses, I have as a result, been able to find and keep reliable assistance with the property's upkeep. On the other hand, an effect of the pandemic is that I have had to temporarily suspend my plans to develop low-income housing on the property, though I intend to begin construction within the next five (5) years.

Therefore, with the ongoing financial uncertainties due to the pandemic, I am requesting a reduction of each code enforcement lien pursuant to ONE of the following options:

1) A rescindment of the total fees due including a waiver of accrued interest and administrative fee, OR;
2) A reduction of payment due, to the amount of $100 per fine, OR;
3) A reduction in total payment due to the amount of lesser of either the accrued interest or the total administrative fee due.

Thank you in advance for your consideration and I look forward to your response.

Kindest regards,

Gwendolyn McKenzie
--Attachments

Nov 11 20, 03:13p

City Commission Regular Meeting - 6:00 pm **11. k.**

Meeting Date: 12/07/2020

Re: Lot Clearing Lien - 1313 Avenue J (4)

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

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $8,897.51 against 1309-1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $2,924.23 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs also in the amount of $1,924.23, leaving a balance due of $1,000.00 payable within 30 days, which requires a direct vote by Commission.

SUMMARY:

Request by applicant to waive interest, penalties, fees, and a portion of the lot clearing costs in the amount of $7,897.51 contingent upon paying the balance of $1,000.00 payable in 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $5,973.28, contingent upon payment of balance in the amount of $2,924.23 payable in 30 days.

ALTERNATIVES:

Approve staff's recommendation.
Detrmine 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: 2924.23

OTHER INFORMATION:

$2924.23 to the general fund.

Attachments

Request

Breakdown
Letter
Property ID Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/20/2020 10:05 AM

Form Started By: Colleen Greer
Started On: 11/06/2020 11:33 AM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	10/27/2020				
Property address:	1313 Avenue J, Fort Pierce, FL 34950				
Owner(s) of record:	TEAM FACEY REAL ESTATE, LLC				
Mailing address:	2833 SW BRIGHTON ST, PORT ST LUCIE, FL 34953				
Property tax ID #:	2404-807-0002-000-7				
Original purchase date:	10.19.2020	Original purchase price:	$3,200		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	CLAUDE FACEY	Relationship to owner(s)	SELF		
Telephone #:	772.408.7787	Mobile phone #:	772.408.7787		
E-mail:	claudefacey@gmail.com	Preferred contact method:	Both		
What are owner(s) intentions for property:	To build duplex on land				
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)	$ 2,924.23
Administrative fees	$ 2,200.00
Interest	$ 3,136.42
Penalties	$ 636.86
TOTAL AMOUNT DUE TO CITY	$ 8,897.51
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 7,897.51
DOLLAR AMOUNT I AGREE TO PAY	$ 1,000.00

Signature of Owner or Representative

10.27.2020
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1313 AVENUE J, FORT PIERCE, FL 34950

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: 10.27.2020

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

The Board of Commission

City of Fort Pierce, Florida.

Parcel ID#: 2404-807-0002-000-7

Address: 1313 Avenue J, Fort Pierce, FL 34950

I am requesting application for lien reduction with the City Commission of the City of Fort Pierce. On October 19, 2020, our company acquire tax deed title to subject parcel. Our research reveals that the city of Fort Pierce has lien for lot clearing of $8,897.51.

I understand the city has an ordinance regarding property owners to maintain vacant lots. I was looking for another city Florida that has similar code violation criteria but could not find one readily. I understand the city has an increase volume of crime and violence. Since safety is main concern for its residents the city has establish an ordinance that does not support property ownership in the area. Having reasonable ordinance for land ownership would increase new construction and property value. This would in turn help with unemployment in area, reduce crime rate, increase property value tax base. This would be a total win, win for city and its residents.

The city of Port St Lucie will only clear portion of vegetation that is encumbering neighboring occupied properties. Maybe the city can pass this measure to help with unnecessary fine and lien property owners are face for vacant land that does not provide income.

Being a real broker in the county for over 16 years I notice the value of residential vacant lots within the city of Fort Pierce range $5,000 to $10,000. What I would like to do with this lot I have acquire is to construct a duplex unit. This would be my part to start development of residential multiple family residence within the city of Fort Pierce. Based on cost of tax deed ($3232.40) and lien owed to City of Fort Pierce ($8,897.51) the value of the land would not justify price within the area. New construction impact fee within the City will be added cost that will be incurred as well. I also owned neighboring property that backs up to this property. Which is very well maintained.

In my opinion part of the reason for these low prices when compared to neighboring cities and counties is the lack of residential development within the city. Most residents do not feel pride of ownership within that area. This area of the city was recently put in the Zone of Opportunity created under the 2017 Tax Cuts and Jobs Act. I have not seen any real growth started from this Act.

Why has the city of Fort Pierce has not had any growth with residential real estate? What measure is the commission taking to improve growth and increase property values within city? Let all work together to make the city of Fort Pierce Great Again!

Please consider my request to reduce lien amount and owed on subject property.

Thank you

Claude Facey

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1313 Avenue J
Parcel ID#: 2404-807-0002-000-7
Owner: Team Facey Real Estate LLC

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien (4)	$2924.23	$3773.28	$2200.00
TOTAL	$69.50	$173.40	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$5973.28
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$2924.23
	$8897.51

The Board of Commission

City of Fort Pierce, Florida.

Parcel ID#: 2404-807-0002-000-7

Address: 1313 Avenue J, Fort Pierce, FL 34950

I am requesting application for lien reduction with the City Commission of the City of Fort Pierce. On October 19, 2020, our company acquire tax deed title to subject parcel. Our research reveals that the city of Fort Pierce has lien for lot clearing of $8,897.51.

I understand the city has an ordinance regarding property owners to maintain vacant lots. I was looking for another city Florida that has similar code violation criteria but could not find one readily. I understand the city has an increase volume of crime and violence. Since safety is main concern for its residents the city has establish an ordinance that does not support property ownership in the area. Having reasonable ordinance for land ownership would increase new construction and property value. This would in turn help with unemployment in area, reduce crime rate, increase property value tax base. This would be a total win, win for city and its residents.

The city of Port St Lucie will only clear portion of vegetation that is encumbering neighboring occupied properties. Maybe the city can pass this measure to help with unnecessary fine and lien property owners are face for vacant land that does not provide income.

Being a real broker in the county for over 16 years I notice the value of residential vacant lots within the city of Fort Pierce range $5,000 to $10,000. What I would like to do with this lot I have acquire is to construct a duplex unit. This would be my part to start development of residential multiple family residence within the city of Fort Pierce. Based on cost of tax deed ($3232.40) and lien owed to City of Fort Pierce ($8,897.51) the value of the land would not justify price within the area. New construction impact fee within the City will be added cost that will be incurred as well. I also owned neighboring property that backs up to this property. Which is very well maintained.

In my opinion part of the reason for these low prices when compared to neighboring cities and counties is the lack of residential development within the city. Most residents do not feel pride of ownership within that area. This area of the city was recently put in the Zone of Opportunity created under the 2017 Tax Cuts and Jobs Act. I have not seen any real growth started from this Act.

Why has the city of Fort Pierce has not had any growth with residential real estate? What measure is the commission taking to improve growth and increase property values within city? Let all work together to make the city of Fort Pierce Great Again!

Please consider my request to reduce lien amount and owed on subject property.

Thank you

Claude Facey

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

Property Identification

Site Address: Avenue J	Parcel ID: 2404-807-0002-000-7	Account #: 17752	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04G	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Team Facey Real Estate LLC
2833 SW Brighton ST
Port St Lucie, FL 34953

Legal Description

MUSTAINE`S S/D BLK A LOTS 2 AND 3

Current Values

Just/Market:	$6,300	Assessed:	$3,309	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$3,309	2020	$6,300	$3,309	$0	$3,309
				2019	$3,400	$3,009	$0	$3,009
				2018	$3,200	$2,736	$0	$2,736

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-19-2020	4493 / 2753	0111	TD	Tawfik Ronald	$3,200
10-12-2006	2677 / 0997	XX01	TD	Lewis Ollie M	$2,700
01-01-1900					$0

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.24
Land Size (SF):	10,530
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

City Commission Regular Meeting - 6:00 pm **11. I.**

Meeting Date: 12/07/2020

Re: Lot Clearing Lien - 1313 Avenue J (1)

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

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $1,201.02 against 1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $406.41 payable in 30 days. However, applicant is also requesting a waiver of a portion of the hard costs in the amount of $205.39, leaving a balance due of $201.02 payable within 30 days, which requires a direct vote by Commission.

SUMMARY:

Request by applicant to waive interest, penalties, fees, and a portion of the lot clearing costs in the amount of $1,000.01 contingent upon paying the balance of $201.02 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $794.61 contingent upon payment of balance in the amount of $406.41 within 30 days.

ALTERNATIVES:

Approve staff's recommendation.
Determine alternative amount

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Amount: 406.41

OTHER INFORMATION:

$406.41 to the general fund.

Attachments

Request

Letter
Property ID Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/20/2020 10:04 AM

Form Started By: Colleen Greer
Started On: 11/06/2020 11:22 AM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	11/05/2020 Lien 1				
Property address:	1313 Avenue J, Fort Pierce, FL 34950				
Owner(s) of record:	TEAM FACEY REAL ESTATE, LLC				
Mailing address:	2833 SW BRIGHTON ST, PORT ST LUCIE, FL 34953				
Property tax ID #:	2404-807-0002-000-7				
Original purchase date:	10.19.2020	Original purchase price:	$3,200		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	CLAUDE FACEY	Relationship to owner(s)	SELF		
Telephone #:	772.408.7787	Mobile phone #:	772.408.7787		
E-mail:	claudefacey@gmail.com	Preferred contact method:	Both		
What are owner(s) intentions for property:	To build duplex on land				
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)	$ 406.41
Administrative fees	$ 200.00
Interest	$ 494.98
Penalties	$ 99.63
TOTAL AMOUNT DUE TO CITY	$ 1201.02
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 1,000.01
DOLLAR AMOUNT I AGREE TO PAY	$ 201.02

Signature of Owner or Representative

11.5.2020
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1313 AVENUE J, FORT PIERCE, FL 34950

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: 10.27.2020

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:

Approve process - not request

City Representative — Date: 11/5/20

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 10/30/20
Miscellaneous Receivables Inquiry 08:20:30

Customer ID . . . : 3065 Name: 1313 AV J TAWFIK, R
Last statement . : 10/07/20 Addr: 240480700020007 TAWFIK, R
Last invoice . . : 12/10/08 PLANTATION, FL 33313
Current balance . : 1,201.02
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 1,201.02 Type: 001 0000 115 02 00 LC
Deposit balance . : .00

Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
_	INT01	LC INTEREST CHARGE 6%/YR	.00	494.98	494.98
_	LOTAD	LOT CLEARING ADMIN FEE	.00	200.00	200.00
_	LOTCL	LOT CLEARING	.00	297.70	297.70
_	LOTC2	LC	.00	108.71	108.71
_	PEN01	LC PENALTY CHARGES OF .1%	.00	99.63	99.63

Bottom

F3=Exit F7=Pending activity F8=Charge hsty F9=Payment hsty
F10=Combined detail F11=Invoice inquiry F12=Cancel F13=Auto charges
F14=Deposit detail F20=Print Activity Listing F21=Other tasks

406.41

794.61
406.41

205.39

The Board of Commission

City of Fort Pierce, Florida.

Parcel ID#: 2404-807-0002-000-7

Address: 1313 Avenue J, Fort Pierce, FL 34950

I am requesting application for lien reduction with the City Commission of the City of Fort Pierce. On October 19, 2020, our company acquire tax deed title to subject parcel. Our research reveals that the city of Fort Pierce has lien for lot clearing of $8,897.51.

I understand the city has an ordinance regarding property owners to maintain vacant lots. I was looking for another city Florida that has similar code violation criteria but could not find one readily. I understand the city has an increase volume of crime and violence. Since safety is main concern for its residents the city has establish an ordinance that does not support property ownership in the area. Having reasonable ordinance for land ownership would increase new construction and property value. This would in turn help with unemployment in area, reduce crime rate, increase property value tax base. This would be a total win, win for city and its residents.

The city of Port St Lucie will only clear portion of vegetation that is encumbering neighboring occupied properties. Maybe the city can pass this measure to help with unnecessary fine and lien property owners are face for vacant land that does not provide income.

Being a real broker in the county for over 16 years I notice the value of residential vacant lots within the city of Fort Pierce range $5,000 to $10,000. What I would like to do with this lot I have acquire is to construct a duplex unit. This would be my part to start development of residential multiple family residence within the city of Fort Pierce. Based on cost of tax deed ($3232.40) and lien owed to City of Fort Pierce ($8,897.51) the value of the land would not justify price within the area. New construction impact fee within the City will be added cost that will be incurred as well. I also owned neighboring property that backs up to this property. Which is very well maintained.

In my opinion part of the reason for these low prices when compared to neighboring cities and counties is the lack of residential development within the city. Most residents do not feel pride of ownership within that area. This area of the city was recently put in the Zone of Opportunity created under the 2017 Tax Cuts and Jobs Act. I have not seen any real growth started from this Act.

Why has the city of Fort Pierce has not had any growth with residential real estate? What measure is the commission taking to improve growth and increase property values within city? Let all work together to make the city of Fort Pierce Great Again!

Please consider my request to reduce lien amount and owed on subject property.

Thank you

Claude Facey

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

Property Identification

Site Address: Avenue J	Parcel ID: 2404-807-0002-000-7	Account #: 17752	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04G	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Team Facey Real Estate LLC
2833 SW Brighton ST
Port St Lucie, FL 34953

Legal Description

MUSTAINE`S S/D BLK A LOTS 2 AND 3

Current Values

Just/Market:	$6,300	Assessed:	$3,309	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$3,309	2020	$6,300	$3,309	$0	$3,309
				2019	$3,400	$3,009	$0	$3,009
				2018	$3,200	$2,736	$0	$2,736

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-19-2020	4493 / 2753	0111	TD	Tawfik Ronald	$3,200
10-12-2006	2677 / 0997	XX01	TD	Lewis Ollie M	$2,700
01-01-1900					$0

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.24
Land Size (SF):	10,530
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1313 Avenue J
Parcel ID#: 2404-807-0002-000-7
Owner: Team Facey Real Estate LLC

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien (1)	$406.41	$594.61	$200.00
TOTAL	$406.41	$594.61	$200.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $794.61
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $406.41
$1201.02

City Commission Regular Meeting - 6:00 pm **11. m.**

Meeting Date: 12/07/2020

Re: Lot Clearing Lien - 1313 Avenue J (#3)

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

---

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $487.27 against 1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $151.71 payable in 30 days.

SUMMARY:

Request by applicant to waive interest, penalties, and fees in the amount of $335.56, contingent upon paying the balance of $151.71 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $335.56, contingent upon payment of balance in the amount of $151.71 payable in 30 days.

ALTERNATIVES:

Approve staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Amount: 151.71

OTHER INFORMATION:

$151.71 to the general fund.

Attachments

Request
Breakdown
Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/20/2020 10:04 AM

Form Started By: Colleen Greer
Started On: 11/06/2020 10:42 AM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	11/05/2020 Lien 3				
Property address:	1313 Avenue J, Fort Pierce, FL 34950				
Owner(s) of record:	TEAM FACEY REAL ESTATE, LLC				
Mailing address:	2833 SW BRIGHTON ST, PORT ST LUCIE, FL 34953				
Property tax ID #:	2404-807-0002-000-7				
Original purchase date:	10.19.2020	Original purchase price:	$3,200		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	CLAUDE FACEY	Relationship to owner(s)	SELF		
Telephone #:	772.408.7787	Mobile phone #:	772.408.7787		
E-mail:	claudefacey@gmail.com	Preferred contact method:	Both		
What are owner(s) intentions for property:	To build duplex on land				
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)	$ 151.71
Administrative fees	$ 100.00
Interest	$ 196.56
Penalties	$ 39.00
TOTAL AMOUNT DUE TO CITY	$ 487.27
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 335.56
DOLLAR AMOUNT I AGREE TO PAY	$ 151.71

Signature of Owner or Representative

11.5.2020
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1313 AVENUE J, FORT PIERCE, FL 34950

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: 10.27.2020

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:

approve process - not request

City Representative — Date: 11/5/20

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1313 Avenue J
Parcel ID#: 2404-807-0002-000-7
Owner: Team Facey Real Estate LLC

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien (3)	$151.71	$235.56	$100.00
TOTAL	$69.50	$173.40	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$335.56
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$151.71
	$487.27

The Board of Commission

City of Fort Pierce, Florida.

Parcel ID#: 2404-807-0002-000-7

Address: 1313 Avenue J, Fort Pierce, FL 34950

I am requesting application for lien reduction with the City Commission of the City of Fort Pierce. On October 19, 2020, our company acquire tax deed title to subject parcel. Our research reveals that the city of Fort Pierce has lien for lot clearing of $8,897.51.

I understand the city has an ordinance regarding property owners to maintain vacant lots. I was looking for another city Florida that has similar code violation criteria but could not find one readily. I understand the city has an increase volume of crime and violence. Since safety is main concern for its residents the city has establish an ordinance that does not support property ownership in the area. Having reasonable ordinance for land ownership would increase new construction and property value. This would in turn help with unemployment in area, reduce crime rate, increase property value tax base. This would be a total win, win for city and its residents.

The city of Port St Lucie will only clear portion of vegetation that is encumbering neighboring occupied properties. Maybe the city can pass this measure to help with unnecessary fine and lien property owners are face for vacant land that does not provide income.

Being a real broker in the county for over 16 years I notice the value of residential vacant lots within the city of Fort Pierce range $5,000 to $10,000. What I would like to do with this lot I have acquire is to construct a duplex unit. This would be my part to start development of residential multiple family residence within the city of Fort Pierce. Based on cost of tax deed ($3232.40) and lien owed to City of Fort Pierce ($8,897.51) the value of the land would not justify price within the area. New construction impact fee within the City will be added cost that will be incurred as well. I also owned neighboring property that backs up to this property. Which is very well maintained.

In my opinion part of the reason for these low prices when compared to neighboring cities and counties is the lack of residential development within the city. Most residents do not feel pride of ownership within that area. This area of the city was recently put in the Zone of Opportunity created under the 2017 Tax Cuts and Jobs Act. I have not seen any real growth started from this Act.

Why has the city of Fort Pierce has not had any growth with residential real estate? What measure is the commission taking to improve growth and increase property values within city? Let all work together to make the city of Fort Pierce Great Again!

Please consider my request to reduce lien amount and owed on subject property.

Thank you

Claude Facey

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

Property Identification

Site Address: Avenue J	Parcel ID: 2404-807-0002-000-7	Account #: 17752	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04G	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Team Facey Real Estate LLC
2833 SW Brighton ST
Port St Lucie, FL 34953

Legal Description

MUSTAINE`S S/D BLK A LOTS 2 AND 3

Current Values

Just/Market:	$6,300	Assessed:	$3,309	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$3,309	2020	$6,300	$3,309	$0	$3,309
				2019	$3,400	$3,009	$0	$3,009
				2018	$3,200	$2,736	$0	$2,736

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-19-2020	4493 / 2753	0111	TD	Tawfik Ronald	$3,200
10-12-2006	2677 / 0997	XX01	TD	Lewis Ollie M	$2,700
01-01-1900					$0

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.24
Land Size (SF):	10,530
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

City Commission Regular Meeting - 6:00 pm **11. n.**

Meeting Date: 12/07/2020

Re: Lot Clearing Lien - 1313 Avenue J (#2)

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

SUBJECT:

Approval of staff recommendation in response to request to reduce lot clearing fees in the amount of $342.90 against 1313 Avenue J, Ft. Pierce, FL 34950, Parcel ID Number 2404-807-0002-000-7 owned by Team Facey Real Estate, LLC, 2833 SW Brighton St., Port St. Lucie, FL 34953 to $69.80 payable in 30 days.

SUMMARY:

Request by applicant to waive interest, penalties, and fees in the amount of $273.10 contingent upon paying the balance of $69.80 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and fees in the amount of $273.10, contingent upon payment of balance in the amount of $69.80 payable in 30 days.

ALTERNATIVES:

Approve staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Amount: 69.50

OTHER INFORMATION:

$69.50 to the general fund.

Attachments

Request
Breakdown
Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/20/2020 10:04 AM

Form Started By: Colleen Greer
Started On: 11/06/2020 10:25 AM
Final Approval Date: 11/20/2020

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	11/05/2020 Lien 2				
Property address:	1313 Avenue J, Fort Pierce, FL 34950				
Owner(s) of record:	TEAM FACEY REAL ESTATE, LLC				
Mailing address:	2833 SW BRIGHTON ST, PORT ST LUCIE, FL 34953				
Property tax ID #:	2404-807-0002-000-7				
Original purchase date:	10.19.2020	Original purchase price:	$3,200		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	CLAUDE FACEY	Relationship to owner(s)	SELF		
Telephone #:	772.408.7787	Mobile phone #:	772.408.7787		
E-mail:	claudefacey@gmail.com	Preferred contact method:	Both		
What are owner(s) intentions for property:	To build duplex on land				
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)	$ 69.50
Administrative fees	$ 100.00
Interest	$ 144.50
Penalties	$ 28.90
TOTAL AMOUNT DUE TO CITY	$ 342.90
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 273.40
DOLLAR AMOUNT I AGREE TO PAY	$ 69.50

Signature of Owner or Representative

11.5.2020
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1313 AVENUE J, FORT PIERCE, FL 34950

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: 10.27.2020

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: 11/5/20

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1313 Avenue J
Parcel ID#: 2404-807-0002-000-7
Owner: Team Facey Real Estate LLC

DATE: December 7, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien (2)	$69.50	$173.40	$100.00
TOTAL	$69.50	$173.40	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $273.40
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $ 69.50
$342.90

The Board of Commission

City of Fort Pierce, Florida.

Parcel ID#: 2404-807-0002-000-7

Address: 1313 Avenue J, Fort Pierce, FL 34950

I am requesting application for lien reduction with the City Commission of the City of Fort Pierce. On October 19, 2020, our company acquire tax deed title to subject parcel. Our research reveals that the city of Fort Pierce has lien for lot clearing of $8,897.51.

I understand the city has an ordinance regarding property owners to maintain vacant lots. I was looking for another city Florida that has similar code violation criteria but could not find one readily. I understand the city has an increase volume of crime and violence. Since safety is main concern for its residents the city has establish an ordinance that does not support property ownership in the area. Having reasonable ordinance for land ownership would increase new construction and property value. This would in turn help with unemployment in area, reduce crime rate, increase property value tax base. This would be a total win, win for city and its residents.

The city of Port St Lucie will only clear portion of vegetation that is encumbering neighboring occupied properties. Maybe the city can pass this measure to help with unnecessary fine and lien property owners are face for vacant land that does not provide income.

Being a real broker in the county for over 16 years I notice the value of residential vacant lots within the city of Fort Pierce range $5,000 to $10,000. What I would like to do with this lot I have acquire is to construct a duplex unit. This would be my part to start development of residential multiple family residence within the city of Fort Pierce. Based on cost of tax deed ($3232.40) and lien owed to City of Fort Pierce ($8,897.51) the value of the land would not justify price within the area. New construction impact fee within the City will be added cost that will be incurred as well. I also owned neighboring property that backs up to this property. Which is very well maintained.

In my opinion part of the reason for these low prices when compared to neighboring cities and counties is the lack of residential development within the city. Most residents do not feel pride of ownership within that area. This area of the city was recently put in the Zone of Opportunity created under the 2017 Tax Cuts and Jobs Act. I have not seen any real growth started from this Act.

Why has the city of Fort Pierce has not had any growth with residential real estate? What measure is the commission taking to improve growth and increase property values within city? Let all work together to make the city of Fort Pierce Great Again!

Please consider my request to reduce lien amount and owed on subject property.

Thank you

Claude Facey

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

Property Identification

Site Address: Avenue J	Parcel ID: 2404-807-0002-000-7	Account #: 17752	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04G	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Team Facey Real Estate LLC
2833 SW Brighton ST
Port St Lucie, FL 34953

Legal Description

MUSTAINE`S S/D BLK A LOTS 2 AND 3

Current Values

Just/Market:	$6,300	Assessed:	$3,309	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$3,309	2020	$6,300	$3,309	$0	$3,309
				2019	$3,400	$3,009	$0	$3,009
				2018	$3,200	$2,736	$0	$2,736

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-19-2020	4493 / 2753	0111	TD	Tawfik Ronald	$3,200
10-12-2006	2677 / 0997	XX01	TD	Lewis Ollie M	$2,700
01-01-1900					$0

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.24
Land Size (SF):	10,530
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.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

City Commission Regular Meeting - 6:00 pm **12. a.**

Meeting Date: 12/07/2020

Re: Zoning Atlas Map Amendment - Lawnwood Regional Medical Center - 1700 S. 23rd Street

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

---

SUBJECT:

Quasi-Judicial Hearing - Ordinance 20-030 rezoning two (2) properties generally located at or near 1700 S. 23rd Street from Office Commercial (C-1) to Planned Development (PD) with an underlying Zoning of Office Commercial (C-1). FIRST READING

SUMMARY:

- In accordance with Code Sections 125-133, 125-136, 125-313, and 125-314, the applicant is requesting review and approval of a Zoning Atlas Map Amendment, Development Review (Major Site Plan), and Design Review for a Planned Development and Phase 1 site plan for the Lawnwood Medical Center.
- The subject Planned Development (PD) is intended to provide a process for the evaluation of the hospital as governed by an approved Master Site Plan (MSP). The standards and procedures of the MSP are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City the authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.
- The Planning Board at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.
- 104 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

RECOMMENDATION:

Approve

ALTERNATIVES:

Approve with Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 20-030
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification
Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/01/2020 11:01 AM

Form Started By: Brandon Creagan
Started On: 11/25/2020 10:14 AM
Final Approval Date: 12/01/2020

ORDINANCE NO. 20-030

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWO (2) PROPERTIES GENERALLY LOCATED AT OR NEAR 1700 SOUTH 23RD STREET FROM OFFICE COMMERCIAL (C-1) TO PLANNED DEVELOPMENT (PD) WITH AN UNDERLYING ZONING OF OFFICE COMMERCIAL (C-1); 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 located at or near 1700 South 23rd Street within the City of Fort Pierce, Florida, representing approximately 24.40 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at or near 1700 South 23rd Street from Office Commercial (C-1), to Planning Development (PD), with an underlying zoning of Office Commercial (C-1); 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 will 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 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their November 10, 2020, meeting, voted 6 to 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:

Parcel IDs 2416-504-0200-000-2 & 2416-504-0200-030-1

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

A PORTION OF LOT 11 OF THE PLAT ENTITLED, “LAWNWOOD OFFICE PARK UNIT ONE”, A RECORDED IN PLAT BOOK 18, PAGE 11, AND A PORTION OF BLOCK 75 OF THE PLAT ENTITLED, “LAWNWOOD ADDITION”, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF BLOCK 75 OF THE PLAT ENTITLED, “LAWNWOOD ADDITION”, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 38°51'31” EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 75 A DISTANCE OF 425.06 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 OF THE PLAT ENTITLED, “LAWNWOOD OFFICE PARK UNIT ONE”, A RECORDED IN PLAT BOOK 18, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 38°51'31” EAST ALONG THE NORTHWESTERLY LINE OF LOT 11 A DISTANCE OF 163.62 FEET TO THE CORNER COMMON TO LOT 10 AND LOT 11 OF SAID PLAT; THENCE SOUTH 51°05'14” EAST ALONG THE COMMON LINE OF LOT 10 AND LOT 11 OF SAID PLAT A DISTANCE OF 63.70 FEET; THENCE SOUTH 38°54'52” WEST A DISTANCE OF 58.00

FEET; THENCE SOUTH 51°05'08" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 38°54'52" WEST A DISTANCE OF 199.79 FEET; THENCE SOUTH 51°05'08" EAST A DISTANCE OF 21.20 FEET; THENCE SOUTH 00°30'59" EAST A DISTANCE OF 308.24 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA AVENUE; THENCE SOUTH 89°25'32 WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 148.08 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF ORMOND AVENUE; THENCE NORTH 50°39'14" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 180.83 FEET TO THE POINT OF BEGINNING.

A PART OF LAWNWOOD ADDITION IN PLAT BOOK 2, PAGE 16, ST.LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05' 58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05' 58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25' 32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29' 28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30' 32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00' 13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29' 47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET; SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45' 13" EAST; SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40' 13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES 00', THENCE RUN SOUTH 01 DEGREES 04' 23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28' 42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING LAND CONTAINED IN WARRANTY DEED TO HCA REALTY, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 604, PAGE 1629; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 248, PAGE 2926; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 1540; AND WARRANTY DEEDS TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 290, PAGE 1616, AND OFFICIAL RECORDS BOOK 301, PAGE 2538.

SAID LANDS SITUATED IN THE CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

Said properties being generally located at or near 1700 South 23rd Street in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from Office Commercial (C-1), to Planned Development (PD), with an underlying zoning of Office Commercial (C-1), 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

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. 20-030 was duly advertised by title only in the St. Lucie News Tribune on Sunday, November 22, 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 December 7, 2020; and was duly introduced, read by title only, and passed on second and final reading December 21, 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 21nd day of December, 2020.

_____
Linda Hudson
Mayor Commissioner

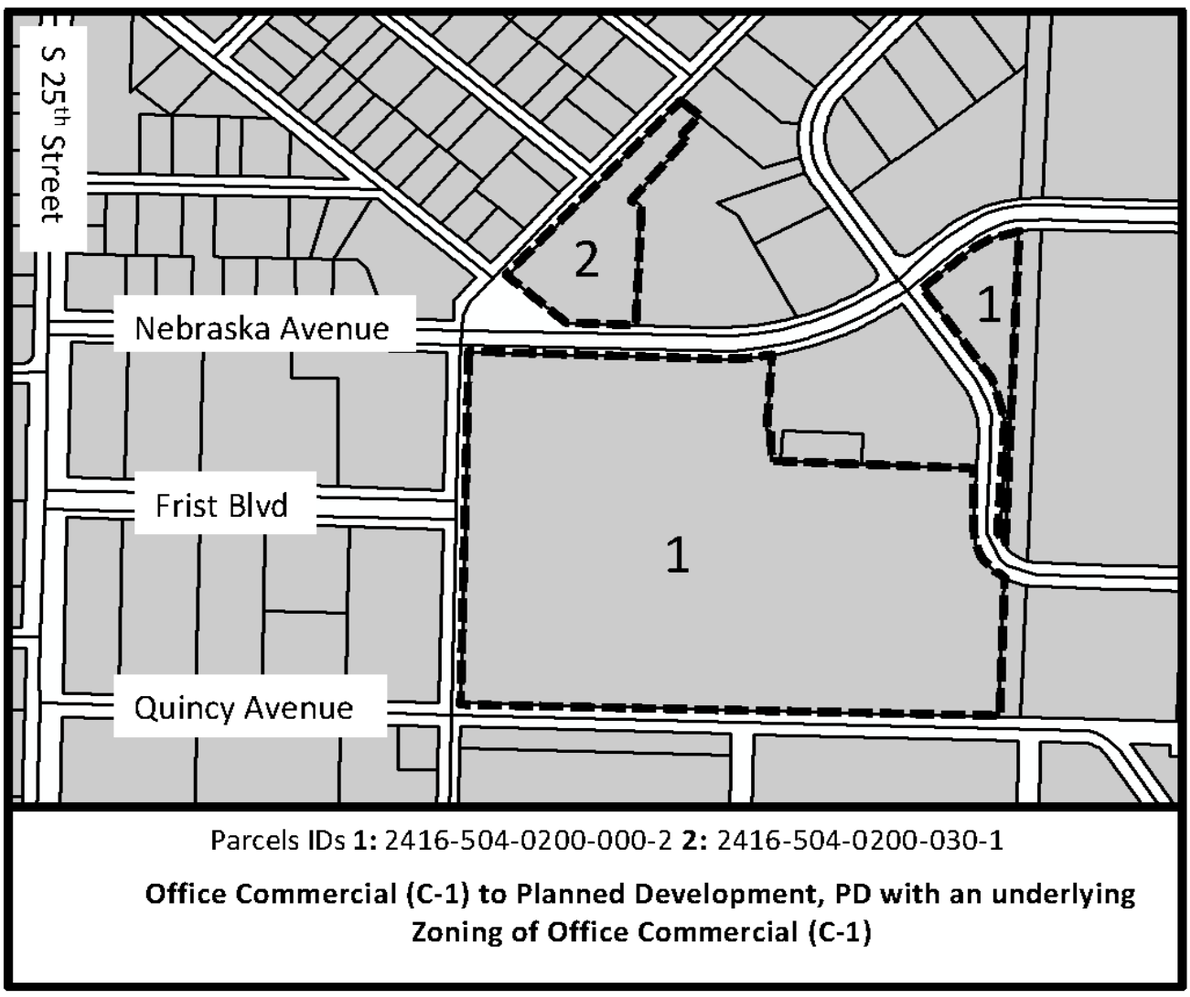
ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

Proposed Zoning Atlas Map Amendment
PD, Planned Development with an underlying Zoning of Office Commercial (C-1)



Parcels IDs **1:** 2416-504-0200-000-2 **2:** 2416-504-0200-030-1

Office Commercial (C-1) to Planned Development, PD with an underlying Zoning of Office Commercial (C-1)

Exhibit B
Sketch and Legal Description

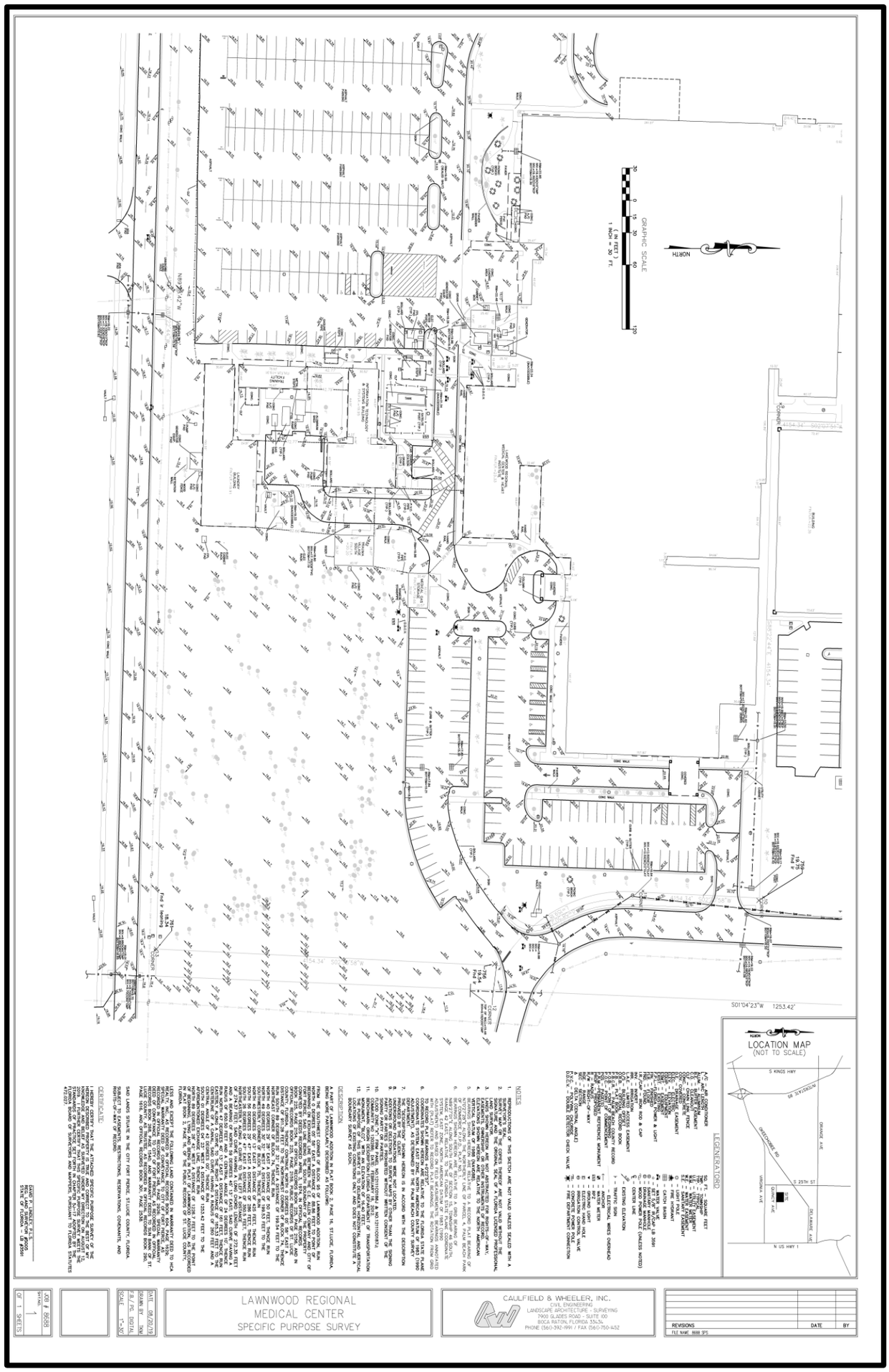


Exhibit B (Cont.)
Sketch and Legal Description

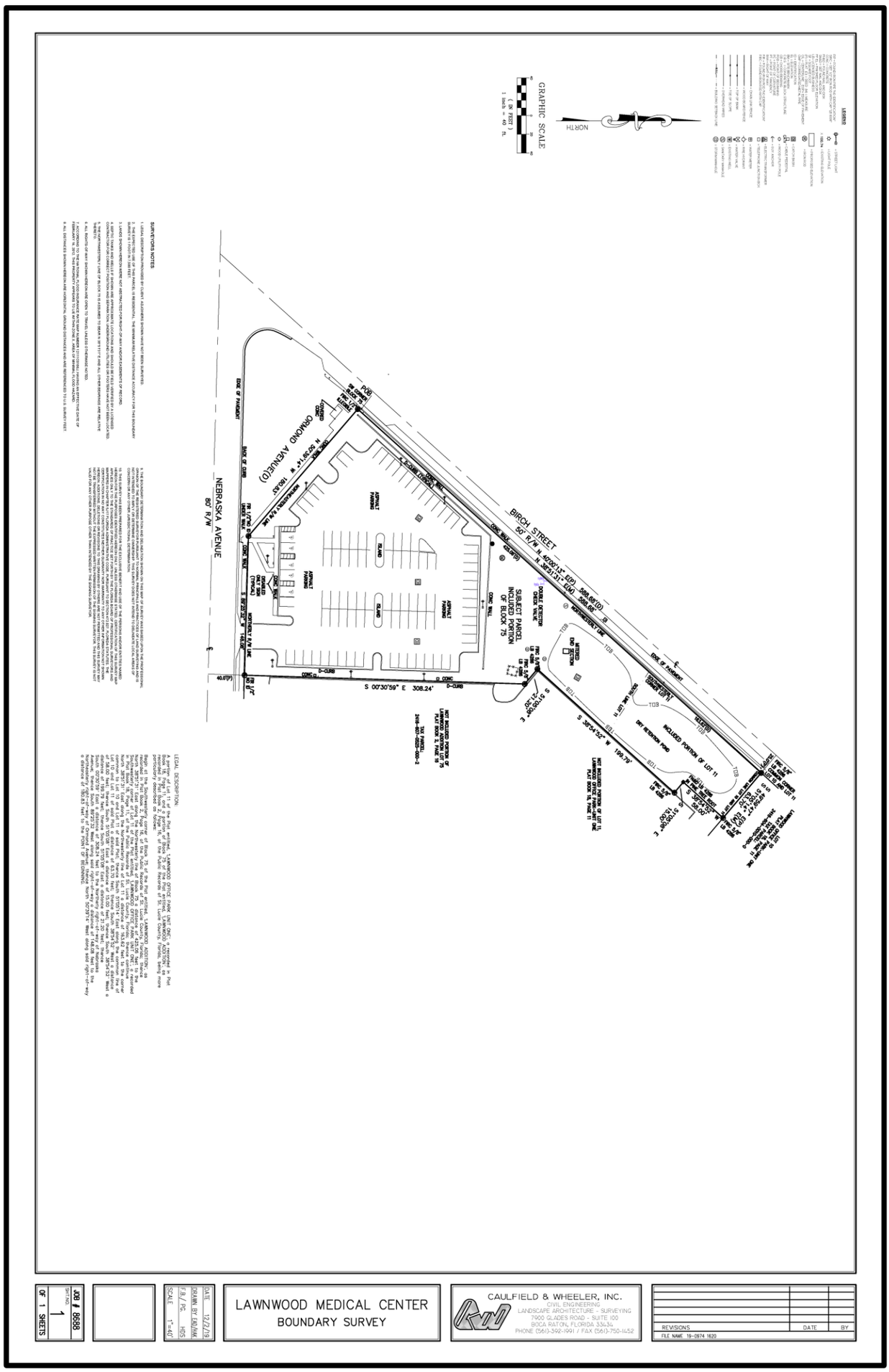


Exhibit B (Cont.)
Sketch and Legal Description

Parcel IDs: Parcel IDs 2416-504-0200-000-2 & 2416-504-0200-030-1

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

A PORTION OF LOT 11 OF THE PLAT ENTITLED, “LAWNWOOD OFFICE PARK UNIT ONE”, A RECORDED IN PLAT BOOK 18, PAGE 11, AND A PORTION OF BLOCK 75 OF THE PLAT ENTITLED, “LAWNWOOD ADDITION”, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF BLOCK 75 OF THE PLAT ENTITLED, “LAWNWOOD ADDITION”, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 38°51'31” EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 75 A DISTANCE OF 425.06 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 OF THE PLAT ENTITLED, “LAWNWOOD OFFICE PARK UNIT ONE”, A RECORDED IN PLAT BOOK 18, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 38°51'31” EAST ALONG THE NORTHWESTERLY LINE OF LOT 11 A DISTANCE OF 163.62 FEET TO THE CORNER COMMON TO LOT 10 AND LOT 11 OF SAID PLAT; THENCE SOUTH 51°05'14” EAST ALONG THE COMMON LINE OF LOT 10 AND LOT 11 OF SAID PLAT A DISTANCE OF 63.70 FEET; THENCE SOUTH 38°54'52” WEST A DISTANCE OF 58.00 FEET; THENCE SOUTH 51°05'08” EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 38°54'52” WEST A DISTANCE OF 199.79 FEET; THENCE SOUTH 51°05'08” EAST A DISTANCE OF 21.20 FEET; THENCE SOUTH 00°30'59” EAST A DISTANCE OF 308.24 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA AVENUE; THENCE SOUTH 89°25'32 WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 148.08 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF ORMOND AVENUE; THENCE NORTH 50°39'14” WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 180.83 FEET TO THE POINT OF BEGINNING.

A PART OF LAWNWOOD ADDITION IN PLAT BOOK 2, PAGE 16, ST.LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05' 58” EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05' 58” EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25' 32” EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29' 28” EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30' 32” WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00' 13” EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29' 47” EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47” EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET; SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45' 13” EAST; SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40' 13” EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES 00', THENCE RUN SOUTH 01 DEGREES 04' 23” WEST A DISTANCE OF 1253.42 FEET TO THE

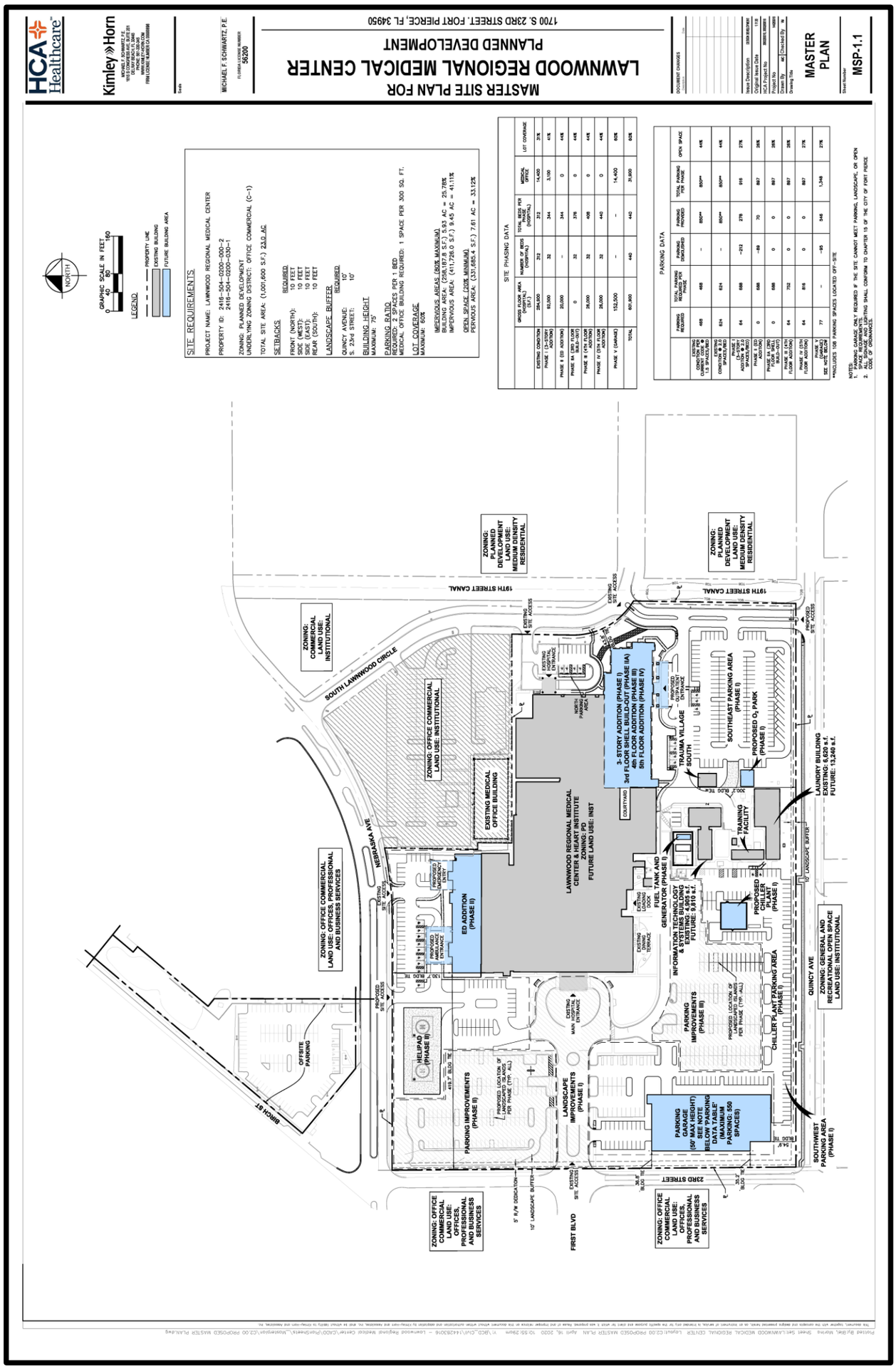
Exhibit B (Cont.)
Sketch and Legal Description

AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28' 42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

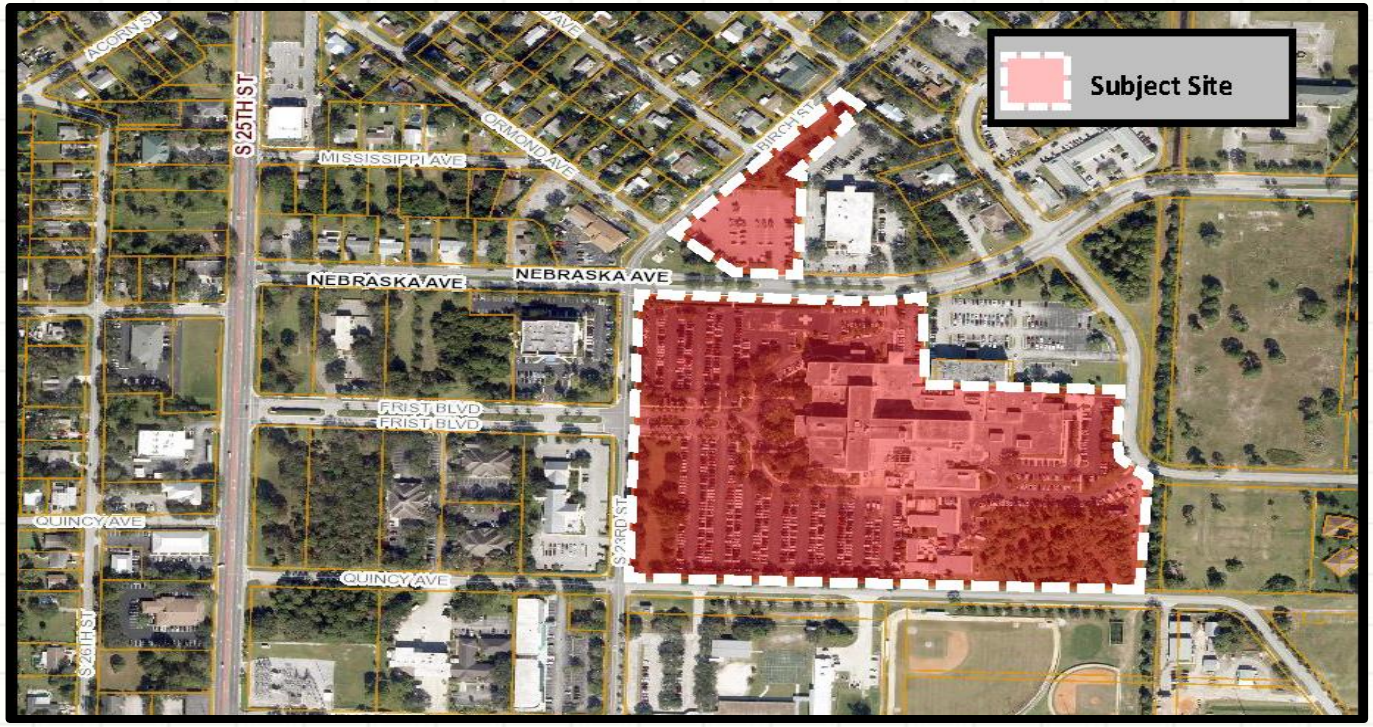
LESS AND EXCEPT THE FOLLOWING LAND CONTAINED IN WARRANTY DEED TO HCA REALTY, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 604, PAGE 1629; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 248, PAGE 2926; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 1540; AND WARRANTY DEEDS TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 290, PAGE 1616, AND OFFICIAL RECORDS BOOK 301, PAGE 2538.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

Exhibit C
Site Plan

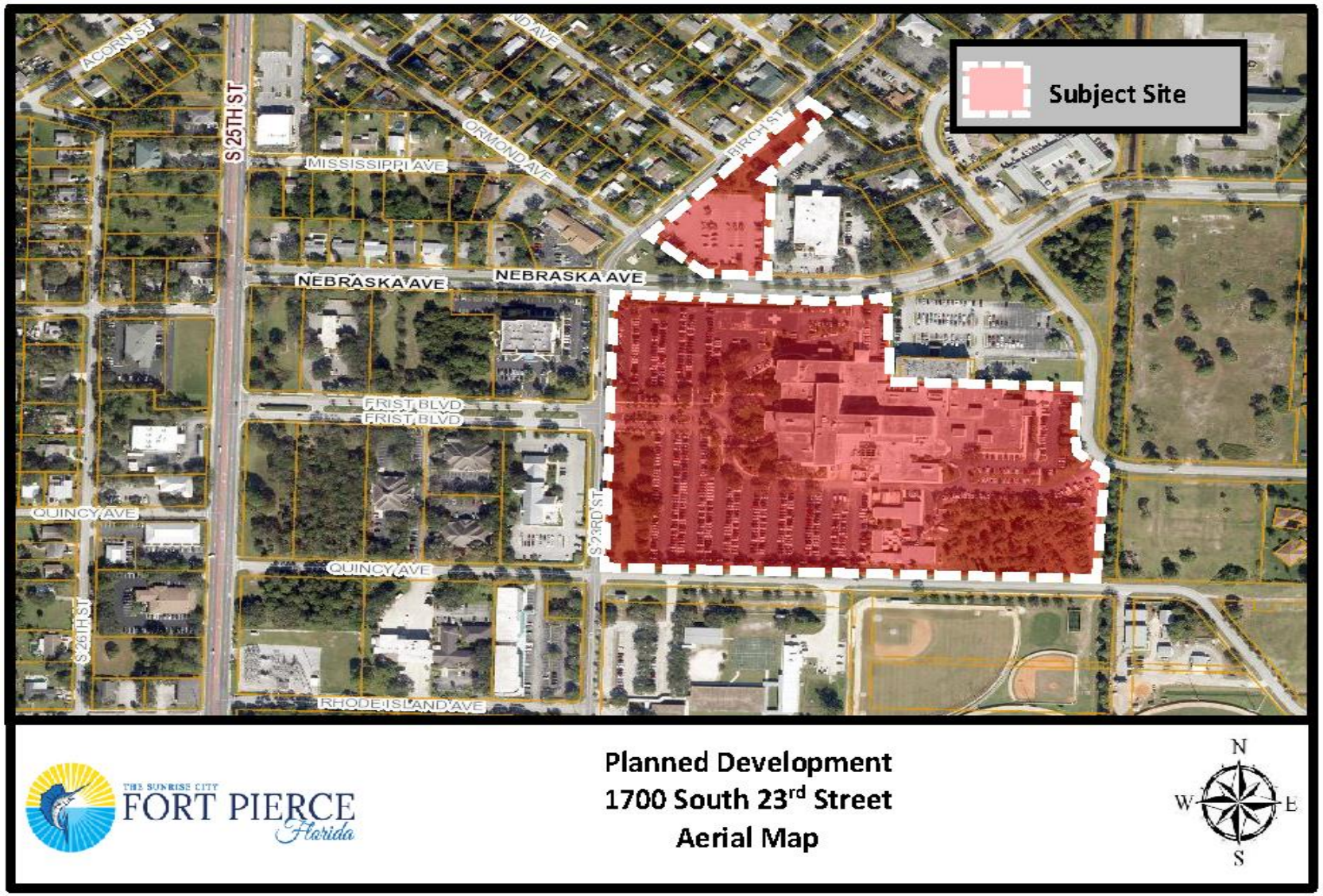


Zoning Atlas Map Amendment
Planned Development

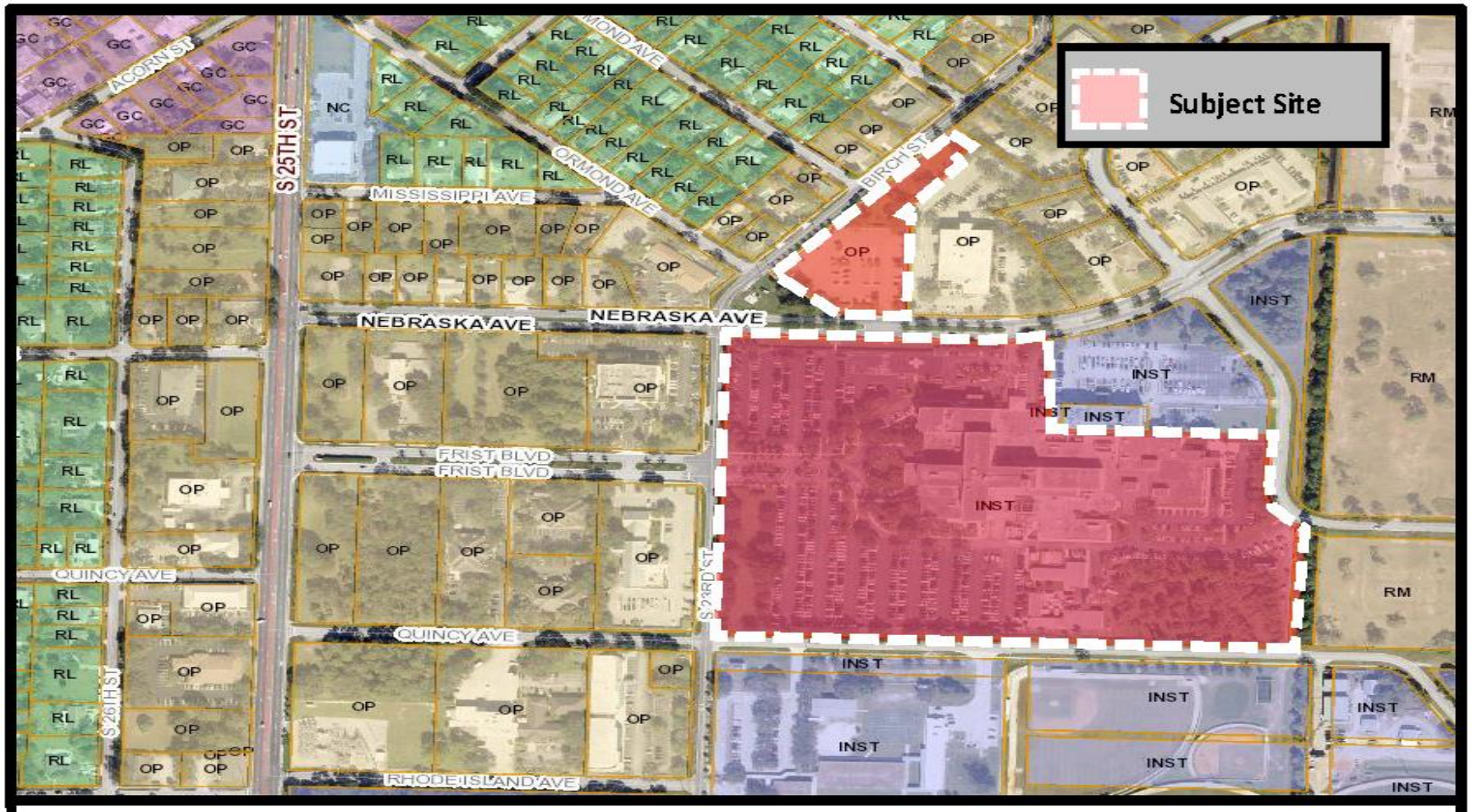


Lawnwood Regional Medical Center

Site Map


Subject Site
ACORN ST
S 25TH ST
MISSISSIPPI AVE
ORMOND AVE
BIRCH ST
NEBRASKA AVE
NEBRASKA AVE
FRIST BLVD
FRIST BLVD
QUINCY AVE
QUINCY AVE
S 23RD ST
S 26TH ST
RHODE ISLAND AVE
THE SUNRISE CITY
FORT PIERCE
Florida
Planned Development
1700 South 23rd Street
Aerial Map
N
W
E
S

Future Land Use Map

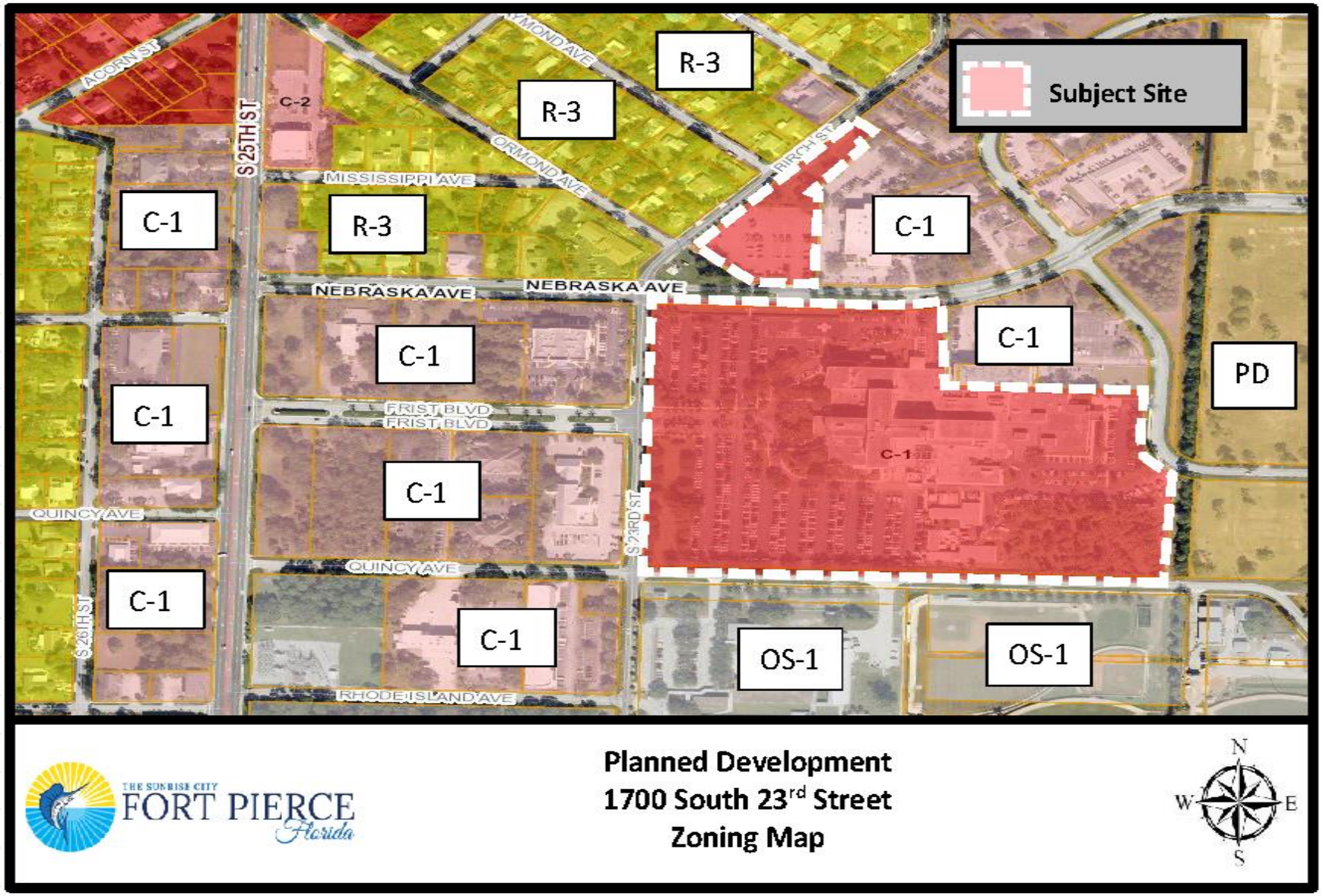


THE SUNRISE CITY
FORT PIERCE
Florida

Planned Development
1700 South 23rd Street
Future Land Use Map

N
W
E
S

Zoning Maps

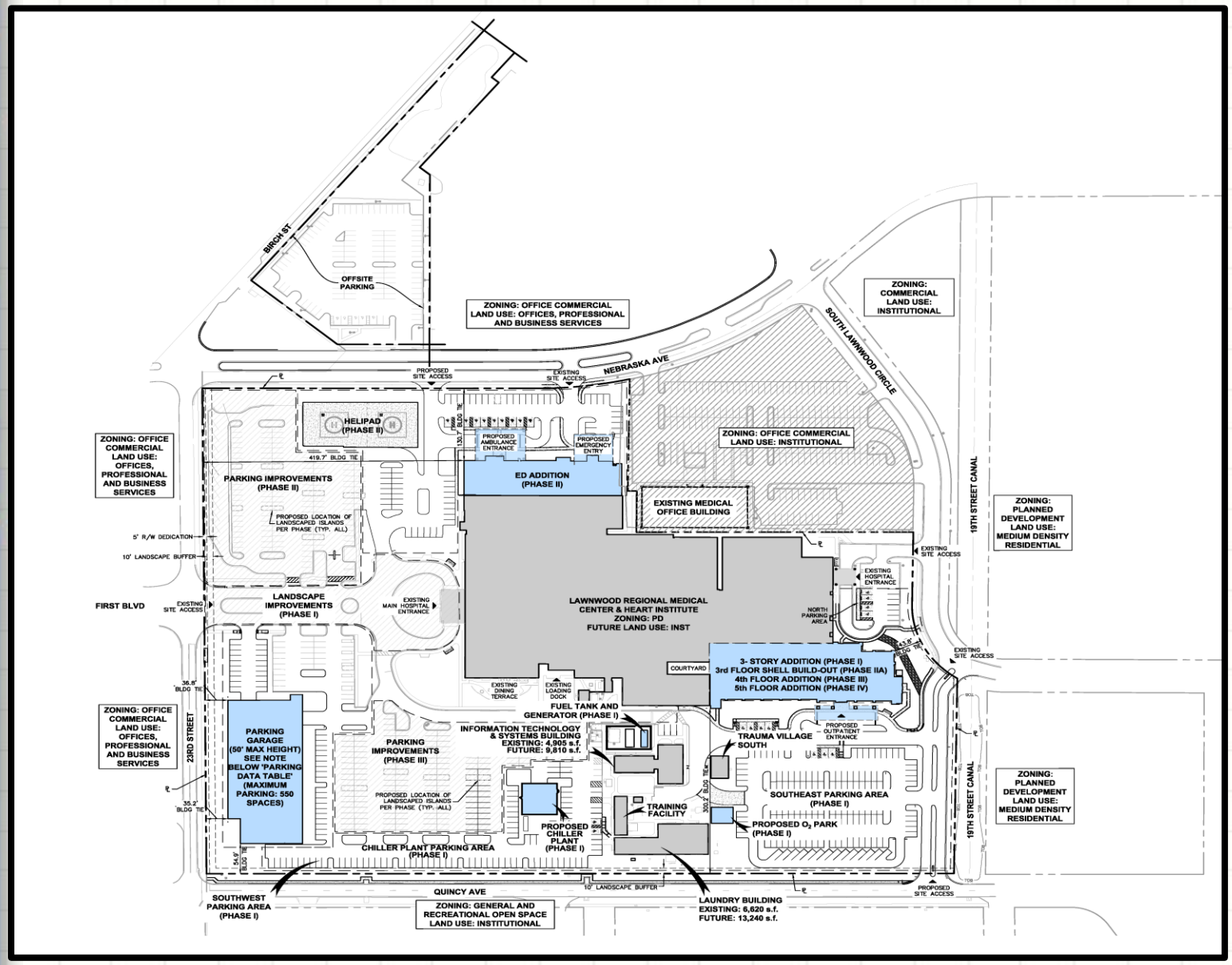

Subject Site
R-3
R-3
R-3
C-2
C-1
C-1
C-1
C-1
C-1
C-1
C-1
C-1
C-1
C-1
PD
OS-1
OS-1
ACORN ST
S 25TH ST
ORMOND AVE
MISSISSIPPI AVE
FIRST BLVD
QUINCY AVE
RHODE ISLAND AVE
S 23RD ST
NEBRASKA AVE
NEBRASKA AVE
THE SUNRISE CITY
FORT PIERCE
Florida
Planned Development
1700 South 23rd Street
Zoning Map
N
W
E
S

Request

Zoning Atlas Map Amendment, to change two (2) parcels from Office Commercial (C-1) to Planned Development (PD) with an underlying zoning of C-1.

- Staff recommends **Approval** of the request
  - ❑ Consistent with the surrounding uses and zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare
  - ❑ Planning Board voted 6-0 to recommend approval

PD Site Plan



Master Plan Phases

Phase 1: The construction of a three (3) story Medical Tower

Phase 2: A 3rd floor shell build out of the Medical Tower with an Emergency Department Addition to the northern portion of the hospital

Phase 3: 4th Floor addition to the Medical Tower

Phase 4: A 5th Floor addition to the Medical Tower

Phase 5: A Parking Structure.

* Phase 1 will begin the construction process once a decision has been reached by the City Commission

Medical Tower Elevation



Public Notification

104 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Planning Board

The Planning Board their meeting on November 10, 2020 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

Zoning Atlas Map Amendment

Possible actions of the City Commission:

- **APPROVE** of the proposed Planned Development, with no changes
  - Staff recommends approval of the request
  - Planning Board voted 6-0 to recommend approval of the request as presented
- **APPROVE** of the proposed Planned Development, with changes.
- **DISAPPROVE** of the proposed Planned Development

Zoning Atlas Map Amendment
Planned Development

Lawnwood Regional Medical Center

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Zoning Atlas Map Amendment and Phase 1 Site Plan Lawnwood Regional Medical Center Planned Development**
BOARD DATE:	December 7, 2020

STAFF REPORT

Property Owner/Applicant:	Lawnwood Medical Center Inc PO Box 1504 Nashville, TN 37202
Representative:	Charles Millar, Kimley-Horn 1615 South Congress Ave, Suite 201 Delray Beach, FL 33445
Requested Action:	Approval to Rezone two (2) parcels from Office Commercial (C-1) to Planned Development (PD) with an underlying zoning of C-1.
Site Location:	1700 South 23rd Street
Parcel IDs:	2416-504-0200-000-2 & 2416-504-0200-030-1
Existing Use:	Hospital
Parcel Size:	22.36 +/- Acres
Current Future Land Use:	Institutional (INST)
Current Zoning:	Office Commercial (C-1)
Proposed Zoning:	Planned Development (PD) with an underlying zoning of C-1

	North	East	South	West
Surrounding FLU:	OP	RM/INST/OP	INST	OP
Surrounding Zoning:	C-1/R-3	PD	OS-1/C-1	C-1/R-3

Utilities: FPUA

Staff Analysis

Request

In accordance with Code Sections 125-133, 125-136, 125-313, and 125-314, the applicant is requesting review and approval of a Zoning Atlas Map Amendment, Development Review (Major Site Plan), and Design Review for a Planned Development and Phase 1 site plan for the Lawnwood Medical Center. The current zoning of the property is Office Commercial (C-1). The applicant is seeking to rezone the subject property to Planned Development (PD) with an underlying zoning of C-1.

The rezoning was recommended by Planning staff to provide a comprehensive plan of growth and allowances for the Lawnwood Medical Center within the confines of the boundaries of the subject property. With a Planned Development, the rezoning will be considered to improve and upgrade the facilities to better serve the citizens of the City of Fort Pierce and residents of the region. A Planned Development allows the Lawnwood Regional Medical Center the ability to create a unique Zoning District for expansion with guidance from City Staff.

Master Plan and Site Plan

The subject Planned Development (PD) is intended to provide a process for the evaluation of the hospital as governed by an approved Master Site Plan (MSP). The standards and procedures of the MSP are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City the authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD is generally designed to:

1) Provide for the review and approval of hospital uses as defined within this Section.
2) Allow off-site parcels, regardless of size and proximity, to be incorporated into the PD.
3) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
4) Allow design flexibility through a more efficient arrangement of structures, utilities, onsite circulation, and access.
5) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas, when available and reasonable.

6) Encourage usable open space by permitting a more concentrated building area, when available and reasonable.
7) Encourage innovative site planning and land development concepts to create an aesthetically pleasing and functionally desirable environment while preserving onsite natural elements and cultural resources.
8) Promote flexibility and efficiency in site design for more desirable environment for patients and staff.
9) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
10) Permit site specific requirements based on the unique characteristics of the individual site.
11) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

Basic Use Standards

The PD is designed to allow the applicant to submit a MSP for any use or any mix of hospital related uses. The MSP will govern the development of the PD which can be amended from time to time. The PD MSP will demonstrate compliance with the following standards:

1) **Comprehensive Plan Consistency**: Any hospital or medical related uses and structures are permitted in this district provided the proposed development is shown to be consistent with the goals, objectives and policies of the Comprehensive Plan, and consistent with future land use.

2) **Perimeter Building Setbacks:** Setbacks at the perimeter of the development shall be a minimum of ten (10) feet on all side of the PD.

3) **Open space:** In the PD development, at least 20 percent of the site shall be devoted to open space. Open space includes landscaping, walkways, landscape structures such as terraces, planters, natural areas, buffer areas, upland habitats, including those areas of on-site preservation.

4) **Lot Coverage:** The maximum PD lot coverage shall not exceed 60 percent of the overall PD.

5) **Impervious Area:** The impervious area shall not exceed 80 percent.

6) **Parking Stall Size**: Parking shall be provided at a ratio of two (2) parking spaces per one (1) bed for hospital use and shall be one (1) parking space per 300 square feet of gross floor area for medical office buildings. Parking stall size within the PD shall be a minimum of nine (9) feet in width by nineteen (19) feet in length. The parking stall size shall be measured from the inside edge of the curb or stall.

7) **Landscaping:** Landscaping plans shall be in accordance with Code Section 123. Interior landscape islands shall be located at a minimum of one (1) landscape island per ten (10) continuous parking spaces. The interior landscape island shall be a minimum of nine (9) feet in width by 19 feet in length as measured from the inside edge of the curb of stall. Interior landscape islands shall be added to the existing parking lot per the phasing shown on the master plan. The

minimum PD perimeter landscape buffer shall be ten (10) feet in width measured from the perimeter of the PD unless otherwise noted on the master plan.

8) **Easements:** Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

9) **Building Height:** The maximum building height shall not exceed 75 feet from existing grade.

10) **Lighting:** Photometric requirements for the site shall be in accordance with applicable code and be implemented per the master plan phasing.

11) **Phasing:** As shown on the master plan, the development will consist of a total of five (5) phases.

12) **Other Standards:** The PD will comply with regulations affecting signs referred to in Section Chapter 117 and applicable portions of the City's regulations governing subdivisions referred to in Chapter 121.

13) **Code Compliance:** Compliance with minimum code requirements shall be met with each phase of development.

The Master Plan for Lawnwood Medical Center is generally bound by South 23rd Street to the east, Quincy Avenue to the south, South Lawnwood Circle to the west, and Birth Street (employee parking lot) to the north. The subject Master Plan of development involves expansion of the main campus that will be completed in five (5) phases.

The five (5) phases of the Master Plan will involve the following:

- Phase 1: The construction of a three (3) story Medical Tower
- Phase 2: A 3rd floor shell build out of the Medical Tower with an Emergency Department Addition to the northern portion of the hospital
- Phase 3: A 4th Floor addition to the Medical Tower
- Phase 4: A 5th Floor addition to the Medical Tower
- Phase 5: A Parking Structure.

Additional parking and landscape improvements will be provided with each phase of development. Phasing the renovations of the parking will allow the hospital to function adequately during each of the phased site improvements. Should it be determined that surface parking is not sufficient to accommodate visitors at the main campus, additional parking of 550 parking spaces will be addressed with the construction of a parking structure during the last phase of redevelopment.

Height

The Lawnwood MSP is proposing a maximum height of 75 feet. The C-1 zoning district, however, only allows a building height of 65 feet. The requested additional height is allowed when petitioning for a Planned Development Master Plan. The subject Master Plan requests the

additional height at Phase 3 with the addition of the 4th Floor addition and continued with the 5th Floor addition at Phase 4 of the MSP.

Phase 1 will include a three (3) story, 92,500 square foot addition to the hospital that will provide 32 new beds. The total height of the medical town at Phase 1 will be 58 feet from existing grade at its highest point. The parking requirements for the first phase would be calculated based on the number of beds at a ratio of 2 parking spaces per bed in accordance to development regulations of this PD. Phase 1 is providing a total number of 278 spaces as 212 spaces will be demolished and reconfigured as part of the construction. This will represent a total of 66 new spaces.

During the staff review of the project, planning staff and the Lawnwood project development team worked together to address any potential parking needs. It was agreed upon that should the surface parking not provide adequate parking with the latter phases of development, that a parking structure would be constructed during the last phase of development.

PD Development Regulations

The table below represents the development regulations that the subject Planned Development will adhere to regarding setbacks, required landscape buffer, building height, parking ratio, and lot coverage.

SITE REQUIREMENTS

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER

PROPERTY ID: 2416-504-0200-000-2
2416-504-0200-030-1

ZONING: PLANNED DEVELOPMENT
UNDERLYING ZONING DISTRICT: OFFICE COMMERCIAL (C-1)

TOTAL SITE AREA: (1,001,600 S.F.) 23.0 AC

SETBACKS

	REQUIRED
FRONT (NORTH):	10 FEET
SIDE (WEST):	10 FEET
SIDE (EAST):	10 FEET
REAR (SOUTH):	10 FEET

LANDSCAPE BUFFER

	REQUIRED
QUINCY AVENUE:	10'
S. 23rd STREET:	10'

BUILDING HEIGHT
MAXIMUM: 75'

PARKING RATIO
REQUIRED: 2 SPACES PER 1 BED
MEDICAL OFFICE BUILDING REQUIRED: 1 SPACE PER 300 SQ. FT.

LOT COVERAGE
MAXIMUM: 60%

IMPERVIOUS AREAS (80% MAXIMUM)
BUILDING AREA: (258,187.8 S.F.) 5.93 AC = 25.78%
IMPERVIOUS AREA: (411,726.0 S.F.) 9.45 AC = 41.11%

OPEN SPACE (20% MINIMUM)
PERVIOUS AREA: (331,685.4 S.F.) 7.61 AC = 33.12%

Since the Planned Development also has the underlying zoning of Office Commercial (C-1), any regulation that is not explicitly addressed by the PD will be regulated by the C-1 zoning district.

Landscaping

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 88 trees, which will feature the Gumbo Limbo, Ligustrum, Crape Myrtle, and Southern Live Oak
- 30 palm trees, which will feature Pygmy Date Palm, Royal Palm, and the Cabbage Palmetto
- 986 shrubs
- Tree Mitigation will not be required onsite pursuant to the Mitigation Table that has been provided on page L0.02 of the Tree Disposition Plan.

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.

It is staff’s professional opinion the proposed design for the medical tower is consistent with the built environment as most of the uses are medical uses or office space. The proposed building elevation is articulated with varying roof heights and accents. The design of this medical tower will allow for at least two (2) more floors to be built on top of it to create a better use of the limited spaces that the hospital has available to it to expand on its current site.

Traffic Analysis

According to the Capacity Analysis application provided by the applicant, the current annual average daily traffic (AADT) is 4,483 trips. This also includes 348 AM peak hour trips and 352 PM peak hour trips. The proposed zoning change would see the AADT increase to 5,026 trips. That would represent a difference of 544 trips. The AM peak trips would be 416 trips a difference of 68 trips and the PM peak trips would be 429 trips a difference of 77 trips. The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the City Commission, the City Planning Board, or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 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 and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character with the existing use on the property and the current zoning district proposes challenges for the continued development of the hospital site. This request allows Lawnwood Regional Medical Center to continue to expand, thus creating more capacity to provide a high quality of service to the community.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Zoning Atlas Map Amendment, Development Review, and Design Review applications 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

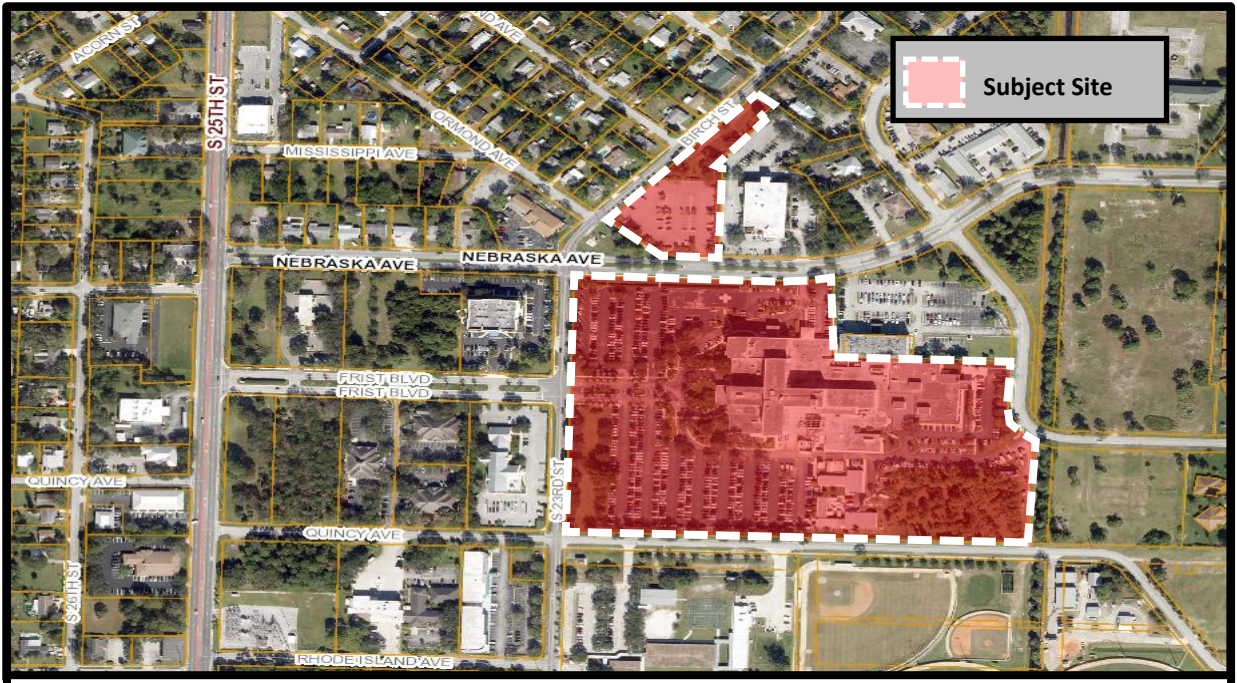
The Planning Board at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

Public Notification

104 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Staff Recommendation

The requested Application for Zoning Atlas Map Amendment, Development Review, and Design Review meets the criteria specified in Section 125-133, 125-136, 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the proposed Development Review & Design Review along with a Rezoning from Office Commercial (C-1) to Planned Development (PD) with an underlying zoning of C-1.



THE SUNRISE CITY FORT PIERCE Florida

Planned Development
1700 South 23rd Street
Aerial Map

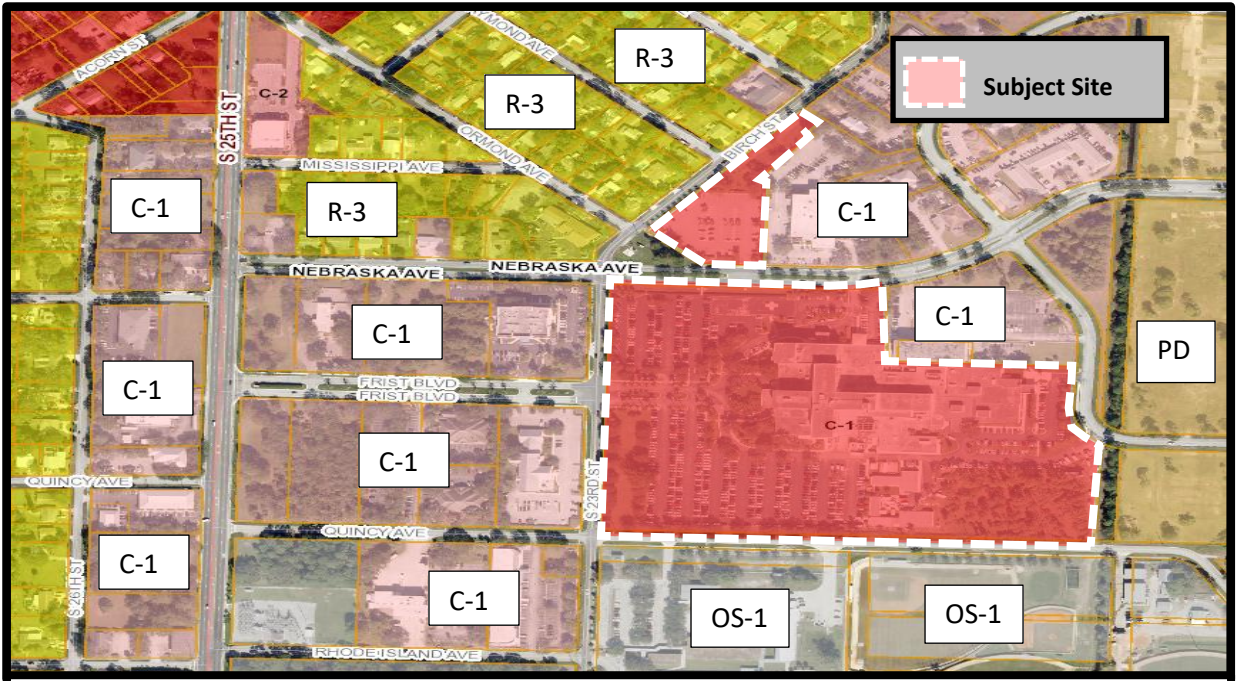
N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Planned Development
1700 South 23rd Street
Future Land Use Map

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Planned Development
1700 South 23rd Street
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	All the members of the Technical Review Committee
FROM	:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE	:	Technical Review Project: #20-43900001 (Zoning Atlas Map Amendment)
DATE	:	February 20, 2020

Zoning Atlas Map Amendment to Planned Development – Lawnwood Medical Center

The above – referenced **Zoning Atlas Map Amendment** has been submitted for review and comments.

This is a Zoning Atlas Map Amendment (i.e. Rezoning) request to facilitate the future expansion of the Lawnwood Medical Center. The properties are zoned Office Commercial (C-1) with a Future Land Use of Institution (INST). The development size is approximately 23 acres. The amendment would seek to change the zoning to Planned Development (PD) with underlying design standards consistent with the Office Commercial (C-1) Zoning District, with some standards modified to suit the particular needs of the development. The parcel IDs are 2416-504-0200-000-2 & 2416-504-0200-030-1.

Planning has the following comment:

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.

Planning also has the following advisory comments:

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.
2. The landscape review for the site shall be done concurrent with the Minor Site Plan for the chiller plant and the Phase I Site Plan.

Please do not hesitate to contact me should you require any additional information at 772-467-3739.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	All the members of the Technical Review Committee
FROM	:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE	:	Technical Review Project: # 20-07000003 (Major Site Plan & Design Review)
DATE	:	February 20, 2020

The **Major Site Plan & Design Review** for the **Lawnwood Medical Center** has been submitted for review and comments.

This is a Major Site Plan & Design Review request to facilitate the Phase 1 expansion of the Lawnwood Medical Center in order to construct a three (3) story, 92,500-square foot addition along with 32 new beds. The properties are zoned Office Commercial (C-1) with a Future Land Use of Institution (INST). The total development area is 22.65 acres with the specific affected area being calculated at 8.87 acres. There is an accompanying Zoning Atlas Amendment which would seek to change the zoning to Planned Development (PD) with underlying design standards consistent with the Office Commercial (C-1) Zoning District, with some standards modified to suit the particular needs of the development. This Major Site Plan & Design Review is consistent with the proposed Zoning Atlas Amendment and will be heard accordingly afterwards in order to confirm consistency. The parcel IDs are 2416-504-0200-000-2 & 2416-504-0200-030-1.

Planning has the following comments:

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.
2. Thermoplastic striping shall be shown at all new crosswalk intersections found within the scope of the Phase I development.

Planning also has the following advisory comments:

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.
2. The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.
3. An application fee of $12,932.50 for 92,500 square feet of surgery/tower expansion area shall be submitted. Also, the materials board for the Design Review shall be submitted.

Please do not hesitate to contact me should you require any additional information at 772-467-3739.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
SEP 30 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : September 29, 2020

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] PD Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

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

Engineering Advisory Comments:

1. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall correct the two (2) dimensional errors shown on the Horizontal Control Plan. These errors include the length of the handicapped parking stall and the overall dimension of the parking stall and sidewalk situated south of the building expansion. Corrections shall reflect a parking stall length of 19' and an overall sidewalk/parking stall dimension of 24'.
2. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
3. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Rebeca Guerra, AICP, Assistant Planning Director

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

RE : Lawnwood Medical Center – Zoning Atlas Amendment
TRC No. 20-43900001

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- [x] Zoning Atlas Amendment
- [ ] 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] Zoning Amendment Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\L\Lawnwood Medical Center Expansion\Rezoning\Zoning Map Amendment\Zoning Approval - 021920.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : April 30, 2020

This is to advise you that we have completed the review of the following documents as received by this office on April 24, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend w/ conditions
- [x] Do Not Recommend

- [x] PD Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for comments

Q:\ENGINEERING\Site Development Projects\L\Lawnwood Medical Center Expansion\Site Plan\Planned Development\Major Site Plan\Submittal 2 - 042420\SP Comments - 043020.docx

Engineering Comments:

1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.
2. The response to the previous comment "*All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.*" was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the parking driveway aisles are all proposed to be 26'; please provide a copy of the text amendment allowing the reduction in the drive aisle width.
3. Relocate the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for improvements within city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.
4. Plan Sheet C8 of 17 references that the proposed Quincy Avenue sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.
5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.
6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
7. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal. I

JRA/TST/tst

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


Untitled Map
Write a description for your map.
Legend
S 23rd St & Quincy Ave
Google Earth
© 2020 Google
10 ft

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : April 30, 2020

This is to advise you that we have completed the review of the following documents as received by this office on April 24, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend w/ conditions
- [x] Do Not Recommend

- [x] PD Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for comments

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

Engineering Comments:

1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.
2. The response to the previous comment "*All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.*" was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the parking driveway aisles are all proposed to be 26'; please provide a copy of the text amendment allowing the reduction in the drive aisle width.
3. Relocate the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for improvements within city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.
4. Plan Sheet C8 of 17 references that the proposed Quincy Avenue sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.
5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.
6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
7. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal. I

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Rebeca Guerra, AICP, Assistant Planning Director

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- [X] Site 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

RECEIVED
FEB 20 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [X] Do Not Recommend
- [X] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [X] See attached for engineering comments

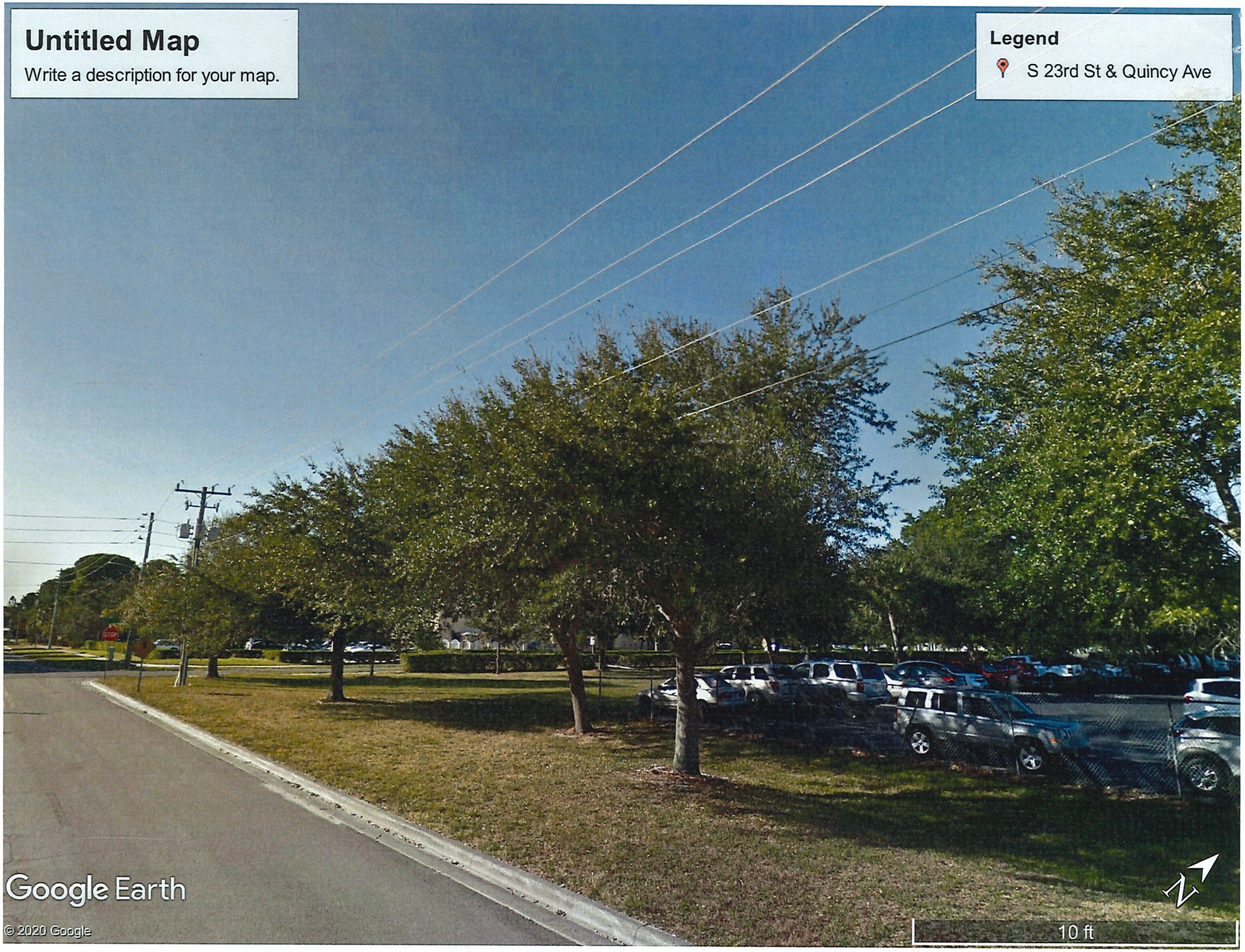
100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

Engineering Comments:

1. Add a note to the site plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.
3. The applicant shall provide vehicle overhang information for the abutting perpendicular parking and the angled parking stalls located at the south end of the site ensuring that ample area is provided for vehicle overhang.
4. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
5. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

JRA/TST/tst
TST

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


Untitled Map
Write a description for your map.
Legend
S 23rd St & Quincy Ave
Google Earth
© 2020 Google
10 ft

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 2.20.20
Property Address: Lawnwood Regional Med. Ctr. – Zoning Atlas Map Amd. (RG)

Please be advised that the project may trigger the requirements indicated below:

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

☐ 2. Pre-construction meeting with the City's Building Department is requested.

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/18/20

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 2.20.20
Property Address: Lawnwood Regional Med. Ctr. – ~~Zoning Atlas Map Amd.~~ (RG)
Site Plan

Please be advised that the project may trigger the requirements indicated below:

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

☐ 2. Pre-construction meeting with the City's Building Department is requested.

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/18/20

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

Technical Review Committee meeting

February 20th, 2020

Case # 20-07000003

Major site plan and design review.

Lawnwood Medical Center. 1700 South 23rd St., FP.

Comments:

No comments at this time. However, it may be wise to contact the neighboring Lawnwood Medical Arts building to encourage their management to update their lighting to modern LED standards to help improve the overall image as many people may think that office complex is part of the Lawnwood Medical Center and Heart Institute. As of now, their lighting is still the older style, orange hued lighting.

Additional comment added 2/20/2020:

During the TRC meeting, discussion of this project brought up an additional comment from the Police department. With regards to the crosswalk on the north side (Nebraska Avenue) of the Lawnwood Hospital property, consider re-designing the pedestrian walkway so that users of the E.R will have an easier time finding their way to Nebraska Avenue and its sidewalk should the user need to walk to the remote parking lot located at the corner of Nebraska Avenue and South 23rd Street. Currently, the sidewalk on Nebraska Avenue ends just short of the vehicle entrance to the E.R area. Should this improvement be made, the walkability / wayfinding for that area would be greatly improved for users destined for the remote parking lot by way of the lighted crosswalk just west of the helipad on Nebraska Avenue. This was also brought up during a security survey of Lawnwood hospital that was conducted in April 2019.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ST. LUCIE COUNTY FLORIDA

SLC PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

February 19 , 2020

Project: **Lawnwood Regional Medical Center ZAMA**
Reference: Project #20-43900001
To: Rebeca Guerra, AICP
From: David Hays

In general, the SLC Public Works Department has no comments regarding the rezoning with the stipulation that impacts are brought forth with development and will be reviewed in more detail at that time.

The Master site plan provided includes a total buildout adding 128 new beds (a 41% increase) and other associated hospitable functions. The proposed rezoning not only incorporates this significant increase but conditions allowance for off-site parcels to be accepted into the same PD. At this time, no proposed plan has been submitted for off-site areas, but concentric planning is encouraged.

February 20 , 2020

Project: **Lawnwood Regional Medical Center Expansion**
Reference: Phase 1
To: Rebecca Guerra, AICP
From: David Hays

SLC Public Works Department has reviewed the proposed phase 1 plan and offers the following comments:

1. The project is seeking a rezoning to allow for a total expansion, not including the additional parcels, adding over 40% new beds. This plan and the proposed traffic analysis does not consider the potential. It is recommended that a traffic report on the potential be provided and reviewed by a third party to better understand any aspects this plan would install that might conflict with the larger picture. In-lieu-of providing a traffic report at this time for the future buildout, the EOR should acknowledge providing new, updated studies with each phase as they come to fruition.
2. The traffic report does not evaluate all impacts within standard methodology. The study should include an analysis extending to a level at or below 3% or two a (2) mile radius.
3. The current report provides some impact mitigation but does not address other intersection impacts, such as S. 23rd Street at Virginia.
4. The Traffic Report has not been submitted to a third party for review. Please coordinate with the County on the status of applicant acceptance for proper reimbursement or provide further direction to achieve the goal.

Brandon Creagan

From: Jennifer Hofmeister
Sent: Thursday, February 20, 2020 9:15 AM
To: Brandon Creagan; Rebeca Guerra
Subject: FW: Lawnwood Traffic Notes

Jennifer Hofmeister, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Fax: 772.466-5808 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

From: Kori Benton <bentonk@stlucieco.org>
Sent: Tuesday, February 18, 2020 12:58 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: Lawnwood Traffic Notes

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 Jennifer,

I'm not certain we ever sent over a clarifying email regarding Lawnwood Regional matters, however I wanted to ensure we highlighted the following leading up to the TRC review of their active requests:

Current Application: Chiller Plant
The St. Lucie County Planning Division & Public Works – Water Quality Division does not have any traffic comments related to the current application for administrative approval for a chiller plant at Lawnwood Regional Medical Center.

Lawnwood Medical Center Expansion
St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce, and recommend evaluation by a specialized Traffic Consultant.

The proposed expansion is projected to result in *544-991 new* daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve – Average Rate). Due to the project scale, approved Mayfair @ Lawnwood Project (*~216 residential units (Report based upon 266)*, proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third party review to be funded by the applicant.

CONCLUSION

It is proposed to expand the existing Lawnwood Regional Medical Center located at 1700 South 23rd Street in Fort Pierce, Florida. Based on the analysis undertaken, the roadway links are sufficient to accommodate the project traffic during the AM and PM peak hours.

An intersection analysis was conducted at the signalized and unsignalized intersections surrounding the project site. Based on the intersection analysis, the existing geometry at the study intersections are anticipated to be sufficient to accommodate future traffic in 2024, including committed developments and project traffic with the exception of S 25th Street & Virginia Avenue, S 25th Street & Okeechobee Road, and the westbound movement at S 25th Street & Nebraska Avenue. With signal optimization at the intersection of S 25th Street & Virginia Avenue during the PM peak hour under future total conditions, the intersection will operate at LOS E or better. It is recommended to restripe the southbound left-turn lane because of the project traffic adds one (1) additional vehicle to the queue. The failing LOS at the other intersections are due to background traffic and are not caused by the project traffic; therefore, no mitigations are proposed.

Notable Links/Intersections & Committed/Pending Project Trips (*Mayfair's actual approval is different than the Traffic Report – ~216 units versus 266):

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: Lawnwood Expansion

REVIEW DATE: 2/20/2020

PLANNER: REBECA GUERRA

REVIEWED BY: 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.**

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: 1700 S 23RD STREET
2. Property Tax ID(s): 2416-504-0200-000-2
3. Total Acreage:_____
4. Existing Future Land Use Designation: INSTITUTIONAL
5. Existing Zoning Classification: OFFICE COMMERCIAL
6. Proposed Zoning Classification: OFFICE COMMERCIAL
7. Other applications being submitted concurrent with this application, if any: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial
South	Institutional	Institutional	OS1 / General & Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	C1- Office Commercial	284,900 sq. ft. is existing	20.96 acres	
****Proposed**	Institutional	C1- Office Commercial	601,900 sq. ft. is proposed	20.96 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum Master Plan for all five (5) phases (Increase of 317,000 sq. ft.)
Current Zoning/FLU	Total gallons per day 35,612 gallons per day existing demand.
**Proposed Zoning/FLU	Total gallons per day 72,237 gallons per day proposed demand
**Change In Demand	Total gallons per day 36,625 gallons per day increase in demand.

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 Master Plan for all five (5) phases (increase of 317,000 sq. ft.)
Current Zoning/FLU	Total gallons per day 28,490 gallons per day existing demand
**Proposed Zoning/FLU	Total gallons per day 60,190 gallons per day proposed demand
**Change in Demand	Total gallons per day 31,700 gallons per day proposed demand

C. Parks and Recreation (Residential Classifications Only): Not Applicable for this project
(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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
**Proposed Zoning/FLU Enrollment Demand	N/A	N/A
**Change in Demand	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	Not a residential project
**Proposed Zoning/FLU	Not a residential project
*Change in Demand	Not a residential project

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	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standrads and requirements.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	4,482 Trips	348/352 Trips
****Proposed Zoning/FLU**	5,026 Trips	416/429 Trips
***Change in Demand**	Trips 544 Trips	Trips 68/77 Trips
Impact to Capacity	See Traffic Impact Analysis	See Traffic Impact Analysis

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑Yes ☐No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: N/A Single Family: N/A Multifamily: N/A
Non-residential (square footage): 317,000 sq. ft. proposed increase
Mixed-use (describe use):N/A
(If this is a single phase project, name it Phase I – Total) Not a single phased project

RESIDENTIAL DATA

Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Phase I (3-story Addition)	I	92,500	23.0	TBD	TBD
Phase II (ED Addition)	II	20,000	23.0	TBD	TBD
Phase IIA (3rd Floor Build Out)	IIA	0	23.0	TBD	TBD
Phase III (4th Floor Addition	III	26,000	23.0	TBD	TBD
Phase IV (5th Floor Addition)	IV	26,000	23.0	TBD	TBD
Phase V (Garage)	V	152,000	23.0	TBD	TBD

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

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

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

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

C. Exemptions Requested:

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

Impact	

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		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): HCA
Mailing Address: TAX DEPT PO BOX 1504
City NASHVILLE State FL Zip 37202-1504
Phone # SEE AGENT
E-mail: SEE AGENT

13. Name of Applicant: KIMLEY-HORN
Mailing Address: 1615 SOUTH CONGRESS SUITE 201
City DELRAY BEACH State FL Zip 33445
Phone # 561-270-6980 Fax # N/A
E-mail: CHARLES.MILLAR@KIMLEY-HORN.COM

14. Name of Representative: CHARLES MILLAR (AGENT)
Mailing Address: 1615 SOUTH CONGRESS SUITE 201
City DELRAY BEACH State FL Zip 33445
Phone # 561-270-6980 Fax # n/a
E-mail: CHARLES.MILLAR@KIMLEY-HORN.COM

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

Address State 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.

Bill B Rutherford

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

Tennessee
STATE OF ~~FLORIDA~~)
~~ST LUCIE COUNTY~~)
Davidson County
The foregoing instrument was acknowledged before me this 10th day of January, 2020, by
Bill Rutherford who is personally known to me or has produced _____as ide
Sherrie B. Doscher
Signature of Notary (seal)
Expires March 7, 2023

SHERRIE DOSCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Design Review

Property address or Location 1700 S. 23RD STREET
Parcel ID #(s) 2416-504-0200-000-2
Project Description Lawnwood Phase I - Application.

HCA	CHARLES MILLAR, SR PROJECT MGR, KIMLEY-HORN
Property Owner(s)	Applicant/Representative, Title, Company
PO BOX 750	1615 S CONGRESS AVE SUITE 201
Street Address	Street Address
NASHVILLE TN 37202	DELRAY BEACH FL 33445
City State Zip	City State Zip
SEE REPRESENTATIVE	561-270-6980
Phone Number	Phone Number
SEE REPRESENTATIVE	CHARLES.MILLAR@KIMLEY-HORN.COM
Email Address	Email Address

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

Bill B Rutherford
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Tennessee -- COUNTY Davidson
The foregoing instrument was acknowledged before me this 10th day of January, 20 26, by Bill Rutherford who is personally known to me or has produced _____ as identification.

Sherrie B. Doscher
Signature of Notary
Expires March 7, 2023

SHERRIE B. DOSCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial
South	Institutional	Institutional	OS1 / General & Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	C1- Office Commercial	284,900 sq. ft. is existing	20.96 acres	
****Proposed**	Institutional	C1- Office Commercial	601,900 sq. ft. is proposed	20.96 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum Master Plan for all five (5) phases (increase of 317,000 sq. ft.)
Current Zoning/FLU	Total gallons per day 35,612 gallons per day existing demand.
**Proposed Zoning/FLU	Total gallons per day 72,237 gallons per day proposed demand
**Change in Demand	Total gallons per day 36,625 gallons per day increase in demand.

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 Master Plan for all five (5) phases (increase of 317,000 sq. ft.)
Current Zoning/FLU	Total gallons per day 28,490 gallons per day existing demand
**Proposed Zoning/FLU	Total gallons per day 60,190 gallons per day proposed demand
**Change in Demand	Total gallons per day 31,700 gallons per day proposed demand

C. Parks and Recreation (Residential Classifications Only): Not Applicable for this project
(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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

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

Demand Analysis	Maximum
Current Zoning/FLU	Not a residential project
****Proposed Zoning/FLU**	Not a residential project
***Change in Demand**	Not a residential project

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	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standrads and requirements.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	4,482 Trips	348/352 Trips
****Proposed Zoning/FLU**	5,026 Trips	416/429 Trips
***Change in Demand**	Trips 544 Trips	Trips 68/77 Trips
Impact to Capacity	See Traffic Impact Analysis	See Traffic Impact Analysis

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☑Yes ☐No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: N/A	Single Family: N/A	Multifamily: N/A	
Non-residential (square footage): 317,000 sq. ft. proposed increase			
Mixed-use (describe use):N/A			
(If this is a single phase project, name it Phase I – Total) Not a single phased project			

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Phase I (3-story Addition)	I	92,500	23.0	TBD	TBD
Phase II (ED Addition)	II	20,000	23.0	TBD	TBD
Phase IIA (3rd Floor Build Out)	IIA	0	23.0	TBD	TBD
Phase III (4th Floor Addition	III	26,000	23.0	TBD	TBD
Phase IV (5th Floor Addition)	IV	26,000	23.0	TBD	TBD
Phase V (Garage)	V	152,000	23.0	TBD	TBD

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

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

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

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

C. Exemptions Requested:

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

LAWNWOOD REGIONAL MEDICAL CENTER & HEART INSTITUTE
MASTER PLAN / PLANNED DEVELOPMENT
PROJECT JUSTIFICATION STATEMENT

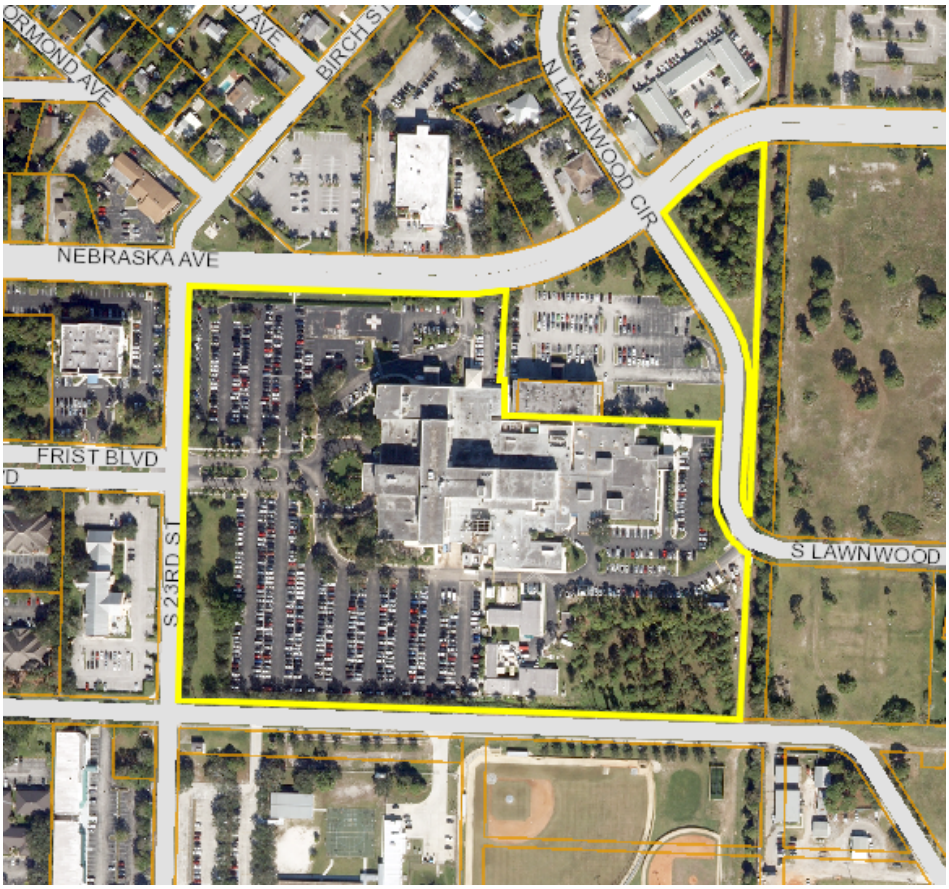
January 31, 2020

Executive Summary:

The applicant, HCA HEALTHCARE, the ("Applicant"), is the fee simple owner of the subject parcel demonstrated by the Warranty Deed as recorded in the public records of St. Lucie County, FL (ORB. 247, PG. 1047). The site can be more particularly identified by Parcel Control Numbers 2416-504-0200-000-2 and 2416-504-0200-030-1. The Applicant, through its Authorized Agent, Kimley-Horn & Associates, Inc., is seeking the following approvals from the City of Ft. Pierce:

- Master Site Plan
- Rezoning to Planned Development
- Concurrency Review / Certificate
- Phasing Plan
- Design Review

Location Map:



Kimley»Horn

Lawnwood Regional Medical Center History and Compliance Statement:

The overall Lawnwood Medical Center property was purchased in approximately 1976. The original facility was constructed in approximately 1977. Over the years, there's been numerous additions and add-ons to the facility. Based upon the existing and projected growth of the Treasure Coast, and the Medial Center's increasing service area, the need to expand the facility's medical care and services is in high demand. Thus, this high demand justifies the project's request. Moreover, the character of the proposed development complies with, and is consistent with, the development objectives of the City and the City's comprehensive plan as well as the applicant's intentions with regard to all or portions of the Planned Development's intent and purpose.

Lawnwood Regional Medical Center Highlights:

- The first and only hospital in the Treasure Coast to offer a Comprehensive Stroke program treating the most complex stroke cases with the latest technology. Before this program, these patients would have been transferred outside of the community for care.

- The Lawnwood Regional Treasure Coast Trauma Center saves lives. The facility has treated over 10,000 patients with a 96 percent survival rate.

- With the most experienced team on the Treasure Coast, the Heart Institute is the leader in the treatment of heart disease offering the most innovative treatments.

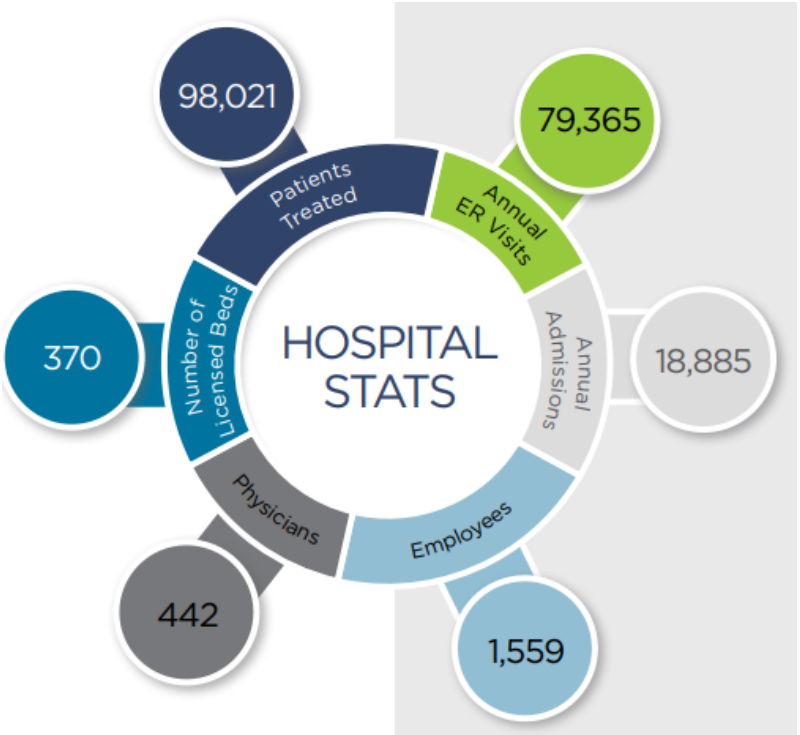
- Committed to offering the children in our community quality care, close to home. Lawnwood offers a Pediatric ER, Level III NICU, Pediatric Intensive Care as well as 14 pediatric specialty areas and services.

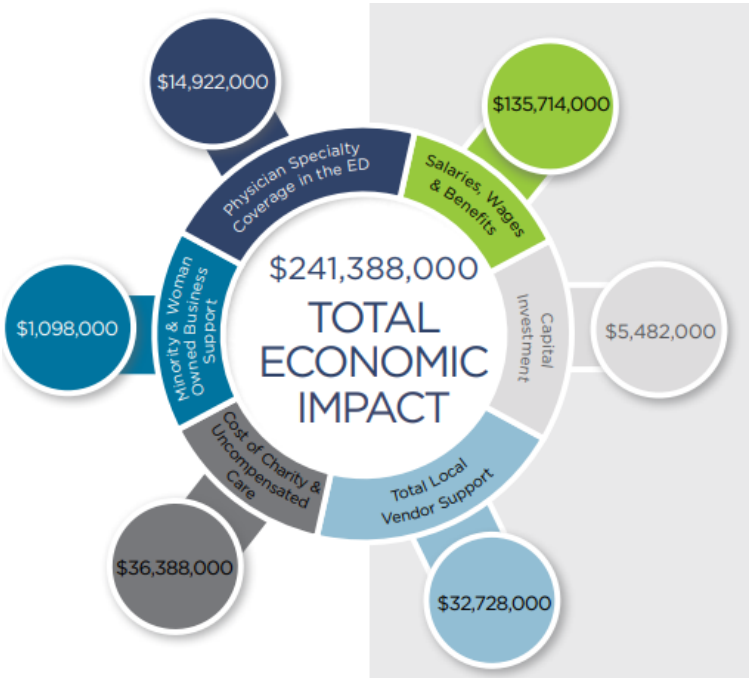
Lawnwood Regional Medical Center Community Services:

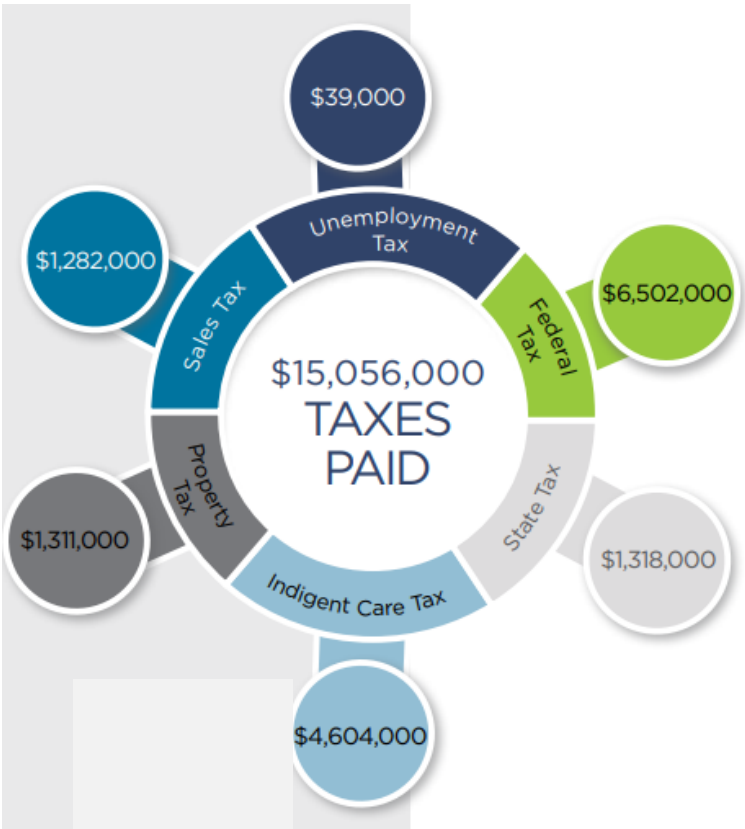
• Birthing Center - Obstetrics
• Cancer Care
• Cardiac and Vascular Rehabilitation
• Cardiac Catheterization
• Cardiology
• Cardiopulmonary
• Cardiovascular Surgery
• Comprehensive Stroke
• Critical Care
• Emergency Medicine (Adult and Pediatric)
• ENT
• Gastroenterology
• General Surgery
• Hand Surgery
• Heart Institute
• Interventional Radiology
• Infectious Disease
• MRI

- Neonatal Intensive Care Unit (Level III)
- Neurology
- Neurosurgery
- Ophthalmology
- Oral and Maxillofacial Surgery
- Orthopedic Surgery
- Pediatric ER
- Pediatric Intensive Care Unit
- Pediatric Specialty Services
- Pediatrics
- Plastic Surgery
- Podiatry
- Radiology/Diagnostic Imaging
- Therapy - Occupational, Physical, Respiratory, Speech (Adult and Pediatric)
- Trauma Center (Level II)
- Urology
- Vascular
- Women's Services
- Wound Care

Lawnwood Regional Medical Center Local Community Value Added Impacts:




$14,922,000
$135,714,000
Physician Specialty Coverage in the ED
Salaries, Wages & Benefits
$241,388,000
TOTAL ECONOMIC IMPACT
$1,098,000
Minority & Woman Owned Business Support
Capital Investment
$5,482,000
Cost of Charity & Uncompensated Care
Total Local Vendor Support
$36,388,000
$32,728,000


$39,000
Unemployment Tax
$1,282,000
Sales Tax
Federal Tax
$6,502,000
$15,056,000
TAXES PAID
Property Tax
State Tax
$1,311,000
$1,318,000
Indigent Care Tax
$4,604,000

Kimley»Horn

Lawnwood Regional Medical Center Mission and Core Values:

In pursuit of the mission, Lawnwood believes the following value statements are essential and timeless to its service to the community:

- Recognize and affirm the unique and intrinsic worth of each individual patient.
- Treat all those we serve with compassion and kindness.
- Trust our colleagues as valuable members of our healthcare team and pledge to treat one another with loyalty, respect, and dignity.
- Act with absolute honesty, integrity, and fairness in the way we conduct our business and the way we live our lives.

Compliance with City of Ft. Pierce Standards for Rezoning:

1. **The need for the proposed Zoning Atlas Map Amendment ("ZAMA"):**

   The need for the ZAMA is driven by the need to redevelop the site as a Planned Development. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations.

2. **How the Zoning Atlas Map Amendment will result in an orderly and logical development pattern:**

   The ZAMA is designed to remain within the parcels currently owned and control by the applicant. The Planned Development rezoning is intended to encourage innovative site planning and land development concepts to create an aesthetically pleasing project along with allowing flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than a conventional zoning district.

3. **How the Zoning Atlas Map Amendment is consistent with Comprehensive Plan:**

   The proposed ZAMA is consistent and in compliance with the existing City of Ft. Pierce Comprehensive Land Use Plan ("Plan"). This compliance is demonstrated by the fact that no new amendments are needed or proposed to the Plan by this application

.

4. **How the Zoning Atlas Map Amendment is compatible with future land use designations and existing land uses surrounding the amended lands:**

   The Lawnwood Regional Medical Center has served the City of Ft. Pierce and surrounding communities for over four (4) decades. The ZAMA is the tool which will allow for the infill and redevelopment of this project to better serve the medical needs of the community. The request for the PD designation is clearly compatible and consistent will all surrounding land use and land use plans designations.

Compliance with City of Ft. Pierce Standards for Planned Development ("PD"):

1. **Comprehensive plan consistency:**

   The request is consistent with the goals, objectives and policies of the comprehensive plan, along with the future land use element, and the standards and criteria contained in the comprehensive plan, as adopted.

2. **Perimeter setbacks:**

   In general terms, the applicable setbacks will be in compliance unless referenced with the proposed site-specific amendment to the PD.

3. **Open space:**

   At least twenty (20) per cent of the site shall be devoted to open space, regardless of project size or intended use unless referenced with the proposed site-specific amendment to the Planned Development.

4. **Applicability to other code of ordinances not in conflict:**

   All building code, housing code, and other land use regulations of the City of Fort Pierce not directly in conflict herewith are applicable to the PD district. The project will be consistent and in compliance with the aforesaid referenced standards and codes.

5. **Easements:**

   Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs will be provided as required for the success of the project.

6. **Phasing:**

   The project's Phasing Plan has been designed so that each phase of development relates to the previous development, surrounding properties, and the available public

facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

7. **Other standards:**

   The PD will comply with the other related applicable development standards pursuant to the City's Code of Ordinances.

8. **Additional requirements:**

   As deemed necessary, the city commission may also establish additional requirements which it considers necessary to assure that a planned development conforms to the intent of the City Code of Ordinances.

9. **Variances are not necessary.**

   Pursuant to the PD specific development standards and the requested amendments, the PD district are contained in the approved development plan for each planned development will not require variances, Therefore, no variances are hereby required and/or requested.

Proposed Master Plan Phasing Chart:

Phasing of the project is enumerated below. As previously referenced within the Compliance with the City's standards, the project's Phasing Plan has been designed so that each phase of development relates to the previous development, surrounding properties, and the available public facilities and services.

SITE PHASING DATA				
	GROSS FLOOR AREA (S.F.)	NUMBER OF BEDS	TOTAL BEDS PER PHASE	LOT COVERAGE
EXISTING CONDITION	284,900	312	312	31%
PHASE I (3–STORY ADDITION)	92,500	32	344	41%
PHASE II (ED ADDITION)	20,000	–	344	44%
PHASE IIA (3RD FLOOR BUILD–OUT)	0	32	376	44%
PHASE III (4TH FLOOR ADDITION)	26,000	32	408	44%
PHASE IV (5TH FLOOR ADDITION)	26,000	32	440	44%
PHASE V (GARAGE) ANCILLARY BLDG EXPANSION	152,500 23,050	–	–	60%
TOTAL	601,900	440	440	60%

Demonstration of Compliance with Section 22-59 Design Review:

This project has demonstrated compliance with Section 22-59 by incorporating the architectural elements as required within said Article. This project has provided the architectural treatments which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community. Please see the proposed elevations which demonstrate said compliance and consistency with each Phase of the project.

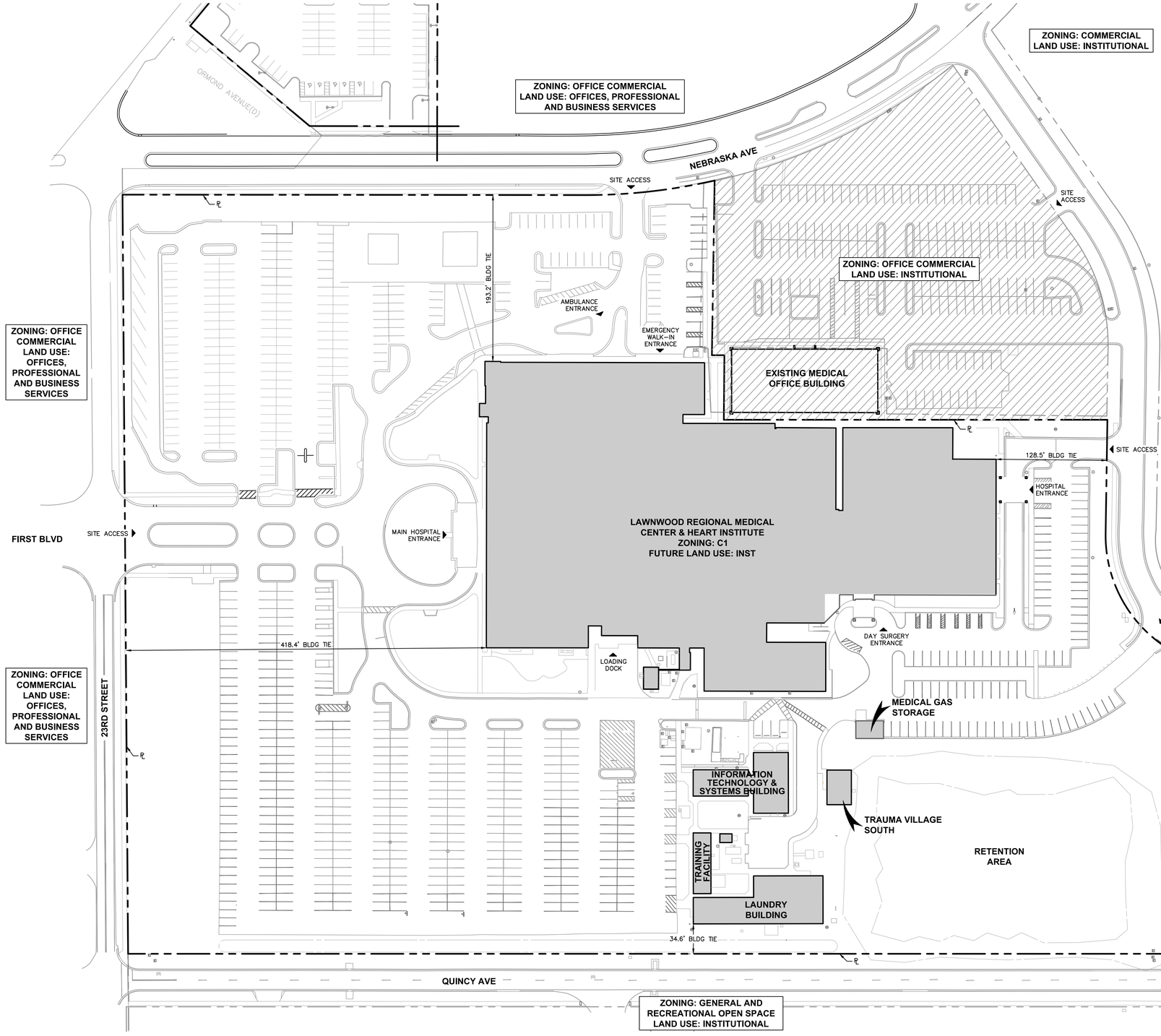
Demonstration of Compliance with Article IV – Supplementary Regulations

This project has demonstrated compliance with Article IV by incorporating the standards as required within said Article. This project has provided the improvements which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community.

CONCLUSION:

Based upon the summary of this enitre request, the applicant has justifed the following requests with the City of Ft. Pierce:

- Master Site Plan
- Rezoning to Planned Development
- Concurrency Review / Certificate
- Phasing Plan
- Design Review



NORTH

GRAPHIC SCALE IN FEET
0 ## ## ###

LEGEND

PROPERTY LINE
EXISTING BUILDING
AREA NOT INCLUDED

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

EXISTING ZONING: OFFICE COMMERCIAL (C1)

BUILDING HEIGHT
REQUIRED: 65'
PROVIDED: 62'-8"

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	25 FEET	193.2 FEET
SIDE (WEST):	15 FEET	418.4 FEET
SIDE (EAST):	15 FEET	128.5 FEET
REAR (SOUTH):	15 FEET	34.6 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	19%
OPEN SPACE:	25%	44%

PARKING REQUIREMENTS

REQUIRED:
1.5 SPACES PER BED
312 BEDS x 1 SPACE/BED = 468 SPACES
HANDICAP PARKING REQUIRED = 9 SPACES

TOTAL 477 REQUIRED PARKING SPACES

EXISTING:

STANDARD SPACES: 825 SPACES
HANDICAP SPACES: 25 SPACES

TOTAL 850 EXISTING PARKING SPACES

LAND USE CALCULATION

EXISTING CONDITIONS

PERVIOUS:	308,629 S.F.	5.91 AC
RETENTION:	51,456 S.F.	1.18 AC
BUILDING:	174,767 S.F.	4.01 AC
IMPERVIOUS:	429,526 S.F.	9.86 AC
TOTAL:	912,922 S.F.	20.96 AC

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

MICHAEL F. SCHWARTZ, P.E.
FLORIDA LICENSE NUMBER
56200

SURGERY & TOWER EXPANSION
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

DOCUMENT CHANGES

Description	Date

Issue Description	SCHEMATIC DESIGN
Original Issue Date	10/10/19
HCA Project No	308220010
Project No	19087.00
Drawn By / Author	Checked By / Checker

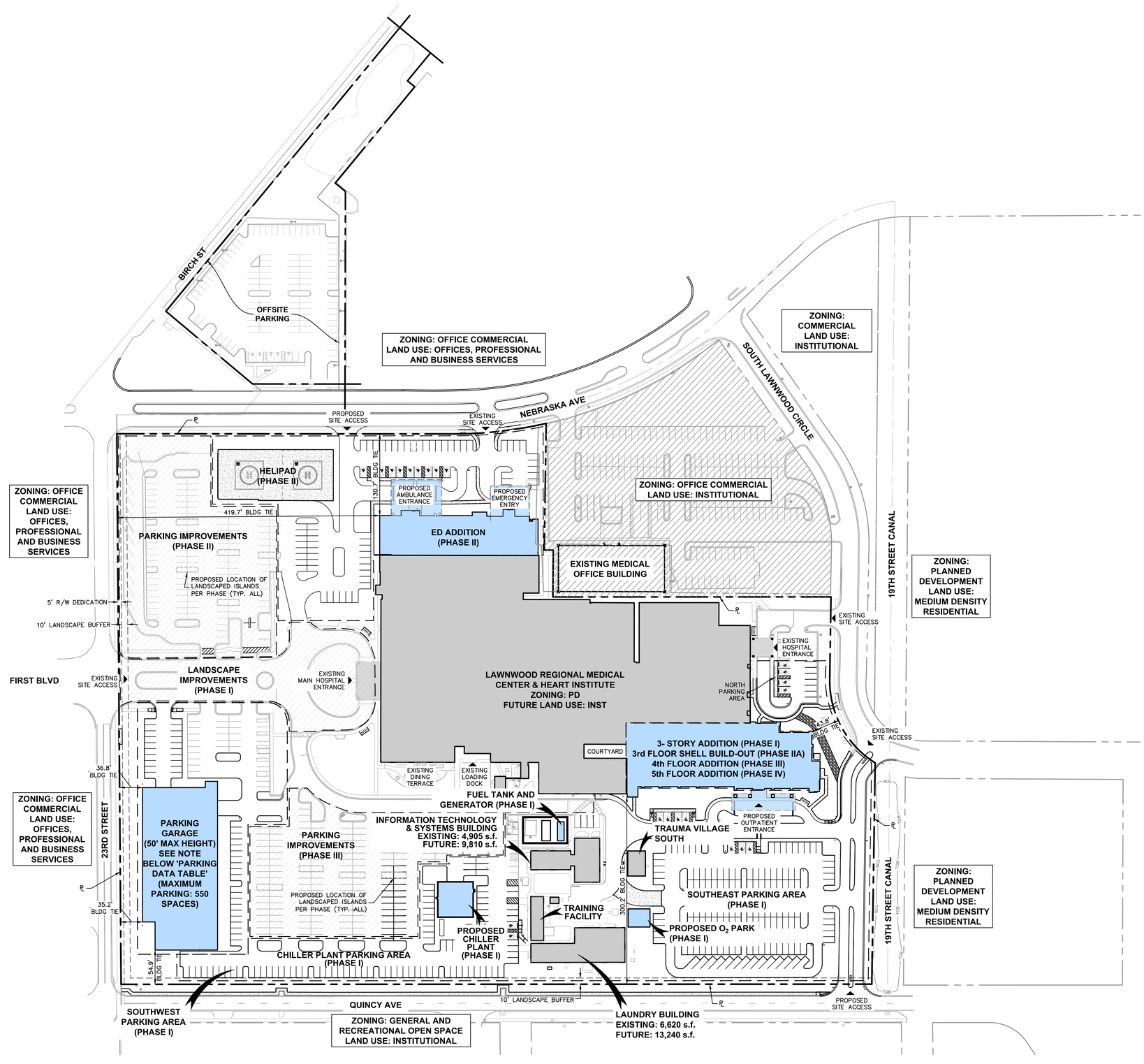
Drawing Title

EXISTING MASTER PLAN

Sheet Number

MP-0

Plotted By:Moreno, Vanesa Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C0.00 EXISTING MASTER PLAN April 09, 2020 02:16:52pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets_Masterplan\C0.00 EXISTING MASTER PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 40 80 160

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- FUTURE BUILDING AREA

SITE REQUIREMENTS

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER

PROPERTY ID: 2416-504-0200-000-2
2416-504-0200-030-1

ZONING: PLANNED DEVELOPMENT
UNDERLYING ZONING DISTRICT: OFFICE COMMERCIAL (C-1)

TOTAL SITE AREA: (1,001,600 S.F.) 23.0 AC

SETBACKS

	REQUIRED
FRONT (NORTH):	10 FEET
SIDE (WEST):	10 FEET
SIDE (EAST):	10 FEET
REAR (SOUTH):	10 FEET

LANDSCAPE BUFFER

	REQUIRED
QUINCY AVENUE:	10'
S. 23rd STREET:	10'

BUILDING HEIGHT
MAXIMUM: 75'

PARKING RATIO
REQUIRED: 2 SPACES PER 1 BED
MEDICAL OFFICE BUILDING REQUIRED: 1 SPACE PER 300 SQ. FT.

LOT COVERAGE
MAXIMUM: 60%

IMPERVIOUS AREAS (80% MAXIMUM)
BUILDING AREA: (258,187.8 S.F.) 5.93 AC = 25.78%
IMPERVIOUS AREA: (411,726.0 S.F.) 9.45 AC = 41.11%

OPEN SPACE (20% MINIMUM)
PERVIOUS AREA: (331,685.4 S.F.) 7.61 AC = 33.12%

SITE PHASING DATA

	GROSS FLOOR AREA (HOSPITAL) (S.F.)	NUMBER OF BEDS (HOSPITAL)	TOTAL BEDS PER PHASE (HOSPITAL)	MEDICAL OFFICE	LOT COVERAGE
EXISTING CONDITION	284,900	312	312	14,400	31%
PHASE I (3-STORY ADDITION)	92,500	32	344	3,100	41%
PHASE II (ED ADDITION)	20,000	–	344	0	44%
PHASE IIA (3RD FLOOR BUILD-OUT)	0	32	376	0	44%
PHASE III (4TH FLOOR ADDITION)	26,000	32	408	0	44%
PHASE IV (5TH FLOOR ADDITION)	26,000	32	440	0	44%
PHASE V (GARAGE)	152,500	–	–	14,400	60%
TOTAL	601,900	440	440	31,900	60%

PARKING DATA

	PARKING REQUIRED	TOTAL PARKING REQUIRED PER PHASE	PARKING DEMOLISHED	PARKING PROVIDED	TOTAL PARKING PER PHASE	OPEN SPACE
EXISTING CONDITION PER CURRENT CODE @ 1.5 SPACES/BED	468	468	–	850**	850**	44%
EXISTING CONDITION @ 2.0 SPACES/BED	624	624	–	850**	850**	44%
PHASE I (3-STORY ADDITION @ 2.0 SPACES/BED)	64	688	-212	278	916	27%
PHASE II (ED ADDITION)	0	688	-89	70	897	26%
PHASE IIA (3RD FLOOR SHELL BUILD-OUT)	0	688	0	0	897	26%
PHASE III (4TH FLOOR ADDITION)	64	752	0	0	897	26%
PHASE IV (5TH FLOOR ADDITION)	64	816	0	0	897	27%
PHASE V (GARAGE) SEE NOTE BELOW	77	–	-95	546	1,348	27%

**INCLUDES 108 PARKING SPACES LOCATED OFF-SITE

NOTES:
1. PARKING GARAGE ONLY REQUIRED IF THE SITE CANNOT MEET PARKING, LANDSCAPE, OR OPEN SPACE REQUIREMENTS.
2. ALL SIGNAGE AND LIGHTING SHALL CONFORM TO CHAPTER 15 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

MICHAEL F. SCHWARTZ, P.E.
FLORIDA LICENSE NUMBER
56200

MASTER SITE PLAN FOR LAWNWOOD REGIONAL MEDICAL CENTER PLANNED DEVELOPMENT

1700 S. 23RD STREET. FORT PIERCE, FL 34950

DOCUMENT CHANGES

Description	Date

Issue Description	DESIGN DEVELOPMENT
Original Issue Date	1.17.20
HCA Project No	30922000.10, 30922000.18
Project No	144283016
Drawn By	AMC
Checked By	VM

Drawing Title

MASTER PLAN

Sheet Number

MSP-1.1

Plotted By:Bel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C2.00 PROPOSED MASTER PLAN April 16, 2020 10:55:29am Y:\BCD_Civil\144283016 - Lawnwood Regional Medical Center\CADD\PlanSheets_Masterplan\C2.00 PROPOSED MASTER PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

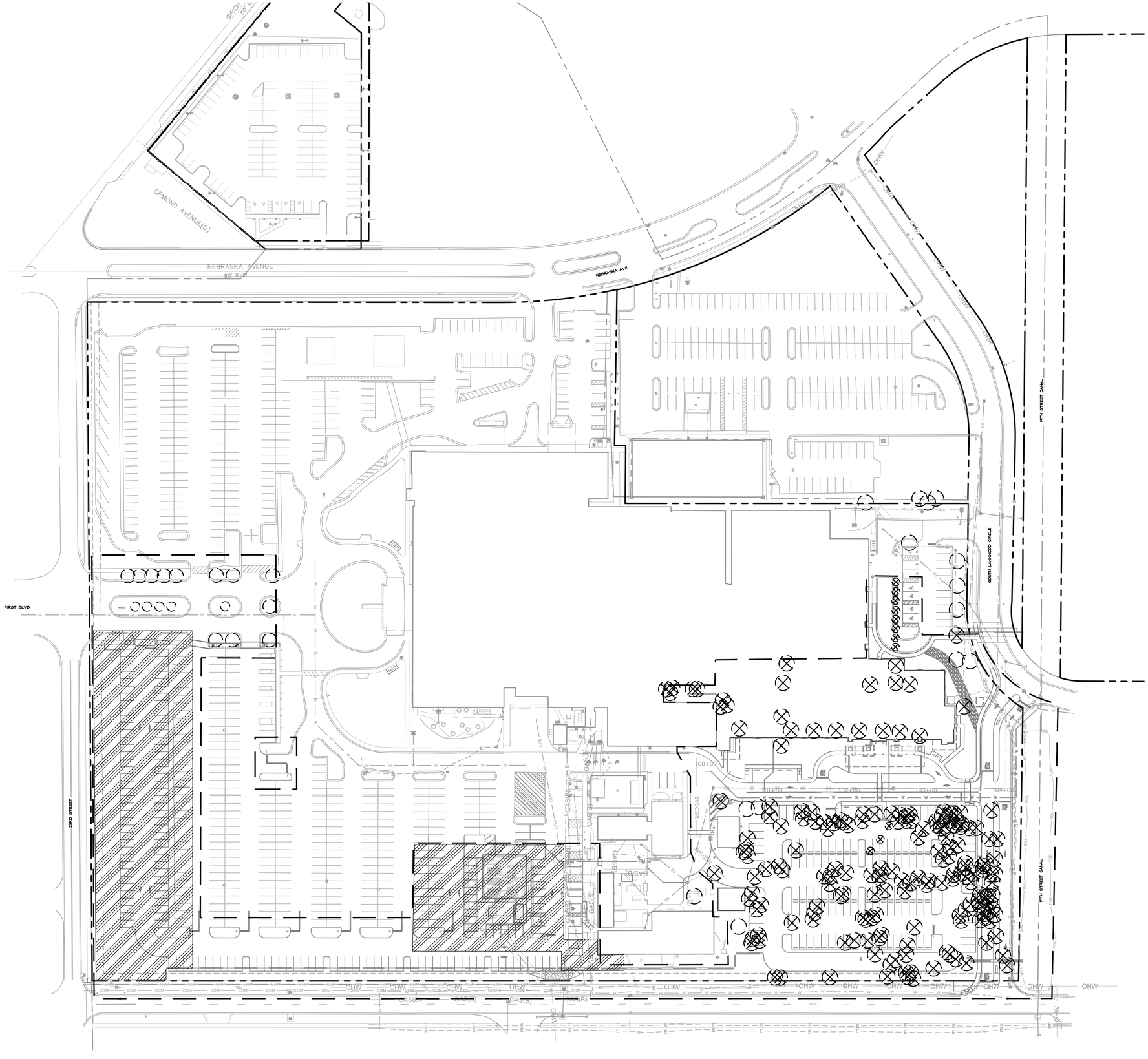
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER


BIRCH
50' R/W
ORMOND AVENUE(D)
NEBRASKA AVENUE
80' R/W
NEBRASKA AVE
FIRST BLVD
29RD STREET
SOUTH LAWNWOOD CIRCLE
14TH STREET CANAL
OHW
OHW
OHW

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

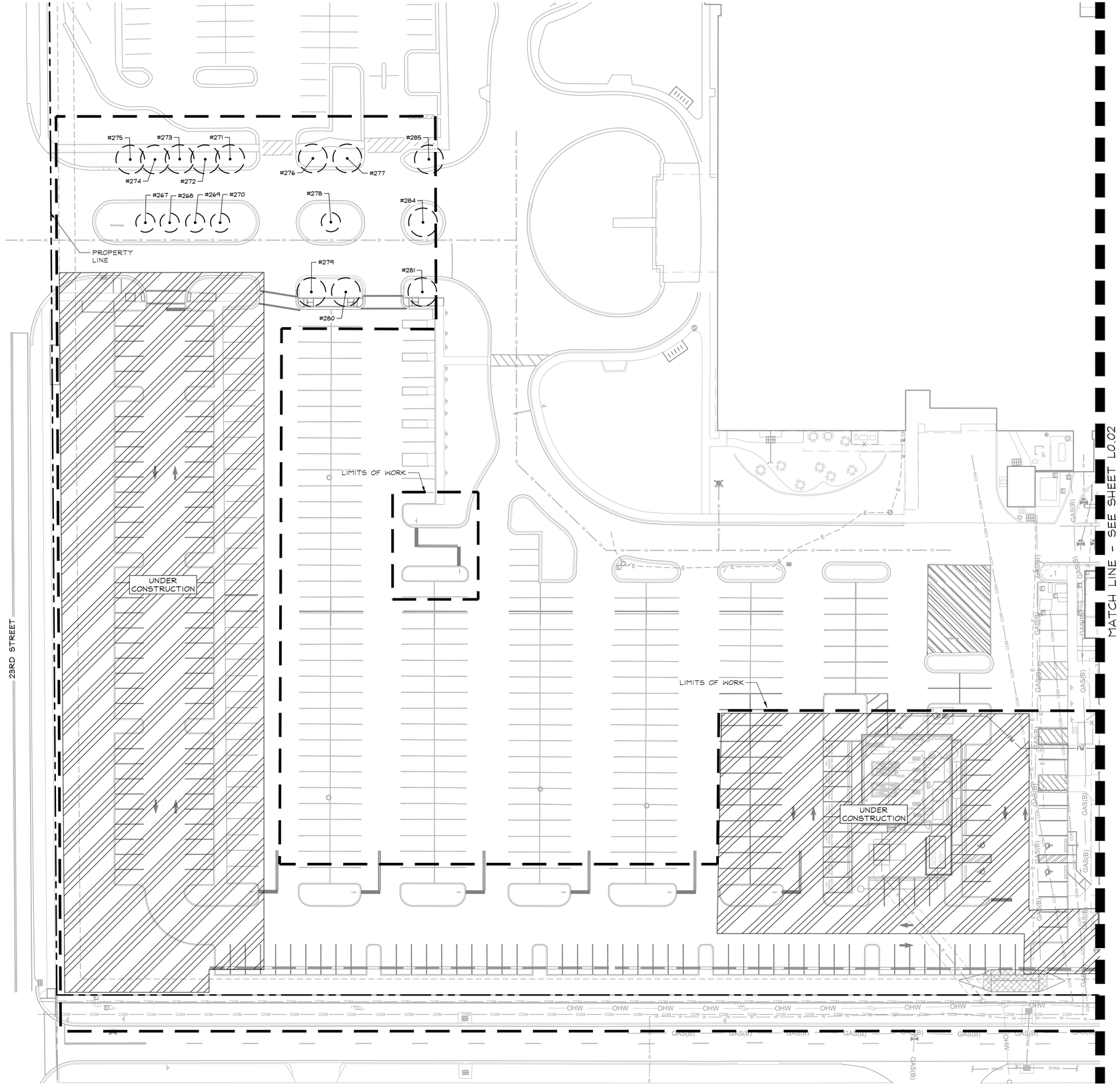
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER



LEGEND

PROPERTY LINE

AFFECTED AREA

TREE DISPOSITION LEGEND	
TREE # / CANOPY SPREAD	EXISTING TREE TO REMAIN
TREE # / CANOPY SPREAD	EXISTING TREE TO BE REMOVED

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

TREE DISPOSITION PLAN

Sheet Number

L0.01

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L0.01 TREE DISPOSITION PLAN September 21, 2020 03:53:45pm K:\BCD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlotSheets\L0.00 TREE DISPOSITION PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

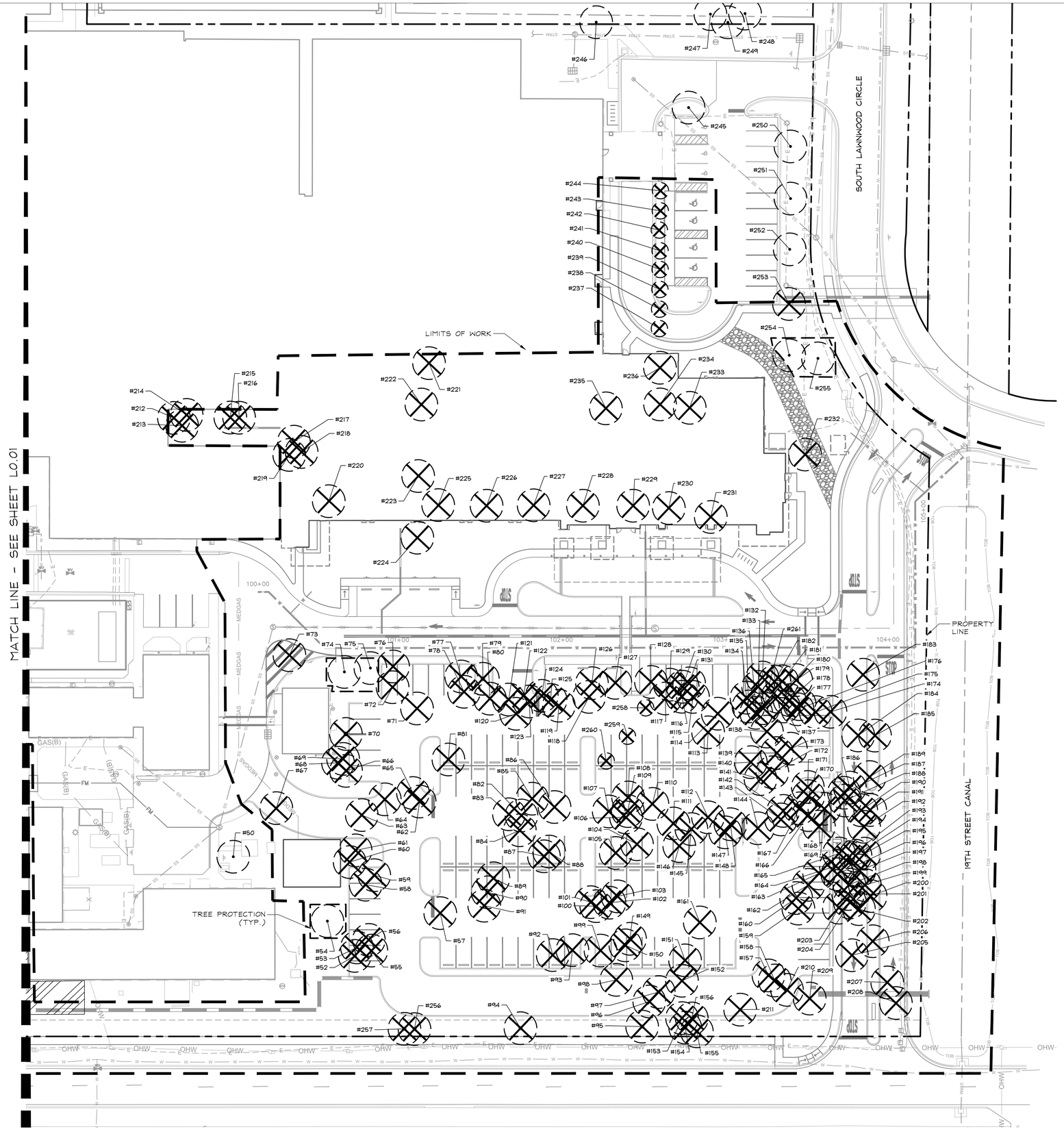
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

PROPERTY LINE
AFFECTED AREA

TREE DISPOSITION LEGEND

TREE # / CANOPY SPREAD	EXISTING TREE TO REMAIN
TREE # / CANOPY SPREAD	EXISTING TREE TO BE REMOVED

TREE DISPOSITION SUMMARY

	PRESERVED:	REMOVED:
LIVE OAKS & SLASH PINES	186"	301"
PALMS	21	19

TREE MITIGATION SUMMARY

TOTAL SPECIMEN TREE DBH PRESERVATION CREDITS (@ 1:1 RATIO)=	+186"
TOTAL SPECIMEN TREE DBH REMOVED (@ 1:1 RATIO)=	-301"
TOTAL SPECIMEN TREE DBH PROPOSED (@ 1:1 RATIO)=	+220"
TOTAL SPECIMEN TREE MITIGATION: 186" - 301" + 220" = +105"	+105 CREDITS

PALM MITIGATION SUMMARY

TOTAL SPECIMEN PALM PRESERVATION CREDITS (@ 1:1 RATIO) =	+21
TOTAL SPECIMEN PALMS REMOVED (MITIGATED @ 1:1 RATIO) =	-19
TOTAL SPECIMEN PALM MITIGATION: 21 - 19 = +2	+2 CREDITS EXCEEDED

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

TREE DISPOSITION PLAN

Sheet Number

L0.02

Plotted By: Brown, Alex V Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: L0.02 TREE DISPOSITION PLAN September 21, 2020 03:53:56pm K:\BCD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlanSheets\L0.00 TREE DISPOSITION PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	DISPOSITION
50	*Pinus elliottii*	Slash Pine	12"	REMAIN
52	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
53	***Pinus elliottii***	**Slash Pine**	**8"**	**REMAIN**
54	*Pinus elliottii*	Slash Pine	13"	REMAIN
55	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
56	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
57	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
58	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
59	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
60	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
61	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
62	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
63	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
64	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
65	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
66	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
67	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
68	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
69	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
70	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
71	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
72	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
73	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
74	*Pinus elliottii*	Slash Pine	15"	REMAIN
75	*Pinus elliottii*	Slash Pine	12"	REMAIN
76	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
77	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
78	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
79	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
80	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
81	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
82	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
83	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
84	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
85	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
86	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
87	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
88	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
89	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
90	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
91	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
92	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
93	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
94	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
95	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
96	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
97	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
98	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
99	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
100	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
101	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
102	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
103	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
104	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
105	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
106	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
107	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
108	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
109	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
110	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
111	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
112	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
113	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
114	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
115	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
116	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
117	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
118	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
119	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
120	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
121	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
122	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
123	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
124	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
125	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
126	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
127	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
128	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
129	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
130	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
131	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
132	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
133	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**

No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	DISPOSITION
134	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
135	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
136	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
137	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
138	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
139	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
140	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
141	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
142	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
143	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
144	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
145	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
146	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
147	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
148	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
149	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
150	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
151	***Pinus elliottii***	**Slash Pine**	**18"**	**REMOVE**
152	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
153	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
154	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
155	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
156	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
157	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
158	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
159	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
160	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
161	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
162	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
163	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
164	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
165	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
166	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
167	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
168	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
169	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
170	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
171	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
172	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
173	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
174	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
175	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
176	***Pinus elliottii***	**Slash Pine**	**5"**	**REMOVE**
177	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
178	***Pinus elliottii***	**Slash Pine**	**4"**	**REMOVE**
179	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
180	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
181	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
182	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
183	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
184	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
185	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
186	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
187	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
188	***Pinus elliottii***	**Slash Pine**	**5"**	**REMOVE**
189	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
190	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
191	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
192	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
193	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
194	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
195	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
196	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
197	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
198	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
199	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
200	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
201	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
202	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
203	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
204	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
205	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
206	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
207	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
208	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
209	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
210	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
211	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
212	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
213	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
214	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
215	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
216	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**

No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	DISPOSITION
217	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
218	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
219	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
220	***Magnolia grandiflora***	**Southern Magnolia**	**7"**	**REMOVE**
221	***Adonidia merrillii***	**Christmas Palm**	**10 C.T.**	**REMOVE**
222	***Quercus virginiana***	**Live Oak**	**31"**	**REMOVE**
223	***Sabal palmetto***	**Cabbage Palm**	**30' C.T.**	**REMOVE**
224	***Sabal palmetto***	**Cabbage Palm**	**30' C.T.**	**REMOVE**
225	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**14 C.T.**	**REMOVE**
226	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**15 C.T.**	**REMOVE**
227	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**16 C.T.**	**REMOVE**
228	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**17 C.T.**	**REMOVE**
229	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**18 C.T.**	**REMOVE**
230	***Pinus elliottii***	**Slash Pine**	**18"**	**REMOVE**
231	***Quercus virginiana***	**Live Oak**	**10"**	**REMOVE**
232	***Pinus elliottii***	**Slash Pine**	**20"**	**REMOVE**
233	***Washingtonia robusta***	**Washington Palm**	**40 C.T.**	**REMOVE**
234	***Washingtonia robusta***	**Washington Palm**	**45 C.T.**	**REMOVE**
235	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
236	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
237	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
238	***Washingtonia robusta***	**Washington Palm**	**40 C.T.**	**REMOVE**
239	***Washingtonia robusta***	**Washington Palm**	**45 C.T.**	**REMOVE**
240	***Washingtonia robusta***	**Washington Palm**	**45 C.T.**	**REMOVE**
241	***Washingtonia robusta***	**Washington Palm**	**40 C.T.**	**REMOVE**
242	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
243	***Washingtonia robusta***	**Washington Palm**	**25 C.T.**	**REMOVE**
244	***Washingtonia robusta***	**Washington Palm**	**25 C.T.**	**REMOVE**
245	*Washingtonia robusta*	Washington Palm	25 C.T.	REMAIN
246	*Quercus virginiana*	Live Oak	16"	REMAIN
247	*Sabal palmetto*	Cabbage Palm	15' C.T.	REMAIN
248	*Sabal palmetto*	Cabbage Palm	25' C.T.	REMAIN
249	*Sabal palmetto*	Cabbage Palm	25' C.T.	REMAIN
250	*Quercus virginiana*	Live Oak	23"	REMAIN
251	*Quercus virginiana*	Live Oak	25"	REMAIN
252	*Quercus virginiana*	Live Oak	19"	REMAIN
253	***Quercus virginiana***	**Live Oak**	**20"**	**REMOVE**
254	*Quercus virginiana*	Live Oak	24"	REMAIN
255	*Quercus virginiana*	Live Oak	27"	REMAIN
256	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
257	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
258	***Sabal palmetto***	**Cabbage Palm**	**20' C.T.**	**REMOVE**
259	***Sabal palmetto***	**Cabbage Palm**	**20' C.T.**	**REMOVE**
260	***Sabal palmetto***	**Cabbage Palm**	**20' C.T.**	**REMOVE**
261	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
267	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
268	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
269	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
270	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
271	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
272	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
273	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
274	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
275	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
276	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
277	*Roystonea regia*	Royal Palm	25 C.T.	REMAIN
278	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
279	*Roystonea regia*	Royal Palm	20 C.T.	REMAIN
280	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
281	*Roystonea regia*	Royal Palm	20 C.T.	REMAIN
284	*Sabal palmetto*	Sabal Palm	15 C.T.	REMAIN
285	*Roystonea regia*	Royal Palm	40 C.T.	REMAIN

ROOT PRUNING

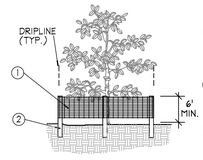
A FEW LARGE CANOPY TREES THAT MAY BE IMPACTED BY CONSTRUCTION TRENCHING, BUT ARE TOO LARGE TO RELOCATE. GENERALLY, IF TRENCHING OCCURS WITHIN THE DRIPLINE (OR THE HORIZONTAL EXTENT OF THE CANOPY) OF A TREE, THEN THE TREE IS A CANDIDATE FOR ROOT PRUNING. ROOT PRUNING MUST OCCUR PRIOR TO TRENCHING OPERATIONS TO INSURE THAT THE ROOTS ARE CUT CLEAN AND AT PROPER ANGLES AND NOT MECHANICALLY RIPPED FROM THE EARTH DURING CONSTRUCTION.

ROOT PRUNING NOTES:
FOR TREES REQUIRING ROOT PRUNING, A TREE ASSESSMENT SHALL BE CONDUCTED AND A ROOT-PRUNING PLAN SHALL BE DEVELOPED BY A CERTIFIED ARBORIST OR CONSULTING ARBORIST. THIS PLAN SHOULD IDENTIFY:

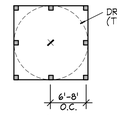
- MAXIMUM ALLOWABLE SIZE OF ROOTS TO BE CUT
- ALLOWABLE PROXIMITY TO THE TRUNK FOR CUTS
- TIME OF YEAR WHEN ROOT CUTTING IS ALLOWABLE

(NOTE: IN FLORIDA, IT IS BEST TO AVOID ROOT PRUNING DURING TIMES OF THE MAY THROUGH SEPTEMBER, WHEN THE POTENTIAL FOR DAMAGING WIND LOADS ON TREES ARE GREATEST.)

- METHOD FOR MAKING CUTS
- MITIGATING CANOPY PRUNING
- TYPE AND EXTENT OF NECESSARY STRUCTURAL SUPPORT
- SCHEDULE FOR WATERING/FERTILIZATION



ELEVATION



PLAN VIEW



CORNER CONNECTION



CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A TREE PROTECTOR BARRIER DETAIL — NTS

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

TREE DISPOSITION PLAN

Sheet Number

L0.03

Plotted By: Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L0.03 TREE DISPOSITION PLAN September 21, 2020 03:53:57pm K:\BCD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlanSheets\L0.00 TREE DISPOSITION PLAN.dwg
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 consent without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

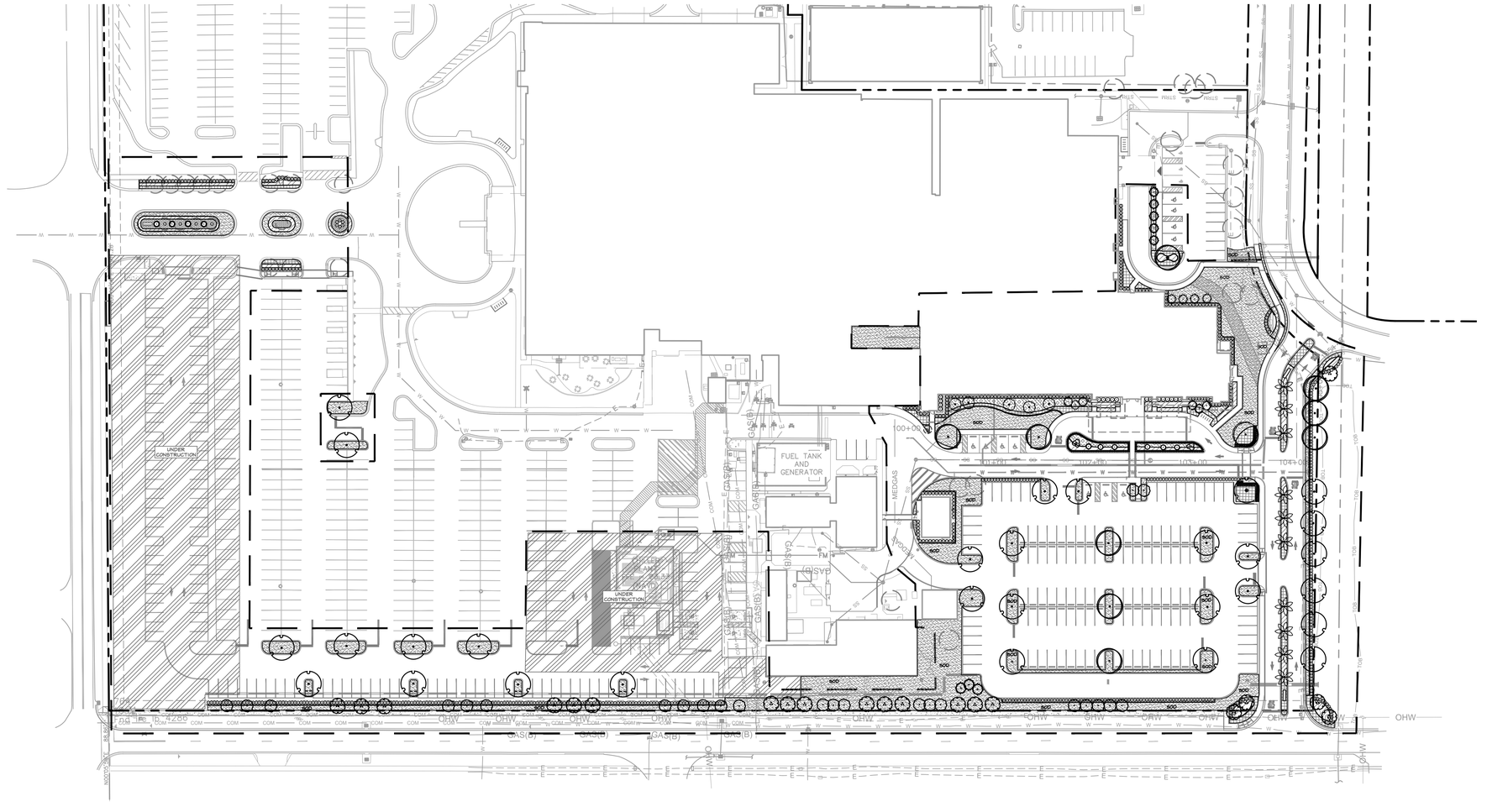
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
BS	Bursera simaruba	Gumbo Limbo	Cont.	2.5" Cal.	12' HT x 5' SPR	10
LJ	Ligustrum japonicum 5 Trunks min.	Ligustrum	Cont.	MULTI	8' HT x 8' SPR	29
LN	Lagerstroemia x 'Natchez' 3 Trunks min.	Crape Myrtle	Cont.	MULTI	12' HT x 5' SPR	20
QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" Cal.	12' HT x 5' SPR	29
PALM TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**QTY**
PR	Phoenix roebelenii Triple	Pygmy Date Palm	Cont.		5' HT	2
RR	Roystonea regia	Royal Palm	F.G.		16' GW	10
SS	Sabal palmetto	Cabbage Palmetto	F.G.		12'-18' CT	15
SSR	Sabal palmetto	Cabbage Palmetto	Relocated			3
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
AV	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	Cont.	48" O.C.	36"x36"	13
CQ	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	Cont.	As Shown	36"x36"	4
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	36" O.C.	24"x24"	238
CS	Clusia guttifera	Small Leaf Clusia	Cont.	36" O.C.	36"x36"	460
PP	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	Cont.	18" O.C.	15"x15"	261
RE	Rhapis excelsa	Lady Palm	7 gal	48" O.C.	4' HT	4
SR	Strelitzia reginae	Bird Of Paradise	Cont.	As Shown	36"x36"	6
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
CP	Codiaeum variegatum 'Petra'	Petra Croton	Cont.	30" O.C.	18" HT	469
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15"x15"	1,070
IR	Ixora coccinea	Red Ixora	Cont.	30" O.C.	24" HT	131
JJ	Jasminum volubile	Wax Jasmine	Cont.	24" O.C.	15"x15"	327
TF	Tripsacum floridanum	Dwarf Faxahatchee Grass	Cont.	30" O.C.	18" HT	302
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
SOD	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	Sod			± 38,045 sf

CODE COMPLIANCE PER ARTICLE XII OF THE FORT PIERCE CODE OF ORDINANCES			
		REQUIRED	PROVIDED
SEC. 22-187.4.b	LANDSCAPE STIPS ABUTTING STREETS SHALL INCLUDE ONE TREE PER 300 SQUARE FEET.	SOUTH: 41 TREES EAST: 12 TREES	SOUTH: 41 PROPOSED EAST: 12 PROPOSED
	SOUTH BUFFER: 1,202 LF X 10' / 300 SF = 41 TREES		
	EAST BUFFER: 355 LF X 10' / 300 SF = 12 TREES		

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



GRAPHIC SCALE IN FEET
0 30 60 120

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

LANDSCAPE PLAN

Sheet Number

L1.00

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L1.00 LANDSCAPE PLAN September 21, 2020 03:54:17pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

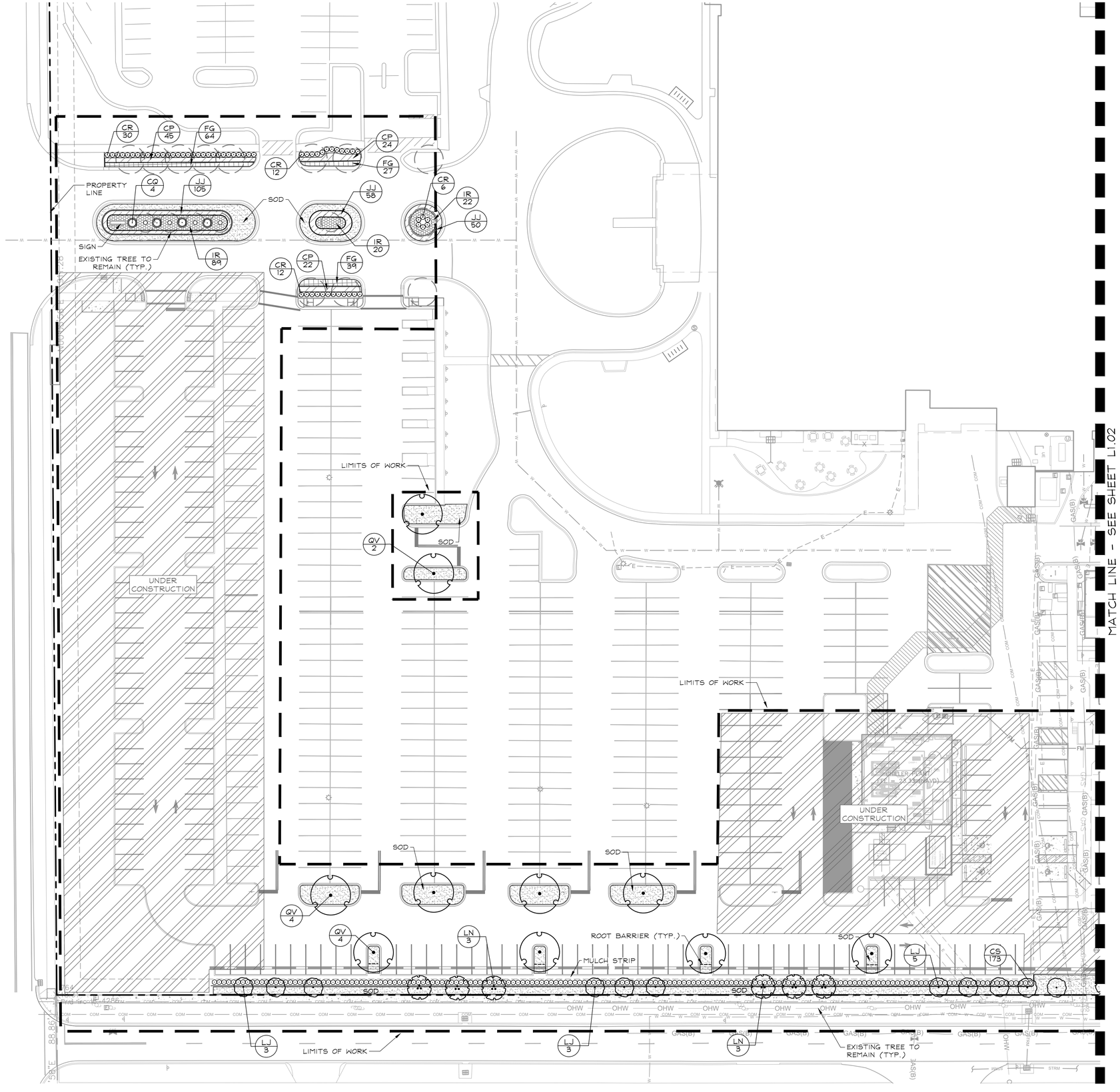
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER



PLANT SCHEDULE

TREES	COMMON NAME
BS	Gumbo Limbo
LJ	Ligustrum
LN	Crape Myrtle
QV	Southern Live Oak
PALM TREES	**COMMON NAME**
PR	Pygmy Date Palm
RR	Royal Palm
SS	Cabbage Palmetto
SSR	Cabbage Palmetto
SHRUBS	**COMMON NAME**
AV	Variegated Shell Ginger
CQ	'Queen Emma' Crinum
CR	Red Tip Cocoplum
CS	Small Leaf Clusia
PP	Dwarf Podocarpus
RE	Lady Palm
SR	Bird Of Paradise
SHRUB AREAS	**COMMON NAME**
CP	Petra Croton
FG	Green Island Ficus
IR	Red Ixora
JJ	Wax Jasmine
TF	Dwarf Faxahatchee Grass
GROUND COVERS	**COMMON NAME**
SOD	Floratam St. Augustine Sod

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

PROPERTY LINE

AFFECTED AREA

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

LANDSCAPE PLAN

Sheet Number

L1.01

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L1.01 LANDSCAPE PLAN September 21, 2020 03:54:34pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

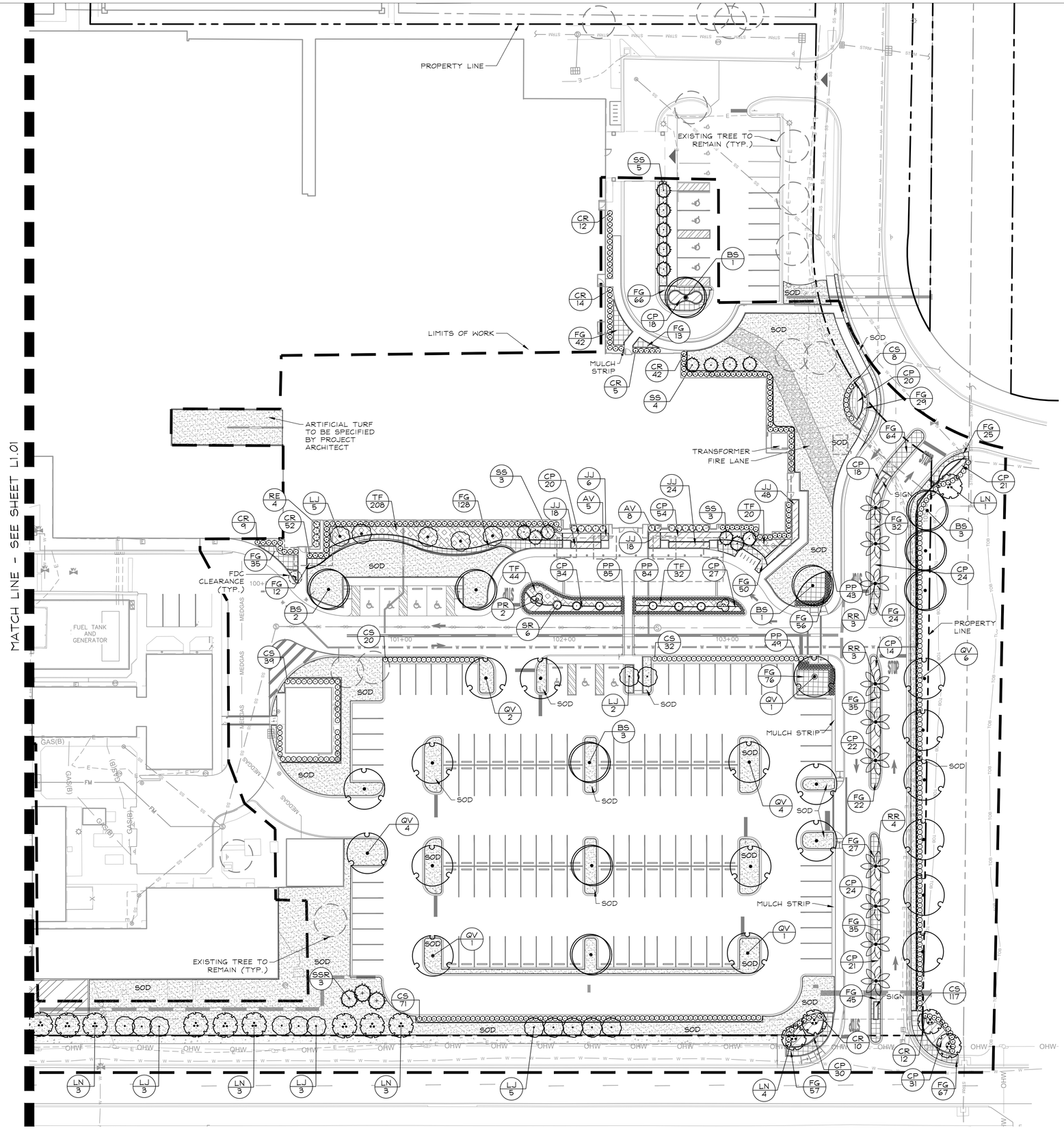
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

PROPERTY LINE

AFFECTED AREA

PLANT SCHEDULE

TREES	COMMON NAME
BS	Gumbo Limbo
LJ	Ligustrum
LN	Crape Myrtle
QV	Southern Live Oak
PALM TREES	**COMMON NAME**
PR	Pygmy Date Palm
RR	Royal Palm
SS	Cabbage Palmetto
SSR	Cabbage Palmetto
SHRUBS	**COMMON NAME**
AV	Variegated Shell Ginger
CQ	'Queen Emma' Crinum
CR	Red Tip Cocoplum
CS	Small Leaf Clusia
PP	Dwarf Podocarpus
RE	Lady Palm
SR	Bird Of Paradise
SHRUB AREAS	**COMMON NAME**
CP	Petra Croton
FG	Green Island Ficus
IR	Red Ixora
JJ	Wax Jasmine
TF	Dwarf Faxahatchee Grass
GROUND COVERS	**COMMON NAME**
SOD	Floratam St. Augustine Sod

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

LANDSCAPE PLAN

Sheet Number

L1.02

Plotted By:Brown, Alex V. Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L1.02 LANDSCAPE PLAN September 21, 2020 03:54:53pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Brown, Alex V Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: L1.50 LANDCAPE DETAILS September 21, 2020 03:55:13pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L1.50 LANDSCAPE DETAILS.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1515 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

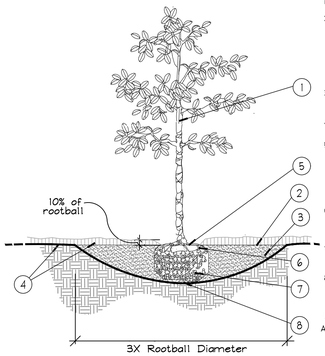
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

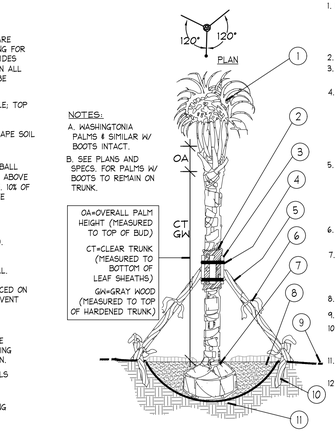


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS

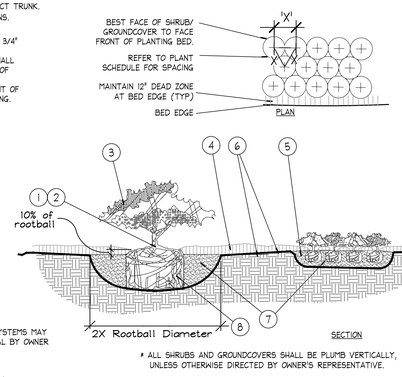


NOTES:
A. WASHINGTONIA PALMS 4 SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
•BROOKS TREE BRACE SYSTEM
•ARBOR TIE TREE BRACING

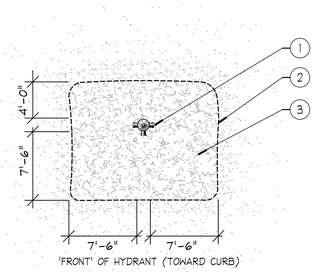
B Palm Planting and Staking
SECTION NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

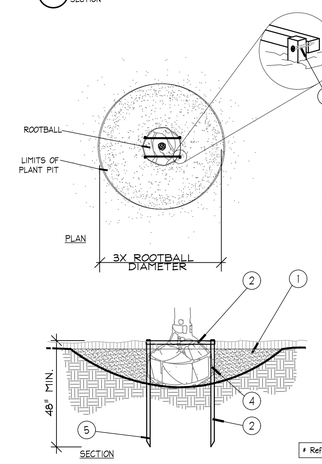
* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3' DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone
PLAN NTS

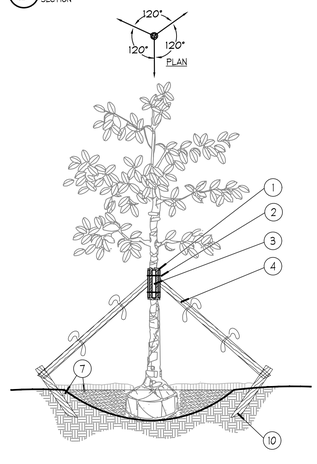


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3' BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

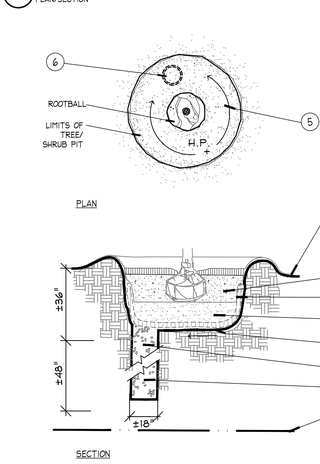
NOTES:
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
•BROOKS TREE BRACE SYSTEM
•ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS

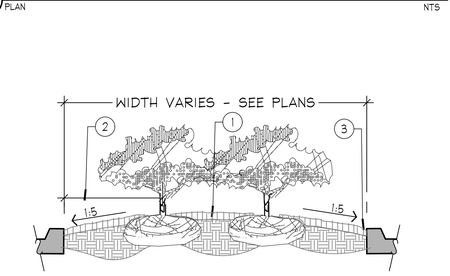


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION NTS

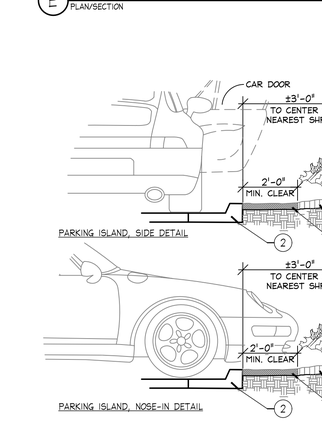


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

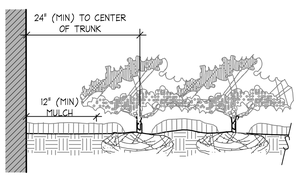
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

H Planted Parking Lot Islands / Medians
SECTION NTS



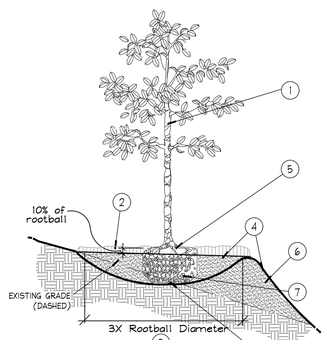
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

I Parking Space/Curb Planting
SECTION NTS



NOTES
* CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION NTS

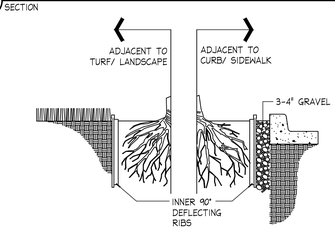


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail NTS

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

LANDSCAPE DETAILS

Sheet Number

L1.50

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANGES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
   A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PL

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING
SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
3093200010, 3093200018

AHJ PROJECT NUMBERS :
23/100246-136/

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T. 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T. 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

615.329.9445
ERIN MATCHETT

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1920 WEKIVA WAY, STE 200
WEST PALM BEACH, FL 33411
561.330.2345
MIKE SCHWARTZ

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
615.255.5537
JIM STEPHENSON

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
615.346.3400
KEVIN WHITEHURST

CONTRACTOR CONTACTS

General Contractor

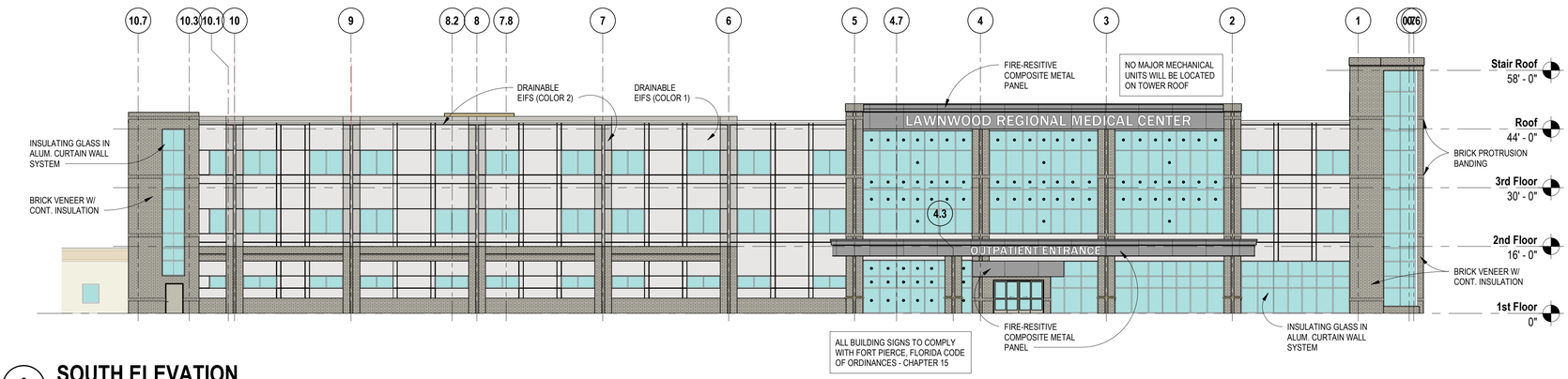
Prime Sub-Contractor

6401 Nob Hill Rd.
Tamarac, FL 33321
Tamarac, FL 33321
George Wininger

Prime Sub-Contractor
Enterprise Solutions
1300 Fort Negley Blvd.
Nashvile, TN 37203
615.350.7270
Jeff Land

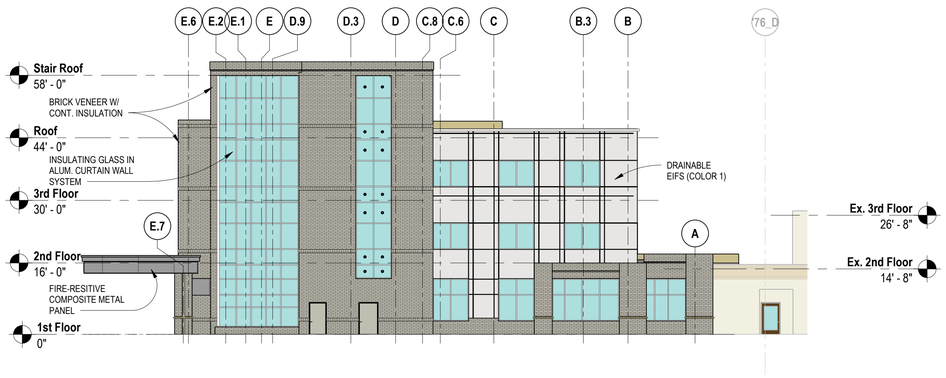
Prime Sub-Contractor
Southern Wall Systems
3405 Martin Farm Road, Suite 100
Suwanee, GA 30024
770.932.7718
Mark Buser

Prime Sub-Contractor



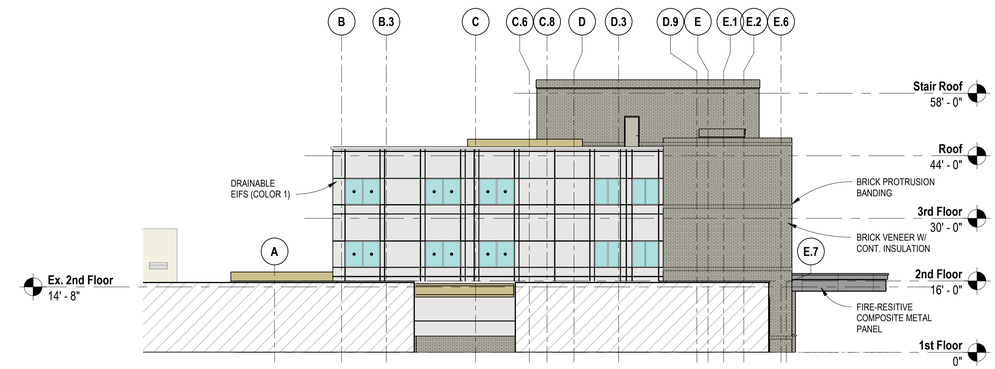
A SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



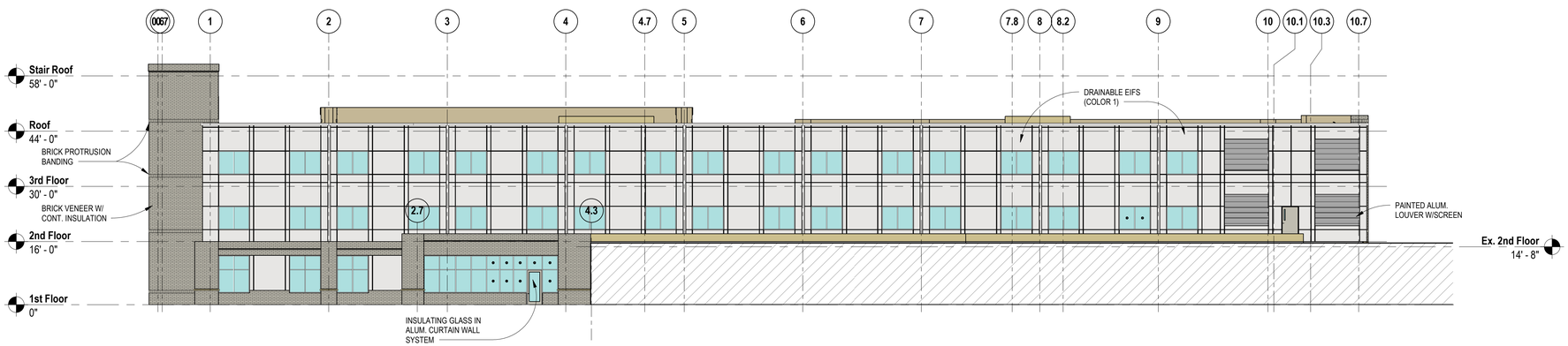
B EAST ELEVATION

SCALE: 1/16" = 1'-0"



C WEST ELEVATION

SCALE: 1/16" = 1'-0"



D NORTH ELEVATION

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0" | GRAPHIC SCALE: 3/4" = 1'-0" | GRAPHIC SCALE: 1/2" = 1'-0" | GRAPHIC SCALE: 3/8" = 1'-0" | GRAPHIC SCALE: 1/4" = 1'-0" | GRAPHIC SCALE: 3/16" = 1'-0" | GRAPHIC SCALE: 1/8" = 1'-0" | GRAPHIC SCALE: 3/32" = 1'-0" | GRAPHIC SCALE: 1/16" = 1'-0" | GRAPHIC SCALE: 1/32" = 1'-0"

HCA Healthcare

ESa

Earl Swensson Associates, Inc.

James Todd Robinson, Architect
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445
Firm License Number AAC001464

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2019

Seals

STATE OF FLORIDA
JAMES TODD ROBINSON
AR92151
1-31-2020
REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

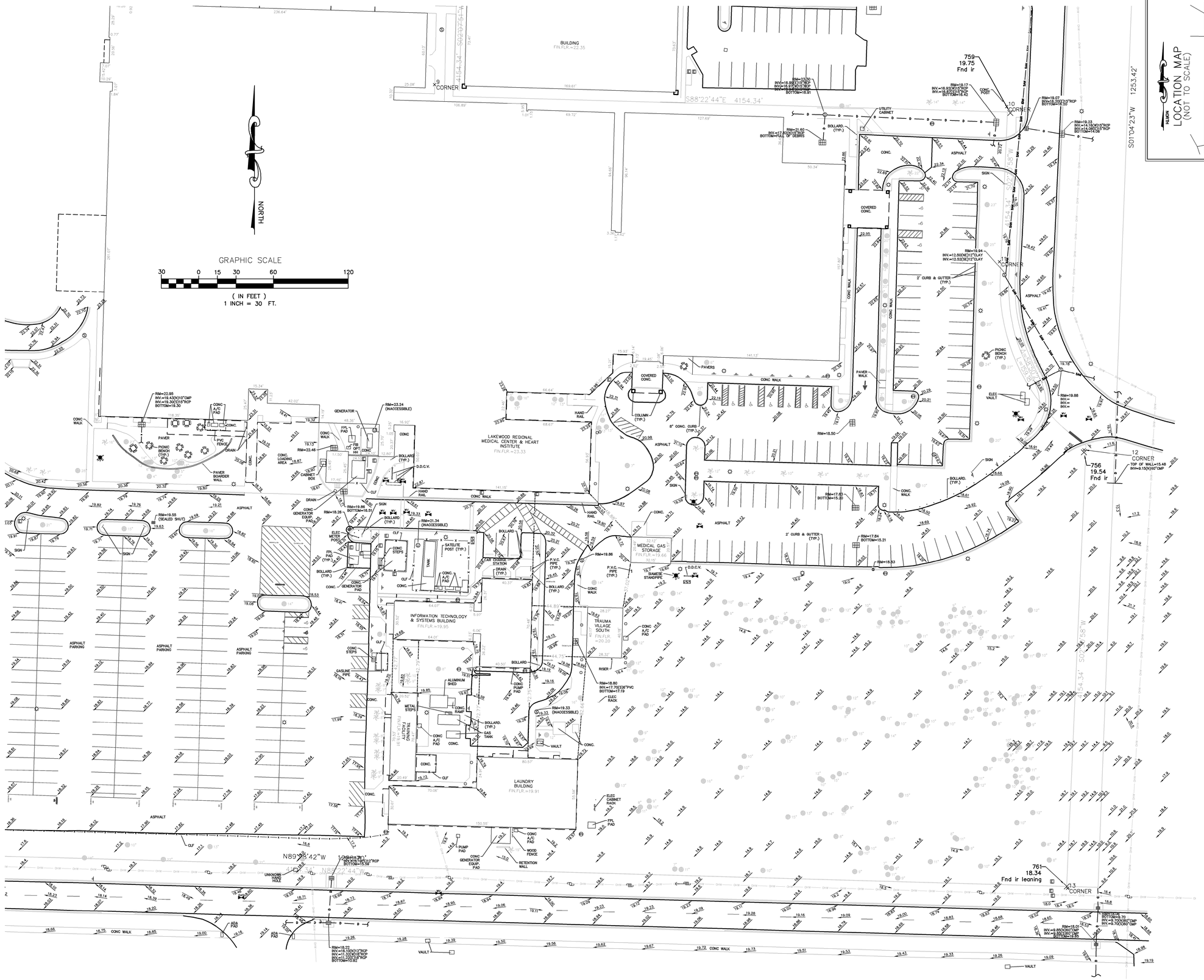
Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	BTE
Checked By	

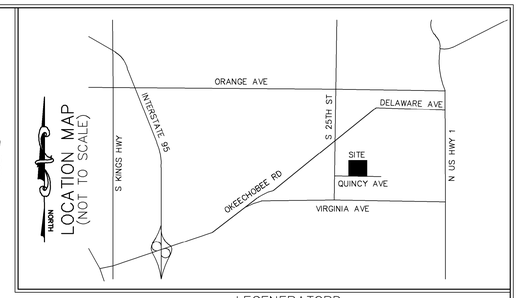
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

A-4





LEGENERATORD

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
C.L.F. – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L. – FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M. – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
P.V.C. – POLYVINL CHLORIDE
D.D.C.V. – DOUBLE DETECTOR CHECK VALVE

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
☼ – LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
○ – SET 5/8" IR/CAP LB 3591
Ⓢ – SANITARY MANHOLE
Ⓓ – DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
℄ – CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N70°27'28"E ALONG THE NORTHERLY LINE OF PARCEL 4, PALM BEACH PARK OF COMMERCE P.U.P.D., PLAT NO. 1.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°27'01"E ALONG SOUTH LINE OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS +0°22'57".
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
8. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE:"X"; FIRM PANEL NO.12111C0186J & NO.12111C0187J; COMMUNITY NO 120286; DATE: FEBRUARY 16, 2012.
11. BENCHMARK ORIGIN DESCRIPTION:FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENT, "BLC2", WITH AN ELEVATION OF 16.40 FEET.
12. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING CONDITIONS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

A PART OF LAWNWOOD ADDITION IN PLAT BOOK 2, PAGE 16, ST.LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05' 58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE CONTINUE NORTH 0 DEGREES 05' 58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25' 32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN
NORTH 40 DEGREES 29' 28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30' 32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN
NORTH 40 DEGREES 00' 13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29' 47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET; SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45' 13" EAST; SAID CURVE HAVING A RADIUS OF 850.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40' 13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES 00', THENCE RUN
SOUTH 01 DEGREES 04' 23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN
NORTH 89 DEGREES 28' 42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING LAND CONTAINED IN WARRANTY DEED TO HCA REALTY, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 604, PAGE 1629; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 248, PAGE 2926; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 1540; AND WARRANTY DEEDS TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 290, PAGE 1616, AND OFFICIAL RECORDS BOOK 301, PAGE 2538.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS–OF–WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 12, 2019. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
FILE NAME: 8688 SPS		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	08/20/19
DRAWN BY	TKM
F.B./ PG.	DIGITAL
SCALE	1"=30'

JOB #	8688
SHT.NO.	1
OF	1 SHEETS

LEGEND

FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FN&D = FOUND NAIL AND DISK
SN&D = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
LB= LICENSED BUSINESS
SF = SQUARE FOOT
(P) = PLAT (D) = DEED (M) = MEASURE
C/L = CENTERLINE EOP= EDGE OF PAVEMENT
CMP = CORREGATED METAL PIPE
ID = IDENTIFICATION
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
POB = POINT OF BEGINNING
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP

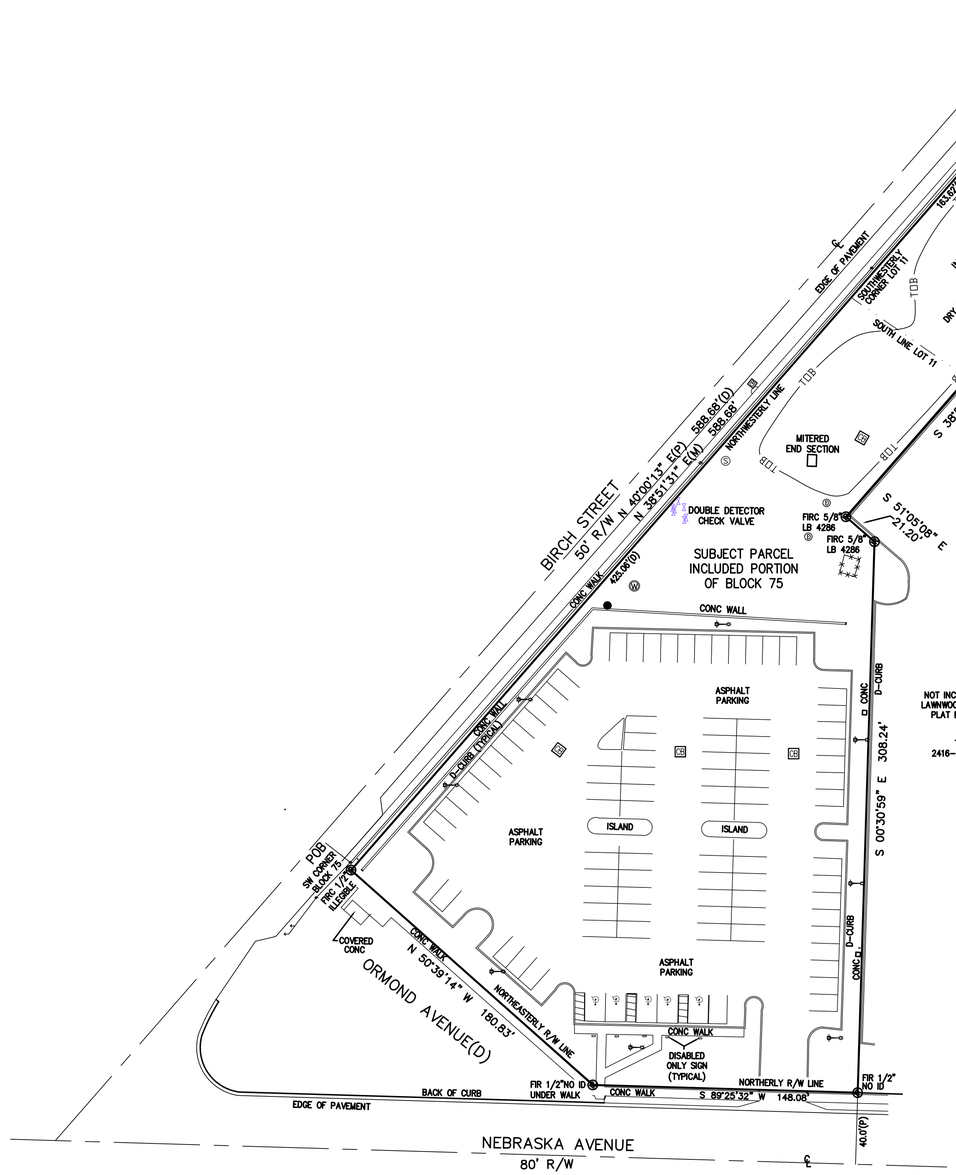
= STREET LIGHT
= LIGHT POLE
X 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE
= CHAIN LINK FENCE
= WOOD BOARD FENCE
= TOP OF BANK
= TOE OF SLOPE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

NORTH

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.



SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

2. THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET.

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

4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.

5. THE NORTHWESTERLY LINE OF BLOCK 75 IS ASSUMED TO BEAR N 38°51'31" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.

10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

LEGAL DESCRIPTION:

A portion of Lot 11 of the Plat entitled, "LAWNWOOD OFFICE PARK UNIT ONE", a recorded in Plat Book 18, Page 11, and a portion of Block 75 of the Plat entitled, "LAWNWOOD ADDITION", as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Begin at the Southwesterly corner of Block 75 of the Plat entitled, "LAWNWOOD ADDITION", as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida; thence North 38°51'31" East along the Northwesterly line of Block 75 a distance of 425.06 feet to the Southwesterly corner of Lot 11 of the Plat entitled, "LAWNWOOD OFFICE PARK UNIT ONE", a recorded in Plat Book 18, Page 11, of the Public Records of St. Lucie County, Florida; thence continue North 38°51'31" East along the Northwesterly line of Lot 11 a distance of 163.62 feet to the corner common to Lot 10 and Lot 11 of said Plat; thence South 51°05'14" East along the common line of Lot 10 and Lot 11 of said Plat a distance of 63.70 feet; thence South 38°54'52" West a distance of 58.00 feet; thence South 51°05'08" East a distance of 15.00 feet; thence South 38°54'52" West a distance of 199.79 feet; thence South 51°05'08" East a distance of 21.20 feet; thence South 00°30'59" East a distance of 308.24 feet to the Northerly right-of-way of Nebraska Avenue; thence South 89°25'32 West along said right-of-way a distance of 148.08 feet to the Northeasterly right-of-way of Ormond Avenue; thence North 50°39'14" West along said right-of-way a distance of 180.83 feet to the POINT OF BEGINNING.

REVISIONS	DATE	BY

FILE NAME 19-0974 1620

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTS SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD MEDICAL CENTER
BOUNDARY SURVEY

DATE	12/2/19
DRAWN BY	EAD/HAK
F.B./ PG.	HDS
SCALE	1"=40'

JOB #	8688
SHT.NO.	1
OF	1 SHEETS

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING
SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
3093200010, 3093200018

AHJ PROJECT NUMBERS :
23/100246-136/

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T. 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T. 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

615.329.9445
ERIN MATCHETT

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1920 WEKIVA WAY, STE 200
WEST PALM BEACH, FL 33411
561.330.2345
MIKE SCHWARTZ

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
615.255.5537
JIM STEPHENSON

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

CONTRACTOR CONTACTS

General Contractor

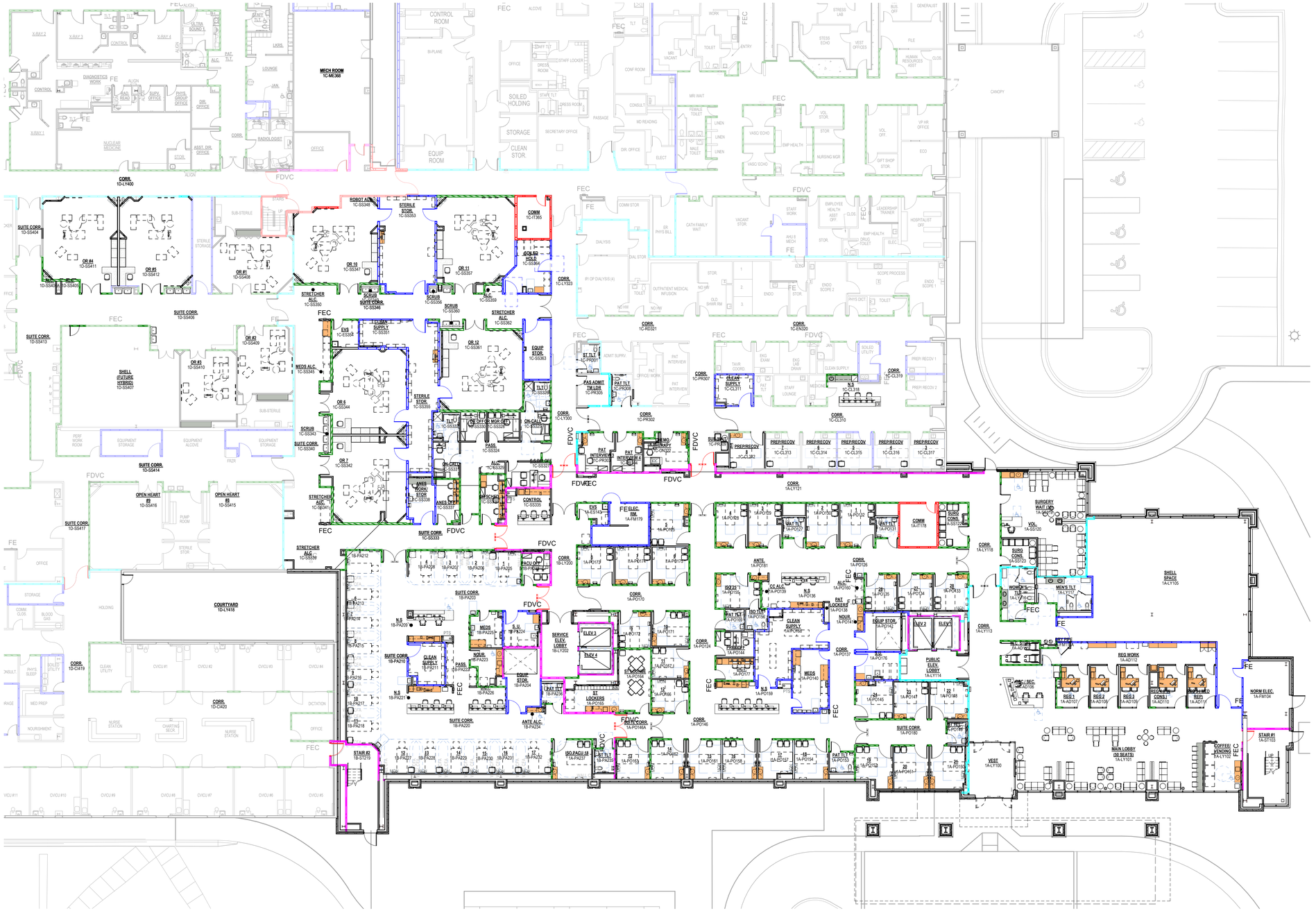
Prime Sub-Contractor

6401 Nob Hill Rd.
Tamarac, FL 33321
Tamarac, FL 33321
George Wininger

Prime Sub-Contractor
Enterprise Solutions
1300 Fort Negley Blvd.
Nashville, TN 37203
615.350.7270
Jeff Land

Prime Sub-Contractor
Southern Wall Systems
3405 Martin Farm Road, Suite 100
Suwanee, GA 30024
770.932.7718
Mark Buser

Prime Sub-Contractor



OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0" | GRAPHIC SCALE: 3/4" = 1'-0" | GRAPHIC SCALE: 1/2" = 1'-0" | GRAPHIC SCALE: 3/8" = 1'-0" | GRAPHIC SCALE: 1/4" = 1'-0" | GRAPHIC SCALE: 3/16" = 1'-0" | GRAPHIC SCALE: 1/8" = 1'-0" | GRAPHIC SCALE: 3/32" = 1'-0" | GRAPHIC SCALE: 1/16" = 1'-0" | GRAPHIC SCALE: 1/32" = 1'-0"

HCA Healthcare

ESa

Earl Swensson Associates, Inc.

James Todd Robinson, Architect
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445
Firm License Number AAC001464

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2019

Seals

STATE OF FLORIDA
JAMES TODD ROBINSON
AR92151
REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	BTE
Checked By	

Drawing Title

OVERALL FIRST FLOOR PLAN

Sheet Number

A-1

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING
SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
3093200010, 3093200018

AHJ PROJECT NUMBERS :
23/100246-136/

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T. 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T. 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

615.329.9445
ERIN MATCHETT

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1920 WEKIVA WAY, STE 200
WEST PALM BEACH, FL 33411
561.330.2345
MIKE SCHWARTZ

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
615.255.5537
JIM STEPHENSON

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
615.346.3400
KEVIN WHITEHURST

CONTRACTOR CONTACTS

General Contractor

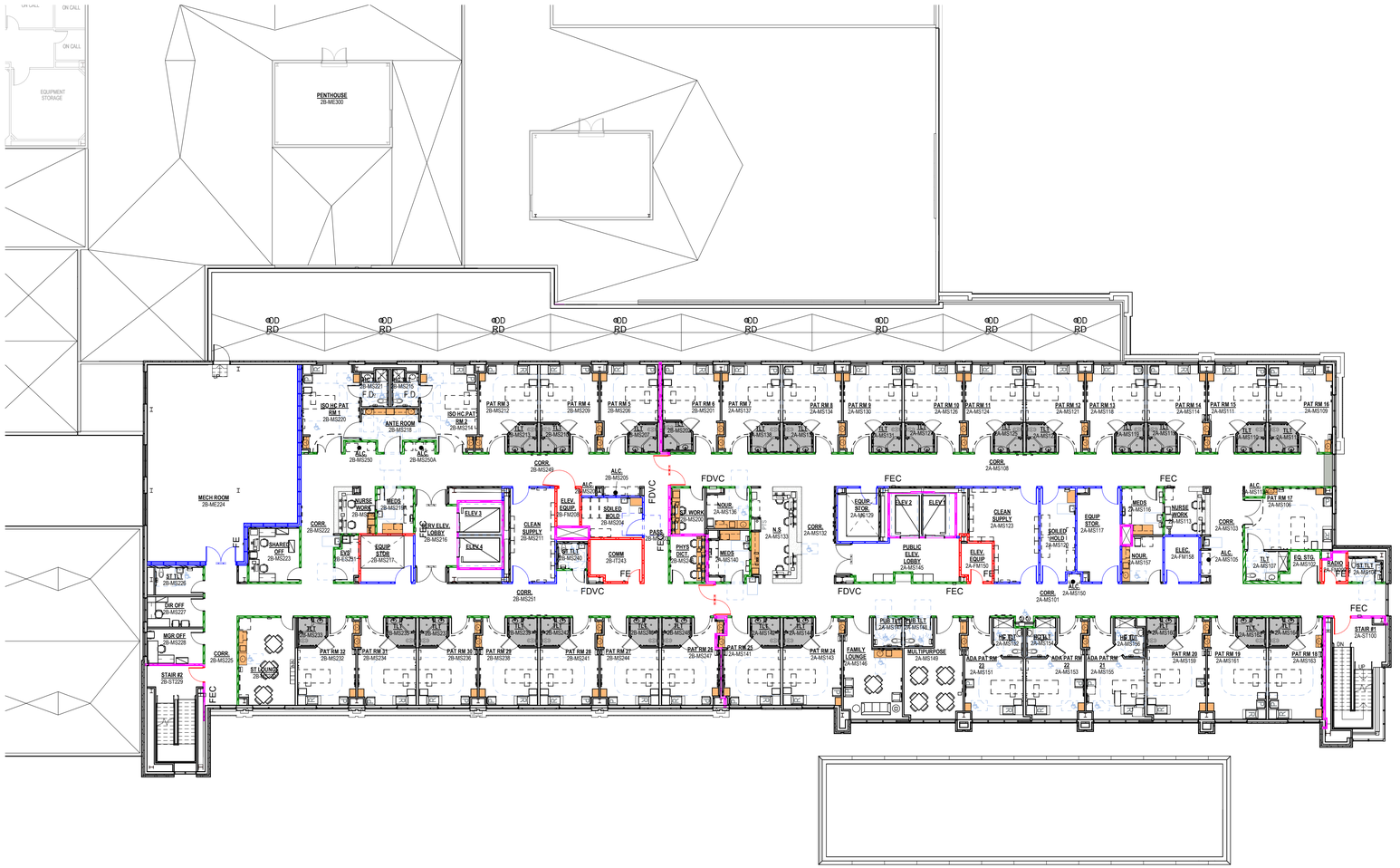
Prime Sub-Contractor

6401 Nob Hill Rd.
Tamarac, FL 33321
Tamarac, FL: 33321
George Wininger

Prime Sub-Contractor
Enterprise Solutions
1300 Fort Negley Blvd.
Nashvile, TN 37203
615.350.7270
Jeff Land

Prime Sub-Contractor
Southern Wall Systems
3405 Martin Farm Road, Suite 100
Suwanee, GA 30024
770.932.7718
Mark Buser

Prime Sub-Contractor



OVERALL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0" | GRAPHIC SCALE: 3/4" = 1'-0" | GRAPHIC SCALE: 1/2" = 1'-0" | GRAPHIC SCALE: 3/8" = 1'-0" | GRAPHIC SCALE: 1/4" = 1'-0" | GRAPHIC SCALE: 3/16" = 1'-0" | GRAPHIC SCALE: 1/8" = 1'-0" | GRAPHIC SCALE: 3/32" = 1'-0" | GRAPHIC SCALE: 1/16" = 1'-0" | GRAPHIC SCALE: 1/32" = 1'-0"

HCA Healthcare

ESa

Earl Swensson Associates, Inc.

James Todd Robinson, Architect
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445
Firm License Number AAC001464

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2019

Seals

STATE OF FLORIDA
JAMES TODD ROBINSON
AR92151
1-31-2020
REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	BTE
Checked By	

Drawing Title

OVERALL SECOND FLOOR PLAN

Sheet Number

A-2

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING
SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
3093200010, 3093200018

AHJ PROJECT NUMBERS :
23/100246-136/

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T. 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T. 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

615.329.9445
ERIN MATCHETT

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1920 WEKIVA WAY, STE 200
WEST PALM BEACH, FL 33411
561.330.2345
MIKE SCHWARTZ

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
615.255.5537
JIM STEPHENSON

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
615.346.3400
KEVIN WHITEHURST

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
615.346.3400
KEVIN WHITEHURST

CONTRACTOR CONTACTS

General Contractor

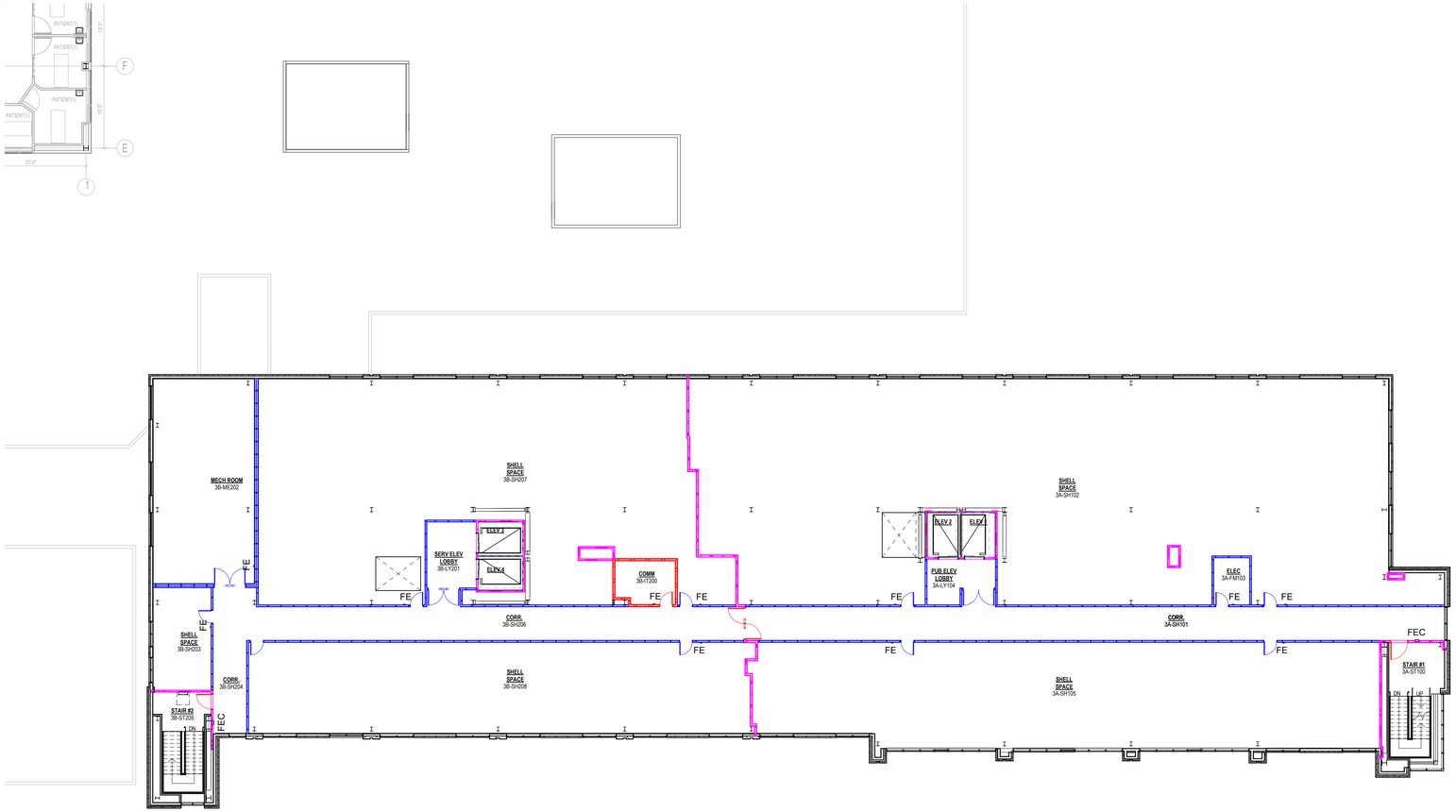
Prime Sub-Contractor

6401 Nob Hill Rd.
Tamarac, FL 33321
Tamarac, FL 33321
615.615.3315
George Wininger

Prime Sub-Contractor
Enterprise Solutions
1300 Fort Negley Blvd.
Nashvile, TN 37203
615.350.7270
Jeff Land

Prime Sub-Contractor
Southern Wall Systems
3405 Martin Farm Road, Suite 100
Suwanee, GA 30024
770.932.7718
Mark Buser

Prime Sub-Contractor



OVERALL THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0" | GRAPHIC SCALE: 3/4" = 1'-0" | GRAPHIC SCALE: 1/2" = 1'-0" | GRAPHIC SCALE: 3/8" = 1'-0" | GRAPHIC SCALE: 1/4" = 1'-0" | GRAPHIC SCALE: 3/16" = 1'-0" | GRAPHIC SCALE: 1/8" = 1'-0" | GRAPHIC SCALE: 3/32" = 1'-0" | GRAPHIC SCALE: 1/16" = 1'-0" | GRAPHIC SCALE: 1/32" = 1'-0"

HCA Healthcare

ESa

Earl Swensson Associates, Inc.

James Todd Robinson, Architect
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445
Firm License Number AAC001464

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2019

Seals

STATE OF FLORIDA
JAMES TODD ROBINSON
AR92151
1-31-2020
REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	BTE
Checked By	

Drawing Title

OVERALL THIRD FLOOR PLAN

Sheet Number

A-3

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1515 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

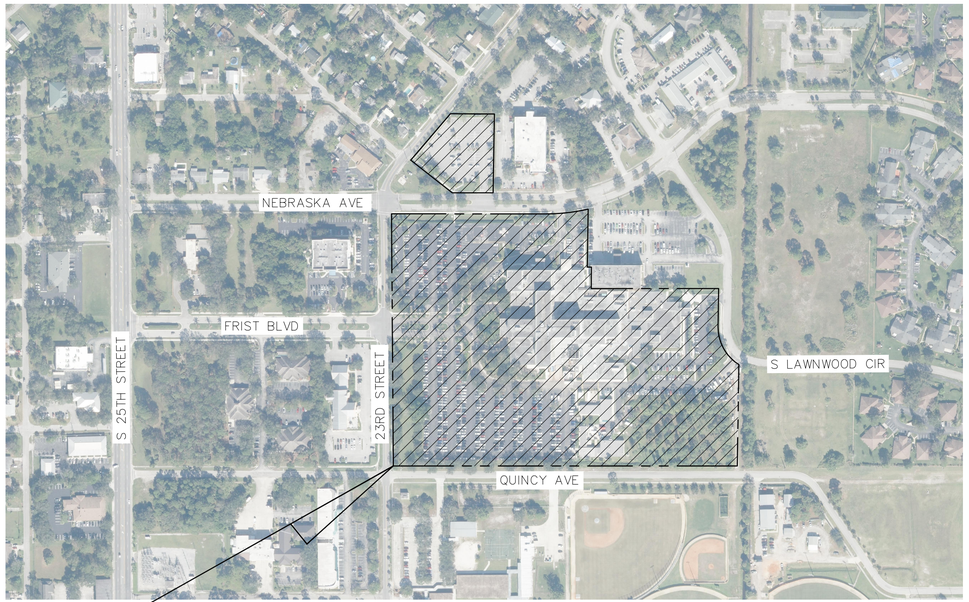
Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C1 OF 20 COVER SHEET September 15, 2020 08:56:41am K:\BOD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlanSheets\C1 OF 20 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an 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 adaptation by Kimley-Horn and Associates, Inc.



LAWNWOOD MEDICAL REGIONAL CENTER

SURGERY & TOWER EXPANSION
CONSTRUCTION DOCUMENTS (PHASE 1)
PREPARED FOR
HCA HEALTH SERVICES OF FLORIDA

SEPTEMBER 2020



PROJECT LOCATION
FORT PIERCE, FL 34950

VICINITY MAP
1" = 250'
SECTION: 28 TOWNSHIP: 43 S RANGE: 42 E

NORTH

Sheet List Table	
Sheet Number	Sheet Title
C1 OF 19	COVER SHEET
C2 OF 19	GENERAL NOTES
C3 OF 19	EXISTING CONDITIONS
C4 OF 19	PHASE I OVERALL SITE PLAN
C5 OF 19	KEY MAP
C6 OF 19	DEMOLITION PLAN
C7 OF 19	DEMOLITION PLAN
C8 OF 19	EROSION CONTROL DETAILS
C9 OF 19	HORIZONTAL CONTROL PLAN
C10 OF 19	HORIZONTAL CONTROL PLAN
C11 OF 19	PAVING, GRADING AND DRAINAGE PLAN
C12 OF 19	PAVING, GRADING AND DRAINAGE PLAN
C13 OF 19	CROSS SECTIONS
C14 OF 19	PAVING, GRADING AND DRAINAGE DETAILS
C15 OF 19	PAVING, GRADING AND DRAINAGE DETAILS
C16 OF 19	UTILITY PLAN
C17 OF 19	UTILITY PLAN
C17A OF C19	WATERMAIN PROFILE
C18 OF 19	UTILITY DETAILS
C19 OF 19	UTILITY DETAILS
C19A OF 19	UTILITY DETAILS

PROJECT TEAM

OWNER
HCA HEALTH SERVICES OF FLORIDA, INC.
ONE PARK PLAZA
NASHVILLE, TN 37203
CONTACT: RUSSELL MAASS

ARCHITECT
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET, SUITE 800
NASHVILLE, TN 37203
PHONE: (615) 329-9445
CONTACT: MATTHEW NITCH, AIA, NCARB, EDAC

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 404-7247
CONTACT: MICHAEL F. SCHWARTZ, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0665
CONTACT: TRICIA C. RICHTER, PLA

SURVEYOR
CAULFIELD & WHEELER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: (561) 392-1991
CONTACT: DAVID P. LINDLEY, P.L.S.

UTILITY CONTACTS

FORT PIERCE UTILITY AUTHORITY
206 S 6TH STREET
FORT PIERCE, FL 34950
PHONE: (561) 804-0973

AGENCY CONTACTS

CITY OF FORT PIERCE ENGINEERING DEPARTMENT
100 N U.S. HWY 1
FORT PIERCE, FL 34950
(772) 467-3782
CONTACT: JOHN ANDREWS, P.E.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
316 NW 5TH STREET
OKEECHOBEE, FL 34972
PHONE: (863) 462-5260
CONTACT: CAROLYN MCCREEDY

LEGAL DESCRIPTION:

A PORTION OF LOT 11 OF THE PLAT ENTITLED, "LAWNWOOD OFFICE PARK UNIT ONE", A RECORDED IN PLAT BOOK 18, PAGE 11, AND A PORTION OF BLOCK 75 OF THE PLAT ENTITLED, "LAWNWOOD ADDITION", AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF BLOCK 75 OF THE PLAT ENTITLED, "LAWNWOOD ADDITION", AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 38°51'31" EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 75 A DISTANCE OF 425.06 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 OF THE PLAT ENTITLED, "LAWNWOOD OFFICE PARK UNIT ONE", A RECORDED IN PLAT BOOK 18, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 38°51'31" EAST ALONG THE NORTHWESTERLY LINE OF LOT 11 A DISTANCE OF 163.62 FEET TO THE CORNER COMMON TO LOT 10 AND LOT 11 OF SAID PLAT; THENCE SOUTH 51°05'14" EAST ALONG THE COMMON LINE OF LOT 10 AND LOT 11 OF SAID PLAT A DISTANCE OF 63.70 FEET; THENCE SOUTH 38°54'52" WEST A DISTANCE OF 58.00 FEET; THENCE SOUTH 51°05'08" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 38°54'52" WEST A DISTANCE OF 199.79 FEET; THENCE SOUTH 51°05'08" EAST A DISTANCE OF 21.20 FEET; THENCE SOUTH 00°30'59" EAST A DISTANCE OF 308.24 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA AVENUE; THENCE SOUTH 89°25'32 WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 148.08 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF ORMOND AVENUE; THENCE NORTH 50°39'14" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 180.83 FEET TO THE POINT OF BEGINNING.

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

COVER SHEET

Sheet Number

C1 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBER:

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING 3, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT CONSULTANTS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE STANDARD DETAILS

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THE WORK THAT SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER WITHIN NOTICE OF AWARD AND APPROVED IN WRITING NOTICE TO PROCEED BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
24. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THERE IS THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
25. THE CONTRACTOR SHALL ABIDE BY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS DETAILED IN ORDINANCE NO. K-421.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME AS THE SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COSTS FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

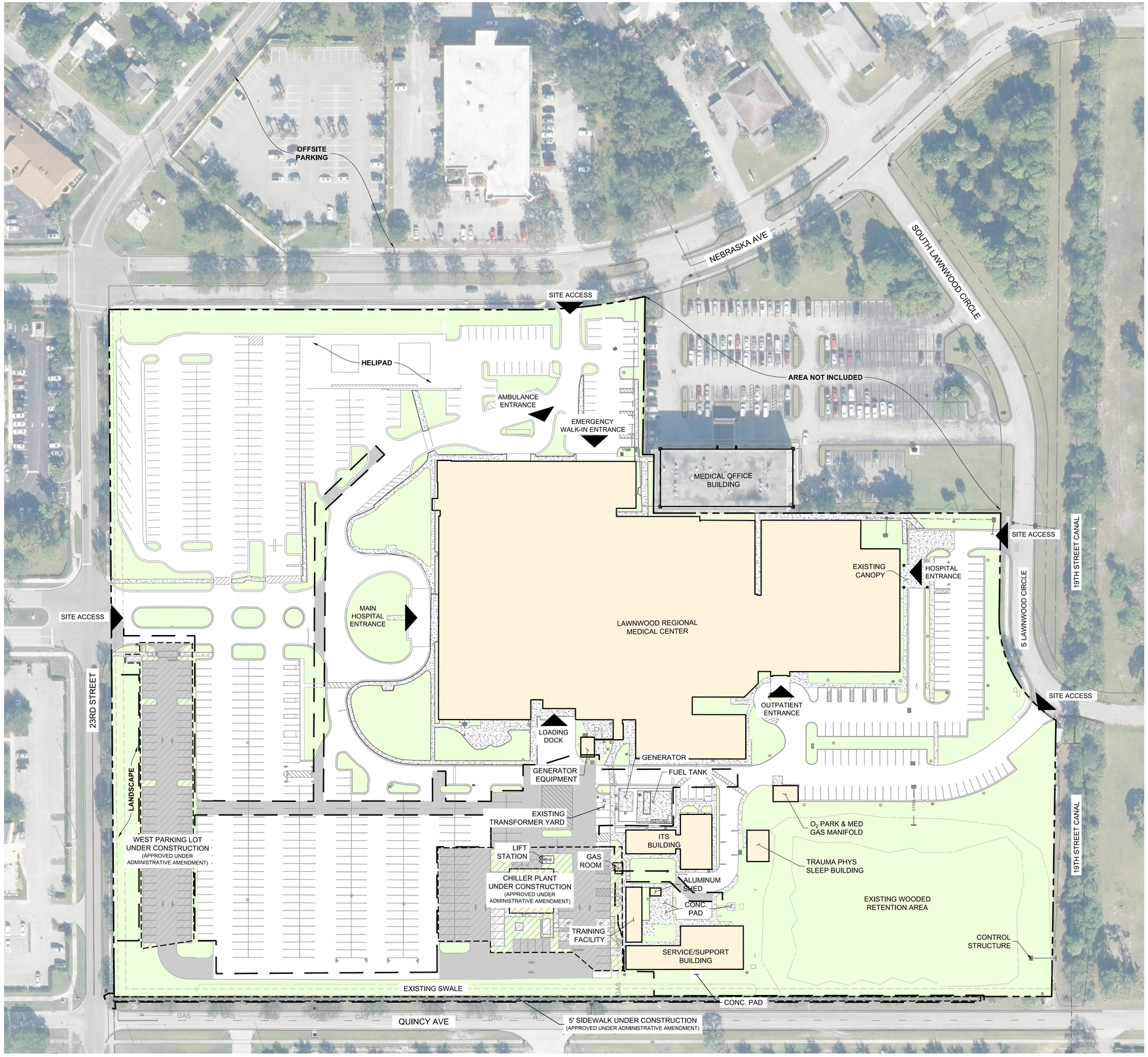
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- EXISTING BUILDING AREA
- EXISTING LANDSCAPE AREA
- EXISTING PAVEMENT
- EXISTING CONCRETE SIDEWALK

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

EXISTING CONDITIONS

Sheet Number

C3 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C3 OF 19 EXISTING CONDITIONS September 10, 2020 07:54:18am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\Exhibits_SD Package\C3 OF 19 EXISTING CONDITIONS.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING 2, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

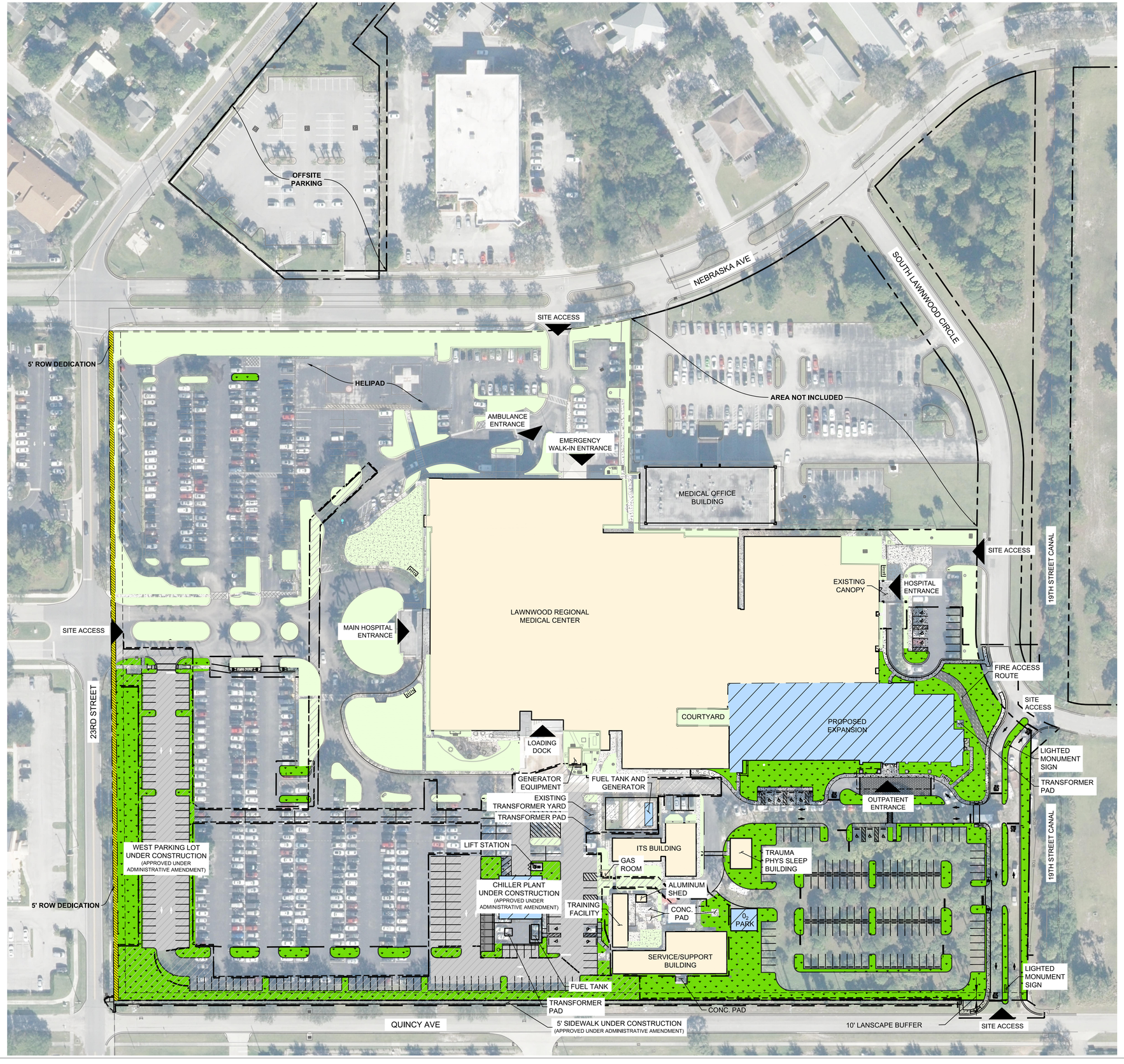
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- STRM — EXISTING STORM PIPE
- SS — SS — EXISTIG SANITARY SEWER PIPE
- W — W — EXISTING WATERMAIN
- E — E — EXISTING ELECTRIC LINE
- COM — EXISTING COMMUNICATIONS
- GAS — EXISTING GAS LINE
- OHW — OHW — EXISTING OVERHEAD WIRE
- EXISTING BUILDING AREA
- EXISTING LANDSCAPE AREA
- EXISTING PAVEMENT
- EXISTING CONCRETE
- 5' ROW DEDICATION
- PROPOSED BUILDING AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- STABILIZED FIRE ACCESS ROUTE
- AFFECTED AREA

SITE DATA TABLE

ZONING:	C-1 (OFFICE COMMERCIAL)	
FUTURE LAND USE:	INSTITUTIONAL	
TOTAL PARCEL AREA	986,612 SF / 22.65 AC	
TOTAL AFFECTED AREA	386509 SF/ 8.87 AC / 100%	
IMPERVIOUS (AFFECTED AREA)	220924 SF / 5.07 AC / 57%	
BUILDING (AFFECTED AREA)	31814 SF / 0.73 AC / 8%	
	PROPOSED EXPANSION (32 BEDS)	30798 S.F. / 0.71 AC
	PROPOSED O2 PARK	1016 S.F. / 0.02 AC
PERVIOUS (AFFECTED AREA)	133771 SF / 3.07 AC / 35%	
MAXIMUM BUILDING HEIGHT	75 FEET	
	REQUIRED	PROVIDED
LOT COVERAGE:	60% MAXIMUM	22%
OPEN SPACE:	22% MINIMUM	28%
SETBACK REQUIREMENTS:		
	REQUIRED	PROVIDED
FRONT (QUINCY AVE)	10'	27'
REAR (NEBRASKA AVE)	10'	47'
PARKING:		
EXISTING	791	
DEMOLISHED	116	
PROPOSED	221	
	REQUIRED	PROVIDED
TOTAL	516	986
UTILITY PROVIDERS		
WATER	FORT PIERCE UTILITIES AUTHORITY	
WASTEWATER	FORT PIERCE UTILITIES AUTHORITY	
ELECTRIC	FORT PIERCE UTILITIES AUTHORITY	

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

PHASE I OVERALL SITE PLAN

Sheet Number

C4 OF 19

Plotted By: Blei, Marina Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: C4 OF 19 PHASE I OVERALL SITE PLAN September 10, 2020 07:56:39am K:\bcd_civil\14428016 - lawnwood regional medical center\CADD\Exhibits_SD Package\C4 OF 19 PHASE I OVERALL SITE PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

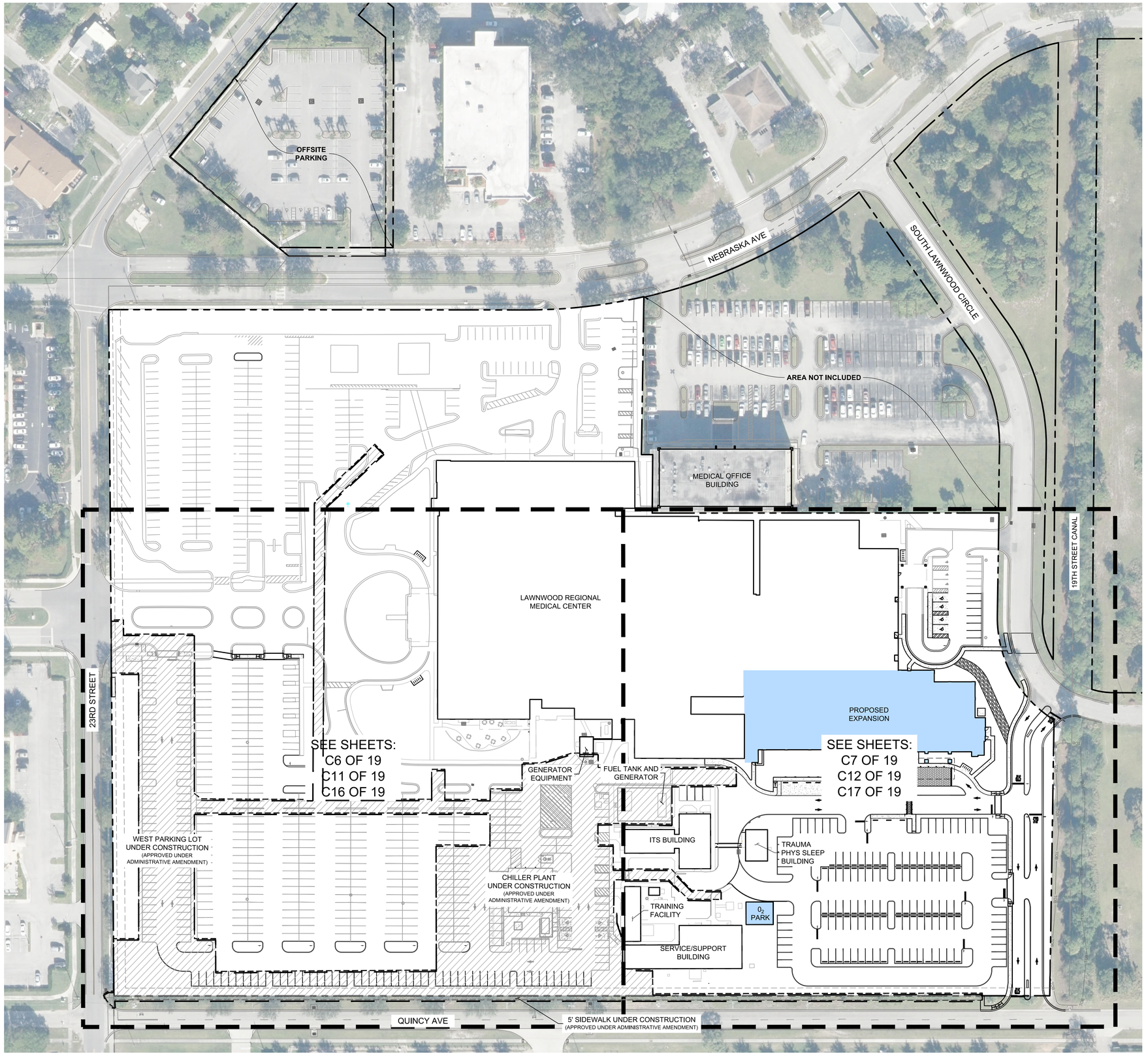
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER





GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND
PROPERTY LINE

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

KEY MAP

Sheet Number
C5 OF 19

Plotted By: Blei, Marina Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: C5 OF 19 KEY MAP September 10, 2020 07:59:38am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\Exhibits_SD Package\C5 OF 19 KEY MAP.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

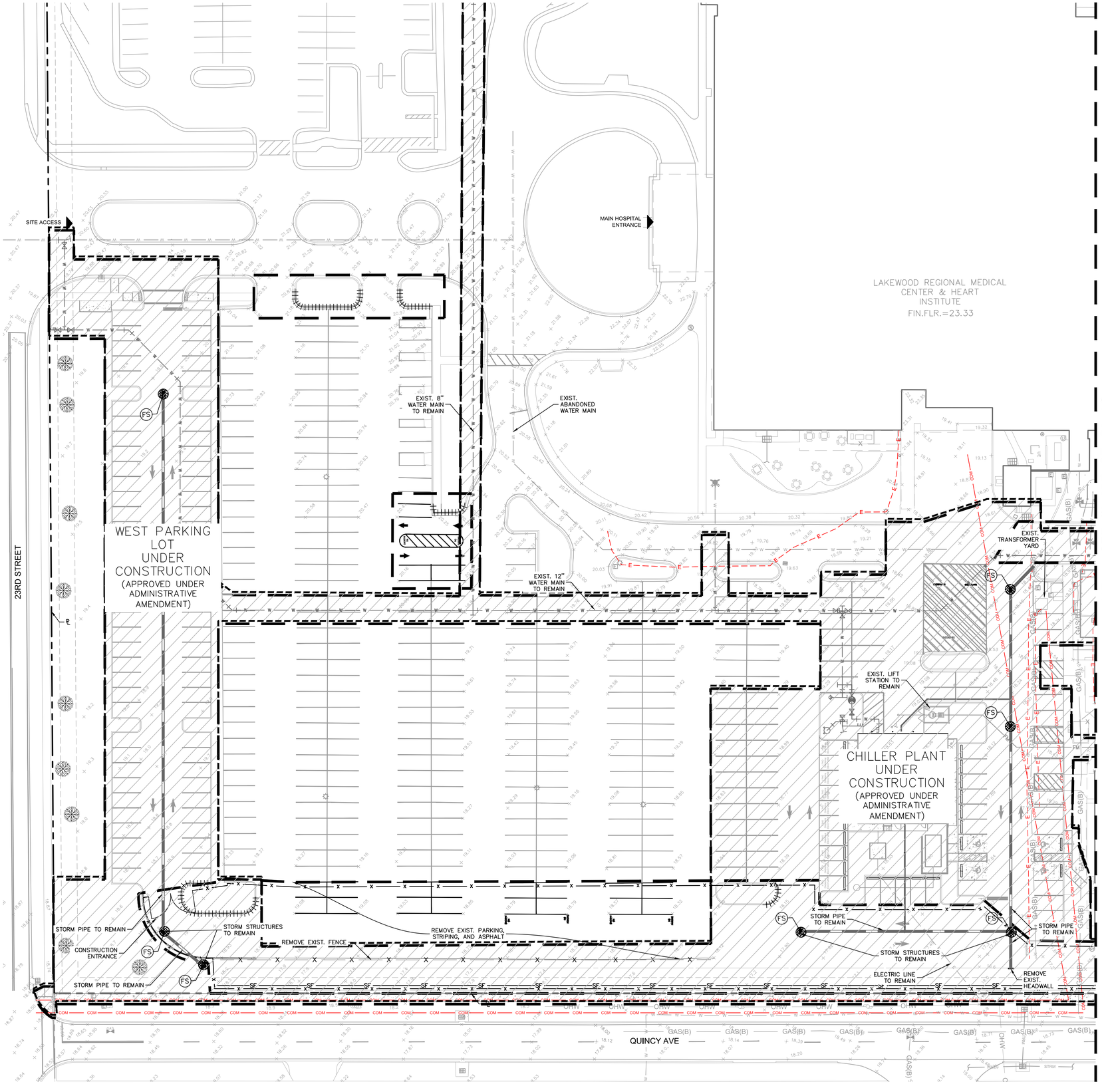
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

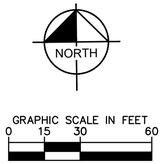
MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

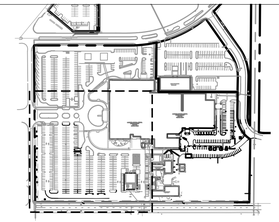
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER





GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP

LEGEND

	PROPERTY LINE
STRM	EXISTING STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER PIPE
E	EXISTING ELECTRIC LINE
COM	EXISTING COMMUNICATION LINE
GAS	EXISTING GAS LINE
OHW	EXISTING OVERHEAD ELECTRIC
18.54	EXISTING SPOT ELEVATION
	REMOVE EXISTING D CURB
	REMOVE EXISTING F CURB
W	REMOVE EXISTING WATER PIPE
STRM	REMOVE EXISTING STORM PIPE
SS	REMOVE EXISTING SANITARY SEWER PIPE
SF	SILT FENCE (SEE DETAIL ON SHEET C8 OF 19)
x	CONSTRUCTION FENCE (SEE DETAIL ON SHEET C8 OF 19)
	AFFECTED AREA
	LIMITS OF WORK (CHILLER PLANT)
	TRUCK WASH
FS	FILTER SACK INLET PROTECTION

DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION.
3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS REQUIRED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE CITY OF FORT PIERCE AND CONSTRUCTION MANAGER.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
15. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
16. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
17. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.
18. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE HOSPITAL THROUGHOUT CONSTRUCTION.

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

DEMOLITION PLAN

Sheet Number

C6 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C6 OF 19 DEMOLITION PLAN September 10, 2020 08:02:09am K:\bcd_civil\14428316 – lawnwood regional medical center\CADD\plansheets\C7 OF 19 DEMOLITION PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

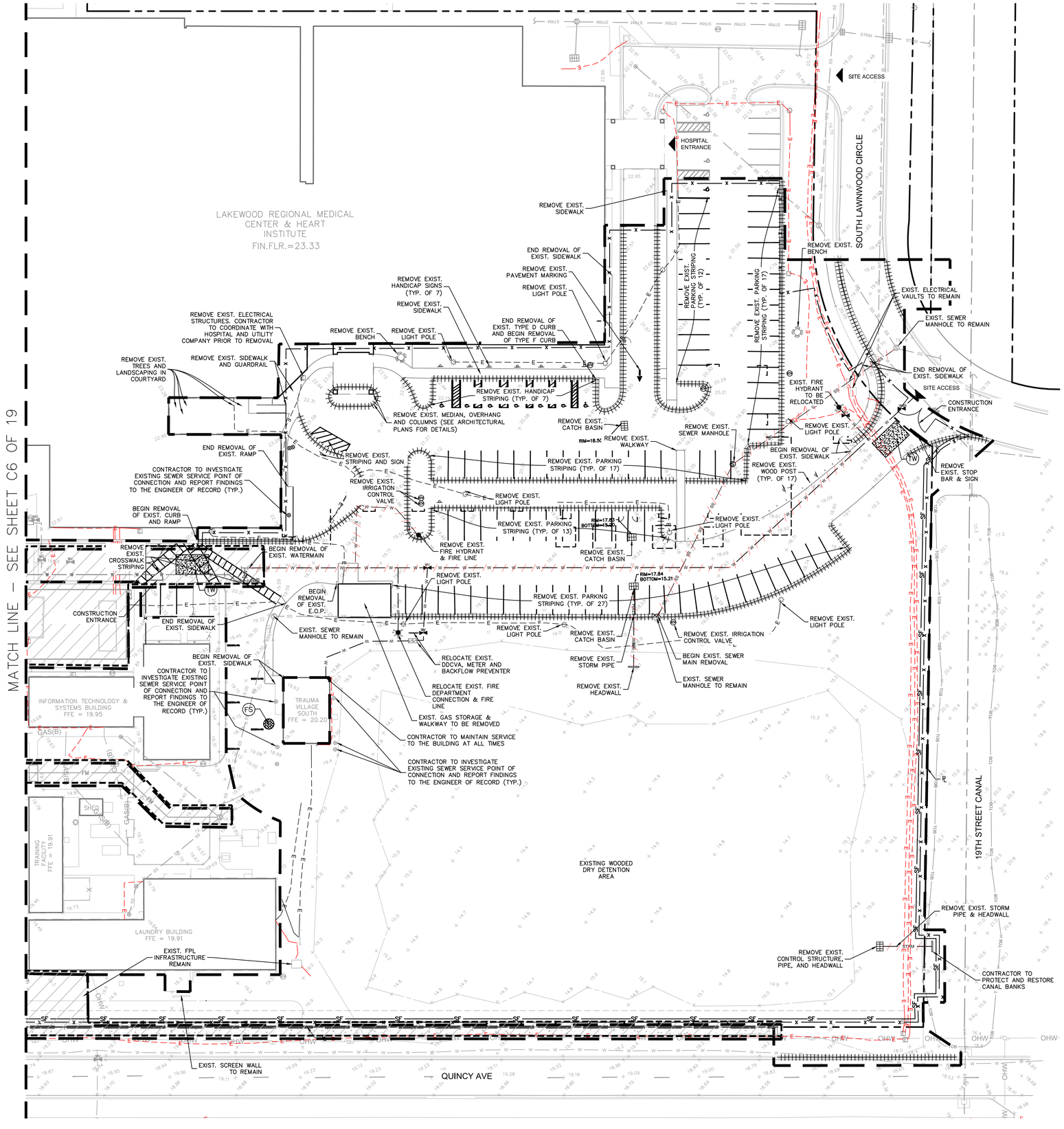
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

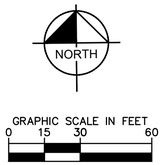
MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

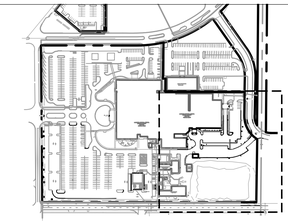
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER





GRAPHIC SCALE IN FEET
0 15 30 60



LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SPOT ELEVATION
- REMOVE EXISTING D CURB
- REMOVE EXISTING F CURB
- REMOVE EXISTING WATER PIPE
- REMOVE EXISTING STORM PIPE
- REMOVE EXISTING SANITARY SEWER PIPE
- SILT FENCE (SEE DETAIL ON SHEET C8 OF 19)
- CONSTRUCTION FENCE (SEE DETAIL ON SHEET C8 OF 19)
- AFFECTED AREA
- LIMITS OF WORK (CHILLER PLANT)
- TRUCK WASH
- FILTER SACK INLET PROTECTION

DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION.
3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS REQUIRED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE CITY OF FORT PIERCE AND CONSTRUCTION MANAGER.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
15. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
16. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
17. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.
18. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE HOSPITAL THROUGHOUT CONSTRUCTION.

PLANS ARE IN NAVD88 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
811
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC **Checked By** VM

Drawing Title

DEMOLITION PLAN

Sheet Number

C7 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C7 OF 19 DEMOLITION PLAN September 10, 2020 08:02:33am K:\pcd_civil\144283016 – lawnwood regional medical center\CADD\plansheets\C7 OF 19 DEMOLITION PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1515 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

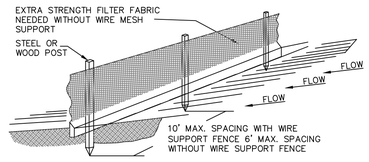
MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

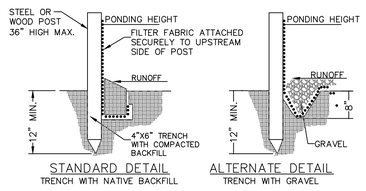
ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



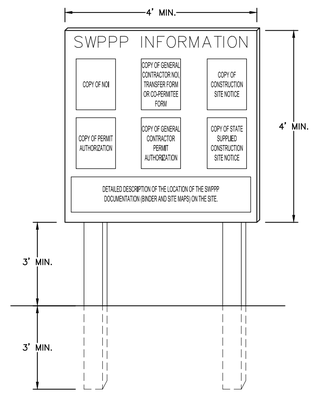


NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL

K-H



SWPPP INFORMATION SIGN

NOT TO SCALE

NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

K-H

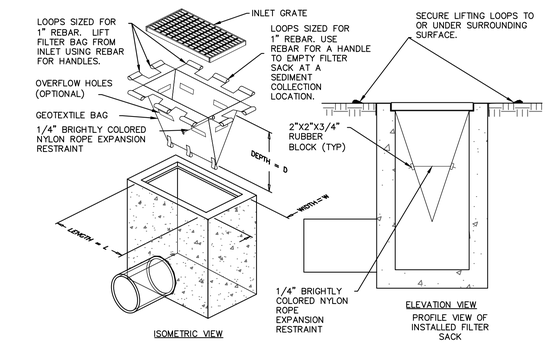
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION ENTRANCE																								
TEMPORARY CONTROL MEASURES																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
BUILDING PAD CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.



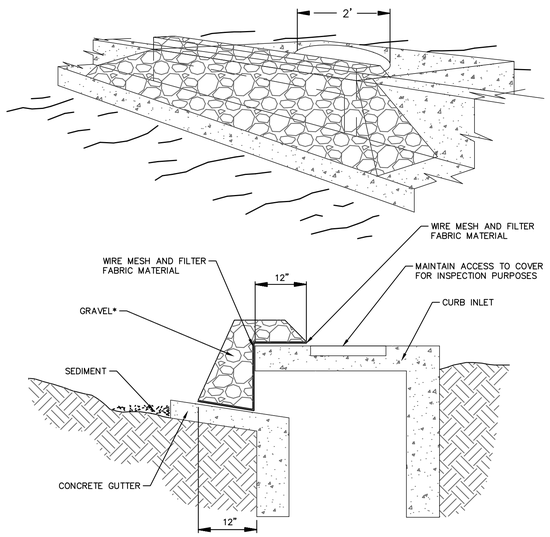
1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

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 PSI
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 PSI
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

FILTER SACK INLET PROTECTION

NOT TO SCALE

K-H



SPECIFIC APPLICATION

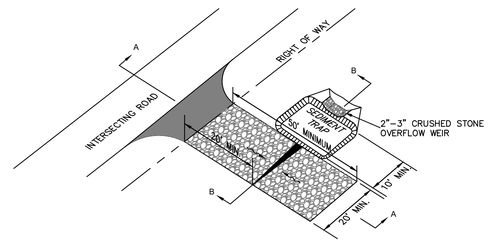
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

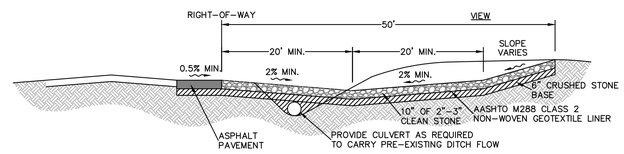
* GRAVEL SHALL BE 3/4"-2" ANGULAR CLEAN STONE

GRAVEL CURB INLET SEDIMENT FILTER

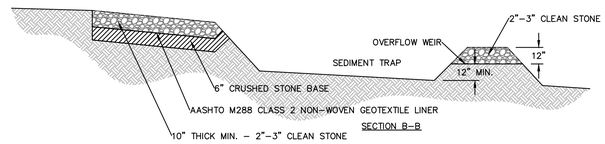
NOT TO SCALE

K-H





SECTION A-A



SECTION B-B

NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.

CONSTRUCTION ENTRANCE

NOT TO SCALE

K-H

K-H KIMLEY-HORN AND ASSOCIATES DETAIL

PLANS ARE IN NAVD88 DATUM. CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC Checked By VM

Drawing Title

EROSION CONTROL DETAILS

Sheet Number

C8 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAGGS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1515 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

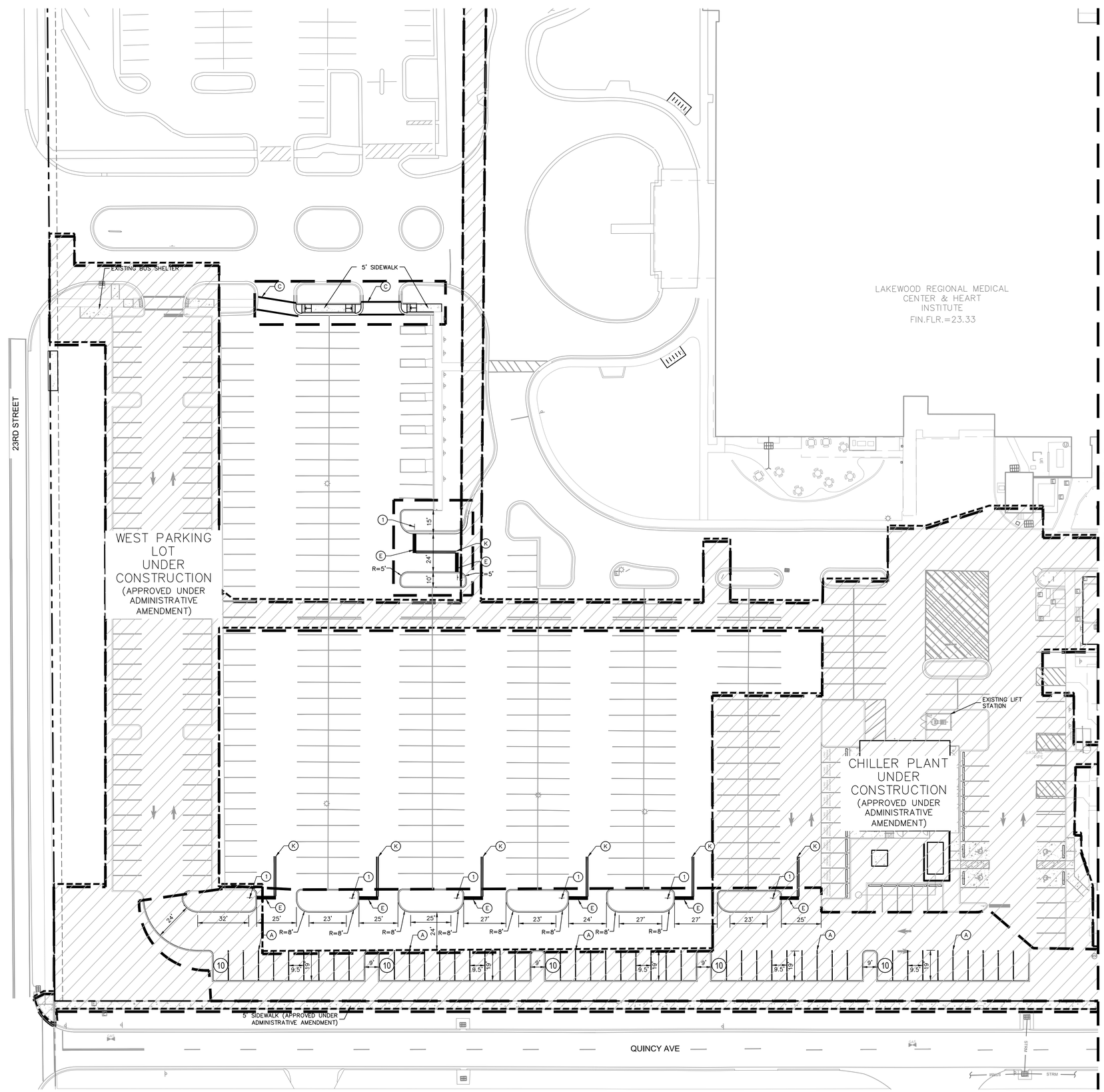
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

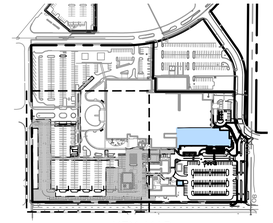
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AREA
- STABILIZED FIRE ACCESS ROUTE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- STAMPED CONCRETE
- AFFECTED AREA
- (9) PARKING COUNT

STRIPING KEY:

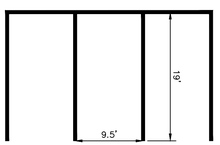
A = 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
G = 6" SKIP WHITE TYP (6'-10')
H = 6" SKIP WHITE TYP (2'-4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'-30')
M = 6" SKIP YELLOW TYP (6'-10')
N = 6" SKIP YELLOW TYP (2'-4')
O = 24" SOLID WHITE LINE (CROSSWALK)
P = RPM BI-DIRECTIONAL AMBER/AMBER
R = WHITE ARROW (PAINT)
T = RPM BI-DIRECTIONAL WHITE/RED
U = RPM BI-DIRECTIONAL RED/YELLOW
V = ADA SIGNAGE AND STRIPING

** PAVEMENT MARKINGS SHALL BE SLIP RESISTANT PAINT WITH THE EXCEPTION OF STOP BARS AND CROSSWALKS WHICH SHALL BE THERMOPLASTIC.



HORIZONTAL CONTROL NOTES:

1. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 520-001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR TYPE "F" CURB OR NO CURB, UNLESS OTHERWISE NOTED.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2020-21 STANDARD PLANS INDEX 522-002.
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS SHALL BE DOUBLE-COATED PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL SIGNAGE SHALL BE CONSISTENT WITH THE CITY OF FORT PIERCE'S CODE.



PARKING STALL DETAIL
1"=10'

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

HORIZONTAL CONTROL PLAN

Sheet Number

C9 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C9 OF 19 HORIZONTAL CONTROL PLAN September 10, 2020 08:05:25am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\plansheets\C10 OF 19 HORIZONTAL CONTROL PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

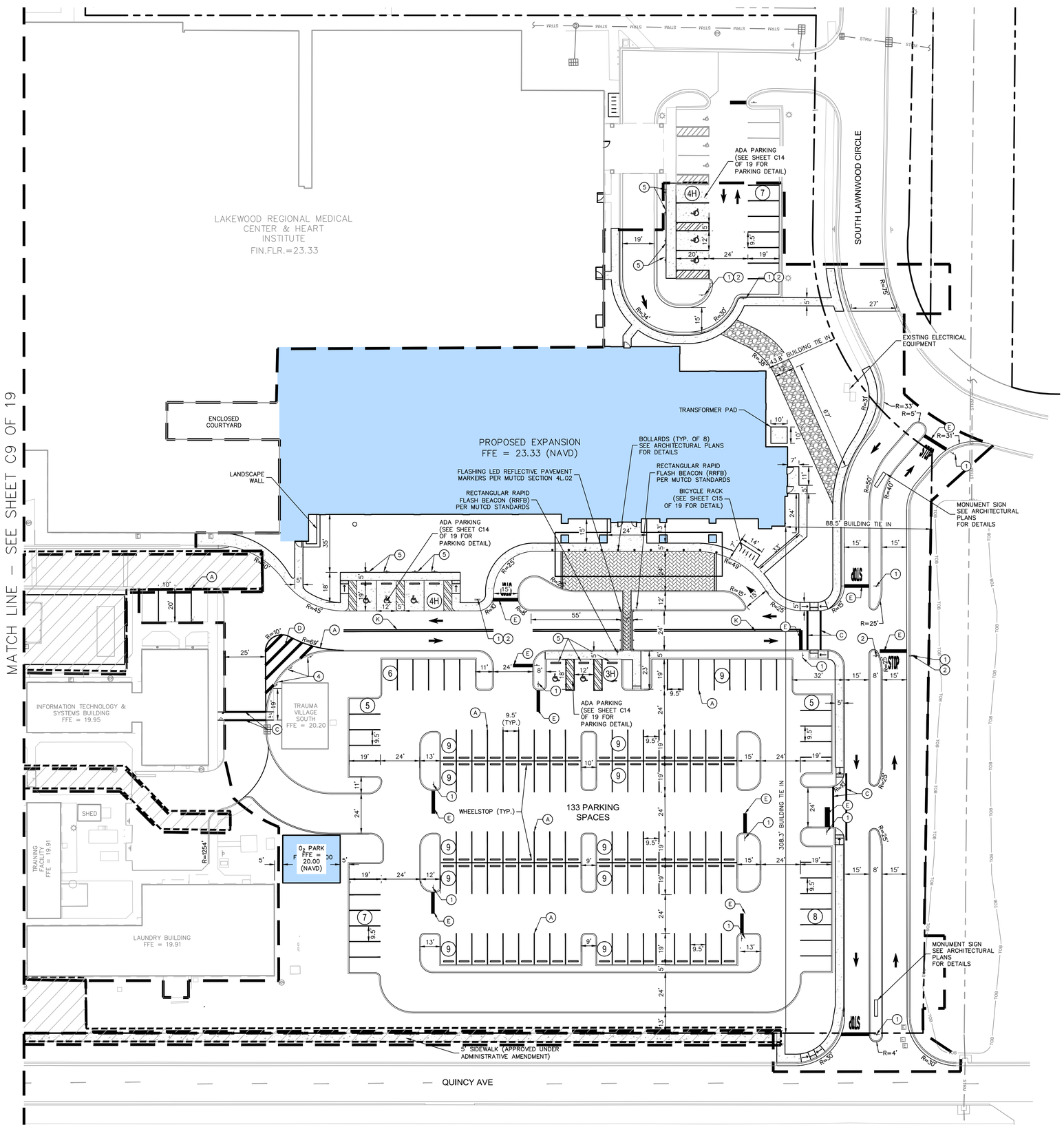
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

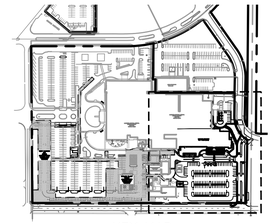
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER





GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AREA
- STABILIZED FIRE ACCESS ROUTE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- STAMPED CONCRETE
- AFFECTED AREA
- (9) PARKING COUNT

STRIPING KEY:

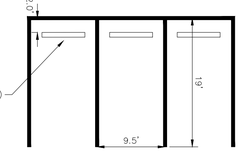
A = 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'–30')
G = 6" SKIP WHITE TYP (6'–10')
H = 6" SKIP WHITE TYP (2'–4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'–30')
M = 6" SKIP YELLOW TYP (6'–10')
N = 6" SKIP YELLOW TYP (2'–4')
O = 24" SOLID WHITE LINE (CROSSWALK)
P = RPM BI–DIRECTIONAL AMBER/AMBER
R = WHITE ARROW (PAINT)
T = RPM BI–DIRECTIONAL WHITE/RED
U = RPM BI–DIRECTIONAL RED/YELLOW
V = ADA SIGNAGE AND STRIPING

** PAVEMENT MARKINGS SHALL BE SLIP RESISTANT PAINT WITH THE EXCEPTION OF STOP BARS AND CROSSWALKS WHICH SHALL BE THERMOPLASTIC.



HORIZONTAL CONTROL NOTES:

1. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 520–001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR TYPE "F" CURB OR NO CURB, UNLESS OTHERWISE NOTED.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2020–21 STANDARD PLANS INDEX 522–002.
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS SHALL BE DOUBLE–COATED PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL SIGNAGE SHALL BE CONSISTENT WITH THE CITY OF FORT PIERCE'S CODE.



PARKING STALL DETAIL
1"=10'

PLANS ARE IN NAVD88 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM
Drawing Title	

HORIZONTAL CONTROL PLAN

Sheet Number
C10 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C10 OF 19 HORIZONTAL CONTROL PLAN September 10, 2020 08:05:55am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\plotsheets\C10 OF 19 HORIZONTAL CONTROL PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING 2, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

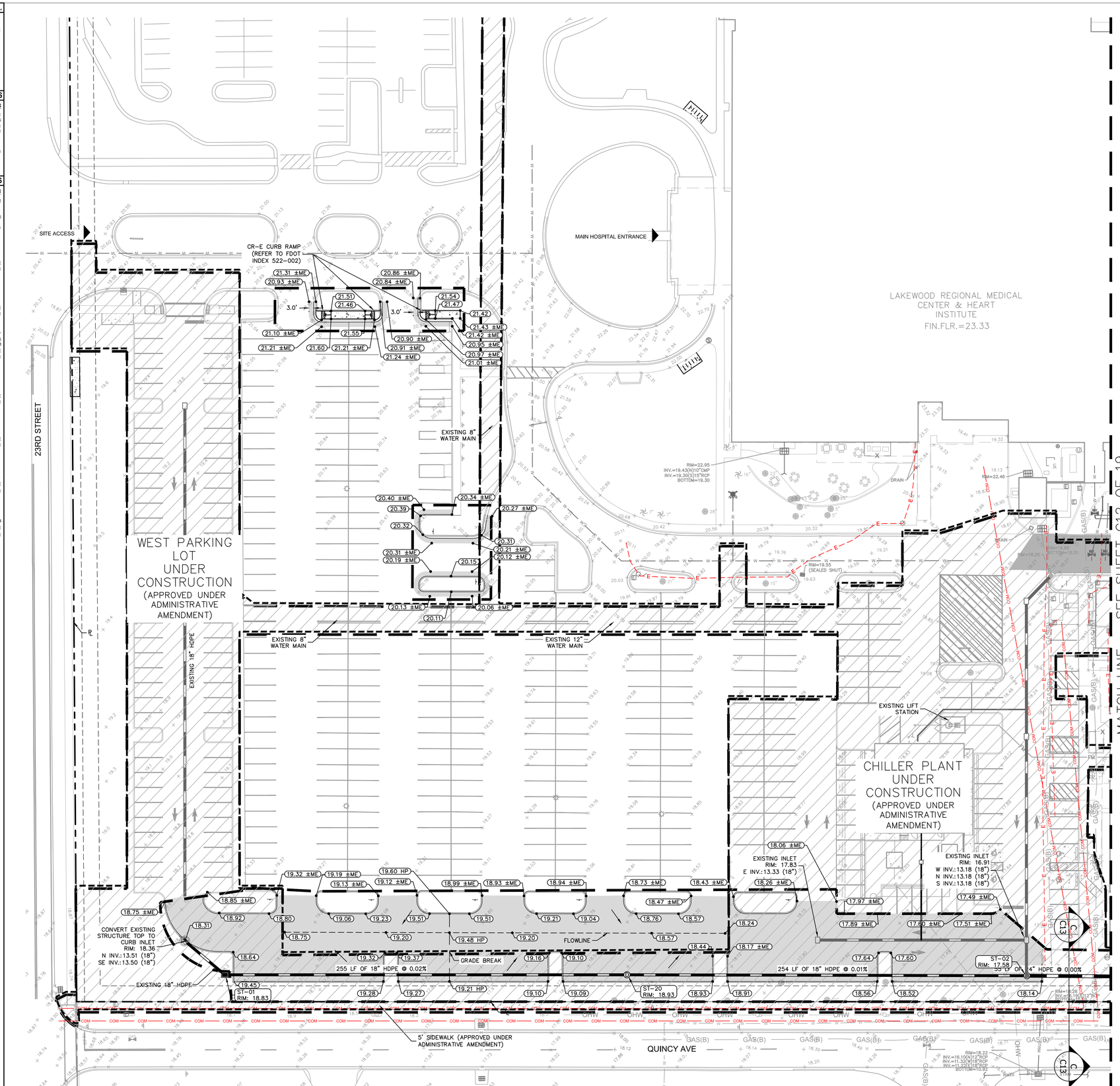
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

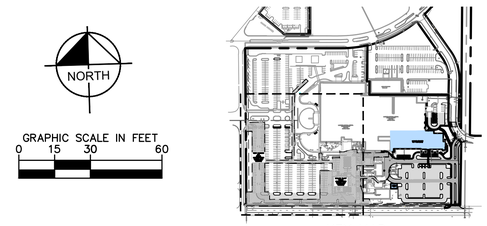
MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER





KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING SPOT ELEVATION
- HIGH POINT SPOT ELEVATION
- FLOW ARROW
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED BUILDING AREA
- PROPOSED PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- STABILIZED FIRE ACCESS ROUTE
- STAMPED CONCRETE
- AFFECTED AREA

PAVING, GRADING AND DRAINAGE NOTES:

1. TOPOGRAPHIC INFORMATION PROVIDED BY A TOPOGRAPHIC SURVEY BY CAULFIELD & WHEELER, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH FDOT SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
10. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
11. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
14. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
ST-01	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 18.83	(18") 13.25 (NW) (18") 13.25 (E)
ST-02	DRAINAGE MANHOLE USF 420-C STORM	RIM = 17.58	(18") 13.18 (W) (24") 9.50 (E) (18") 13.18 (N)
ST-20	DRAINAGE MANHOLE USF 420-C STORM	RIM = 18.93	(18") 13.20 (W) (18") 13.21 (E)

PLANS ARE IN NAVD88 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

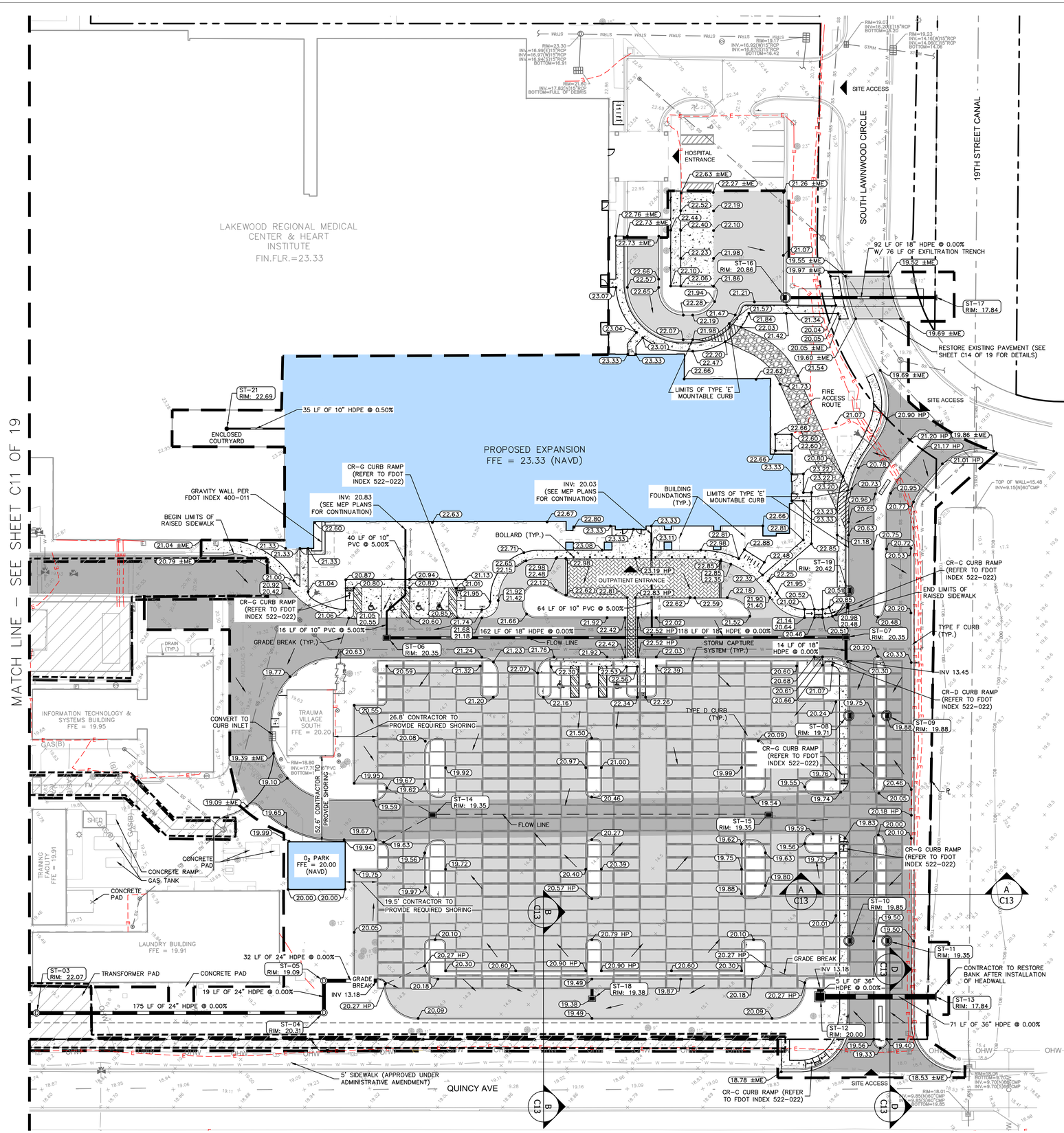
Drawing Title

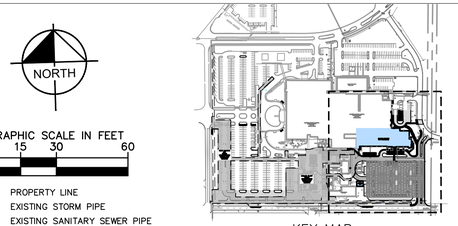
PAVING, GRADING AND DRAINAGE PLAN

Sheet Number

C11 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C11 OF 19 PAVING, GRADING AND DRAINAGE PLAN September 10, 2020 08:09:06am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\plansheets\C11 OF 19 PAVING, GRADING AND DRAINAGE PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING SPOT ELEVATION
- HIGH POINT SPOT ELEVATION
- FLOW ARROW
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED BUILDING AREA
- PROPOSED PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- STABILIZED FIRE ACCESS ROUTE
- STAMPED CONCRETE
- AFFECTED AREA

PAVING, GRADING AND DRAINAGE NOTES:

1. TOPOGRAPHIC INFORMATION PROVIDED BY A TOPOGRAPHIC SURVEY BY CAULFIELD & WHEELER, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH FDOT SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
10. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
11. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
14. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
15. STORMTRAP VOLUME = 7.60 AC-FT (331,052 CUBIC FEET). CONTRACTOR TO COORDINATE WITH STORMTRAP OR APPROVED EQUAL FOR INSTALLATION SPECIFICATIONS.

DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
ST-03	DRAINAGE MANHOLE USF 420-C STORM	RIM = 22.07	(24") 9.50 (W) (24") 13.18 (E)
ST-04	DRAINAGE MANHOLE USF 420-C STORM	RIM = 20.31	(24") 13.18 (W) (24") 13.18 (N)
ST-05	DRAINAGE MANHOLE USF 420-C STORM	RIM = 19.09	(24") 13.18 (S) (24") 13.18 (E)
ST-06	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 20.35	(10") 17.27 (N) (18") 14.20 (E)
ST-07	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 20.35	(18") 14.20 (W) (18") 15.75 (N) (18") 13.45 (S)
ST-08	USF 5130-6168 FRAME AND GRATE	RIM = 19.71	★
ST-09	USF 5130-6168 FRAME AND GRATE	RIM = 19.88	★
ST-10	USF 5130-6168 FRAME AND GRATE	RIM = 19.85	★
ST-11	USF 5130-6168 FRAME AND GRATE	RIM = 19.35	★
ST-12	DRAINAGE CONTROL STRUCTURE	RIM = 20.00	(36") 13.18 (N) (36") 14.24 (E)
ST-13	HEADWALL	RIM = 17.84	(36") 14.24 (W)
ST-14	USF 4155-6209 FRAME AND GRATE	RIM = 19.35	★
ST-15	USF 4155-6209 FRAME AND GRATE	RIM = 19.35	★
ST-16	TYPE 9 CURB INLET USF 5130-6168 FRAME AND GRATE	RIM = 20.86	(18") 15.78 (E)
ST-17	HEADWALL	RIM = 17.84	(18") 15.78 (W)
ST-18	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 19.38	(18") 13.18 (N)
ST-19	TYPE 9 CURB INLET USF 5130-6168 FRAME AND GRATE	RIM = 20.42	(18") 15.75 (S)
ST-21	ADS BASIN (OR APPROVED EQUAL)	RIM = 22.69	(10") 16.00 (E)

★ = INLET DISCHARGES INTO STORM CAPTURE SYSTEM.

PLANS ARE IN NAVD88 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C12 OF 19 PAVING, GRADING AND DRAINAGE PLAN September 10, 2020 08:10:12am K:\bcd_civil\14428016 – lawnwood regional medical center\CADD\plansheets\C11 OF 19 PAVING, GRADING AND DRAINAGE PLAN.dwg

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC **Checked By** VM

Drawing Title

PAVING, GRADING AND DRAINAGE PLAN

Sheet Number

C12 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1515 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

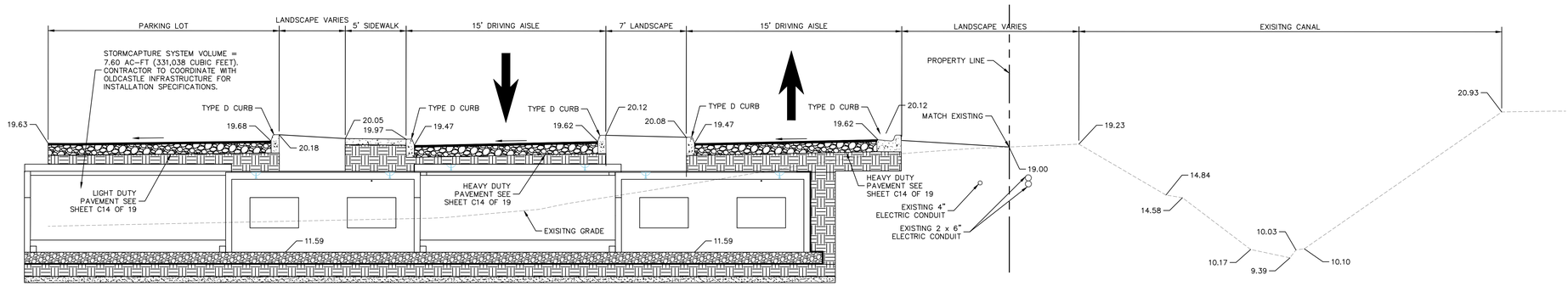
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

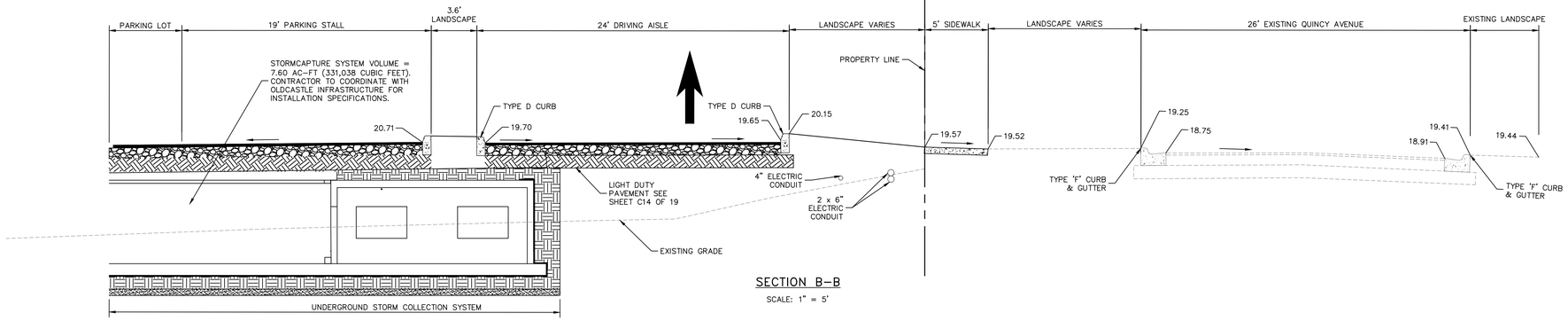
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER



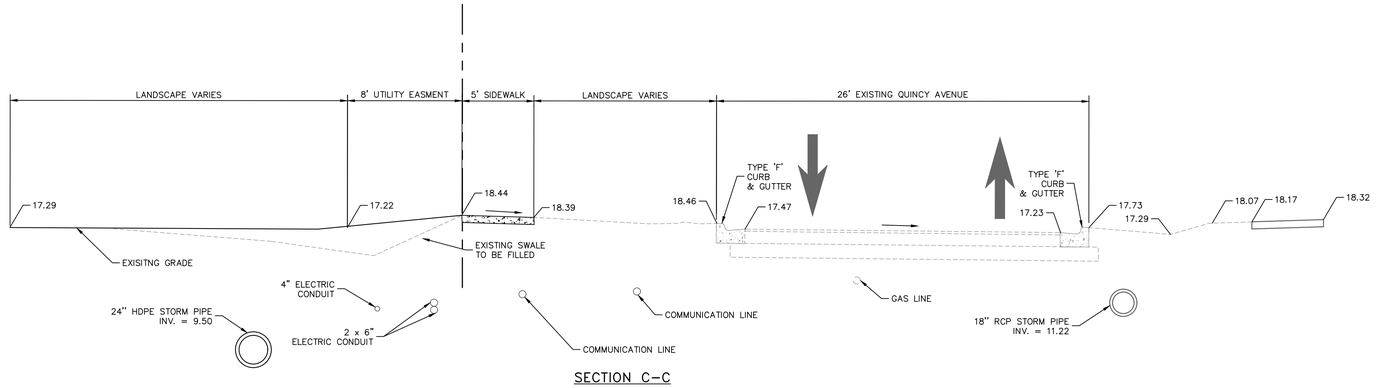
SECTION A–A

SCALE: 1" = 5'



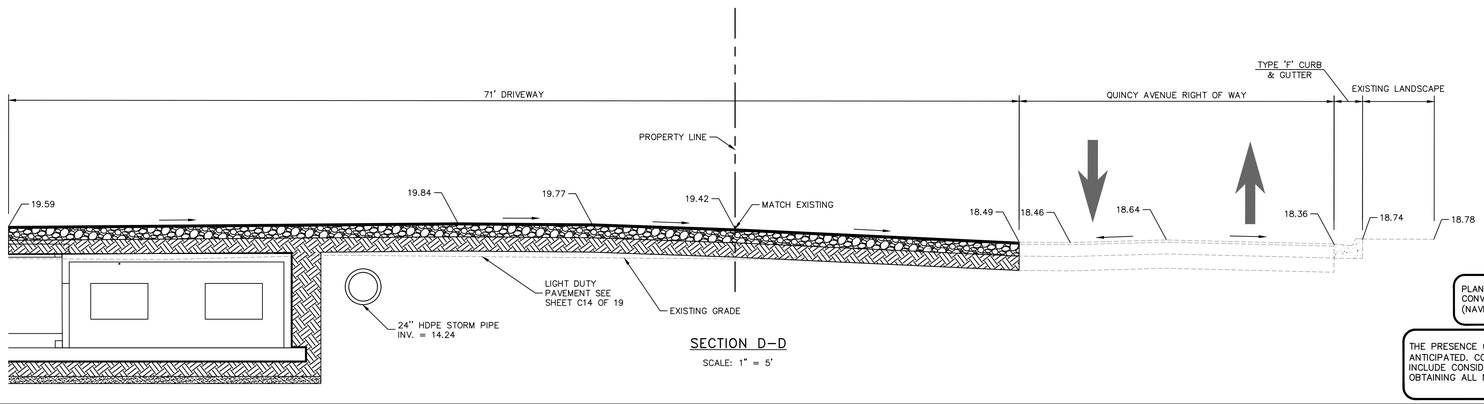
SECTION B–B

SCALE: 1" = 5'



SECTION C–C

SCALE: 1" = 5'



SECTION D–D

SCALE: 1" = 5'

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

CROSS SECTIONS

Sheet Number

C13 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C12 OF 17 CROSS SECTION September 10, 2020 08:14:55am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\plansheets\C12 OF 17 STORMTRAP CROSS SECTION.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C14 OF 19 PAVING, GRADING AND DRAINAGE DETAILS September 10, 2020 08:15:36am K:\bcd_civil\14283016 - lawnwood regional medical center\CADD\plansheets\C13 OF 17 PAVING, GRADING AND DRAINAGE DETAILS.dwg
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 adaptation by Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING 2, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

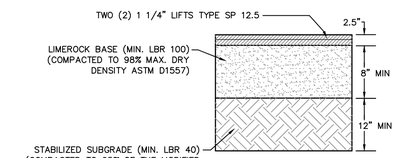
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

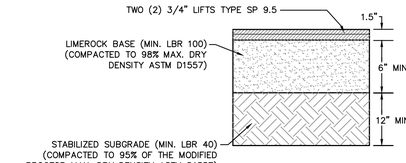
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER



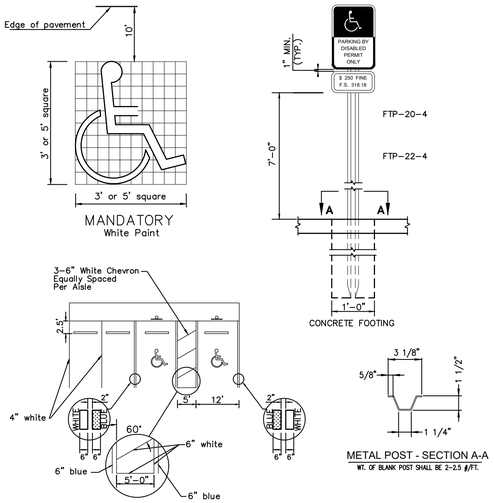
TYPICAL HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE

K-H



TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE

K-H

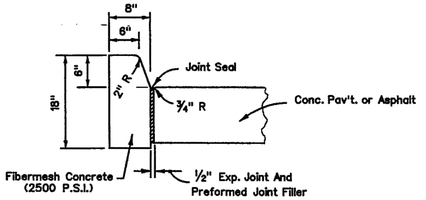


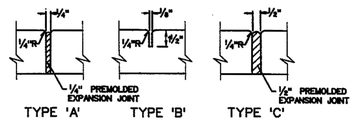
NOTES:

1. STRIPING IS TO BE PAINT, CONFORMING WITH FDOT STANDARD INDEX 17346.
2. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
3. EACH SPACE SHALL HAVE FTP-20-4 AND FTP-22-4 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
5. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM OF 2'-6" CLEAR FROM FACE OF CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA STRIPING AND SIGNAGE
NOT TO SCALE

KHA





Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. For curb, gutter, curb and gutter and traffic separators provide ½" - ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

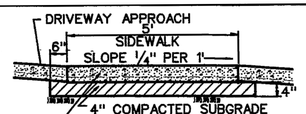
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

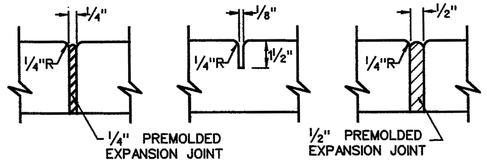
SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. CG1



General Construction Notes:
1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of ½ inch



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.
'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter
'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

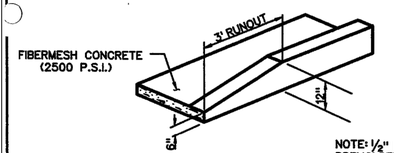
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL 6" SIDEWALK DETAIL

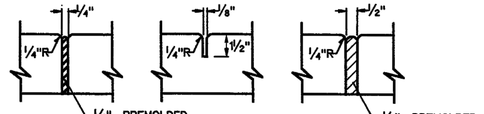
SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. SW3



NOTE: ½" EXPANSION JOINT WITH PREMOLDED EXPANSION MATERIAL AT 100' ON CENTER.



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.
'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter
'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

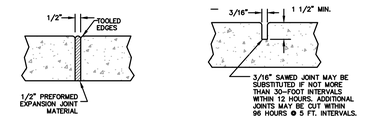
SHEET No. CG4

NOTES:
1- MATERIAL: ASTM-A48 CLASS 30B GRAY IRON
2- FRAME WT: 335 LBS. APP.
3- GRATE WT: 265 LBS. APP.

U.S. FOUNDRY #4155-6209
FRAME AND GRATE OR APPROVED EQUAL
PEDESTRIAN & BICYCLE COMPATIBLE

INLET FRAME AND GRATE
NOT TO SCALE

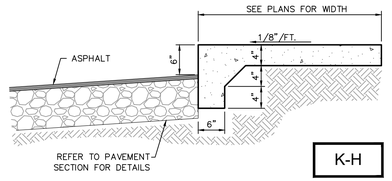
K-H



EXPANSION JOINT
NOT TO SCALE
(120 FT. MAX. SPACING)

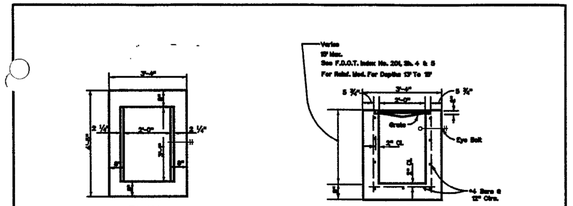
CONTRACTION JOINT
NOT TO SCALE
(5 FT. MAX. SPACING)

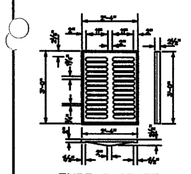
K-H



RAISED CONCRETE SIDEWALK
NOT TO SCALE

K-H





GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to frequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate A grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for on inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "C" INLET

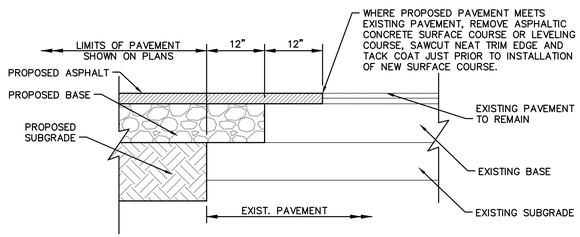
SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. DRA 6

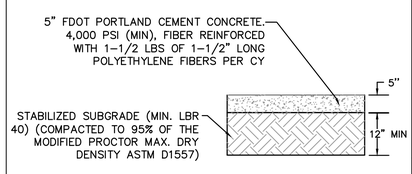
HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT SECTION
NOT TO SCALE

KHA



PAVEMENT MATCHING DETAIL
NOT TO SCALE

K-H



STANDARD DUTY PORTLAND CEMENT CONCRETE PAVEMENT SECTION
NOT TO SCALE

K-H

K-H KIMLEY-HORN AND ASSOCIATES DETAIL

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC Checked By VM

Drawing Title

PAVING, GRADING AND DRAINAGE DETAILS

Sheet Number

C14 OF 19

Plotted By:Biel Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C15 OF 19 PAVING GRADING AND DRAINAGE DETAILS September 10, 2020 08:15:39am K:\bcd_civil\14283016 - lawnwood regional medical center\CADD\plansheets\C13 OF 17 PAVING, GRADING AND DRAINAGE DETAILS.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAAS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1515 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

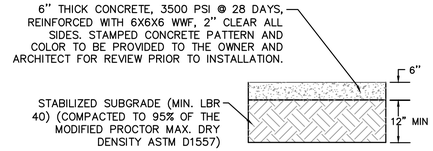
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

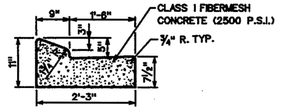
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

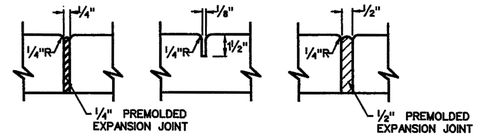


STAMPED PORTLAND CEMENT CONCRETE PAVEMENT SECTION
NOT TO SCALE

K-H



★ NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

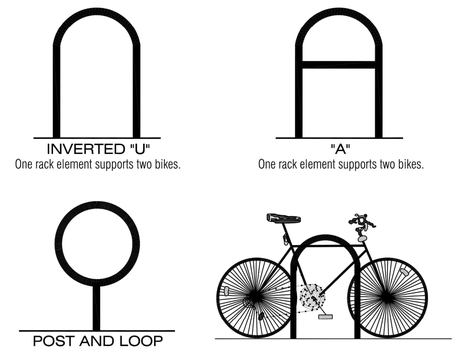
CITY OF FORT PIERCE ● DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" CURB

SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No.
CG2



A rack is one or more rack elements joined on a common base or arranged in a regular array and fastened to a common mounting surface.

BICYCLE RACK
NOT TO SCALE

K-H KIMLEY–HORN AND ASSOCIATES DETAIL

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

PAVING, GRADING AND DRAINAGE DETAILS

Sheet Number

C15 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAGGS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1515 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

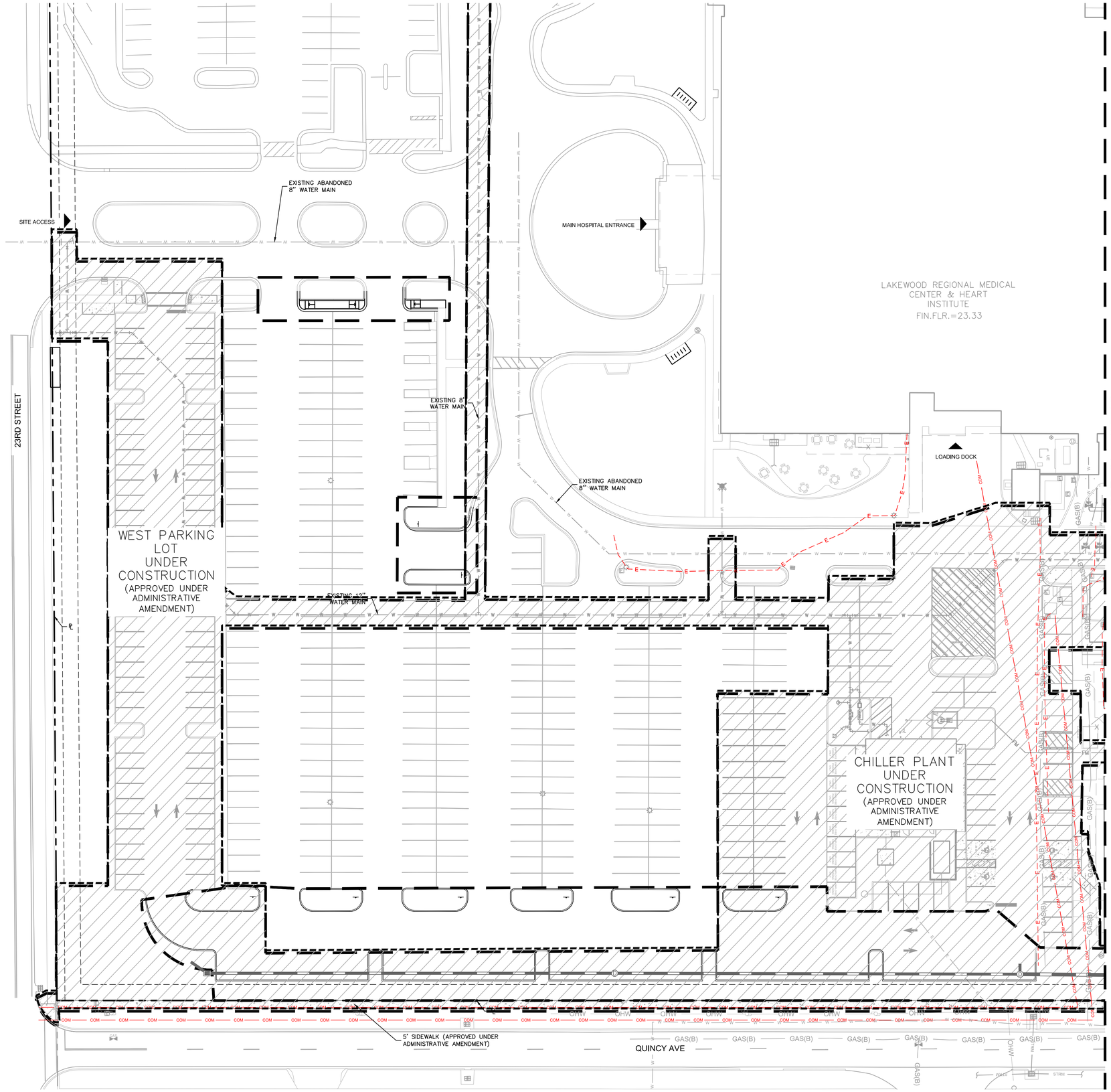
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

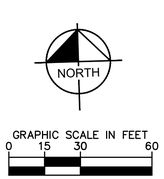
MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

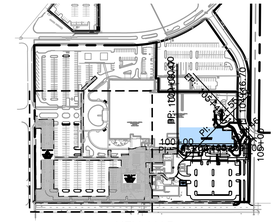
PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER





GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED BUILDING AREA
- STABILIZED FIRE ACCESS ROUTE
- AFFECTED AREA

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE STANDARD DETAILS.
4. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF FORT PIERCE CITY ENGINEER.
5. ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
7. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
8. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
9. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
10. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
11. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF FORT PIERCE UTILITIES DIVISION.
12. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
13. EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY ST. LUCIE COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
14. THE CITY OF FORT PIERCE UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (561) 243-7312.
15. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS. THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
16. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

UTILITY PLAN

Sheet Number

C16 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C16 OF 19 UTILITY PLAN September 10, 2020 08:18:33am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\plansheets\C14 OF 17 UTILITY PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

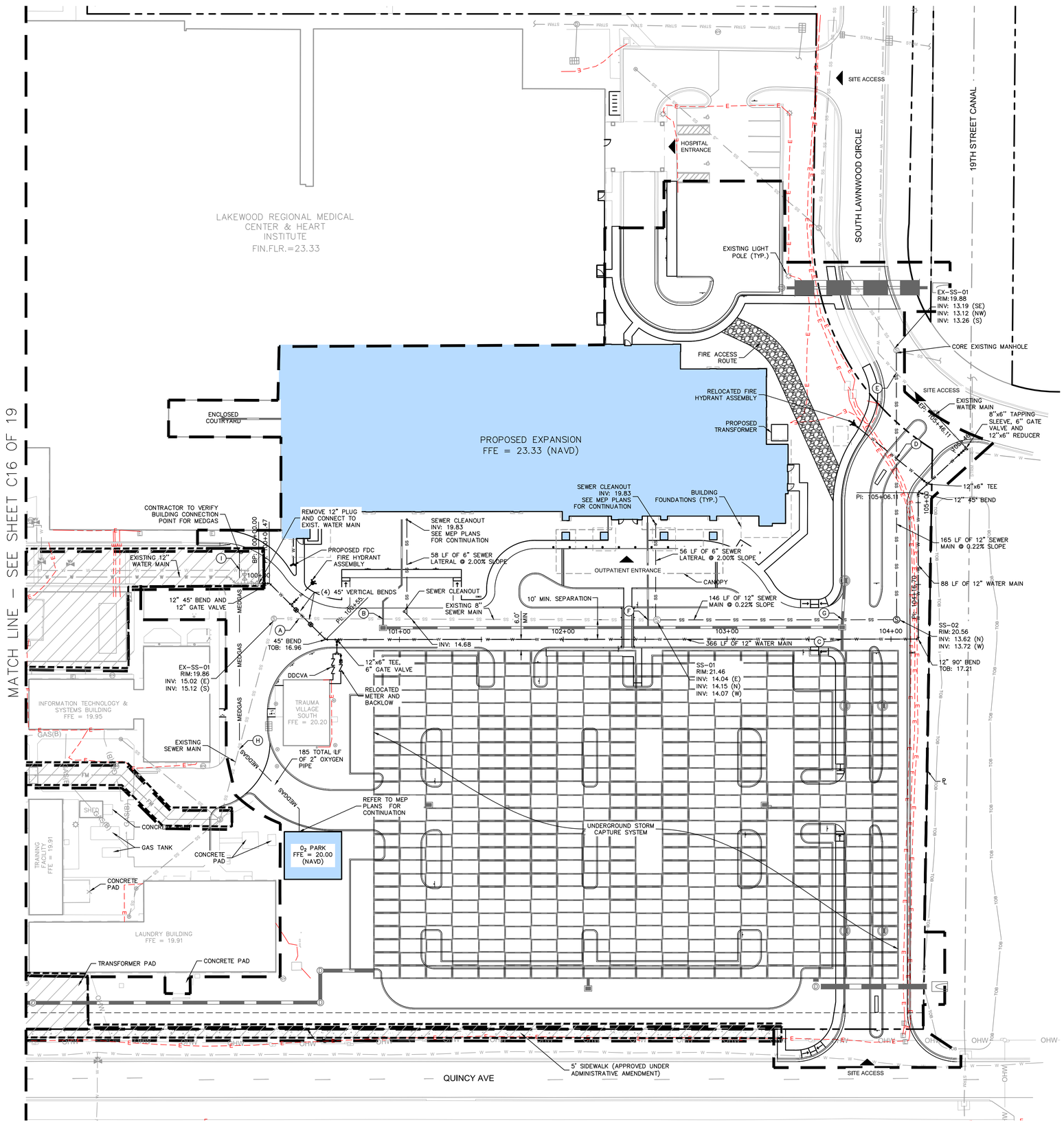
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

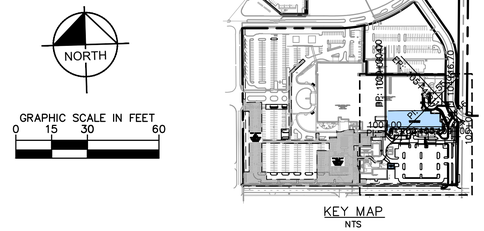
MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER





LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED BUILDING AREA
- STABILIZED FIRE ACCESS ROUTE
- AFFECTED AREA

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE STANDARD DETAILS.
4. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF FORT PIERCE CITY ENGINEER.
5. ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
7. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
8. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
9. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
10. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
11. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF FORT PIERCE UTILITIES DIVISION.
12. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
13. EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY ST. LUCIE COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
14. THE CITY OF FORT PIERCE UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (561) 243-7312.
15. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
16. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

UTILITY CROSSINGS

(A) EXISTING 8" PVC SSWR TO CROSS OVER PROPOSED 12" PVC WATR
GRADE EL: 20.28'
SSWR BOT: 14.92'
WATR TOP: 13.79'
CLEARANCE: 1.13'

(B) PROPOSED 10" PVC STRM TO CROSS OVER EXISTING 8" PVC SSWR
GRADE EL: 20.44'
STRM BOT: 16.70'
SSWR TOP: 15.44'
CLEARANCE: 1.26'

(C) PROPOSED 12" PVC WATR TO CROSS OVER PROPOSED 18" HDPE STRM
GRADE EL: 20.34'
WATR BOT: 16.19'
STRM TOP: 15.09'
CLEARANCE: 1.10'

(D) PROPOSED 6" PVC WATR TO CROSS OVER PROPOSED 12" PVC SSWR
GRADE EL: 21.60'
WATR BOT: 16.47'
SSWR TOP: 14.44'
CLEARANCE: 2.03'

(E) EXISTING 8" PVC WATR TO CROSS OVER PROPOSED 12" PVC SSWR
GRADE EL: 19.62'
WATR BOT: 15.75'
SSWR TOP: 14.33'
CLEARANCE: 1.42'

(F) PROPOSED 10" PVC STRM TO CROSS OVER EXISTING 8" PVC SSWR
GRADE EL: 21.51'
STRM BOT: 17.04'
SSWR TOP: 14.80'
CLEARANCE: 2.24'

(G) PROPOSED 18" HDPE STRM TO CROSS OVER PROPOSED 12" PVC SSWR
GRADE EL: 20.38'
STRM BOT: 15.62'
SSWR TOP: 14.83'
CLEARANCE: 0.79'

(H) EXISTING 8" PVC SSWR TO CROSS OVER PROPOSED 2" PVC GAS
GRADE EL: 19.08'
SSWR BOT: 15.51'
GAS TOP: 14.94'
CLEARANCE: 0.57'

(I) PROPOSED 2" PVC GAS TO CROSS OVER PROPOSED 12" PVC WATR
GRADE EL: 20.34'
GAS BOT: 17.55'
WATR TOP: 16.54'
CLEARANCE: 1.01'

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM
Drawing Title	

UTILITY PLAN

Sheet Number
C17 OF 19

Plotted By: Biel, Marina Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: C17 OF 19 UTILITY PLAN September 10, 2020 08:19:02am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\plansheets\C14 OF 17 UTILITY PLAN.dwg
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 consent without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

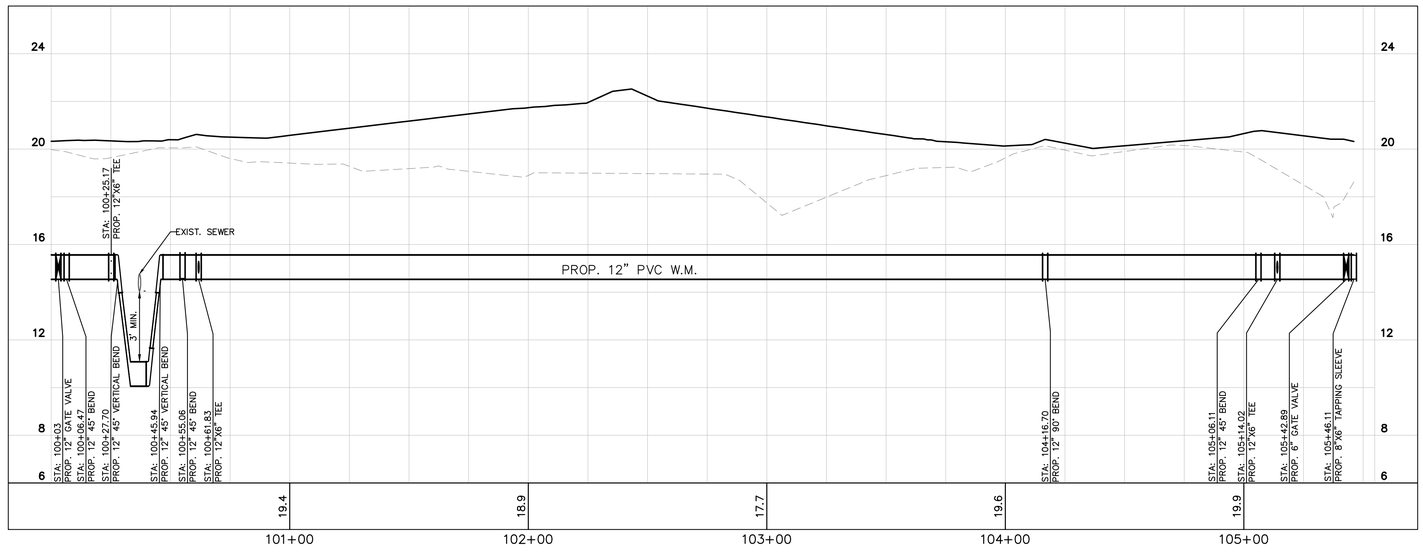
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER



PHASE 1 - 12" PVC W.M.

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLANS ARE IN NAVD88 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
811
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	08.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

WATERMAIN PROFILE

Sheet Number

C17A OF C19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C17A OF C19 WATERMAIN PROFILE September 10, 2020 08:21:30am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\plotsheets\C18 OF C19 WATERMAIN PROFILE.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C18 OF 19 UTILITY DETAILS September 10, 2020 08:22:16am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\plansheets\C18 OF 19 UTILITY DETAILS.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 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 THHN 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, COUNTY, FDOT. 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 AND APPROVED BY THE CITY ENGINEER.
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
	02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; DATE: 2010	SHEET 1 OF 2

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 FIRM, DRY AND STABLE OR COMPACTED BASE 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 RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING 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 DISTANCE 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 SHALL BE PROVIDED WHENEVER POSSIBLE. 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 FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
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 WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE 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 UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN 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
	02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; 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) 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 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 VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER 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. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

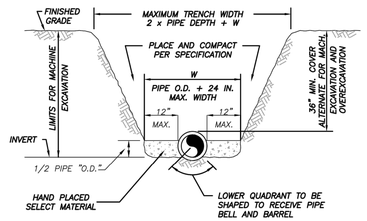
IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE 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
	02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; DATE: 2010	SHEET 1 OF 1

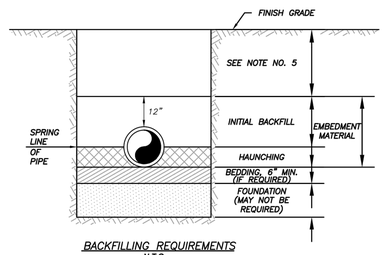
TYPICAL TRENCH DETAIL
N.T.S.



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

FORT PIERCE UTILITIES AUTHORITY	TYPICAL TRENCH DETAILS	M-1
	DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; DATE: 2010	SHEET 1 OF 1

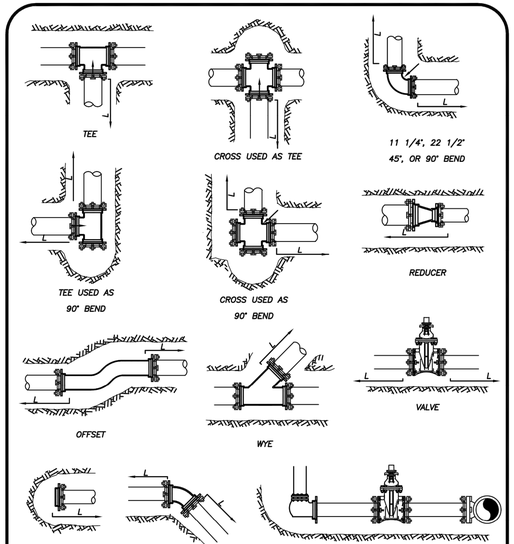


BACKFILLING REQUIREMENTS
N.T.S.

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
	03-09 NOTES SLL JLC; DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

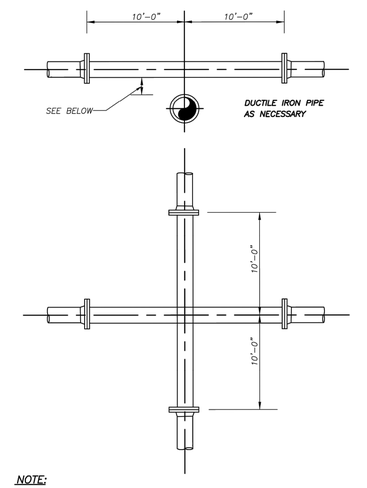
FORT PIERCE UTILITIES AUTHORITY	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
	2010 MEGALUGS SLL JLC; DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; DATE: 2010	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

FORT PIERCE UTILITIES AUTHORITY	MECHANICAL JOINT RESTRAINT NOTES	M-4
	DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; 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
	DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM; COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM; SCALE: N.T.S.	
	APPROVED: JLC; DATE: 2010	SHEET 1 OF 1

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

UTILITY DETAILS

Sheet Number

C18 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MASSI III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

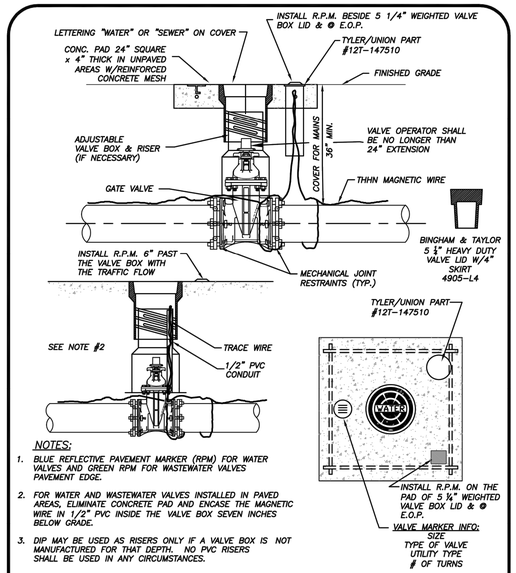
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

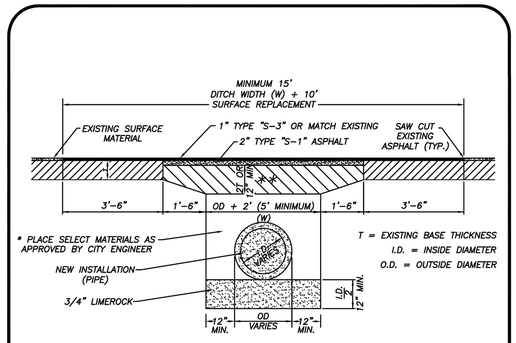


NOTES:

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 & VALVE BOX DETAIL
N.T.S.

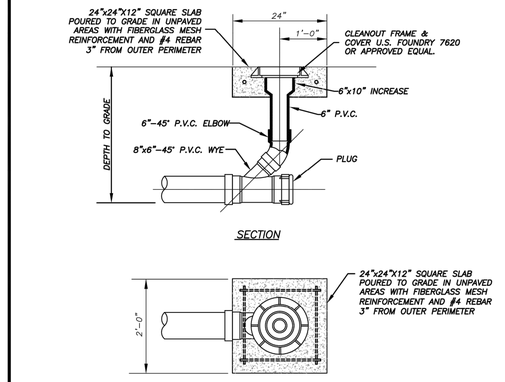
TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6
03-09 DESIGN | SLJ | JLC		
DATE: 2015 | RPM PLACEMENT | SLJ | JLC		
DESIGNED: JLC | REVISION: | BY: | APPD:	COMPUTER FILE # MISC. DETAILS 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLJ	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	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.

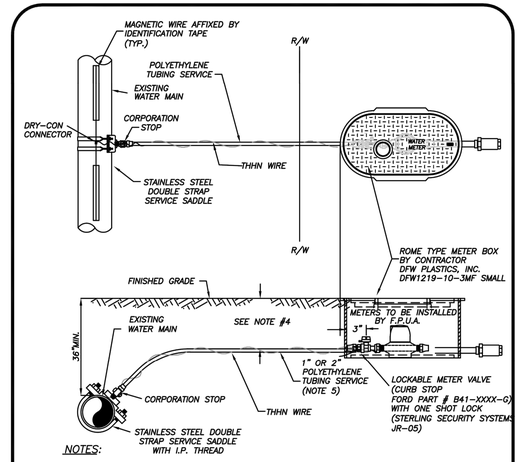
** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS		R-3
DATE: | REVISION: | BY: | APPD:		
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLJ	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B
10-08 DATE: | REVISION: | BY: | APPD:		
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JAH	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3

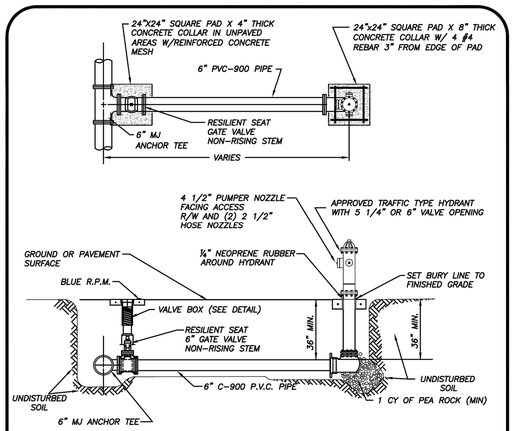


NOTES:

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

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

TYPICAL SINGLE WATER SERVICE CONNECTION		W-2
03-09 DATE: | DESIGN | SLJ | JLC		
DESIGNED: JLC | REVISION: | BY: | APPD:	COMPUTER FILE # WATER DETAILS 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLJ	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2020	SHEET 1 OF 1

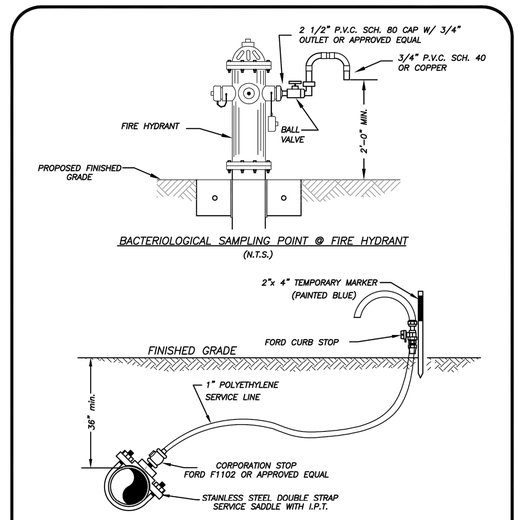


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY 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 CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
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 (7FT-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.)

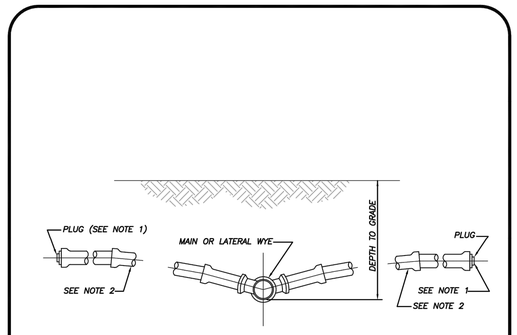
TYPICAL FIRE HYDRANT ASSEMBLY		W-5
03-09 DESIGN | SLJ | JLC		
DATE: | REVISION: | BY: | APPD:		
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLJ	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL		W-6
03-09 DATE: | 02-15 REVISION: | SLJ BY: | JLC APPD:		
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLJ	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

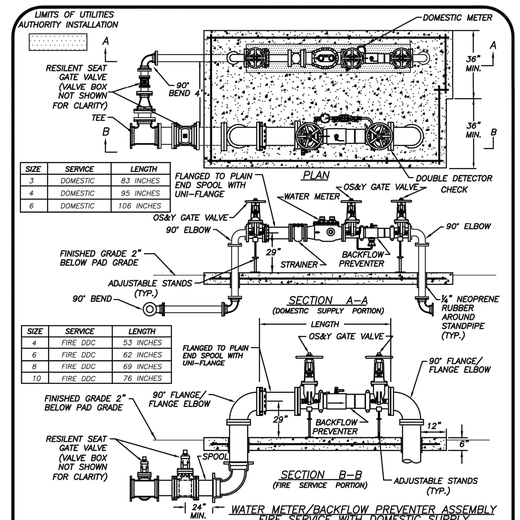


NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER		S-2
02-08 DATE: | REVISION: | BY: | APPD:		
DESIGNED: JAH	COMPUTER FILE # SEWER DETAIL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JAH	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

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

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY		W-11
03-09 DATE: | CONCRETE PAD REVISION: | SLJ BY: | JLC APPD:		
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLJ	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM
Drawing Title	

UTILITY DETAILS

Sheet Number

C19 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C20 OF 20 UTILITY DETAILS September 10, 2020 08:22:31am K:\bcd_civil\144283016 - lawnwood regional medical center\CADD\plansheets\C18 OF 19 UTILITY DETAILS.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
ONE PARK PLAZA, P.O. BOX 550
BUILDING II, 3RD FLOOR EAST
NASHVILLE, TN 37203
T: 615.344.2733

PROJECT CONTACTS

DESIGN TEAM CONTACTS

ARCHITECT & INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.
1033 DEMONBREUN STREET
SUITE 800
NASHVILLE, TENNESSEE 37203
T: 615.329.9445

INTERIOR DESIGN
EARL SWENSSON ASSOCIATES, INC.

TELEPHONE
PROJECT MANAGER

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
1615 S. CONGRESS AVENUE, STE 201
DELRAY BEACH, FL 33445
TELEPHONE
PROJECT MANAGER

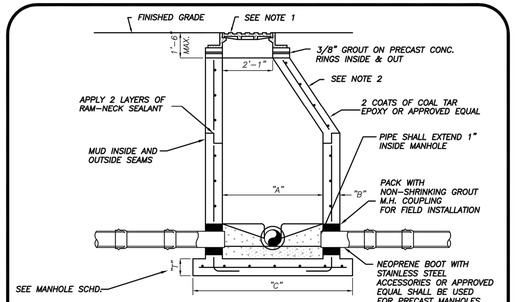
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD #106
NASHVILLE, TN 37228
TELEPHONE
PROJECT MANAGER

MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER



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

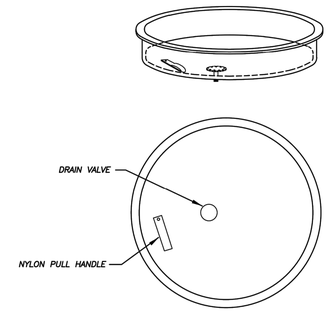
TYPICAL MANHOLE DIMENSIONS

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.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

PRECAST MANHOLE DEPTH 5'- 0" & GREATER			S-7
02-06			WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY: APP'D:	
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLI	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

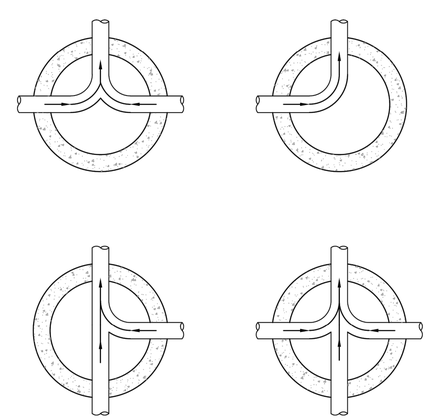


NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI-23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

RAINGUARD DETAIL			S-11
03-09		SLI JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY: APP'D:	
DESIGNED: SLI	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLI	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

FLOW PATTERNS FOR INVERT CHANNELS			S-12
DATE:	REVISION:	BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLM	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By / Checked By	AMC / VM

Drawing Title

UTILITY DETAILS

Sheet Number

C19A OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C19A OF 19 UTILITY DETAILS September 10, 2020 08:22:36am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\plotsheets\C18 OF 19 UTILITY DETAILS.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TRAFFIC IMPACT ANALYSIS

LAWNWOOD REGIONAL MEDICAL CENTER
FORT PIERCE, FL

PREPARED FOR:
EARL SWENSSON ASSOCIATES, INC

Kimley»Horn

January 29, 2020
Kimley-Horn Project # 144283016
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

TRAFFIC IMPACT ANALYSIS

LAWNWOOD REGIONAL MEDICAL CENTER

FORT PIERCE, FL

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



January 29, 2020
Kimley-Horn Project # 144283016
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

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

TABLE OF CONTENTS

INTRODUCTION 1
PROJECT TRAFFIC 3
Existing and Proposed Land Uses 3
Trip Generation 3
Traffic Distribution 3
Traffic Assignment 4
SITE ACCESS 7
ROADWAY SEGMENT ANALYSIS 10
INTERSECTION AnALYSIS 12
CONCLUSION 21
APPENDIX A: SITE PLAN 1
APPENDIX B: TURNING MOVEMENT COUNTS AND LINK VOLUMES 2
APPENDIX C: SIGNAL TIMING AND GROWTH RATE CALCULATION 3
APPENDIX D: COMMITTED DEVELOPMENTS 4
APPENDIX E: VOLUME DEVELOPMENT SHEETS 5
APPENDIX F: SYNCHRO OUTPUT SHEETS 6

LIST OF TABLES

Table 1: Trip Generation 3
Table 2: Peak Direction Roadway Segment Analysis 11
Table 3: Existing Intersection LOS and Delay 14
Table 4: Existing Intersection 95th Percentile Queue 15
Table 5: Background Intersection LOS and Delay 16
Table 6: Background Intersection 95th Percentile Queue 17
Table 7: Future Total Intersection LOS and Delay 18
Table 8: Future Total Intersection 95th Percentile Queue 19

Table 1: Trip Generation 3
Table 2: Peak Direction Roadway Segment Analysis 11
Table 3: Existing Intersection LOS and Delay 14
Table 4: Existing Intersection 95th Percentile Queue 15
Table 5: Background Intersection LOS and Delay 16
Table 6: Background Intersection 95th Percentile Queue 17
Table 7: Future Total Intersection LOS and Delay 18
Table 8: Future Total Intersection 95th Percentile Queue 19

LIST OF FIGURES

Figure 1: Site Location 2
Figure 2:Project Inbound Assignment 5

INTRODUCTION

Lawnwood Regional Medical Center is located at 1700 South 23rd Street in Fort Pierce, Florida. The proposed development plan includes expanding the existing hospital use. *Figure 1* illustrates the location of the proposed development. The parcel information for the project site is 2416-504-0200-000-2. 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
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn

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 currently contains 299,090 square feet of hospital use. The proposed plan of development includes expanding the existing hospital to 391,510 square feet.

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 610 (Hospital) was used in the trip generation calculations.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the net new trip generation potential of the proposed site is an increase of 544 net external daily trips, an increase of 68 net new external AM peak hour trips (46 in, 22 out) and an increase of 77 net new external PM peak hour trips (24 in, 53 out). Based on the net new external daily trips the proposed development has a development area of influence of one-mile.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario								
Hospital	299.09 KSF	4,482	348	237	111	352	113	239
Subtotal		*4,482*	*348*	*237*	*111*	*352*	*113*	*239*
Proposed Scenario								
Hospital	391.51 KSF	5,026	416	283	133	429	137	292
Subtotal		*5,026*	*416*	*283*	*133*	*429*	*137*	*292*
Driveway Volumes		*544*	*68*	*46*	*22*	*77*	*24*	*53*
Net Differential Trips		*544*	*68*	*46*	*22*	*77*	*24*	*53*

Trip generation was calculated using the following data:

Daily Trip Generation
Hospital [ITE 610] = T = 5.88(X)+2723.70

AM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.74(X)+126.36 (68% in, 32% out)

PM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.84(X)+100.56 (32% in, 68% out)

K:\WPB_TPTO\1442\144283016 - Lawnwood Medical\Excel\[2019-10-17 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:

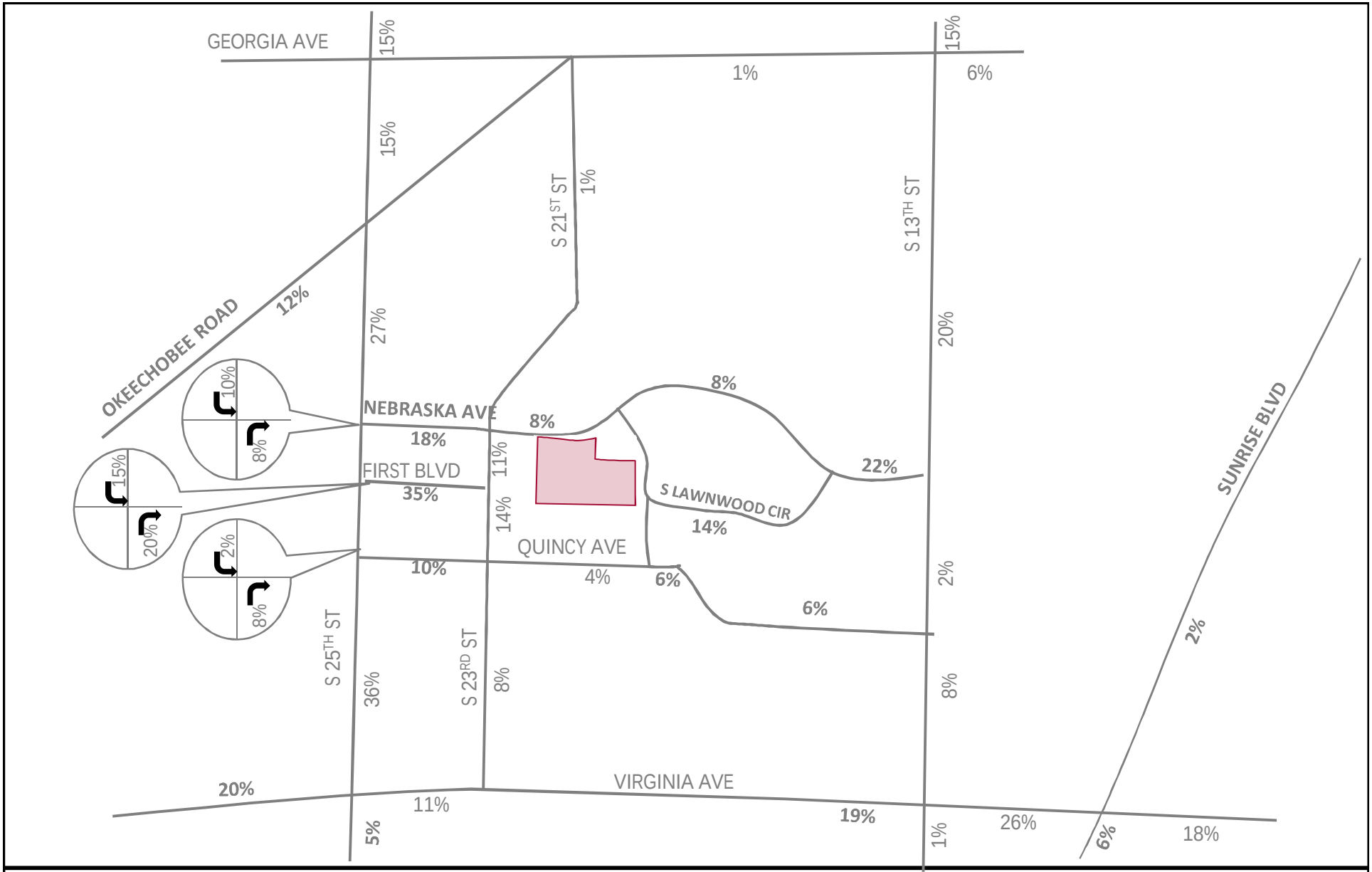
EAST -	26 percent
WEST	32 percent
SOUTH	6 percent
NORTH	36 percent

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
- Virginia Avenue: Principal Arterial
- S 25th Street: Principal Arterial
- S 13th Street: Collector
- Georgia Avenue: Minor 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 inbound traffic assignment and *Figure 3* illustrates the project outbound traffic assignment to the surrounding roadway network.



NORTH

LEGEND

SITE LOCATION

XX% INBOUND ASSIGNMENT

FIGURE 2
TRAFFIC INBOUND ASSIGNMENT
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn

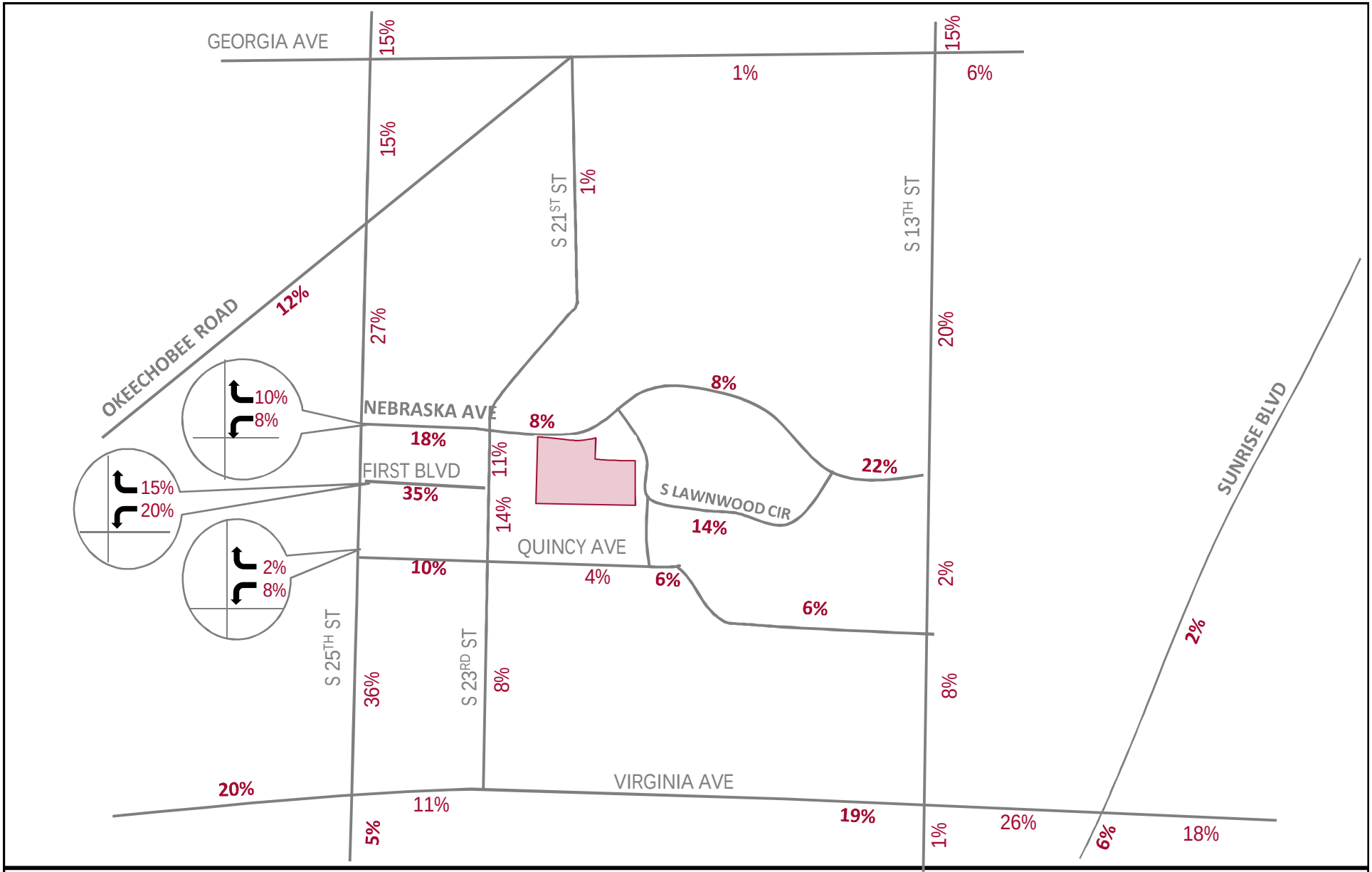


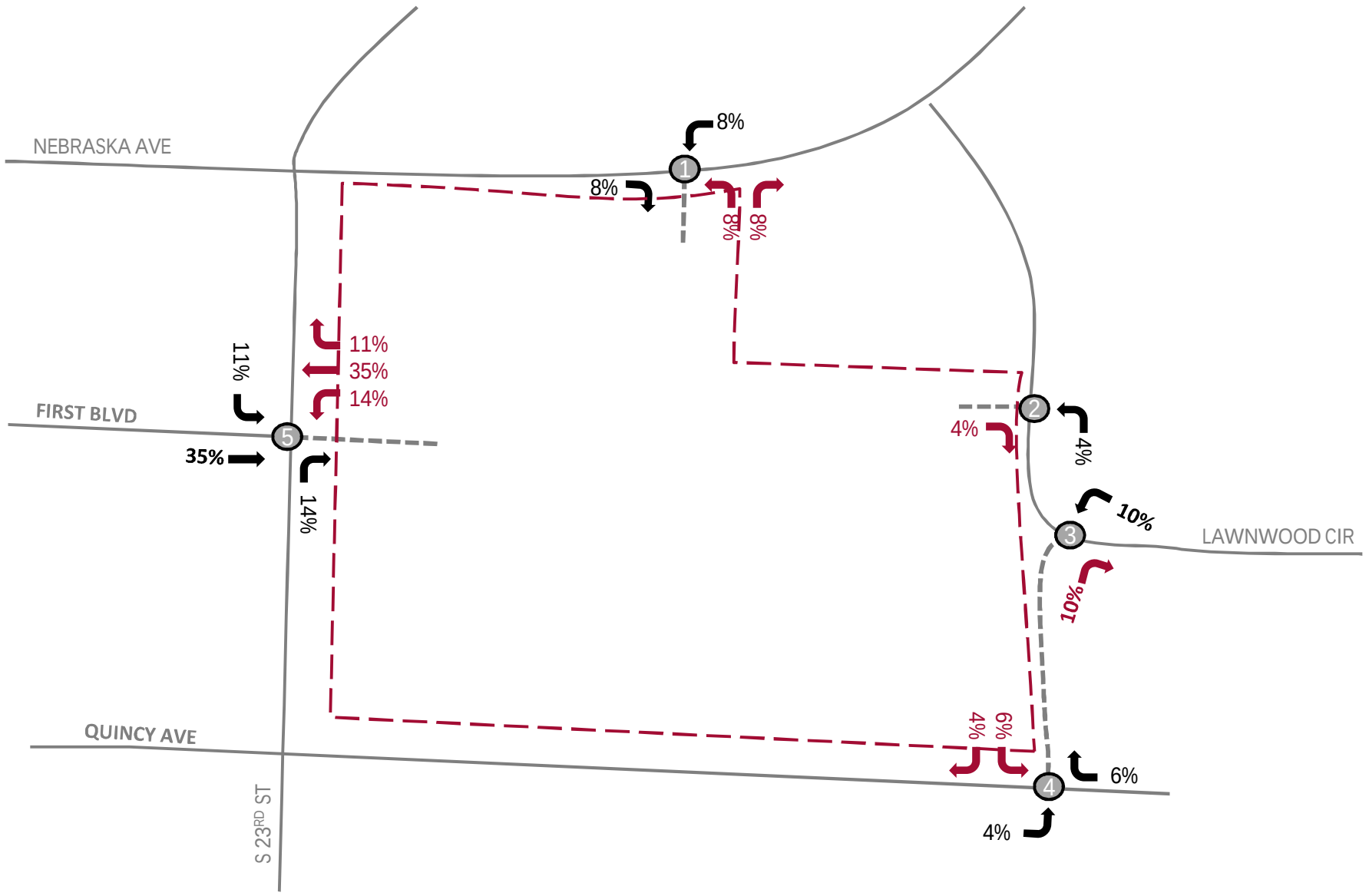
FIGURE 3
TRAFFIC OUTBOUND ASSIGNMENT
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn

SITE ACCESS

Access to the site includes existing full-access driveways on S 23rd Street, Nebraska Avenue, and Lawnwood Circle. A full-access driveway connection is proposed on Quincy Avenue.

Figure 4 illustrates the driveway assignment and *Figure 5* illustrates the AM peak hour and PM peak hour driveway volumes at the project site.



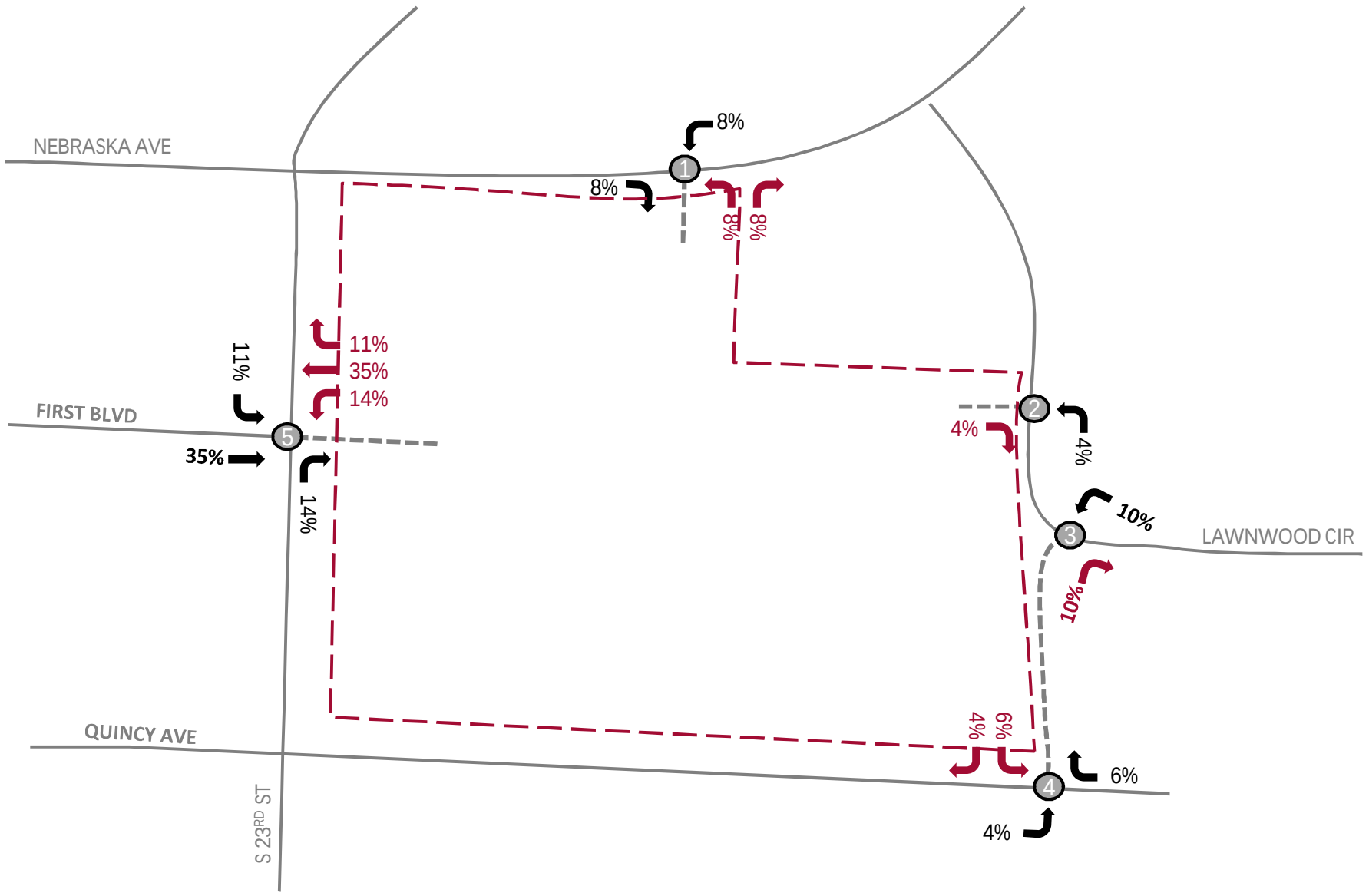
NORTH

LEGEND

XX (XX) AM (PM) INBOUND VOLUME
XX (XX) AM (PM) OUTBOUND VOLUME

FIGURE 5
PROJECT DRIVEWAY VOLUMES
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn



LEGEND

XX (XX) AM (PM) INBOUND ASSIGNMENT
XX (XX) AM (PM) OUTBOUND ASSIGNMENT

FIGURE 4
PROJECT DRIVEWAY ASSIGNMENT
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn

ROADWAY SEGMENT ANALYSIS

The roadway segments within the one-mile influence area were analyzed and are summarized in *Table 2*. 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 13th Street from Nebraska Avenue to Georgia Avenue

PM Peak Hour

- S 13th Street from Nebraska Avenue to Georgia Avenue

The future traffic volume on each significantly impacted roadway segment was analyzed in comparison to its 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 2*, none of the significantly impacted roadway links are over capacity; therefore, no improvements are required.

Link volumes are included in *Appendix B.*

Table 2: Peak Direction Roadway Segment Analysis

Roadway		Existing		Peak Hour Project Traffic							Existing Base Peak Hour			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	Growth Rate [1]	Background Growth	Committed PHPD Volume	2024 Background Traffic	2024 Total Traffic	Over Capacity?
AM PEAK DIRECTION																			
Okeechobee Rd																			
S 35th Street	S 25th Street	4LD	1,630	12%	i	6	3	6	0.37%	No	724	C	2016	1.31%	76	0	800	806	
S 25th Street	Georgia Avenue	4LD	1,630	0%	o	0	0	0	0.00%	No	719	C	2016	1.31%	75	12	794	794	
Virginia Avenue																			
S 35th Street	S 25th Street	6LD	3,020	20%	i	9	4	9	0.30%	No	905	C	2017	0.93%	59	12	964	973	
S 25th Street	S 23rd Street	6LD	3,020	11%	o	2	5	5	0.17%	No	834	C	2017	0.93%	55	5	889	894	
S 23rd Street	S 13th Street	6LD	3,020	19%	o	4	9	9	0.30%	No	834	C	2017	0.82%	48	5	882	891	
S 13th Street	Sunrise Blvd	6LD	3,170	26%	o	6	12	12	0.74%	No	1,075	C	2017	0.85%	64	5	1,139	1,151	
S 25th Street																			
Cortez Blvd	Virginia Ave	5L	2,000	5%	i	2	1	2	0.10%	No	1,341	C	2019	0.50%	34	53	1,394	1,396	
Virginia Ave	Quincy Ave	5L	2,000	36%	i	17	8	17	0.85%	No	930	C	2017	1.88%	122	65	1,052	1,069	
Quincy Ave	First Blvd	5L	2,000	SB 2% In, NB 28% In, SB 28% out, NB 2% out		13	7	13	0.65%	No	930	C	2017	1.88%	122	65	1,052	1,065	
First Blvd	Nebraska Ave	5L	2,000	SB 17% In, NB 8% In, SB 8% out, NB 15% out		7	10	10	0.50%	No	930	C	2017	1.88%	122	65	1,052	1,062	
Nebraska Ave	Okeechobee Rd	5L	2,000	27%	o	6	12	12	0.60%	No	930	C	2017	1.88%	122	65	1,052	1,064	
Okeechobee Rd	Georgia Avenue	5L	1,630	15%	o	3	7	7 0	0.43%	No	1,037	D	2017	3.02%	219	50	1,256	1,263	
S 13th Street																			
Virginia Ave	Quincy Ave	2L	750	8%	i	4	2	4	0.53%	No	369	C	2016	0.60%	18	33	402	406	
Quincy Ave	Nebraska Ave	2L	750	2%	o	0	1	1	0.13%	No	369	C	2016	0.60%	18	33	402	403	
Nebraska Ave	Georgia Avenue	2L	760	20%	o	4	9	9	1.18%	Yes	369	C	2016	0.60%	18	22	391	400	No
Georgia Avenue																			
S 25th Street	Okeechobee Rd	2L	600	0%	i	0	0	0	0.00%	No	294	C	2016	3.71%	87	0	381	381	
Okeechobee Rd	S 21st Street	2L	750	0%	i	0	0	0	0.00%	No	294	C	2016	3.71%	87	0	381	381	
S 21st Street	S 13th Street	2L	750	1%	o	0	0	0	0.00%	No	273	C	2016	3.71%	81	0	354	354	
S 13th Street	US 1	2L	600	7%	o	2	3	3	0.50%	No	154	C	2016	7.18%	89	0	243	246	
PM PEAK DIRECTION																			
Okeechobee Rd																			
S 35th Street	S 25th Street	4LD	1,630	12%	i	3	6	6	0.37%	No	727	C	2016	1.31%	76	0	803	809	
S 25th Street	Georgia Avenue	4LD	1,630	0%	o	0	0	0 0	0.00%	No	674	C	2016	1.31%	71	7	745	745	
Virginia Avenue																			
S 35th Street	S 25th Street	6LD	3,020	20%	i	5	11	11	0.36%	No	951	C	2017	0.93%	62	7	1,013	1,024	
S 25th Street	S 23rd Street	6LD	3,020	11%	o	6	3	6	0.20%	No	935	C	2017	0.93%	61	3	996	1,002	
S 23rd Street	S 13th Street	6LD	3,020	19%	o	10	5	10	0.33%	No	935	C	2017	0.82%	54	3	989	999	
S 13th Street	Sunrise Blvd	6LD	3,170	26%	o	14	6	14 0	0.44%	No	1,175	C	2017	0.85%	70	3	1,245	1,259	
S 25th Street																			
Cortez Blvd	Virginia Ave	5L	2,000	5%	i	1	3	3	0.15%	No	1,410	C	2019	0.50%	35	33	1,445	1,448	
Virginia Ave	Quincy Ave	5L	2,000	36%	i	9	19	19	0.95%	No	904	C	2017	1.88%	119	50	1,023	1,042	
Quincy Ave	First Blvd	5L	2,000	SB 2% In, NB 28% In, SB 28% out, NB 2% out		8	15	15	0.75%	No	904	C	2017	1.88%	119	50	1,023	1,038	
First Blvd	Nebraska Ave	5L	2,000	SB 17% In, NB 8% In, SB 8% out, NB 15% out		10	8	10	0.50%	No	904	C	2017	1.88%	119	50	1,023	1,033	
Nebraska Ave	Okeechobee Rd	5L	2,000	27%	o	14	6	14	0.70%	No	904	C	2017	1.88%	119	50	1,023	1,037	
Okeechobee Rd	Georgia Avenue	5L	1,630	15%	o	8	4	8	0.49%	No	985	D	2017	3.02%	208	41	1,193	1,201	
S 13th Street																			
Virginia Ave	Quincy Ave	2L	750	8%	i	2	4	4	0.53%	No	425	C	2016	0.60%	20	32	457	461	
Quincy Ave	Nebraska Ave	2L	750	2%	o	1	0	1	0.13%	No	425	C	2016	0.60%	20	32	457	458	
Nebraska Ave	Georgia Avenue	2L	760	20%	o	11	5	11	1.45%	Yes	425	C	2016	0.60%	20	21	446	457	No
Georgia Avenue																			
S 25th Street	Okeechobee Rd	2L	600	0%	i	0	0	0	0.00%	No	303	C	2016	3.71%	90	0	393	393	
Okeechobee Rd	S 21st Street	2L	750	0%	i	0	0	0	0.00%	No	303	C	2016	3.71%	90	0	393	393	
S 21st Street	S 13th Street	2L	750	1%	o	1	0	1	0.13%	No	277	C	2016	3.71%	82	0	359	360	
S 13th Street	US 1	2L	600	7%	o	4	2	4	0.67%	No	158	C	2016	7.18%	91	0	249	253	

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

[1] Growth rates were applied to each roadway segment.

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 under existing (2019), background (2024), and future total (2024) conditions:

- S 25th Street & Virginia Avenue (Signalized)
- S 13th Street & Virginia Avenue (Signalized)
- S 25th Street & Okeechobee Road (Signalized)
- S 25th Street & Quincy Avenue (Unsignalized)
- S 25th Street & First Boulevard (Unsignalized)
- S 25th Street & Nebraska Avenue (Unsignalized)
- S 13th Street & Nebraska Avenue (Unsignalized)

These analyses use the methodologies outline in the *Highway Capacity Manual, 6th Edition* in order to determine the overall intersection level of service and delay.

Raw turning movement volumes from both the AM peak hour and PM peak hour were adjusted using the FDOT peak season correction factor to reflect peak season conditions. A 5-year growth rate was calculated based on the 2013 and 2018 volumes published by FDOT to determine the growth rate on each segment. The roadway segments that did not have data provided by FDOT or St Lucie County used a calculated area-wide growth rate (1.31%). For roadway links with growth rates calculated as less than 0.5%, a 0.5% growth rate was applied instead. City of Fort Pierce Traffic Impact Analysis guidelines, background traffic was projected to five years in the future, or 2024. Background traffic was combined with project traffic to determine the total future 2024 volumes expected at the study intersection.

Table 3 and *Table 4* summarizes the levels of service (LOS)/delay and 95th percentile queue during the AM and PM peak hour under existing conditions, respectively. *Table 5* and *Table 6* summarizes the levels of service (LOS)/delay and 95th percentile queue during the AM and PM peak hour under background conditions, respectively. *Table 7* and *Table 8* summarizes the levels of service (LOS)/delay and 95th percentile queue during the AM and PM peak hour under future total conditions, respectively.

As shown in *Table 7* all the signalized intersections operate at LOS E or better during the AM and PM peak hour under future total conditions with the exception of the southbound movement during

the PM peak hour and the northbound movement during the AM peak hour at the intersection of S 25th Street & Virginia Avenue, the southbound movement during the AM peak hour at the intersection of S 25th Street & Okeechobee Road, and the westbound movement at the intersection of S 25th Street & Nebraska Avenue during the PM peak hour. Signal optimization was performed for the intersection of S 25th Street & Virginia Avenue during the PM peak hour under future total conditions since the overall intersection was projected to operate at LOS F. The signal optimization resulted in the intersection operating with less delay than existing conditions. The deficiencies at the two other intersections are due to background growth and committed developments and are not caused by the project traffic. The 95th percentile queue lengths that exceed their given storage under future total conditions are exceeded under background conditions. With the signal optimization at S 25th Street & Virginia Avenue during the PM peak hour under future total conditions, the southbound left queue length decreased from 299 feet during the background conditions to 282 feet under future total conditions. It is recommended that the southbound left-turn lane be restriped to accommodate the one (1) additional vehicle between the background queue length and the future total queue length.

Figure 5 illustrates the turning movement and roadway volumes of the project traffic

Signal timing, AADT data and trend growth-rate worksheets are included in *Appendix C*. Committed developments are included in *Appendix D.* The volume development worksheets for the study intersections are included in *Appendix E*. Synchro output sheets are included in *Appendix F*.

Table 3: Existing Intersection LOS and Delay

Intersection	Type	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
S 25th Street & Virginia Avenue	Signalized	EB	47.7	D	49.0	D
		WB	50.0	D	44.4	D
		NB	73.4	E	69.4	E
		SB	49.2	D	116.5	F
		Overall	56.3	E	70.8	E
S 13th Street & Virginia Avenue	Signalized	EB	11.2	B	14.0	B
		WB	14.2	B	16.4	B
		NB	61.5	E	59.4	E
		SB	47.5	D	46.8	D
		Overall	20.0	C	20.8	C
S 25th Street & Okeechobee Road	Signalized	EB	42.7	D	35.4	D
		WB	31.1	C	34.2	C
		NB	32.9	C	44.1	D
		SB	52.1	D	58.8	E
		Overall	41.1	D	45.0	D
S 25th Street & Quincy Avenue	Unsignalized	EB				
		WB	18.4	C	19.1	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & First Boulevard	Unsignalized	EB				
		WB	21.3	C	21.8	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & Nebraska Avenue	Unsignalized	EB				
		WB	21.9	C	29.3	D
		NB				
		SB				
		Overall	-	-	-	-
S 13th Street & Nebraska Avenue	Unsignalized	EB	13.4	B	12.2	B
		WB				
		NB				
		SB				
		Overall	-	-		

Table 4: Existing Intersection 95th Percentile Queue

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
S 25th Street & Virginia Avenue								
Provided Storage	325		525	200			185	
AM Peak Hour	325		187	147			224	
PM Peak Hour	217		369	30			268	
S 13th Street & Virginia Avenue								
Provided Storage	200		200		50	25	175	25
AM Peak Hour	35		6		39	0	212	44
PM Peak Hour	56		15		20	0	273	47
S 25th Street & Okeechobee Road								
Provided Storage	225		200		225		200	
AM Peak Hour	108		84		80		33	
PM Peak Hour	184		154		145		43	
S 25th Street & Quincy Avenue								
Provided Storage								
AM Peak Hour			20				10	
PM Peak Hour			10				3	
S 25th Street & First Boulevard								
Provided Storage			175					
AM Peak Hour			15	8			13	
PM Peak Hour			33	13			3	
S 25th Street & Nebraska Avenue								
Provided Storage			275					
AM Peak Hour			25	10			13	
PM Peak Hour			73	22			8	
S 13th Street & Nebraska Avenue								
Provided Storage								
AM Peak Hour	5	15			8			
PM Peak Hour	5	13			10			

Table 5: Background Intersection LOS and Delay

Intersection	Type	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
S 25th Street & Virginia Avenue	Signalized	EB	50.0	D	55.7	E
		WB	53.7	D	48.3	D
		NB	97.1	F	79.1	E
		SB	52.3	D	132.7	F
		Overall	65.7	E	80.7	F
S 13th Street & Virginia Avenue	Signalized	EB	11.7	B	14.3	B
		WB	15.0	B	17.0	B
		NB	61.7	E	59.5	E
		SB	47.6	D	47.5	D
		Overall	20.5	C	21.3	C
S 25th Street & Okeechobee Road	Signalized	EB	26.4	C	41.0	D
		WB	22.2	C	39.0	D
		NB	38.8	D	43.9	D
		SB	85.1	F	67.4	E
		Overall	49.3	D	49.9	D
S 25th Street & Quincy Avenue	Unsignalized	EB				
		WB	20.8	C	21.3	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & First Boulevard	Unsignalized	EB				
		WB	24.2	C	25.7	D
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & Nebraska Avenue	Unsignalized	EB				
		WB	30.7	D	65.4	F
		NB				
		SB				
		Overall	-	-	-	-
S 13th Street & Nebraska Avenue	Unsignalized	EB	14.6	B	13.6	B
		WB				
		NB				
		SB				
		Overall	-	-	-	-

Table 6: Background Intersection 95th Percentile Queue

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
S 25th Street & Virginia Avenue								
Provided Storage	325		525	200			185	
AM Peak Hour	353		205	161			263	
PM Peak Hour	235		410	40			268	
S 13th Street & Virginia Avenue								
Provided Storage	200		200		50	25	175	25
AM Peak Hour	37		6		41	0	222	46
PM Peak Hour	54		16		19	0	299	48
S 25th Street & Okeechobee Road								
Provided Storage	225		200		225		200	
AM Peak Hour	115		90		92		37	
PM Peak Hour	201		173		170		48	
S 25th Street & Quincy Avenue								
Provided Storage								
AM Peak Hour			25				13	
PM Peak Hour			13				3	
S 25th Street & First Boulevard								
Provided Storage			175					
AM Peak Hour			20	8			15	
PM Peak Hour			43	13			3	
S 25th Street & Nebraska Avenue								
Provided Storage			275					
AM Peak Hour			58	18			15	
PM Peak Hour			180	38			13	
S 13th Street & Nebraska Avenue								
Provided Storage								
AM Peak Hour	5	25			15			
PM Peak Hour	25	18			5			

Table 7: Future Total Intersection LOS and Delay

Intersection	Type	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
S 25th Street & Virginia Avenue	Signalized	EB	50.5	D	55.7	E
		WB	55.0	E	48.3	D
		NB	97.6	F	79.1	E
		SB	52.5	D	132.7	F
		Overall	66.2	E	80.7	F
S 25th Street & Virginia Avenue - Optimized Signal Timing	Signalized	EB			67.6	E
		WB			55.1	E
		NB			52.3	D
		SB			74.3	E
		Overall			62.9	E
S 13th Street & Virginia Avenue	Signalized	EB	11.7	B	14.4	B
		WB	15.1	B	17.0	B
		NB	61.7	E	59.5	E
		SB	47.6	D	47.9	D
		Overall	20.6	C	21.4	C
S 25th Street & Okeechobee Road	Signalized	EB	25.8	C	41.5	D
		WB	21.7	C	39.3	D
		NB	38.9	D	44.1	D
		SB	87.3	F	67.8	E
		Overall	49.9	D	50.3	D
S 25th Street & Quincy Avenue	Unsignalized	EB				
		WB	21.9	C	22.6	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & First Boulevard	Unsignalized	EB				
		WB	25.6	D	28.3	D
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & Nebraska Avenue	Unsignalized	EB				
		WB	32.3	D	71.8	F
		NB				
		SB				
		Overall	-	-	-	-
S 13th Street & Nebraska Avenue	Unsignalized	EB	14.8	B	14.0	B
		WB				
		NB				
		SB				
		Overall	-	-	-	-

Table 8: Future Total Intersection 95th Percentile Queue

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
S 25th Street & Virginia Avenue								
Provided Storage	325		525	200			185	
AM Peak Hour	370		204	165			268	
PM Peak Hour	235		413	45			369	
PM Optimized	277		450	60			282	
S 13th Street & Virginia Avenue								
Provided Storage	200		200		50	25	175	25
AM Peak Hour	37		6		41	0	225	46
PM Peak Hour	54		16		19	0	310	48
S 25th Street & Okeechobee Road								
Provided Storage	225		200		225		200	
AM Peak Hour	115		90		95		37	
PM Peak Hour	202		173		177		48	
S 25th Street & Quincy Avenue								
Provided Storage								
AM Peak Hour			28				13	
PM Peak Hour			15				3	
S 25th Street & First Boulevard								
Provided Storage			175					
AM Peak Hour			23	10			18	
PM Peak Hour			55	15			5	
S 25th Street & Nebraska Avenue								
Provided Storage			275					
AM Peak Hour			63	18			15	
PM Peak Hour			193	40			13	
S 13th Street & Nebraska Avenue								
Provided Storage								
AM Peak Hour	5	28			15			
PM Peak Hour	30	18			5			

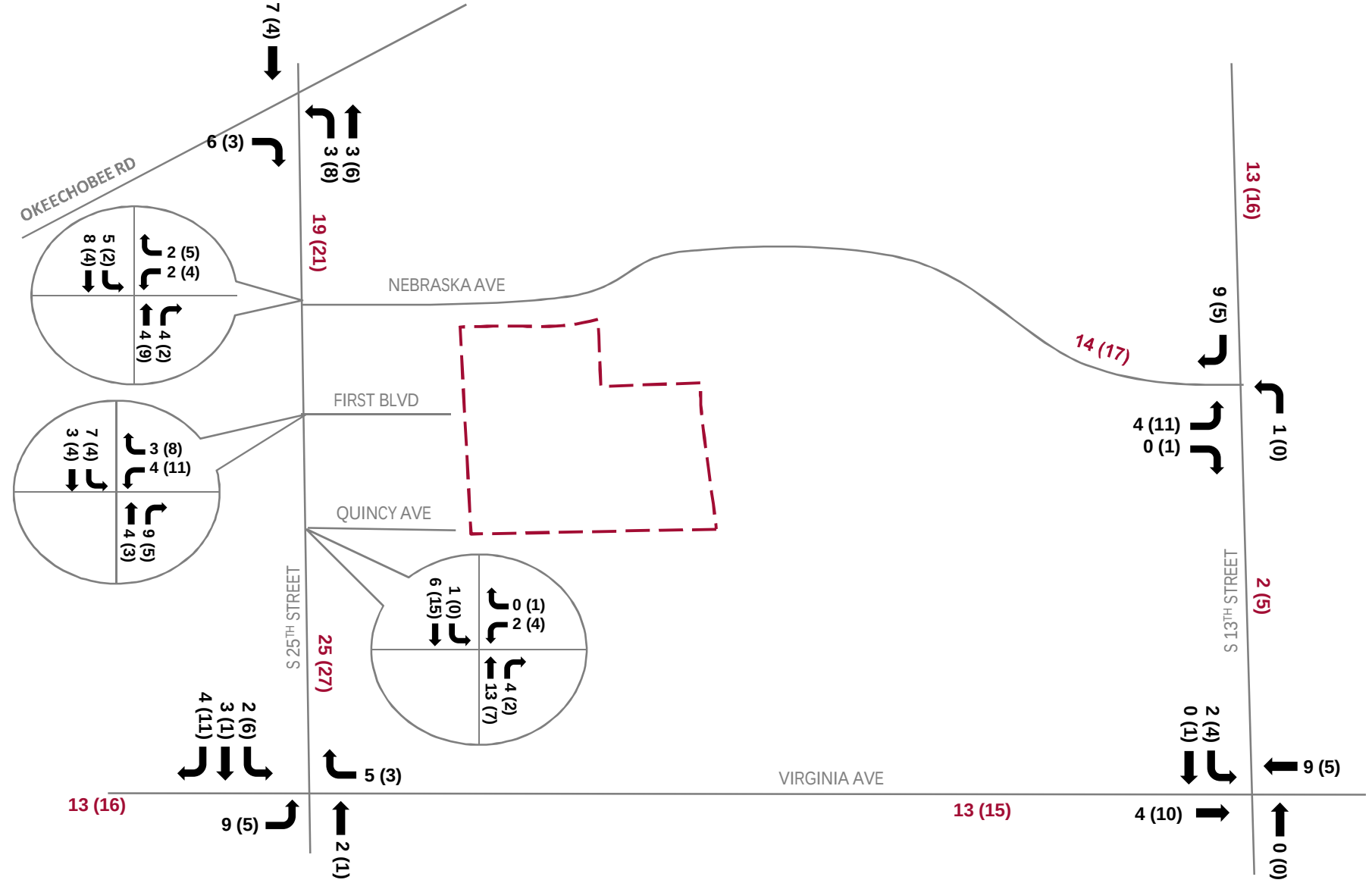


FIGURE 6
PROJECT DRIVEWAY VOLUMES
LAWNWOOD REGIONAL MEDICAL CENTER
KH 140011001

Kimley»Horn

CONCLUSION

It is proposed to expand the existing Lawnwood Regional Medical Center located at 1700 South 23rd Street in Fort Pierce, Florida. Based on the analysis undertaken, the roadway links are sufficient to accommodate the project traffic during the AM and PM peak hours.

An intersection analysis was conducted at the signalized and unsignalized intersections surrounding the project site. Based on the intersection analysis, the existing geometry at the study intersections are anticipated to be sufficient to accommodate future traffic in 2024, including committed developments and project traffic with the exception of S 25th Street & Virginia Avenue, S 25th Street & Okeechobee Road, and the westbound movement at S 25th Street & Nebraska Avenue. With signal optimization at the intersection of S 25th Street & Virginia Avenue during the PM peak hour under future total conditions, the intersection will operate at LOS E or better. It is recommended to restripe the southbound left-turn lane because the project traffic adds one (1) additional vehicle to the queue. The failing LOS at the other intersections are due to background traffic and are not caused by the project traffic; therefore, no mitigations are proposed.

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

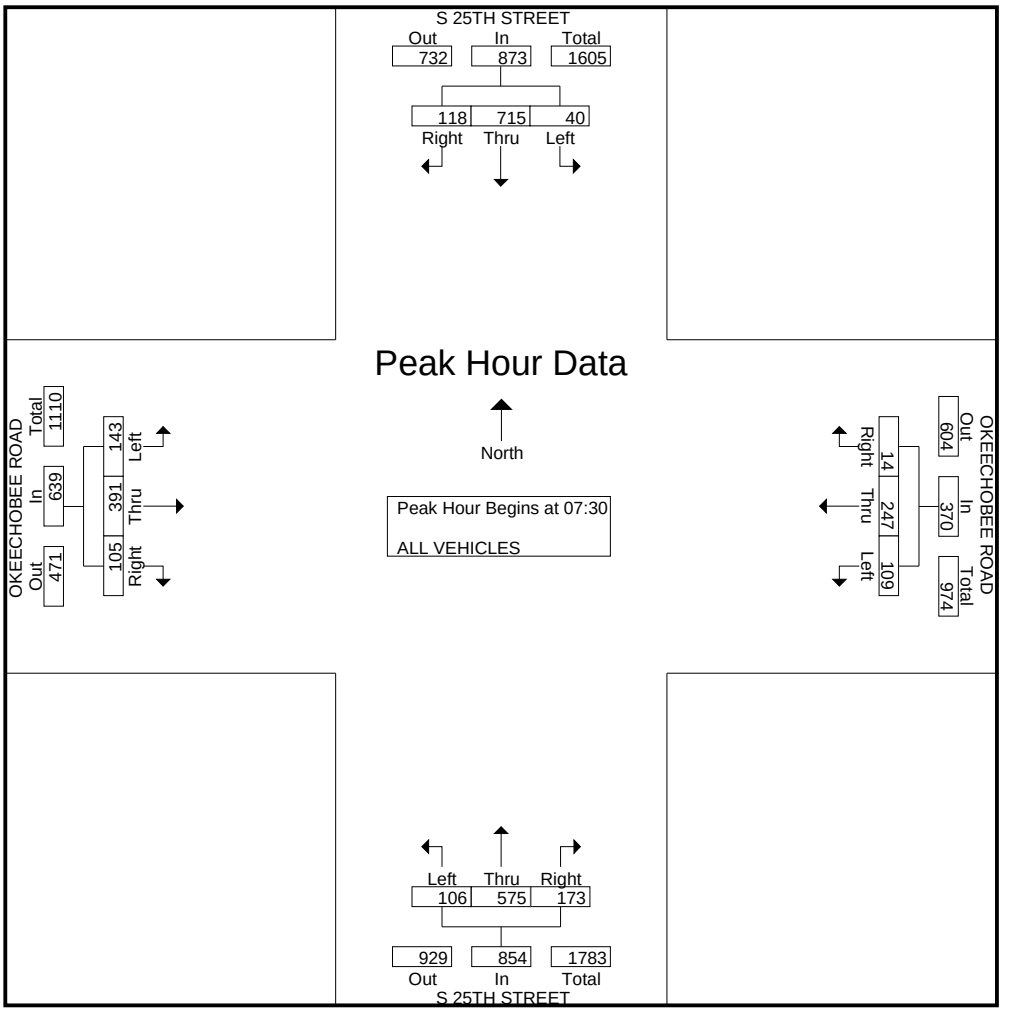
	S 25TH STREET From North				OKEECHOBEE ROAD From East				S 25TH STREET From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	5	135	26	0	26	49	2	0	19	162	24	0	37	40	9	534
07:15	0	6	159	33	0	25	50	4	0	24	162	35	0	37	52	14	601
07:30	0	5	177	35	0	26	46	1	0	30	158	37	0	28	74	27	644
07:45	0	11	186	28	2	26	62	4	0	27	171	50	0	38	95	30	730
Total	0	27	657	122	2	103	207	11	0	100	653	146	0	140	261	80	2509
08:00	0	13	197	33	1	27	75	6	0	24	115	45	0	37	124	25	722
08:15	0	11	155	22	0	27	64	3	0	25	131	41	1	39	98	23	640
08:30	0	18	152	18	2	28	48	3	0	23	106	41	1	36	49	12	537
08:45	0	11	164	19	1	27	71	3	0	21	97	26	0	25	63	23	551
Total	0	53	668	92	4	109	258	15	0	93	449	153	2	137	334	83	2450
16:00	0	7	162	24	0	42	76	7	0	29	137	49	1	30	73	16	653
16:15	0	10	155	29	3	41	84	3	0	31	151	32	1	37	82	26	685
16:30	0	10	160	23	0	44	88	2	0	32	141	48	1	44	51	18	662
16:45	0	7	171	25	0	28	112	3	0	36	154	31	1	42	78	31	719
Total	0	34	648	101	3	155	360	15	0	128	583	160	4	153	284	91	2719
17:00	0	13	182	43	0	46	112	3	0	33	166	39	0	39	75	34	785
17:15	0	12	194	37	1	28	96	5	0	24	162	41	0	42	93	25	760
17:30	0	9	194	35	0	36	80	2	0	33	157	33	0	43	111	22	755
17:45	0	6	157	26	0	33	66	5	0	22	148	25	1	28	98	16	631
Total	0	40	727	141	1	143	354	15	0	112	633	138	1	152	377	97	2931
Grand Total	0	154	2700	456	10	510	1179	56	0	433	2318	597	7	582	1256	351	10609
Apprch %	0	4.7	81.6	13.8	0.6	29.1	67.2	3.2	0	12.9	69.2	17.8	0.3	26.5	57.2	16	
Total %	0	1.5	25.5	4.3	0.1	4.8	11.1	0.5	0	4.1	21.8	5.6	0.1	5.5	11.8	3.3	

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

S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					OKEECHOBEE ROAD From East					S 25TH STREET From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	5	177	**35**	217	0	26	46	1	73	0	**30**	158	37	225	0	28	74	27	129	644
07:45	0	11	186	28	225	**2**	26	62	4	94	0	27	**171**	**50**	**248**	0	38	95	**30**	163	**730**
08:00	0	**13**	**197**	33	**243**	1	**27**	**75**	**6**	**109**	0	24	115	45	184	0	37	**124**	25	**186**	722
08:15	0	11	155	22	188	0	27	64	3	94	0	25	131	41	197	**1**	**39**	98	23	161	640
Total Volume	0	40	715	118	873	3	106	247	14	370	0	106	575	173	854	1	142	391	105	639	2736
% App. Total	0	4.6	81.9	13.5		0.8	28.6	66.8	3.8		0	12.4	67.3	20.3		0.2	22.2	61.2	16.4		
PHF	.000	.769	.907	.843	.898	.375	.981	.823	.583	.849	.000	.883	.841	.865	.861	.250	.910	.788	.875	.859	.937

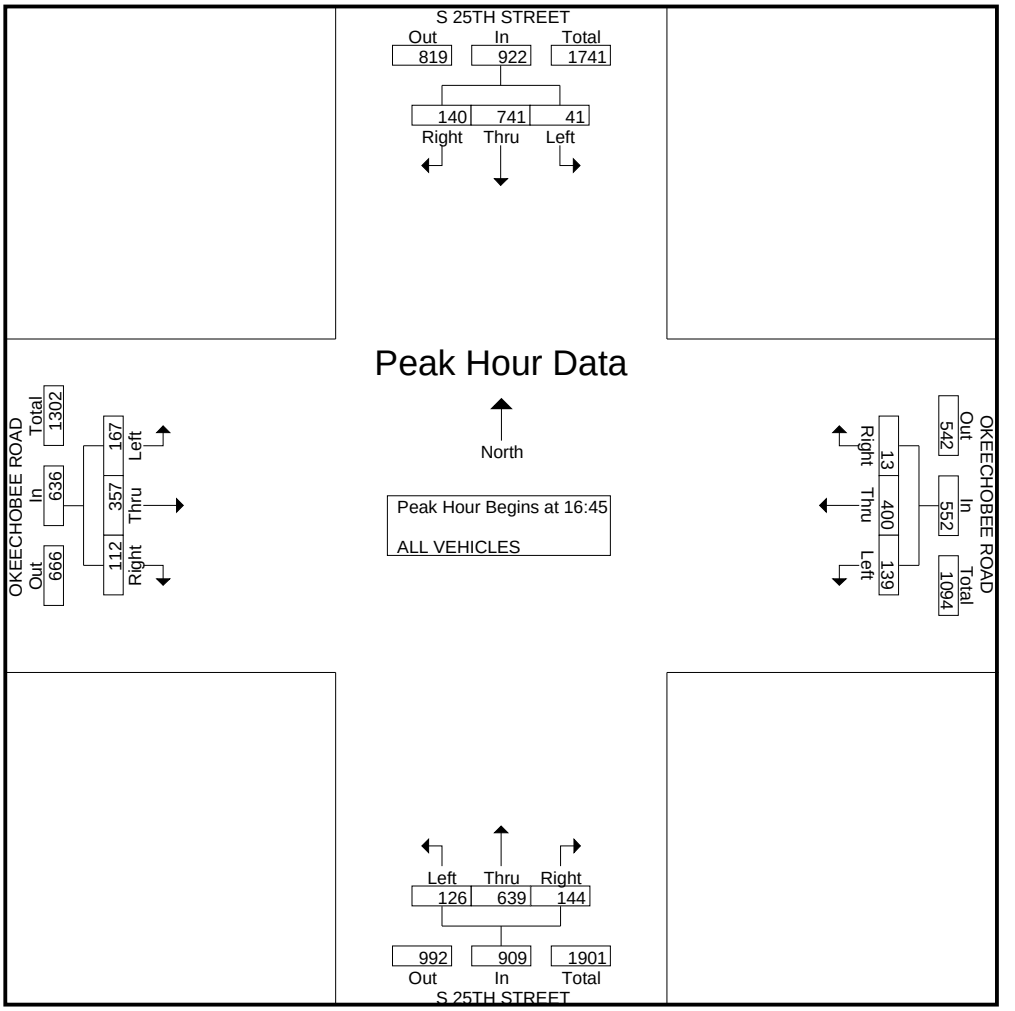


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					OKEECHOBEE ROAD From East					S 25TH STREET From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	7	171	25	203	0	28	**112**	3	143	0	**36**	154	31	221	**1**	42	78	31	152	719
17:00	0	**13**	182	**43**	238	0	**46**	112	3	**161**	0	33	**166**	39	**238**	0	39	75	**34**	148	**785**
17:15	0	12	**194**	37	**243**	**1**	28	96	**5**	130	0	24	162	**41**	227	0	42	93	25	160	760
17:30	0	9	194	35	238	0	36	80	2	118	0	33	157	33	223	0	**43**	**111**	22	**176**	755
Total Volume	0	41	741	140	922	1	138	400	13	552	0	126	639	144	909	1	166	357	112	636	3019
% App. Total	0	4.4	80.4	15.2		0.2	25	72.5	2.4		0	13.9	70.3	15.8		0.2	26.1	56.1	17.6		
PHF	.000	.788	.955	.814	.949	.250	.750	.893	.650	.857	.000	.875	.962	.878	.955	.250	.965	.804	.824	.903	.961



Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				OKEECHOBEE ROAD From East				S 25TH STREET From South				OKEECHOBEE ROAD From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
08:00	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	3
16:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	0	0	1	0	0	0	0	0	0	0	0	0	1	0	2	0	4
Total	0	0	2	0	0	0	0	0	0	0	1	0	1	0	2	0	6
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:15	0	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	4
17:45	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
Total	0	0	1	0	0	0	1	0	1	0	2	0	1	0	1	0	7
Grand Total	1	0	4	0	0	0	1	0	2	0	3	0	2	0	3	0	16
Apprch %	20	0	80	0	0	0	100	0	40	0	60	0	40	0	60	0	
Total %	6.2	0	25	0	0	0	6.2	0	12.5	0	18.8	0	12.5	0	18.8	0	

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

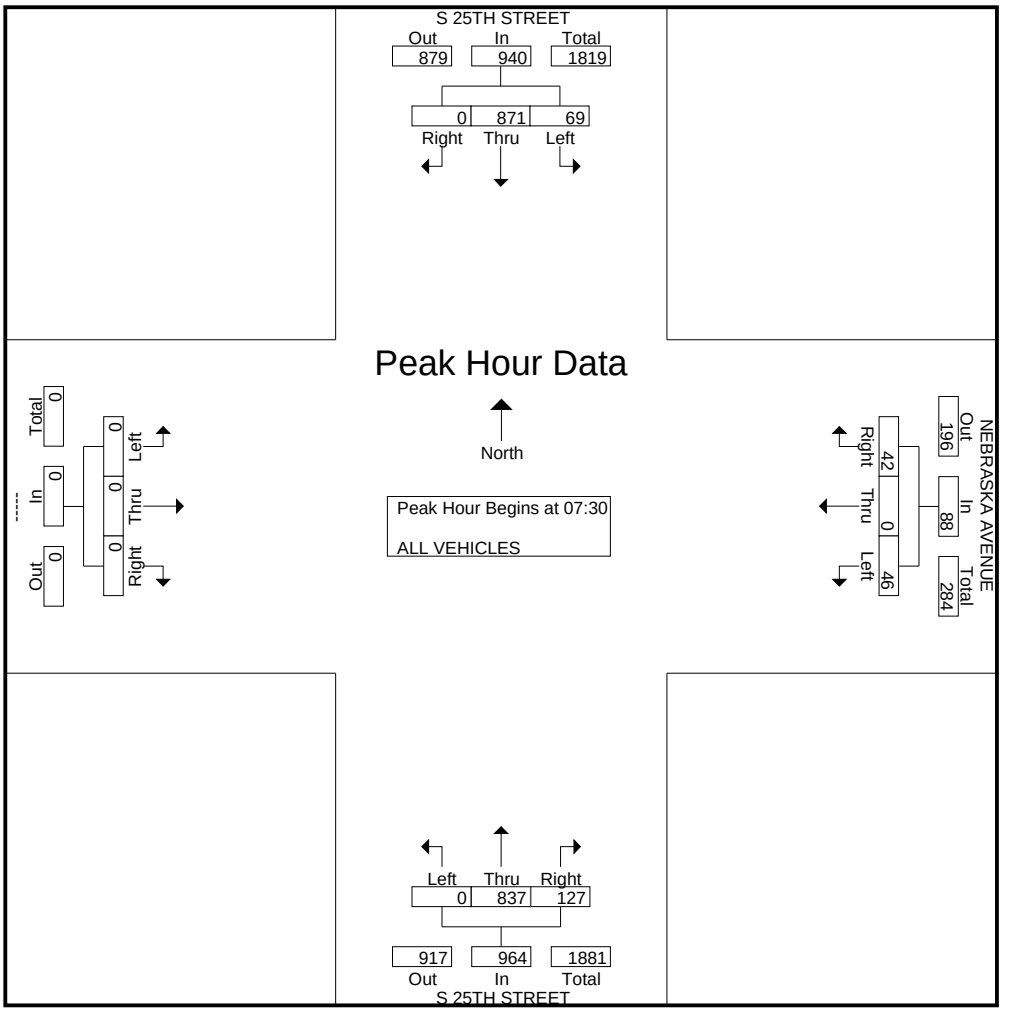
	S 25TH STREET From North				NEBRASKA AVENUE From East				S 25TH STREET From South				----- From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	17	146	0	0	17	0	16	0	0	204	12	0	0	0	0	412
07:15	0	18	187	0	0	10	0	7	0	0	217	18	0	0	0	0	457
07:30	0	13	215	0	0	9	0	16	0	0	204	26	0	0	0	0	483
07:45	0	17	216	0	0	10	0	11	0	0	245	19	0	0	0	0	518
Total	0	65	764	0	0	46	0	50	0	0	870	75	0	0	0	0	1870
08:00	0	23	242	0	1	13	0	9	0	0	185	38	0	0	0	0	511
08:15	0	16	198	0	0	13	0	6	0	0	203	44	0	0	0	0	480
08:30	0	22	181	0	0	13	0	20	0	0	158	26	0	0	0	0	420
08:45	0	22	178	0	0	13	0	13	0	0	132	26	0	0	0	0	384
Total	0	83	799	0	1	52	0	48	0	0	678	134	0	0	0	0	1795
16:00	0	13	203	0	0	20	0	23	0	0	186	26	0	0	0	0	471
16:15	0	12	213	0	0	12	0	26	0	0	197	21	0	0	0	0	481
16:30	0	9	212	0	0	25	0	17	0	0	202	22	0	0	0	0	487
16:45	0	11	216	0	0	28	0	33	0	0	194	13	0	0	0	0	495
Total	0	45	844	0	0	85	0	99	0	0	779	82	0	0	0	0	1934
17:00	0	11	250	0	0	23	0	20	0	0	223	14	0	0	0	0	541
17:15	0	18	229	0	1	23	0	19	0	0	216	14	0	0	0	0	520
17:30	0	17	231	0	0	18	0	18	0	0	214	10	0	0	0	0	508
17:45	0	7	207	0	0	12	0	16	0	0	191	8	0	0	0	0	441
Total	0	53	917	0	1	76	0	73	0	0	844	46	0	0	0	0	2010
Grand Total	0	246	3324	0	2	259	0	270	0	0	3171	337	0	0	0	0	7609
Apprch %	0	6.9	93.1	0	0.4	48.8	0	50.8	0	0	90.4	9.6	0	0	0	0	
Total %	0	3.2	43.7	0	0	3.4	0	3.5	0	0	41.7	4.4	0	0	0	0	

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

S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					NEBRASKA AVENUE From East					S 25TH STREET From South					----- From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	13	215	0	228	0	9	0	**16**	**25**	0	0	204	26	230	0	0	0	0	0	483
07:45	0	17	216	0	233	0	10	0	11	21	0	0	**245**	19	**264**	0	0	0	0	0	**518**
08:00	0	**23**	**242**	0	**265**	**1**	**13**	0	9	23	0	0	185	38	223	0	0	0	0	0	511
08:15	0	16	198	0	214	0	13	0	6	19	0	0	203	**44**	247	0	0	0	0	0	480
Total Volume	0	69	871	0	940	1	45	0	42	88	0	0	837	127	964	0	0	0	0	0	1992
% App. Total	0	7.3	92.7	0		1.1	51.1	0	47.7		0	0	86.8	13.2		0	0	0	0		
PHF	.000	.750	.900	.000	.887	.250	.865	.000	.656	.880	.000	.000	.854	.722	.913	.000	.000	.000	.000	.000	.961

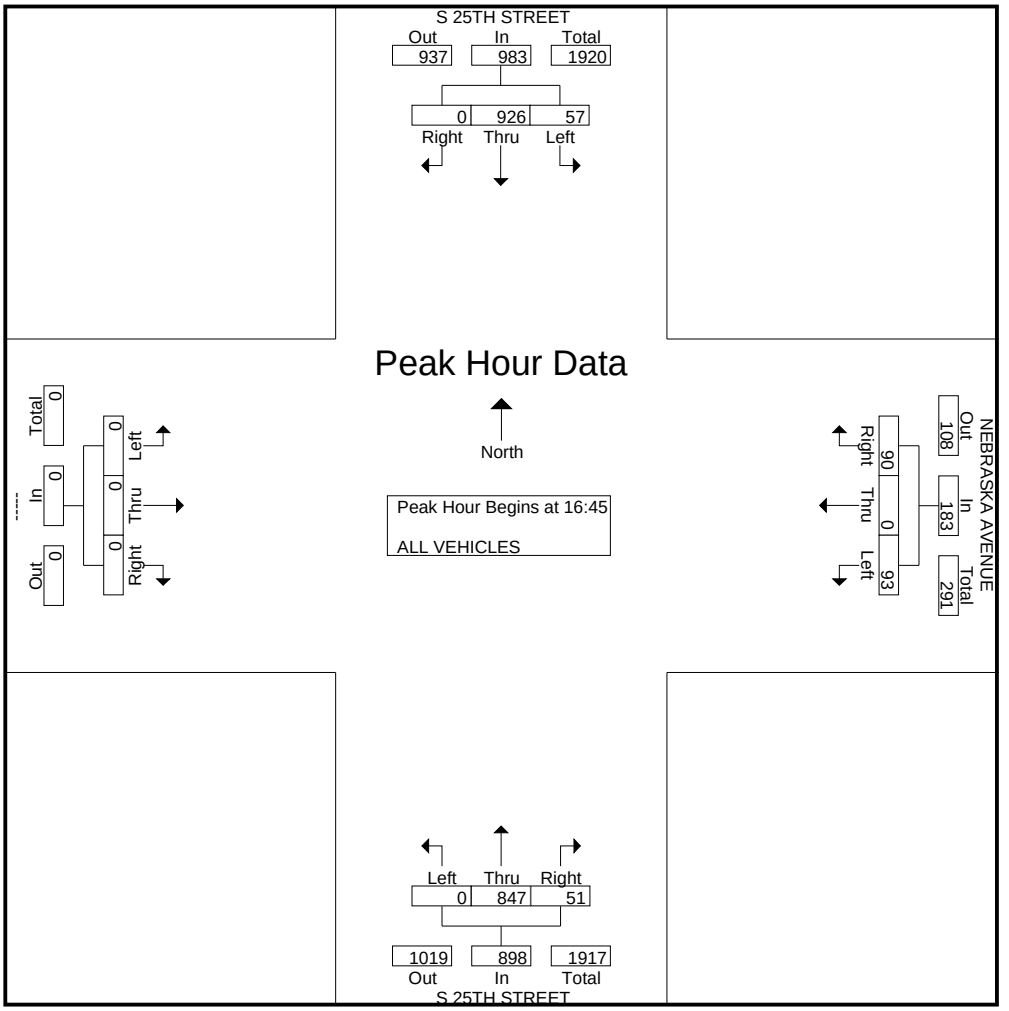


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					NEBRASKA AVENUE From East					S 25TH STREET From South					----- From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	11	216	0	227	0	**28**	0	**33**	**61**	0	0	194	13	207	0	0	0	0	0	495
17:00	0	11	**250**	0	**261**	0	23	0	20	43	0	0	**223**	**14**	**237**	0	0	0	0	0	**541**
17:15	0	**18**	229	0	247	**1**	23	0	19	43	0	0	216	14	230	0	0	0	0	0	520
17:30	0	17	231	0	248	0	18	0	18	36	0	0	214	10	224	0	0	0	0	0	508
Total Volume	0	57	926	0	983	1	92	0	90	183	0	0	847	51	898	0	0	0	0	0	2064
% App. Total	0	5.8	94.2	0		0.5	50.3	0	49.2		0	0	94.3	5.7		0	0	0	0		
PHF	.000	.792	.926	.000	.942	.250	.821	.000	.682	.750	.000	.000	.950	.911	.947	.000	.000	.000	.000	.000	.954



Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				NEBRASKA AVENUE From East				S 25TH STREET From South				----- From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
08:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	4
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
Grand Total	1	0	0	0	0	0	0	0	0	0	0	0	3	0	4	0	8
Apprch %	100	0	0	0	0	0	0	0	0	0	0	0	42.9	0	57.1	0	
Total %	12.5	0	0	0	0	0	0	0	0	0	0	0	37.5	0	50	0	

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

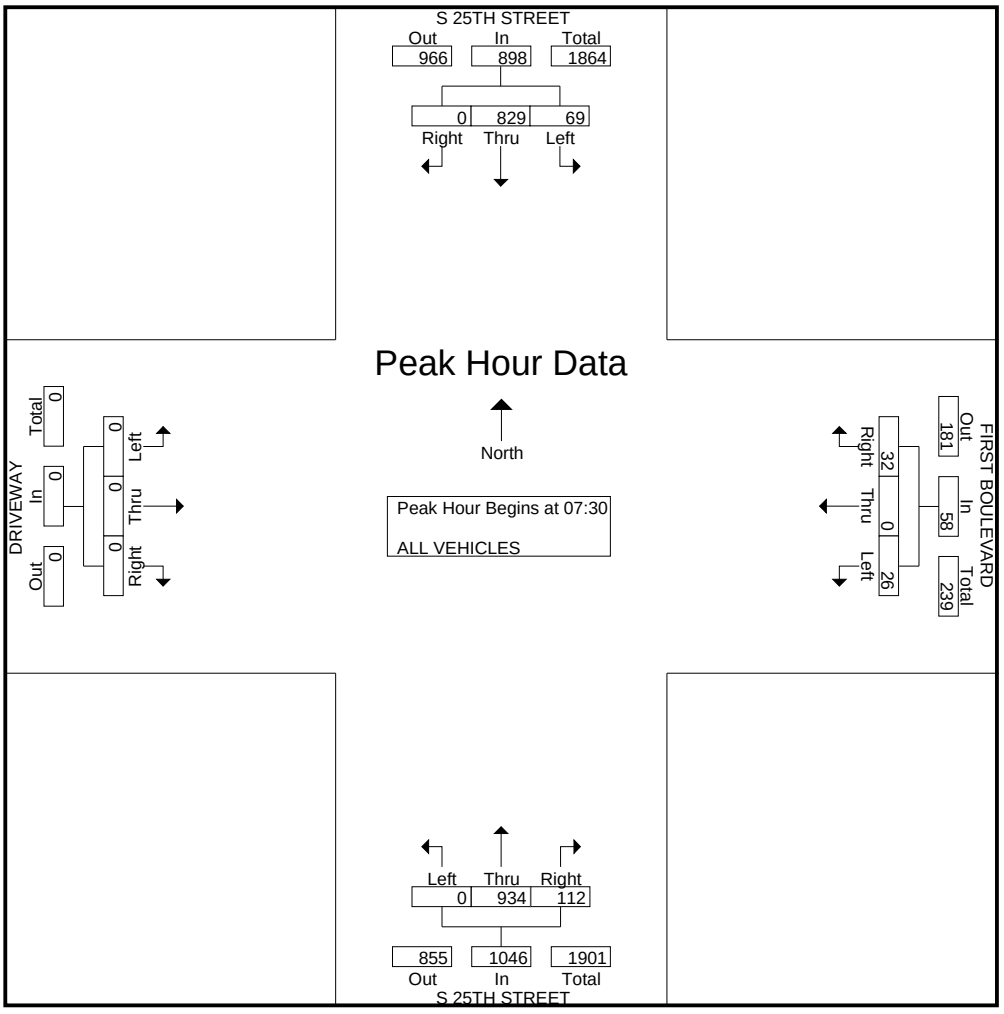
	S 25TH STREET From North				FIRST BOULEVARD From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	7	154	1	0	6	0	7	0	0	215	38	0	0	0	1	429
07:15	0	9	181	0	0	9	0	9	0	0	234	21	0	0	0	0	463
07:30	0	12	192	0	0	8	0	4	0	0	221	26	0	0	0	0	463
07:45	0	19	215	0	0	9	0	9	0	0	262	37	0	0	0	0	551
Total	0	47	742	1	0	32	0	29	0	0	932	122	0	0	0	1	1906
08:00	0	25	227	0	0	4	0	10	0	0	212	25	0	0	0	0	503
08:15	0	13	195	0	0	5	0	9	0	0	239	24	0	0	0	0	485
08:30	0	16	173	0	0	3	0	5	0	1	179	14	0	0	0	1	392
08:45	0	16	187	0	0	3	0	4	0	0	156	20	0	0	0	0	386
Total	0	70	782	0	0	15	0	28	0	1	786	83	0	0	0	1	1766
16:00	0	11	214	0	1	17	0	16	0	0	195	12	0	0	0	0	466
16:15	0	4	224	0	0	12	0	14	0	0	206	7	0	0	0	0	467
16:30	0	8	235	0	0	23	0	17	0	0	203	7	0	0	0	0	493
16:45	0	3	233	0	0	15	0	10	1	0	200	6	0	0	0	0	468
Total	0	26	906	0	1	67	0	57	1	0	804	32	0	0	0	0	1894
17:00	0	10	261	0	0	19	0	21	0	0	217	7	0	0	0	0	535
17:15	0	5	256	0	0	10	0	12	0	0	224	7	0	0	0	0	514
17:30	0	4	243	0	0	15	0	15	0	0	211	9	0	0	0	0	497
17:45	0	7	229	0	0	9	0	9	0	0	190	18	0	0	0	0	462
Total	0	26	989	0	0	53	0	57	0	0	842	41	0	0	0	0	2008
Grand Total	0	169	3419	1	1	167	0	171	1	1	3364	278	0	0	0	2	7574
Apprch %	0	4.7	95.3	0	0.3	49.3	0	50.4	0	0	92.3	7.6	0	0	0	100	
Total %	0	2.2	45.1	0	0	2.2	0	2.3	0	0	44.4	3.7	0	0	0	0	

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

S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					FIRST BOULEVARD From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	12	192	0	204	0	8	0	4	12	0	0	221	26	247	0	0	0	0	0	463
07:45	0	19	215	0	234	0	**9**	0	9	**18**	0	0	**262**	**37**	**299**	0	0	0	0	0	**551**
08:00	0	**25**	**227**	0	**252**	0	4	0	**10**	14	0	0	212	25	237	0	0	0	0	0	503
08:15	0	13	195	0	208	0	5	0	9	14	0	0	239	24	263	0	0	0	0	0	485
Total Volume	0	69	829	0	898	0	26	0	32	58	0	0	934	112	1046	0	0	0	0	0	2002
% App. Total	0	7.7	92.3	0		0	44.8	0	55.2		0	0	89.3	10.7		0	0	0	0		
PHF	.000	.690	.913	.000	.891	.000	.722	.000	.800	.806	.000	.000	.891	.757	.875	.000	.000	.000	.000	.000	.908

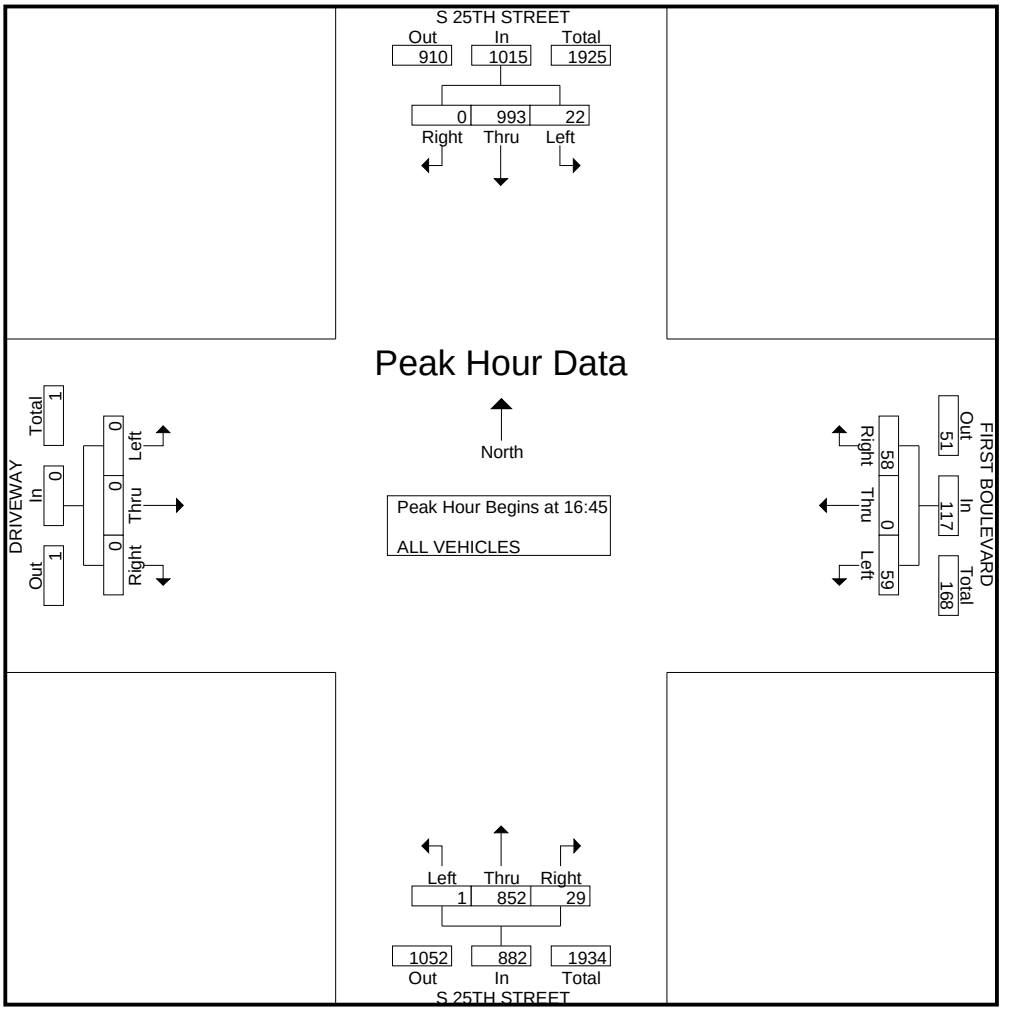


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					FIRST BOULEVARD From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	3	233	0	236	0	15	0	10	25	**1**	0	200	6	207	0	0	0	0	0	468
17:00	0	**10**	**261**	0	**271**	0	**19**	0	**21**	**40**	0	0	217	7	224	0	0	0	0	0	**535**
17:15	0	5	256	0	261	0	10	0	12	22	0	0	**224**	7	**231**	0	0	0	0	0	514
17:30	0	4	243	0	247	0	15	0	15	30	0	0	211	**9**	220	0	0	0	0	0	497
Total Volume	0	22	993	0	1015	0	59	0	58	117	1	0	852	29	882	0	0	0	0	0	2014
% App. Total	0	2.2	97.8	0		0	50.4	0	49.6		0.1	0	96.6	3.3		0	0	0	0		
PHF	.000	.550	.951	.000	.936	.000	.776	.000	.690	.731	.250	.000	.951	.806	.955	.000	.000	.000	.000	.000	.941



Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				FIRST BOULEVARD From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
08:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Grand Total	0	0	0	0	1	0	0	0	0	0	0	0	1	0	4	0	6
Apprch %	0	0	0	0	100	0	0	0	0	0	0	0	20	0	80	0	
Total %	0	0	0	0	16.7	0	0	0	0	0	0	0	16.7	0	66.7	0	

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

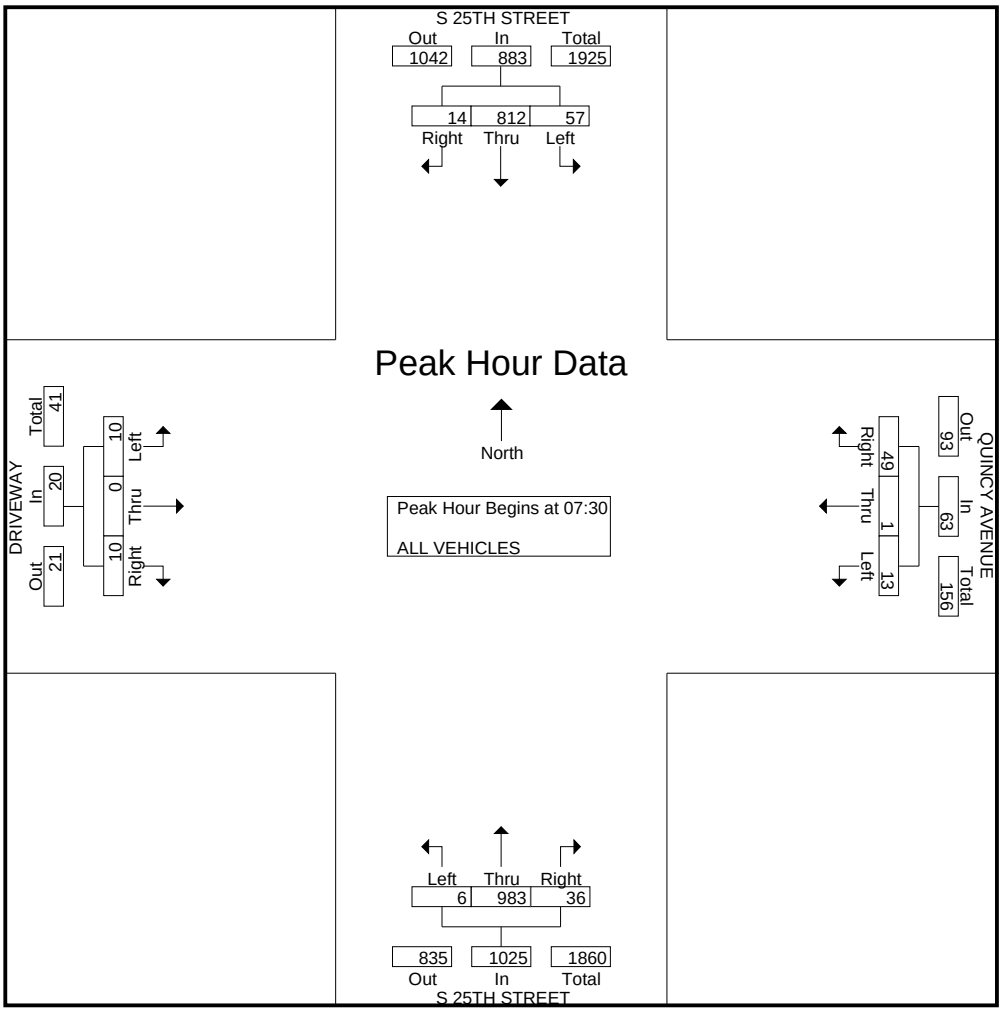
	S 25TH STREET From North				QUINCY AVENUE From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	2	166	4	0	0	0	2	0	1	262	1	0	1	0	1	440
07:15	0	8	186	3	0	1	0	5	0	2	242	3	0	1	0	1	452
07:30	0	6	202	2	0	1	0	2	0	1	248	8	0	4	0	4	478
07:45	0	21	205	3	0	4	0	4	0	0	280	10	0	1	0	1	529
Total	0	37	759	12	0	6	0	13	0	4	1032	22	0	7	0	7	1899
08:00	0	16	219	5	0	3	0	20	0	2	213	8	0	2	0	2	490
08:15	0	14	186	4	0	5	1	23	0	3	242	10	0	3	0	3	494
08:30	0	4	171	2	0	3	0	4	0	1	192	4	0	0	0	0	381
08:45	0	4	190	3	0	0	0	0	0	0	172	4	0	2	1	2	378
Total	0	38	766	14	0	11	1	47	0	6	819	26	0	7	1	7	1743
16:00	0	4	230	0	0	1	0	3	0	0	210	1	0	0	0	0	449
16:15	0	1	236	0	0	6	0	8	0	1	200	4	0	1	0	1	458
16:30	0	2	262	0	0	2	0	1	0	1	205	0	0	3	0	3	479
16:45	0	3	252	1	0	2	0	6	0	0	202	2	0	5	0	5	478
Total	0	10	980	1	0	11	0	18	0	2	817	7	0	9	0	9	1864
17:00	0	3	284	0	0	3	0	2	0	3	214	2	0	2	0	2	515
17:15	0	4	259	0	0	5	0	6	0	0	226	2	0	0	0	0	502
17:30	0	0	264	0	0	4	0	2	0	0	219	1	0	0	0	0	490
17:45	0	3	212	0	0	1	0	5	0	0	206	0	0	2	0	2	431
Total	0	10	1019	0	0	13	0	15	0	3	865	5	0	4	0	4	1938
Grand Total	0	95	3524	27	0	41	1	93	0	15	3533	60	0	27	1	27	7444
Apprch %	0	2.6	96.7	0.7	0	30.4	0.7	68.9	0	0.4	97.9	1.7	0	49.1	1.8	49.1	
Total %	0	1.3	47.3	0.4	0	0.6	0	1.2	0	0.2	47.5	0.8	0	0.4	0	0.4	

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

S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					QUINCY AVENUE From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	6	202	2	210	0	1	0	2	3	0	1	248	8	257	0	**4**	0	**4**	**8**	478
07:45	0	**21**	205	3	229	0	4	0	4	8	0	0	**280**	**10**	**290**	0	1	0	1	2	**529**
08:00	0	16	**219**	**5**	**240**	0	3	0	20	23	0	2	213	8	223	0	2	0	2	4	490
08:15	0	14	186	4	204	0	**5**	**1**	**23**	**29**	0	**3**	242	10	255	0	3	0	3	6	494
Total Volume	0	57	812	14	883	0	13	1	49	63	0	6	983	36	1025	0	10	0	10	20	1991
% App. Total	0	6.5	92	1.6		0	20.6	1.6	77.8		0	0.6	95.9	3.5		0	50	0	50		
PHF	.000	.679	.927	.700	.920	.000	.650	.250	.533	.543	.000	.500	.878	.900	.884	.000	.625	.000	.625	.625	.941

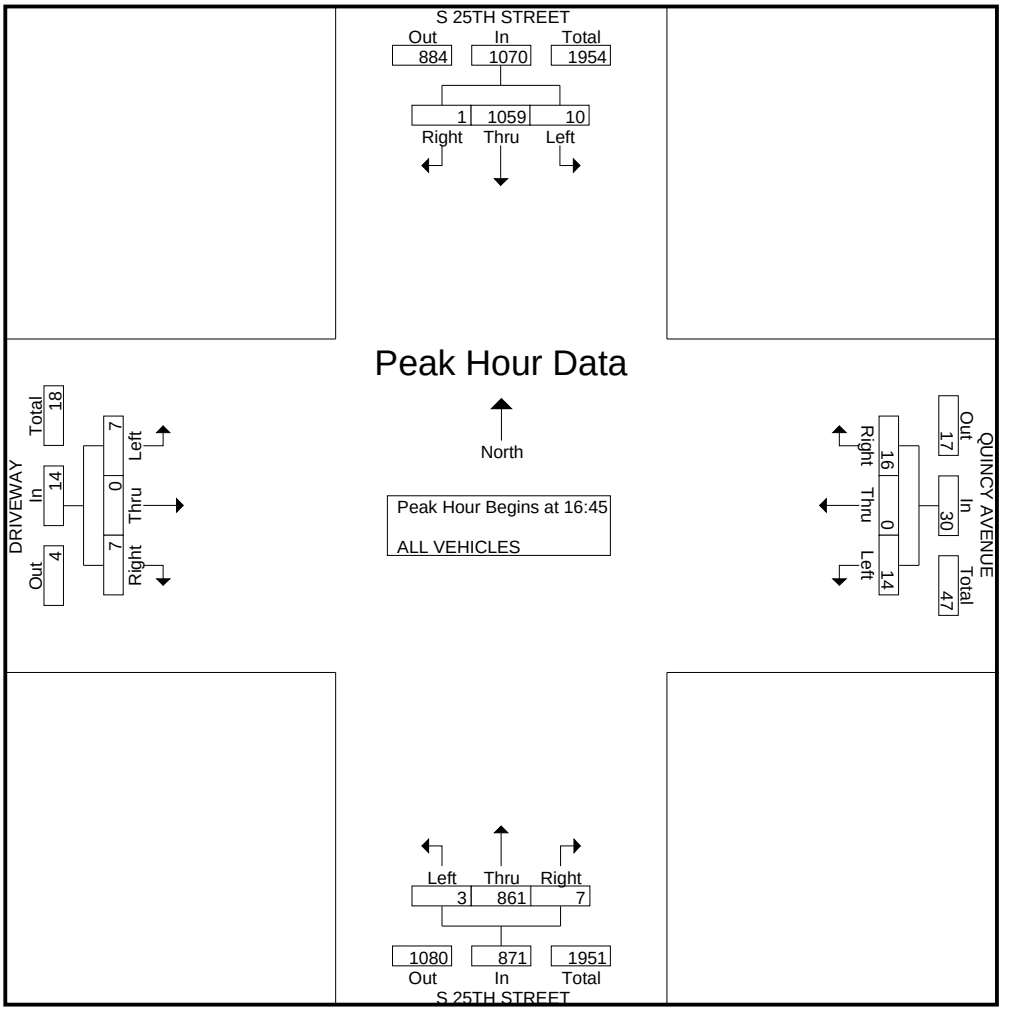


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					QUINCY AVENUE From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	3	252	**1**	256	0	2	0	**6**	8	0	0	202	**2**	204	0	**5**	0	**5**	**10**	478
17:00	0	3	**284**	0	**287**	0	3	0	2	5	0	**3**	214	2	219	0	2	0	2	4	**515**
17:15	0	**4**	259	0	263	0	**5**	0	6	**11**	0	0	**226**	2	**228**	0	0	0	0	0	502
17:30	0	0	264	0	264	0	4	0	2	6	0	0	219	1	220	0	0	0	0	0	490
Total Volume	0	10	1059	1	1070	0	14	0	16	30	0	3	861	7	871	0	7	0	7	14	1985
% App. Total	0	0.9	99	0.1		0	46.7	0	53.3		0	0.3	98.9	0.8		0	50	0	50		
PHF	.000	.625	.932	.250	.932	.000	.700	.000	.667	.682	.000	.250	.952	.875	.955	.000	.350	.000	.350	.350	.964



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

S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				QUINCY AVENUE From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	3	0	4
Apprch %	0	0	0	0	0	0	0	0	0	0	0	0	25	0	75	0	
Total %	0	0	0	0	0	0	0	0	0	0	0	0	25	0	75	0	

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

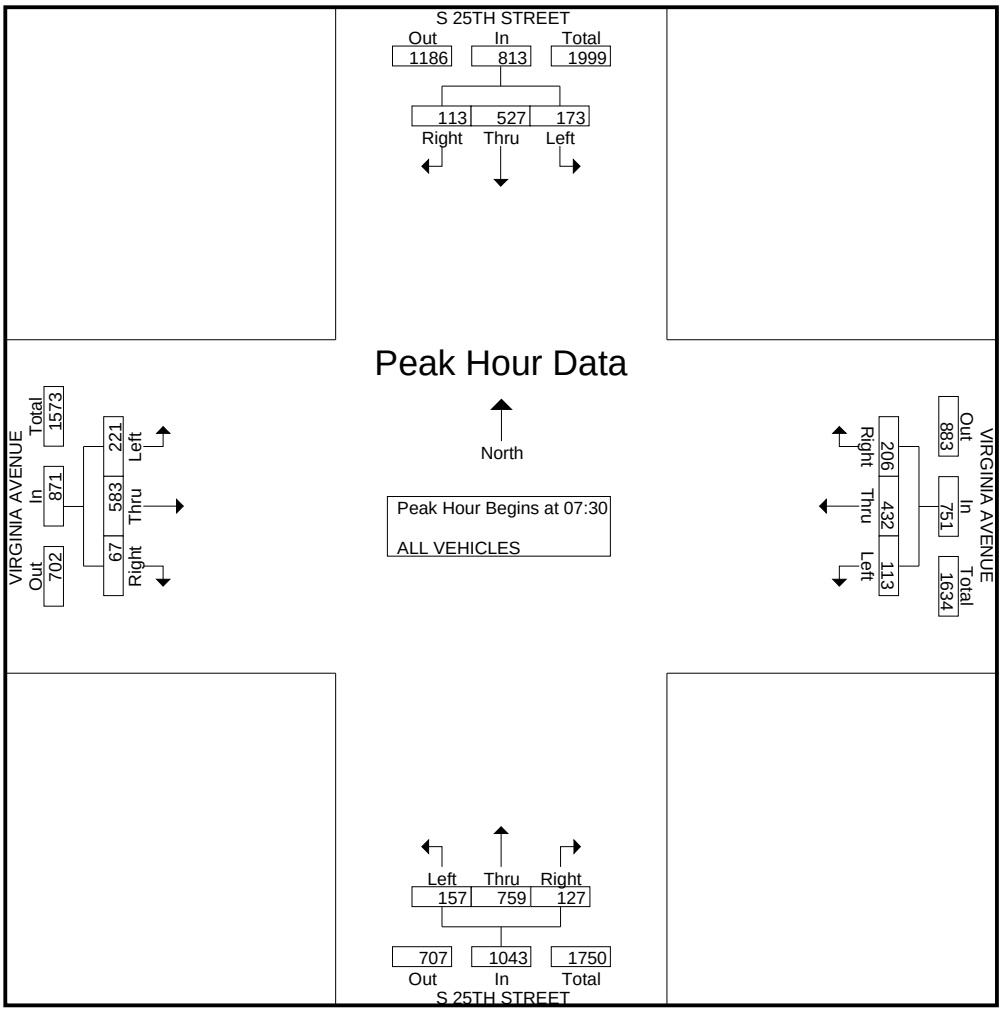
	S 25TH STREET From North				VIRGINIA AVENUE From East				S 25TH STREET From South				VIRGINIA AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	13	140	14	0	26	85	34	0	15	184	16	2	40	51	18	638
07:15	0	32	139	25	0	24	83	38	0	27	201	23	4	40	77	13	726
07:30	0	34	142	19	0	23	104	51	0	36	206	37	3	42	134	17	848
07:45	0	41	119	33	1	25	134	62	0	52	204	38	1	67	160	17	954
Total	0	120	540	91	1	98	406	185	0	130	795	114	10	189	422	65	3166
08:00	0	53	134	25	0	30	94	35	0	35	170	33	1	56	147	24	837
08:15	0	45	132	36	0	34	100	58	0	34	179	19	0	51	142	9	839
08:30	0	37	122	17	2	15	95	33	0	24	130	39	3	46	120	22	705
08:45	0	49	125	26	1	30	118	29	0	26	107	32	4	41	101	19	708
Total	0	184	513	104	3	109	407	155	0	119	586	123	8	194	510	74	3089
16:00	0	49	165	28	3	48	147	55	0	27	117	19	4	35	158	30	885
16:15	0	49	182	23	2	53	151	50	0	27	138	29	3	24	131	25	887
16:30	0	61	163	49	4	54	180	44	0	44	133	21	5	36	134	28	956
16:45	0	59	199	27	2	49	165	54	0	33	124	34	7	28	139	24	944
Total	0	218	709	127	11	204	643	203	0	131	512	103	19	123	562	107	3672
17:00	0	56	167	40	4	70	194	45	0	38	117	16	2	40	162	28	979
17:15	0	57	178	39	2	56	182	52	0	39	128	16	3	31	163	25	971
17:30	0	60	189	32	1	43	159	40	0	22	144	23	3	25	122	28	891
17:45	0	52	154	29	2	37	167	51	0	27	124	22	1	23	149	32	870
Total	0	225	688	140	9	206	702	188	0	126	513	77	9	119	596	113	3711
Grand Total	0	747	2450	462	24	617	2158	731	0	506	2406	417	46	625	2090	359	13638
Apprch %	0	20.4	67	12.6	0.7	17.5	61.1	20.7	0	15.2	72.3	12.5	1.5	20	67	11.5	
Total %	0	5.5	18	3.4	0.2	4.5	15.8	5.4	0	3.7	17.6	3.1	0.3	4.6	15.3	2.6	

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

S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					VIRGINIA AVENUE From East					S 25TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	34	**142**	19	195	0	23	104	51	178	0	36	**206**	37	279	**3**	42	134	17	196	848
07:45	0	41	119	33	193	**1**	25	**134**	**62**	**222**	0	**52**	204	**38**	**294**	1	**67**	**160**	17	**245**	**954**
08:00	0	**53**	134	25	212	0	30	94	35	159	0	35	170	33	238	1	56	147	**24**	228	837
08:15	0	45	132	**36**	**213**	0	**34**	100	58	192	0	34	179	19	232	0	51	142	9	202	839
Total Volume	0	173	527	113	813	1	112	432	206	751	0	157	759	127	1043	5	216	583	67	871	3478
% App. Total	0	21.3	64.8	13.9		0.1	14.9	57.5	27.4		0	15.1	72.8	12.2		0.6	24.8	66.9	7.7		
PHF	.000	.816	.928	.785	.954	.250	.824	.806	.831	.846	.000	.755	.921	.836	.887	.417	.806	.911	.698	.889	.911

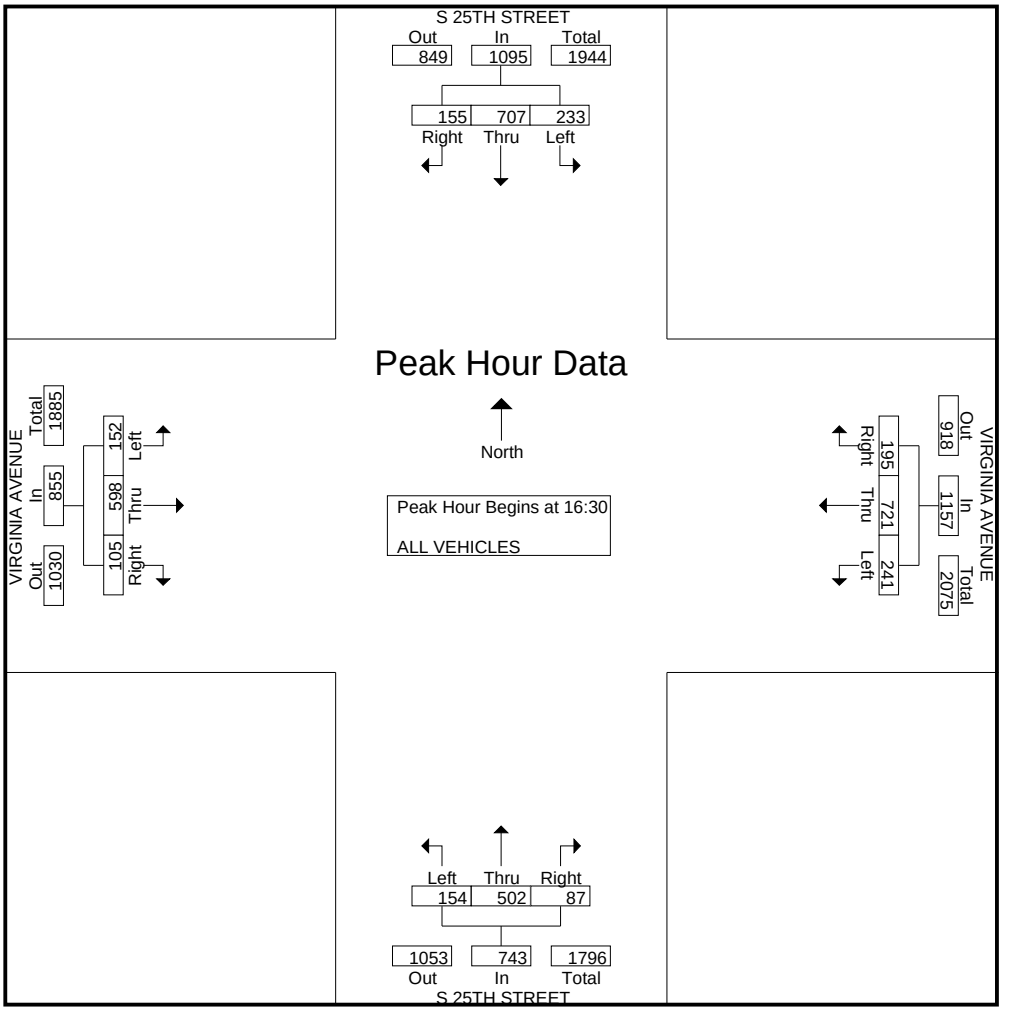


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					VIRGINIA AVENUE From East					S 25TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**61**	163	**49**	273	**4**	54	180	44	282	0	**44**	**133**	21	**198**	5	36	134	**28**	203	956
16:45	0	59	**199**	27	**285**	2	49	165	**54**	270	0	33	124	**34**	191	**7**	28	139	24	198	944
17:00	0	56	167	40	263	4	**70**	**194**	45	**313**	0	38	117	16	171	2	**40**	162	28	**232**	**979**
17:15	0	57	178	39	274	2	56	182	52	292	0	39	128	16	183	3	31	**163**	25	222	971
Total Volume	0	233	707	155	1095	12	229	721	195	1157	0	154	502	87	743	17	135	598	105	855	3850
% App. Total	0	21.3	64.6	14.2		1	19.8	62.3	16.9		0	20.7	67.6	11.7		2	15.8	69.9	12.3		
PHF	.000	.955	.888	.791	.961	.750	.818	.929	.903	.924	.000	.875	.944	.640	.938	.607	.844	.917	.938	.921	.983



Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				VIRGINIA AVENUE From East				S 25TH STREET From South				VIRGINIA AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:30	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	3
07:45	2	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	5
Total	2	0	0	0	0	0	1	0	3	0	1	0	1	0	0	0	8
08:00	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
08:15	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	3
08:30	2	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	4
08:45	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
Total	2	0	2	0	1	0	0	0	4	0	2	0	1	0	0	0	12
16:00	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3
16:15	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
16:30	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
16:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	2	0	0	0	0	0	1	0	0	0	2	0	3	0	0	0	8
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
Grand Total	6	0	2	0	1	0	3	0	7	0	5	0	5	0	1	0	30
Apprch %	75	0	25	0	25	0	75	0	58.3	0	41.7	0	83.3	0	16.7	0	
Total %	20	0	6.7	0	3.3	0	10	0	23.3	0	16.7	0	16.7	0	3.3	0	

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

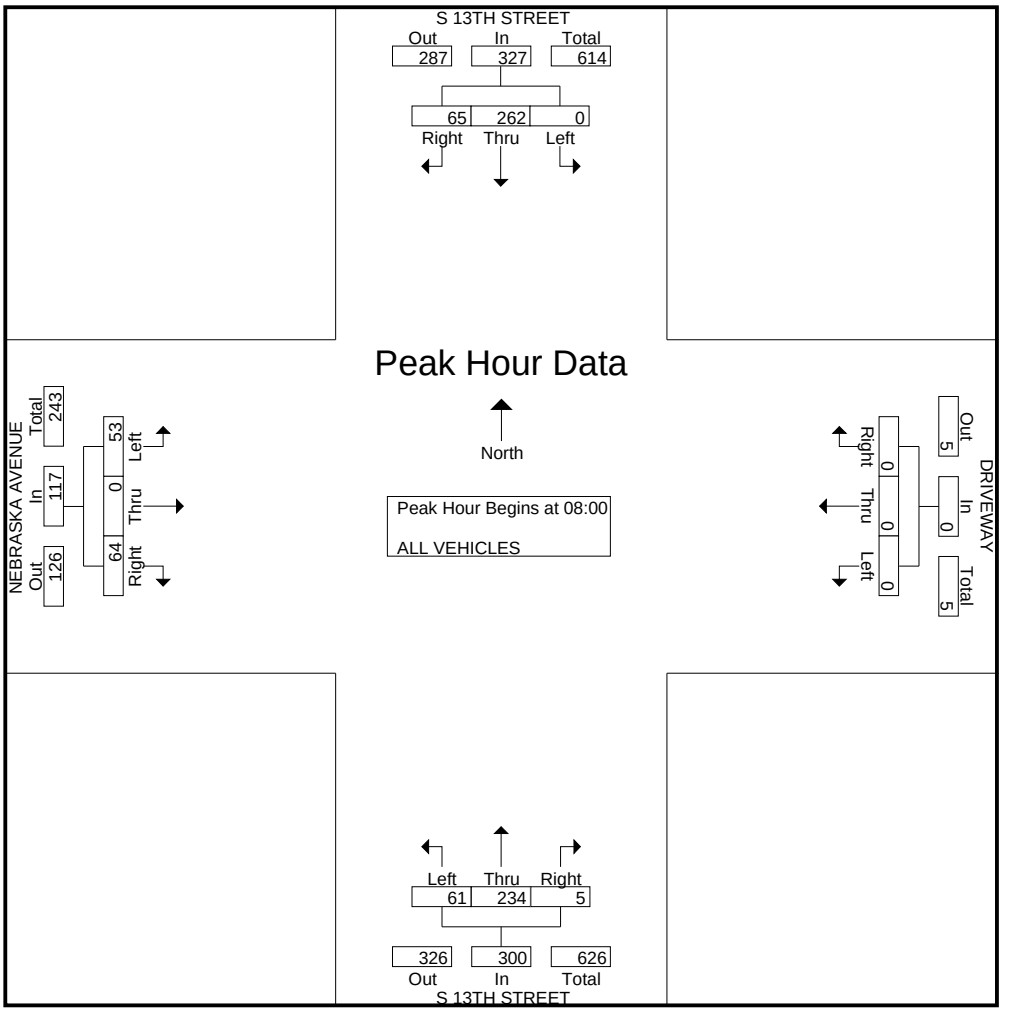
	S 13TH STREET From North				DRIVEWAY From East				S 13TH STREET From South				NEBRASKA AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	25	5	0	0	0	0	0	7	30	0	0	6	0	6	79
07:15	0	0	40	6	0	0	0	0	0	6	15	0	0	12	0	17	96
07:30	0	0	43	5	0	0	0	0	0	12	26	0	0	8	0	20	114
07:45	0	0	42	18	0	0	0	0	0	13	37	0	0	12	0	19	141
Total	0	0	150	34	0	0	0	0	0	38	108	0	0	38	0	62	430
08:00	0	0	74	18	0	0	0	0	0	14	76	1	0	11	0	21	215
08:15	0	0	78	14	0	0	0	0	0	20	79	0	0	12	0	17	220
08:30	0	0	53	19	0	0	0	0	0	10	50	1	1	12	0	12	158
08:45	0	0	57	14	0	0	0	0	0	17	29	3	0	17	0	14	151
Total	0	0	262	65	0	0	0	0	0	61	234	5	1	52	0	64	744
16:00	0	0	52	17	0	0	0	0	0	18	37	1	0	21	0	19	165
16:15	0	0	47	14	0	0	0	0	0	16	42	1	0	19	0	17	156
16:30	0	0	48	13	0	0	0	0	0	14	44	0	0	11	0	19	149
16:45	0	0	49	9	0	0	0	0	0	12	35	0	0	20	0	20	145
Total	0	0	196	53	0	0	0	0	0	60	158	2	0	71	0	75	615
17:00	0	0	55	16	0	0	0	0	0	18	34	0	0	15	0	21	159
17:15	0	0	53	13	0	0	0	0	0	15	47	0	0	14	0	19	161
17:30	0	0	64	13	0	0	0	0	0	8	38	1	1	12	0	15	152
17:45	0	1	52	8	0	0	0	0	0	15	58	3	0	14	0	16	167
Total	0	1	224	50	0	0	0	0	0	56	177	4	1	55	0	71	639
Grand Total	0	1	832	202	0	0	0	0	0	215	677	11	2	216	0	272	2428
Apprch %	0	0.1	80.4	19.5	0	0	0	0	0	23.8	75	1.2	0.4	44.1	0	55.5	
Total %	0	0	34.3	8.3	0	0	0	0	0	8.9	27.9	0.5	0.1	8.9	0	11.2	

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

NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 13TH STREET From North					DRIVEWAY From East					S 13TH STREET From South					NEBRASKA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	0	0	74	18	**92**	0	0	0	0	0	0	14	76	1	91	0	11	0	**21**	**32**	215
08:15	0	0	**78**	14	92	0	0	0	0	0	0	**20**	**79**	0	**99**	0	12	0	17	29	**220**
08:30	0	0	53	**19**	72	0	0	0	0	0	0	10	50	1	61	**1**	12	0	12	25	158
08:45	0	0	57	14	71	0	0	0	0	0	0	17	29	**3**	49	0	**17**	0	14	31	151
Total Volume	0	0	262	65	327	0	0	0	0	0	0	61	234	5	300	1	52	0	64	117	744
% App. Total	0	0	80.1	19.9		0	0	0	0		0	20.3	78	1.7		0.9	44.4	0	54.7		
PHF	.000	.000	.840	.855	.889	.000	.000	.000	.000	.000	.000	.763	.741	.417	.758	.250	.765	.000	.762	.914	.845

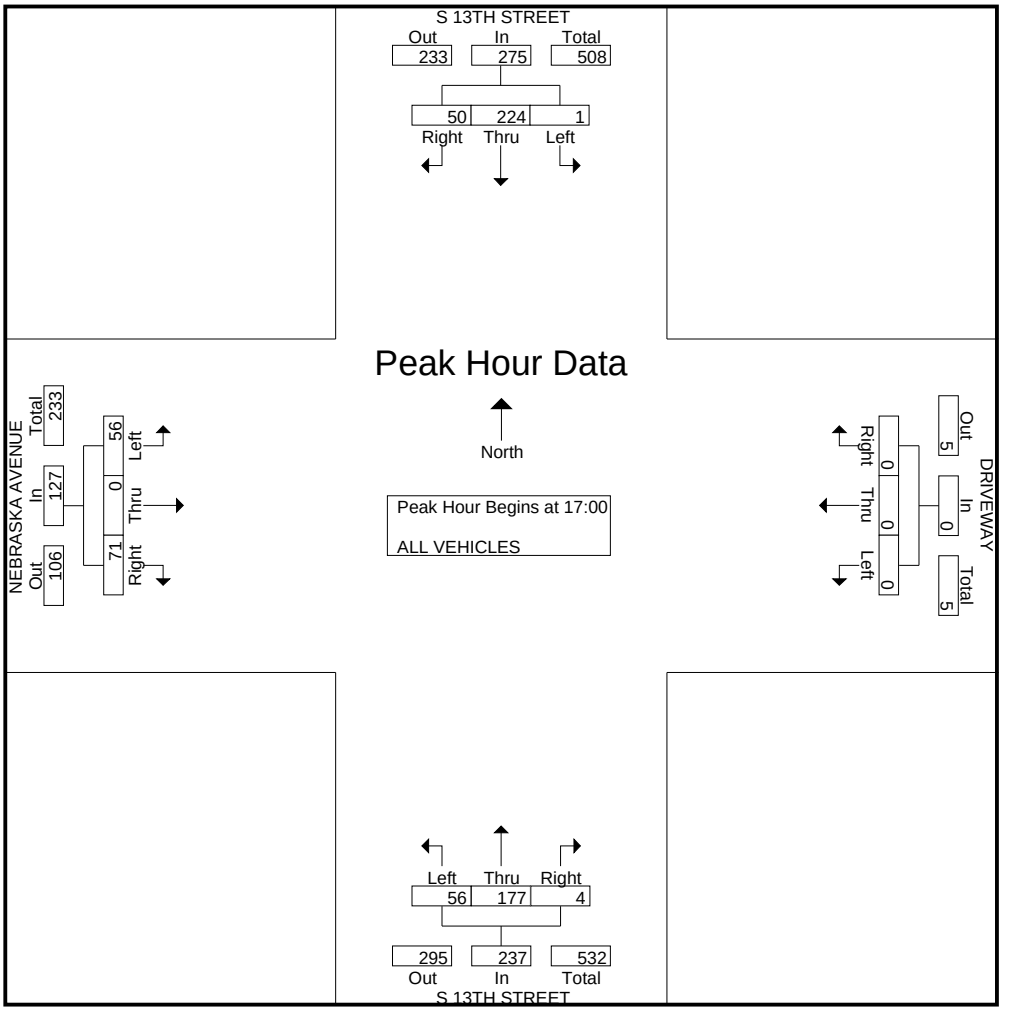


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 13TH STREET From North					DRIVEWAY From East					S 13TH STREET From South					NEBRASKA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	0	0	55	**16**	71	0	0	0	0	0	0	**18**	34	0	52	0	**15**	0	**21**	**36**	159
17:15	0	0	53	13	66	0	0	0	0	0	0	15	47	0	62	0	14	0	19	33	161
17:30	0	0	**64**	13	**77**	0	0	0	0	0	0	8	38	1	47	**1**	12	0	15	28	152
17:45	0	**1**	52	8	61	0	0	0	0	0	0	15	**58**	**3**	**76**	0	14	0	16	30	**167**
Total Volume	0	1	224	50	275	0	0	0	0	0	0	56	177	4	237	1	55	0	71	127	639
% App. Total	0	0.4	81.5	18.2		0	0	0	0		0	23.6	74.7	1.7		0.8	43.3	0	55.9		
PHF	.000	.250	.875	.781	.893	.000	.000	.000	.000	.000	.000	.778	.763	.333	.780	.250	.917	.000	.845	.882	.957



Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 13TH STREET From North				DRIVEWAY From East				S 13TH STREET From South				NEBRASKA AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:30	0	0	0	0	2	0	1	0	1	0	0	0	0	0	0	0	4
07:45	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	3	0	1	0	1	0	0	0	0	0	0	0	5
08:00	1	0	0	0	1	0	2	0	0	0	1	0	0	0	0	0	5
08:15	3	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	5
08:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
08:45	2	0	0	0	0	0	0	0	2	0	3	0	0	0	0	0	7
Total	6	0	0	0	2	0	2	0	4	0	4	0	0	0	0	0	18
16:00	4	0	3	0	0	0	0	0	0	0	1	0	1	0	0	0	9
16:15	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2
16:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
16:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	6	0	3	0	0	0	1	0	1	0	1	0	1	0	0	0	13
17:00	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
17:15	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	2	0	3	0	0	0	0	0	0	0	0	0	5
Grand Total	12	0	3	0	7	0	7	0	6	0	5	0	1	0	0	0	41
Apprch %	80	0	20	0	50	0	50	0	54.5	0	45.5	0	100	0	0	0	
Total %	29.3	0	7.3	0	17.1	0	17.1	0	14.6	0	12.2	0	2.4	0	0	0	

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

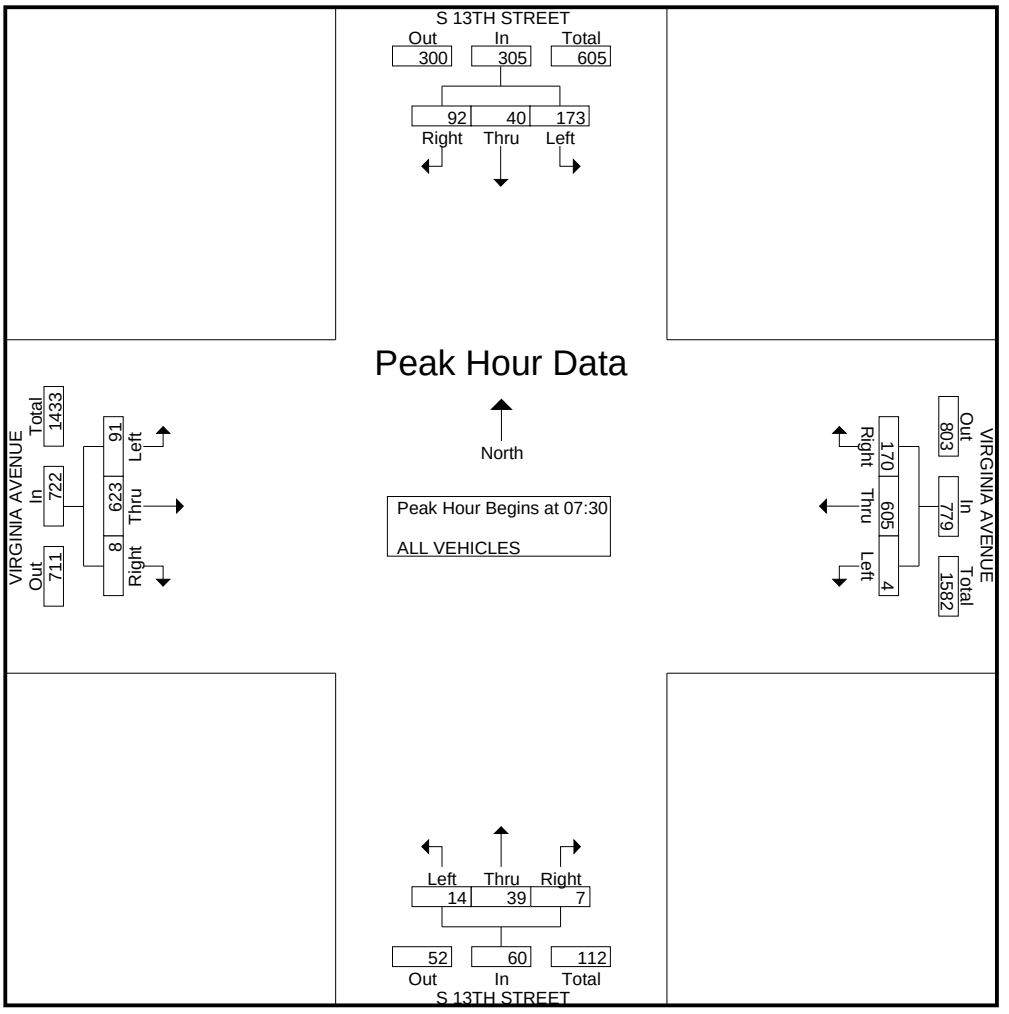
	S 13TH STREET From North				VIRGINIA AVENUE From East				S 13TH STREET From South				VIRGINIA AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	21	2	15	1	1	89	27	0	1	5	0	0	9	62	0	233
07:15	0	31	7	14	0	0	108	18	0	4	2	0	0	8	104	2	298
07:30	0	35	4	22	0	0	136	24	0	1	6	2	1	19	153	1	404
07:45	0	30	4	23	0	1	198	42	0	6	6	1	0	18	158	2	489
Total	0	117	17	74	1	2	531	111	0	12	19	3	1	54	477	5	1424
08:00	0	52	12	17	0	1	116	45	0	3	10	4	0	25	162	4	451
08:15	0	56	20	30	1	1	155	59	0	4	17	0	0	28	150	1	522
08:30	0	39	8	17	0	0	121	21	0	2	7	2	0	16	167	0	400
08:45	0	41	6	22	0	1	154	36	0	2	5	2	0	13	163	2	447
Total	0	188	46	86	1	3	546	161	0	11	39	8	0	82	642	7	1820
16:00	0	39	12	16	0	5	184	35	0	0	4	3	0	18	204	5	525
16:15	0	43	11	25	0	0	161	38	0	4	4	0	0	15	173	3	477
16:30	0	47	7	34	2	4	203	43	0	0	4	1	0	7	159	4	515
16:45	0	56	11	20	0	2	193	36	0	3	3	0	2	18	212	2	558
Total	0	185	41	95	2	11	741	152	0	7	15	4	2	58	748	14	2075
17:00	0	49	16	26	0	4	190	35	0	2	5	2	0	16	222	3	570
17:15	0	59	7	19	0	4	216	47	0	0	6	2	0	20	208	1	589
17:30	0	60	12	20	0	5	177	23	0	0	5	1	0	22	179	2	506
17:45	0	45	11	24	0	4	193	47	0	3	5	1	2	30	169	4	538
Total	0	213	46	89	0	17	776	152	0	5	21	6	2	88	778	10	2203
Grand Total	0	703	150	344	4	33	2594	576	0	35	94	21	5	282	2645	36	7522
Apprch %	0	58.7	12.5	28.7	0.1	1	80.9	18	0	23.3	62.7	14	0.2	9.5	89.1	1.2	
Total %	0	9.3	2	4.6	0.1	0.4	34.5	7.7	0	0.5	1.2	0.3	0.1	3.7	35.2	0.5	

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

VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 13TH STREET From North					VIRGINIA AVENUE From East					S 13TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	35	4	22	61	0	0	136	24	160	0	1	6	2	9	**1**	19	153	1	174	404
07:45	0	30	4	23	57	0	**1**	**198**	42	**241**	0	**6**	6	1	13	0	18	158	2	178	489
08:00	0	52	12	17	81	0	1	116	45	162	0	3	10	**4**	17	0	25	**162**	**4**	**191**	451
08:15	0	**56**	**20**	**30**	**106**	**1**	1	155	**59**	216	0	4	**17**	0	**21**	0	**28**	150	1	179	**522**
Total Volume	0	173	40	92	305	1	3	605	170	779	0	14	39	7	60	1	90	623	8	722	1866
% App. Total	0	56.7	13.1	30.2		0.1	0.4	77.7	21.8		0	23.3	65	11.7		0.1	12.5	86.3	1.1		
PHF	.000	.772	.500	.767	.719	.250	.750	.764	.720	.808	.000	.583	.574	.438	.714	.250	.804	.961	.500	.945	.894

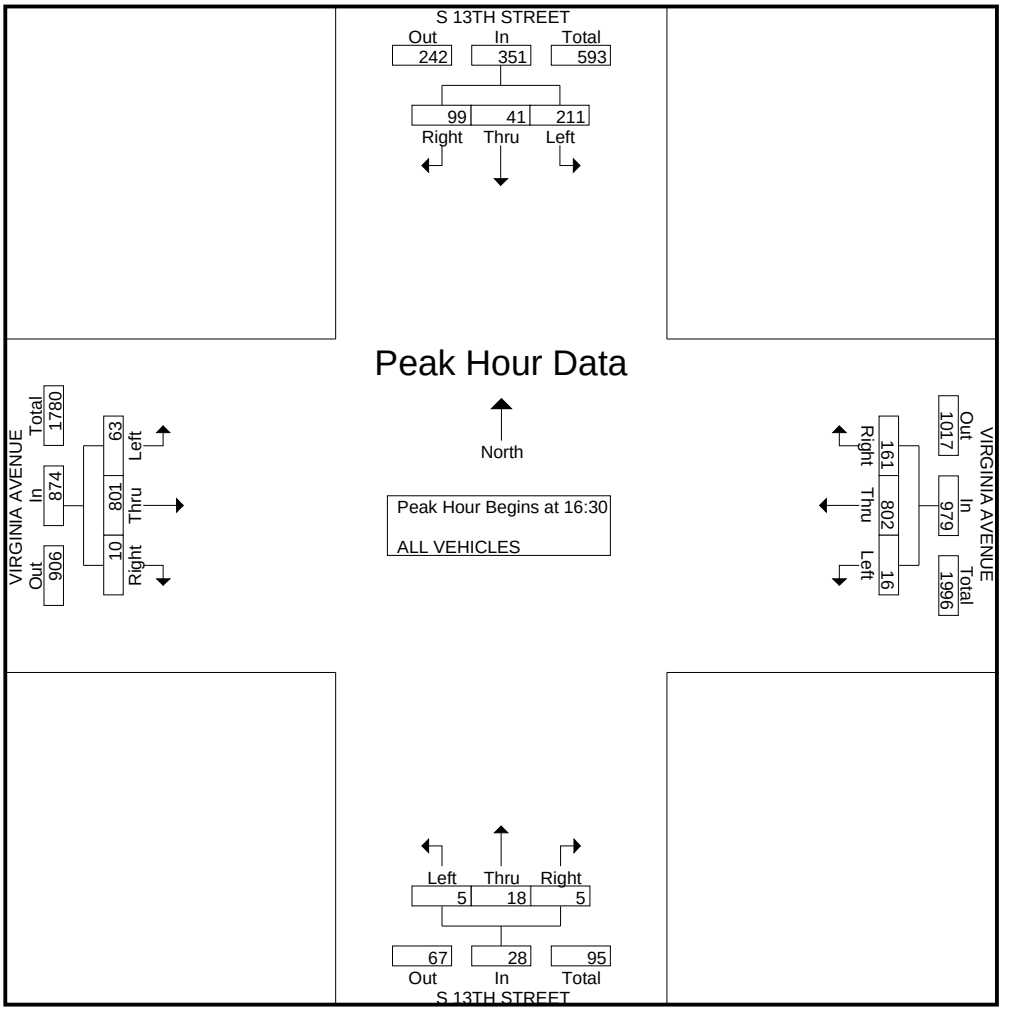


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 13TH STREET From North					VIRGINIA AVENUE From East					S 13TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	47	7	**34**	88	**2**	**4**	203	43	252	0	0	4	1	5	0	7	159	**4**	170	515
16:45	0	56	11	20	87	0	2	193	36	231	0	**3**	3	0	6	**2**	18	212	2	234	558
17:00	0	49	**16**	26	**91**	0	4	190	35	229	0	2	5	**2**	**9**	0	16	**222**	3	**241**	570
17:15	0	**59**	7	19	85	0	4	**216**	**47**	**267**	0	0	**6**	2	8	0	**20**	208	1	229	**589**
Total Volume	0	211	41	99	351	2	14	802	161	979	0	5	18	5	28	2	61	801	10	874	2232
% App. Total	0	60.1	11.7	28.2		0.2	1.4	81.9	16.4		0	17.9	64.3	17.9		0.2	7	91.6	1.1		
PHF	.000	.894	.641	.728	.964	.250	.875	.928	.856	.917	.000	.417	.750	.625	.778	.250	.763	.902	.625	.907	.947



Traffic Survey Specialists, Inc.

Delray Beach, Florida

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

VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 13TH STREET From North				VIRGINIA AVENUE From East				S 13TH STREET From South				VIRGINIA AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
07:30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	2
08:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
08:15	1	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	7
08:30	0	0	0	0	4	0	1	0	0	0	3	0	0	0	1	0	9
08:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	1	0	0	0	11	0	1	0	0	0	4	0	0	0	1	0	18
16:00	1	0	0	0	4	0	1	0	0	0	0	0	0	0	0	0	6
16:15	2	0	0	0	3	0	1	0	0	0	1	0	0	0	0	0	7
16:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	4	0	0	0	7	0	2	0	0	0	1	0	0	0	0	0	14
17:00	1	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	3
17:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	1	0	0	0	0	0	2	0	0	0	1	0	0	0	0	0	4
Grand Total	6	0	1	0	18	0	5	0	1	0	6	0	0	0	1	0	38
Apprch %	85.7	0	14.3	0	78.3	0	21.7	0	14.3	0	85.7	0	0	0	100	0	
Total %	15.8	0	2.6	0	47.4	0	13.2	0	2.6	0	15.8	0	0	0	2.6	0	

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,200	2017	540	193	C	0.715	163	C	0.604
2ND ST	ORANGE AVE to AVENUE A	602	2,167	2017	540	138	C	0.511	130	C	0.481
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,500	2019	600	98	C	0.327	110	C	0.367
7TH ST	GEORGIA AVE to DELAWARE AVE	517	2,100	2019	790	127	C	0.326	133	C	0.341
7TH ST	DELAWARE AVE to CITRUS AVE	515	3,100	2019	790	187	C	0.479	185	C	0.474
7TH ST	CITRUS AVE to ORANGE AVE	515	3,100	2019	750	187	C	0.505	185	C	0.500
7TH ST	ORANGE AVE to AVENUE C	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE C to AE BACKUS AVE	603	3,047	2016	540	209	C	0.774	230	C	0.852
7TH ST	AE BACKUS AVE to AVENUE D	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE D to AVENUE H	604	1,833	2017	750	120	C	0.324	118	C	0.319
10TH ST	DELAWARE AVE to AVENUE C	605	(117)	2017	600	-12	B	-0.040	-12	B	-0.040
10TH ST	AVENUE C to AVENUE D	605	(117)	2017	540	-12	B	-0.044	-12	B	-0.044
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,756	2016	750	369	C	0.997	425	D	0.567
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,756	2016	790	369	C	0.946	425	D	0.538
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,898	2017	750	284	C	0.768	268	C	0.724
13TH ST	DELAWARE AVE to ORANGE AVE	523	4,060	2017	750	268	C	0.724	250	C	0.676
13TH ST	ORANGE AVE to AVENUE B	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE B to AVENUE D	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE D to AVENUE H	165	2,927	2017	750	174	C	0.470	162	C	0.438
13TH ST	AVENUE H to AVENUE Q	165	2,927	2017	540	174	C	0.644	162	C	0.600
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,133	2016	600	173	C	0.577	174	C	0.580
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,900	2016	790	350	C	0.897	333	C	0.854
17TH ST	ORANGE AVE to AVENUE Q	608	4,000	2016	750	234	C	0.632	224	C	0.605
25TH ST	MIDWAY RD to BELL AVE	940016	19,100	2017	2,100	No Data	No Data	No Data	No Data	No Data	No Data
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2019	2,100	970	C	0.483	968	C	0.482

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
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
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	32,500	2018	920	2,351	F	2.555	1,750	F	1.902
FLORESTA DR	PORT ST LUCIE BLVD to CROSSTOWN PKWY	315	41,000	2018	880	2,929	F	3.328	2,659	F	3.022
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	13,500	2018	920	888	D	0.965	833	C	0.957
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	10,939	2017	920	587	C	0.675	618	C	0.710
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,800	2018	630	375	C	0.625	393	C	0.655
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,800	2018	880	375	C	0.452	393	C	0.473
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,500	2019	540	263	C	0.974	269	C	0.996
GARDENIA AVE	OLEANDER AVE to US 1	666	2,767	2017	750	184	C	0.497	197	C	0.532
GATLIN BLVD	W OF I-95 to E OF I-95	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,783	2016	600	294	C	0.980	303	D	0.505
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,783	2016	750	294	C	0.795	303	C	0.819
GEORGIA AVE	17TH ST to 13TH ST	508	4,900	2019	600	273	C	0.910	277	C	0.923
GEORGIA AVE	13TH ST to 7TH ST	506	2,500	2019	600	154	C	0.513	158	C	0.527
GEORGIA AVE	7TH ST to US 1	504	2,000	2019	600	126	C	0.420	139	C	0.463
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2018	710	885	F	1.164	938	F	1.234
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2018	540	885	F	1.526	938	F	1.617
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,700	2017	1,070	191	B	0.503	240	B	0.632
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,535	2016	1,070	327	B	0.861	327	B	0.861
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,700	2017	390	191	B	0.868	240	C	0.615
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,800	2017	920	194	C	0.223	154	C	0.177
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	9,011	2017	790	556	D	0.704	539	D	0.682

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

APPENDIX C: SIGNAL TIMING AND GROWTH RATE CALCULATION

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-615 at Okeechobee Road**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SBLT	NB	WBLT	EB	NBLT	SB		
Initial	12	12	9	12	12	12	9	12		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	15.0	35.0	20.0	45.0	15.0	35.0	20.0	45.0		
Yellow	4.0	3.7	4.0	4.4	3.7	4.0	4.4	4.0		
Red	2.6	2.7	2.0	2.1	2.6	2.7	2.0	2.1		
Walk		7.0		7.0		7.0		7.0		
Ped Clear		28.0		25.0		30.0		29.0		
Recall		Min				Min				
LT Type	Prot+Perm		Prot+Perm		Prot+Perm		Prot+Perm			

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	17	25	15	33	17	25	15	33	90	59
Split Pattern 2	18	31	15	36	18	31	15	36	100	50
Split Pattern 3	17	44	15	64	17	44	23	56	140	49
Split Pattern 4	15	22	15	28	15	22	15	28	80	42
Split Pattern 5	15	33	15	37	15	33	15	37	100	30

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Split	Start	End	Split			
0:00	6:30	100	0:00	7:00	100			
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	100			
21:00	0:00	100						

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 S 25th Street**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	WBLT	EBT	NBLT	SB	EBLT	WBT	SBLT	NB		
Initial	5	10	5	7	5	10	5	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	30.0	45.0	25.0	45.0	30.0	45.0	25.0	45.0		
Yellow	4.8	4.8	4.4	4.4	4.8	4.8	4.4	4.4		
Red	2.0	2.0	2.0	2.2	2.0	2.0	2.0	2.2		
Walk		5.0		5.0		5.0		5.0		
Ped Clear		24.0		33.0		23.0		34.0		
Recall				Min				Min		
LT Type	Prot		Prot+Perm		Prot		Prot+Perm			

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	22	40	23	45	32	30	23	45	130	82
Split Pattern 2	25	37	23	45	25	37	23	45	130	81
Split Pattern 3	33	33	29	35	30	36	29	35	130	1
Split Pattern 4	20	30	20	30	20	30	20	30	100	26
Split Pattern 5	23	37	23	37	23	37	23	37	120	38

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at S 13th Street**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SBLT	NB	WBLT	EB		SB		
Initial	5	12	5	7	5	12		7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0		3.0		
Max1	15.0	60.0	20.0	30.0	15.0	60.0		30.0		
Yellow	4.8	4.8	3.4	3.4	4.8	4.8		3.4		
Red	2.0	2.0	2.8	3.2	2.0	2.0		3.2		
Walk		5.0		5.0		5.0		5.0		
Ped Clear		29.0		32.0		31.0		33.0		
Recall		Min				Min				
LT Type	Prot+Perm		Prot+Perm	Perm	Prot+Perm					

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	18	47	25	40	13	52		65	130	30
Split Pattern 2	18	62	20	30	18	62		50	130	7
Split Pattern 3	15	50	25	40	15	50		65	130	63
Split Pattern 4	15	45	18	22	15	45		40	100	97
Split Pattern 5	15	62	18	25	15	62		43	120	102

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)

FDOT	Roadway Segment		Year 2013 Volume	Year 2018 Volume	Growth Rate
	Okeechobee Rd				
	S 35th Street	S 25th Street			1.31%
	S 25th Street	Georgia Avenue			1.31%
	Virginia Avenue				
940032	S 35th Street	S 25th Street	21,000	22,000	0.93%
940033	S 25th Street	S 13th Street	21,600	22,500	0.82%
940794	S 13th Street	Sunrise Blvd	23,000	24,000	0.85%
	S 25th Street				
940021	Cortez Blvd	Virginia Ave	21,000	20,100	-0.87%
940015	Virginia Ave	Okeechobee Rd	20,500	22,500	1.88%
940014	Okeechobee Rd	Georgia Avenue	18,100	21,000	3.02%
	S 13th Street				
947107	Virginia Ave	Georgia Avenue	6,600	6,800	0.60%
	Georgia Avenue				
947095	S 25th Street	S 13th Street	4,500	5,400	3.71%
947094	S 13th Street	US 1	2,050	2,900	7.18%
		Sum:	138,350	147,200	

**Okeechobee Road FDOT 2018 AADT and St Lucie 2016 AADT did not provide a reasonable growth rate; therefore the areawide growth rate was applied.*

$$\text{Areawide Growth Rate} = \frac{\text{Total Growth}}{\text{Total Yearly Volumes}} = 1.31\%$$

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0014 - SR 615/25 ST - S OF SR 68/ORANGE AVE (COUNTY 14)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	21000 C	N 10500	S 10500	9.00	51.30	5.10
2017	21000 C	N 10000	S 11000	9.00	50.90	5.10
2016	20200 C	N 10500	S 9700	9.00	50.90	4.80
2015	19700 C	N 9700	S 10000	9.00	51.00	4.80
2014	18700 C	N 9300	S 9400	9.00	50.80	5.90
2013	18100 C	N 9200	S 8900	9.00	50.80	3.10
2012	20000 C	N 10000	S 10000	9.00	56.80	3.10
2011	17600 C	N 9500	S 8100	9.00	57.20	3.10
2010	19600 C	N 10000	S 9600	10.32	55.40	5.60
2009	20000 C	N 10000	S 10000	10.27	57.35	5.70
2007	20000 C	N 9500	S 10500	10.31	58.74	5.70
2006	21500 C	N 10500	S 11000	10.73	65.89	5.70
2005	22000 C	N 11000	S 11000	10.80	60.70	5.10
2004	20000 C	N 10000	S 10000	10.30	57.70	5.10
2003	19600 C	N 9600	S 10000	10.20	59.60	5.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0015 - SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 15)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22500 C	N 11500	S 11000	9.00	51.30	5.40
2017	20500 C	N 11000	S 9500	9.00	50.90	4.80
2016	22500 C	N 11000	S 11500	9.00	50.90	4.80
2015	22000 C	N 11000	S 11000	9.00	51.00	4.80
2014	21000 C	N 10000	S 11000	9.00	50.80	4.20
2013	20500 C	N 10500	S 10000	9.00	50.80	4.20
2012	22500 C	N 11500	S 11000	9.00	56.80	4.20
2011	22500 C	N 12000	S 10500	9.00	57.20	3.00
2010	23000 C	N 12000	S 11000	10.32	55.40	3.00
2009	22500 C	N 12000	S 10500	10.27	57.35	3.00
2008	21500 C	N 11000	S 10500	10.45	58.06	3.90
2007	25000 C	N 13000	S 12000	10.31	58.74	3.90
2006	23000 C	N 11500	S 11500	10.73	65.89	3.90
2005	24000 C	N 12000	S 12000	10.80	60.70	3.10
2004	23000 C	N 11500	S 11500	10.30	57.70	3.10
2003	22500 C	N 11500	S 11000	10.20	59.60	3.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0021 - SR 615 / 25 ST - S OF CORTEZ BLVD-N OF EDWARDS RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	20100 C	N 9100	S 11000	9.00	51.30	5.20
2017	23000 C	N 11000	S 12000	9.00	50.90	5.20
2016	20600 C	N 9100	S 11500	9.00	50.90	8.80
2015	22000 C	N 10500	S 11500	9.00	51.00	8.80
2014	19600 C	N 9900	S 9700	9.00	50.80	8.80
2013	21000 C	N 10500	S 10500	9.00	50.80	3.60
2012	22500 C	N 11000	S 11500	9.00	56.80	3.60
2011	18100 T	0	0	9.00	57.20	3.10
2010	18100 S	N 9000	S 9100	10.32	55.40	6.50
2009	18300 F	N 9100	S 9200	10.27	57.35	6.50
2008	18500 C	N 9200	S 9300	10.45	58.06	6.50
2007	22000 C	N 10500	S 11500	10.31	58.74	5.00
2006	22000 C	N 10500	S 11500	10.73	65.89	5.00
2005	18900 C	N 9200	S 9700	10.80	60.70	5.70
2004	21000 C	N 10500	S 10500	10.30	57.70	5.70
2003	18800 C	N 9500	S 9300	10.20	59.60	5.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7094 - ON GEORGIA AVE - W. OF 7TH ST SOUTH (COUNTY 506)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	2900 C	E 1200	W 1700	9.00	51.30	5.80
2017	2050 V	E 850	W 1200	9.00	50.90	10.00
2016	2050 R	E 850	W 1200	9.00	50.90	6.20
2015	2050 T	E 850	W 1200	9.00	51.00	41.80
2014	2050 S	E 850	W 1200	9.00	50.80	49.50
2013	2050 F	E 850	W 1200	9.00	50.80	11.90
2012	2050 C	E 850	W 1200	9.00	56.80	7.10
2011	2100 S	E 900	W 1200	9.00	57.20	2.90
2010	2100 F	E 900	W 1200	10.32	55.40	2.90
2009	2100 C	E 900	W 1200	10.27	57.35	2.90
2008	2100 C	E 900	W 1200	10.45	58.06	6.40

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: 7095 - ON GEORGIA AVE - W OF 13TH ST SOUTH (COUNTY 508)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	5400 F	E 2600	W 2800	9.00	51.30	5.10
2017	5400 C	E 2600	W 2800	9.00	50.90	5.10
2016	4600 S	E 2300	W 2300	9.00	50.90	4.10
2015	4600 F	E 2300	W 2300	9.00	51.00	4.10
2014	4600 C	E 2300	W 2300	9.00	50.80	4.10
2013	4500 F	E 2300	W 2200	9.00	50.80	11.90
2012	4500 C	E 2300	W 2200	9.00	56.80	7.10
2011	4600 S	E 2400	W 2200	9.00	57.20	4.30
2010	4600 F	E 2400	W 2200	10.32	55.40	4.30
2009	4600 C	E 2400	W 2200	10.27	57.35	4.30
2008	4500 C	E 2300	W 2200	10.45	58.06	7.00

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: 7106 - ON 13TH STREET SOUTH - N. OF GEORGIA AVE (COUNTY 525)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	5400 S	N 2700	S 2700	9.00	51.30	5.80
2017	5400 F	N 2700	S 2700	9.00	50.90	10.00
2016	5400 C	N 2700	S 2700	9.00	50.90	6.20
2015	5200 R	N 2600	S 2600	9.00	51.00	41.80
2014	5200 T	N 2600	S 2600	9.00	50.80	49.50
2013	5200 S	N 2600	S 2600	9.00	50.80	11.90
2012	5200 F	N 2600	S 2600	9.00	56.80	7.10
2011	5200 C	N 2600	S 2600	9.00	57.20	3.70
2010	6200 F	N 3000	S 3200	10.32	55.40	3.70
2009	6200 C	N 3000	S 3200	10.27	57.35	3.70
2008	6000 C	N 3000	S 3000	10.45	58.06	3.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7107 - ON 13TH STREET SOUTH - N. OF VIRGINIA AVE (COUNTY 527)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	6800 V	N 3200	S 3600	9.00	51.30	5.80
2017	6800 R	N 3200	S 3600	9.00	50.90	10.00
2016	6600 T	N 3100	S 3500	9.00	50.90	6.20
2015	6600 S	N 3100	S 3500	9.00	51.00	41.80
2014	6600 F	N 3100	S 3500	9.00	50.80	49.50
2013	6600 C	N 3100	S 3500	9.00	50.80	11.90
2012	6400 F	N 3500	S 2900	9.00	56.80	7.10
2011	6400 C	N 3500	S 2900	9.00	57.20	4.90
2010	7000 F	N 3000	S 4000	10.32	55.40	4.90
2009	7000 C	N 3000	S 4000	10.27	57.35	4.90
2008	7100 C	N 3100	S 4000	10.45	58.06	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

APPENDIX D: COMMITTED DEVELOPMENTS

TRAFFIC IMPACT STUDY

MAYFAIR AT LAWNWOOD
FORT PIERCE, FLORIDA

Prepared for:

IBI Group (Florida), Inc.
2200 Park Central Boulevard North
Suite 100
Pompano Beach, Florida 33064

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

November 2015
TPD № 4714

PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development is a 266-unit multi-family residential project. To determine the traffic impact of this development in the area, an analysis of its trip generation characteristics was made. This included the estimation of the trips to be generated and their distribution/assignment to the area roadways.

Trip Generation

The trip generation of the proposed development was calculated with the use of trip generation rates from the *9th Edition of the ITE Trip Generation Manual.* This calculation is summarized in **Table 1** which shows the development's daily and P.M. peak hour trips to be generated. As can be seen, the proposed development is expected to generate 1,769 daily trips and 165 P.M. peak hour trips.

Table 1
Trip Generation Calculation

ITE Code	Land Use	Size	Daily Trips		P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total
220	Apartment	266 DU	6.65	1,769	0.62	107	58	165
Total Trips				1,769		107	58	165

Trip Distribution/Assignment

The trip distribution of the generated trips in the area were estimated from review of the existing P.M. peak hour counts made at the intersections at the two ends of Nebraska Avenue. Nebraska Avenue is a four lane divided roadway which extends from 13th Street on east and to 25th Street (Martin Luther King Jr. Boulevard) on the west. It is the area's major roadway providing external access to developments along Lawnwood Circle and Nebraska Avenue.

The distribution pattern determined based upon the existing P.M. peak hour counts is illustrated in **Figure 3**. This figure also shows the project's daily and P.M. peak hour trips assigned to the area roadways based upon this distribution.



Mayfair at Lawnwood Planned Development
Project № 4714

Figure 3

Trip Distribution / Assignment

N
NTS

Kimley-Horn
and Associates, Inc.

TRAFFIC IMPACT ANALYSIS

SEDONA
(f.k.a. FRONTERA)
ST. LUCIE COUNTY, FLORIDA

Prepared for:
Home Dynamics Corporation
Fort Lauderdale, Florida

042198001
© December 2005
Updated June 4, 2004
Updated July 27, 2005
Updated December 2, 2005
Kimley-Horn and Associates, Inc
CA00000696
4431 Embarcadero Drive
West Palm Beach, Florida 33407
561/845-0665 TEL
561/863-8175 FAX

12-14-05
Jason B. Matson, P.E.
Florida Registration Number 56799

Received By
JAN 27 2006
Growth Management

TABLE 1
SEDONA
TRIP GENERATION

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family	134 d.u.	1,361	103	26	77	139	88	51
Multi Family	184 d.u.	1,256	94	19	75	119	77	42
Net New External Traffic		***2,617***	***197***	***45***	***152***	***258***	***165***	***93***

Note: Trip generation was calculated using the following data:

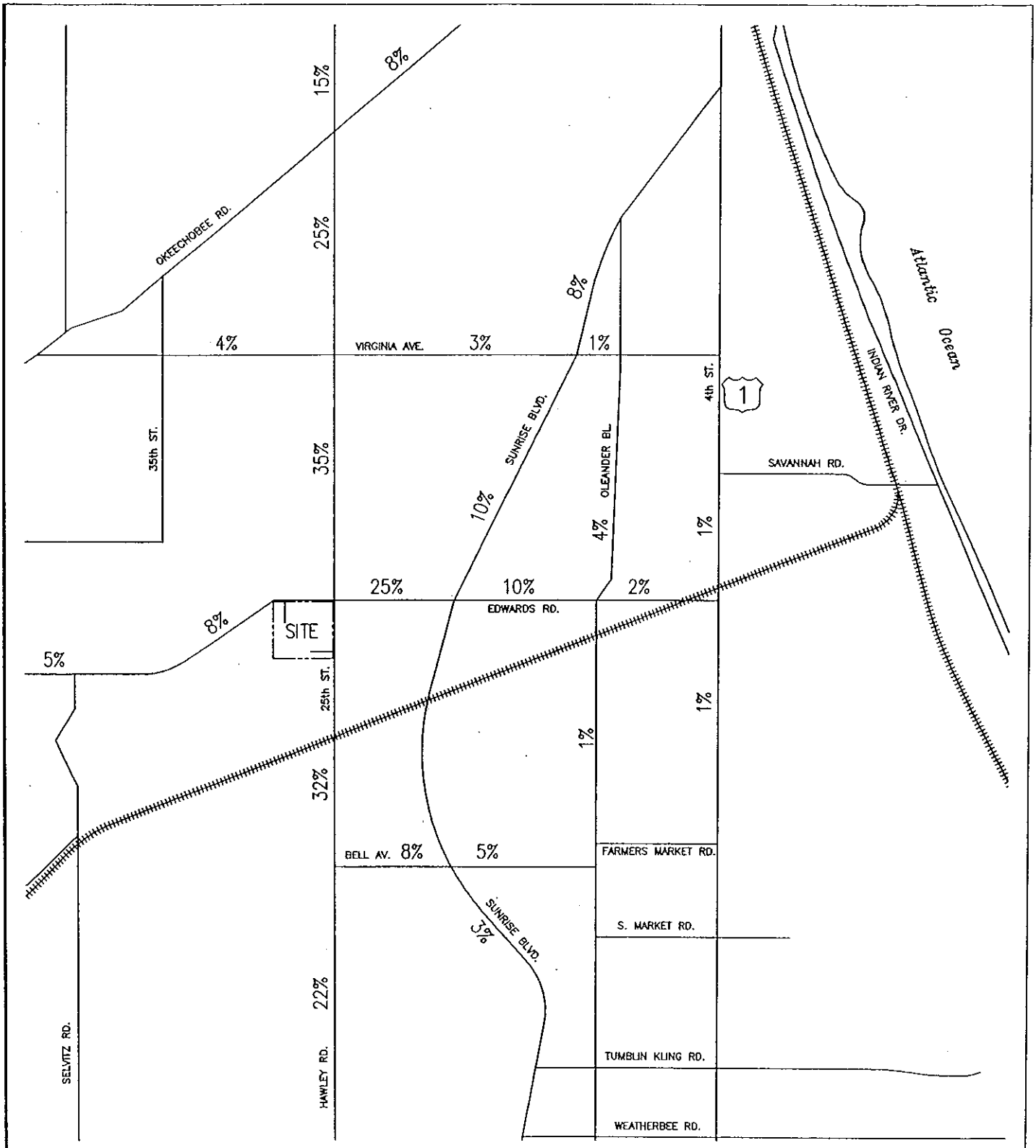
Daily Traffic Generation
- Single Family [ITE 210] = Ln(T) = 0.92 Ln(X) + 2.71
- Multi Family [ITE 220] = T = 6.01(X) + 150.35

AM Peak Hour Traffic Generation
- Single Family [ITE 210] = T = 0.70(X) + 9.43; (25% in, 75% out)
- Multi Family [ITE 220] = T = 0.49(X) + 3.73; (20% in, 80% out)

PM Peak Hour Traffic Generation
- Single Family [ITE 210] = Ln(T) = 0.90 Ln(X) + 0.53; (63% in, 37% out)
- Multi Family [ITE 220] = T = 0.55(X) + 17.65; (65% in, 35% out)

Kimley-Horn and Associates, Inc.

© 2005, Kimley-Horn and Associates, Inc.



NOT TO SCALE

FIGURE 2
SEDONA
PROJECT TRAFFIC DISTRIBUTION

Kimley-Horn and Associates, Inc.
042198001

APPENDIX E: VOLUME DEVELOPMENT SHEETS

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & VIRGINIA AVENUE

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 10/22/2019	157	759	127	173	527	113	221	583	67	113	432	206
Peak Season Volume	174	842	141	192	585	125	245	647	74	125	480	229
Growth Rate	0.50%	0.50%	0.50%	1.88%	1.88%	1.88%	0.93%	0.93%	0.93%	0.82%	0.82%	0.82%
Traffic Volume Growth	4	21	4	19	57	12	12	31	4	5	20	10
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%			4.0%		3.0%		
Inbound Traffic Volumes					11			2		1		
Outbound Traffic Assignment	4.0%	25.0%	3.0%									
Outbound Traffic Volumes	6	38	5									
Project Traffic	6	38	5	0	11	0	0	2	0	1	0	0
Total Committed Projects	6	38	5	0	11	0	0	2	0	1	0	0
1.0% Traffic Volume Growth	9	43	7	10	30	6	12	33	4	6	24	12
Committed + 1.0% Growth	15	81	12	10	41	6	12	35	4	7	24	12
Max (Committed + 1.0% or Historic Growth)	15	81	12	19	57	12	12	35	4	7	24	12
Background Traffic Volumes	189	923	153	211	642	137	257	682	78	132	504	241
Project Traffic												
Inbound Traffic Assignment		5.0%					20.0%					11.0%
Inbound Traffic Volumes		2					9					5
Outbound Traffic Assignment				11.0%	5.0%	20.0%						
Outbound Traffic Volumes				2	1	4						
Project Traffic	0	2	0	2	1	4	9	0	0	0	0	5
Total Traffic w/o RTOR	189	925	153	213	643	141	266	682	78	132	504	246
RTOR Reduction												
TOTAL TRAFFIC	189	925	153	213	643	141	266	682	78	132	504	246

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	154	502	87	233	707	155	152	598	105	241	721	195
Peak Season Volume	171	557	97	259	785	172	169	664	117	268	800	216
Growth Rate	0.50%	0.50%	0.50%	1.88%	1.88%	1.88%	0.93%	0.93%	0.93%	0.82%	0.82%	0.82%
Traffic Volume Growth	4	14	2	25	77	17	8	31	6	11	33	9
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%			4.0%		3.0%		
Inbound Traffic Volumes					41			7		5		
Outbound Traffic Assignment	4.0%	25.0%	3.0%									
Outbound Traffic Volumes	4	23	3									
Project Traffic	4	23	3	0	41	0	0	7	0	5	0	0
Total Committed Projects	4	23	3	0	41	0	0	7	0	5	0	0
1.0% Traffic Volume Growth	9	28	5	13	40	9	9	34	6	14	41	11
Committed + 1.0% Growth	13	51	8	13	81	9	9	41	6	19	41	11
Max (Committed + 1.0% or Historic Growth)	13	51	8	25	81	17	9	41	6	19	41	11
Background Traffic Volumes	184	608	105	284	866	189	178	705	123	287	841	227
Project Traffic												
Inbound Traffic Assignment		5.0%					20.0%					11.0%
Inbound Traffic Volumes		1					5					3
Outbound Traffic Assignment				11.0%	5.0%	20.0%						
Outbound Traffic Volumes				6	3	11						
Project Traffic	0	1	0	6	3	11	5	0	0	0	0	3
Total Traffic w/o RTOR	184	609	105	290	869	200	183	705	123	287	841	230
RTOR Reduction												
TOTAL TRAFFIC	184	609	105	290	869	200	183	705	123	287	841	230

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 13TH STREET & VIRGINIA AVENUE

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 10/22/2019	14	39	7	173	40	92	91	623	8	4	605	170
Peak Season Volume	16	43	8	192	44	102	101	692	9	4	672	189
Growth Rate	0.50%	0.50%	0.50%	0.60%	0.60%	0.60%	0.82%	0.82%	0.82%	0.85%	0.85%	0.85%
Traffic Volume Growth	0	1	0	6	1	3	4	29	0	0	29	8
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	0	0	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	1	2	0	10	2	5	5	35	0	0	34	10
Committed + 1.0% Growth	1	2	0	10	2	5	5	35	0	0	34	10
Max (Committed + 1.0% or Historic Growth)	1	2	0	10	2	5	5	35	0	0	34	10
Background Traffic Volumes	17	45	8	202	46	107	106	727	9	4	706	199
Project Traffic												
Inbound Traffic Assignment		1.0%									19.0%	7.0%
Inbound Traffic Volumes											9	3
Outbound Traffic Assignment				8.0%	1.0%			19.0%				
Outbound Traffic Volumes				2				4				
Project Traffic	0	0	0	2	0	0	0	4	0	0	9	3
Total Traffic w/o RTOR	17	45	8	204	46	107	106	731	9	4	715	202
RTOR Reduction												
TOTAL TRAFFIC	17	45	8	204	46	107	106	731	9	4	715	202

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	5	18	5	211	41	99	63	801	10	16	802	161
Peak Season Volume	6	20	6	234	46	110	70	889	11	18	890	179
Growth Rate	0.50%	0.50%	0.50%	0.60%	0.60%	0.60%	0.82%	0.82%	0.82%	0.85%	0.85%	0.85%
Traffic Volume Growth	0	1	0	7	1	3	3	37	0	1	38	8
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	0	0	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	1	0	12	2	6	4	45	1	1	45	9
Committed + 1.0% Growth	0	1	0	12	2	6	4	45	1	1	45	9
Max (Committed + 1.0% or Historic Growth)	0	1	0	12	2	6	4	45	1	1	45	9
Background Traffic Volumes	6	21	6	246	48	116	74	934	12	19	935	188
Project Traffic												
Inbound Traffic Assignment		1.0%									19.0%	7.0%
Inbound Traffic Volumes											5	2
Outbound Traffic Assignment				8.0%	1.0%			19.0%				
Outbound Traffic Volumes				4	1			10				
Project Traffic	0	0	0	4	1	0	0	10	0	0	5	2
Total Traffic w/o RTOR	6	21	6	250	49	116	74	944	12	19	940	190
RTOR Reduction												
TOTAL TRAFFIC	6	21	6	250	49	116	74	944	12	19	940	190

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & OKEECHOBEE ROAD

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 10/22/2019	106	575	173	40	715	118	143	391	105	109	247	14
Peak Season Volume	118	638	192	44	794	131	159	434	117	121	274	16
Growth Rate	1.88%	1.88%	1.88%	3.02%	3.02%	3.02%	1.31%	1.31%	1.31%	1.31%	1.31%	1.31%
Traffic Volume Growth	12	62	19	7	127	21	11	29	8	8	18	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					15.0%					8.0%		
Inbound Traffic Volumes					7					4		
Outbound Traffic Assignment		15.0%	8.0%									
Outbound Traffic Volumes		23	12									
Project Traffic	0	23	12	0	7	0	0	0	0	4	0	0
Total Committed Projects	0	23	12	0	7	0	0	0	0	4	0	0
1.0% Traffic Volume Growth	6	33	10	2	41	7	8	22	6	6	14	1
Committed + 1.0% Growth	6	56	22	2	48	7	8	22	6	10	14	1
Max (Committed + 1.0% or Historic Growth)	12	62	22	7	127	21	11	29	8	10	18	1
Background Traffic Volumes	130	700	214	51	921	152	170	463	125	131	292	17
Project Traffic												
Inbound Traffic Assignment					15.0%				12.0%			
Inbound Traffic Volumes					7				6			
Outbound Traffic Assignment	12.0%	15.0%										
Outbound Traffic Volumes	3	3										
Project Traffic	3	3	0	0	7	0	0	0	6	0	0	0
Total Traffic w/o RTOR	133	703	214	51	928	152	170	463	131	131	292	17
RTOR Reduction												
TOTAL TRAFFIC	133	703	214	51	928	152	170	463	131	131	292	17

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	126	639	144	41	741	140	167	357	112	139	400	13
Peak Season Volume	140	709	160	46	823	155	185	396	124	154	444	14
Growth Rate	1.88%	1.88%	1.88%	3.02%	3.02%	3.02%	1.31%	1.31%	1.31%	1.31%	1.31%	1.31%
Traffic Volume Growth	14	69	16	7	132	25	12	27	8	10	30	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					15.0%					8.0%		
Inbound Traffic Volumes					25					13		
Outbound Traffic Assignment		15.0%	8.0%									
Outbound Traffic Volumes		14	7									
Project Traffic	0	14	7	0	25	0	0	0	0	13	0	0
Total Committed Projects	0	14	7	0	25	0	0	0	0	13	0	0
1.0% Traffic Volume Growth	7	36	8	2	42	8	9	20	6	8	23	1
Committed + 1.0% Growth	7	50	15	2	67	8	9	20	6	21	23	1
Max (Committed + 1.0% or Historic Growth)	14	69	16	7	132	25	12	27	8	21	30	1
Background Traffic Volumes	154	778	176	53	955	180	197	423	132	175	474	15
Project Traffic												
Inbound Traffic Assignment					15.0%				12.0%			
Inbound Traffic Volumes					4				3			
Outbound Traffic Assignment	12.0%	15.0%										
Outbound Traffic Volumes	6	8										
Project Traffic	6	8	0	0	4	0	0	0	3	0	0	0
Total Traffic w/o RTOR	160	786	176	53	959	180	197	423	135	175	474	15
RTOR Reduction												
TOTAL TRAFFIC	160	786	176	53	959	180	197	423	135	175	474	15

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & QUINCY AVENUE

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 10/22/2019	6	983	36	57	812	14	10	0	10	13	1	49
Peak Season Volume	7	1,091	40	63	901	16	11	0	11	14	1	54
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	1	106	4	6	0	2	0	0	0	0	0	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		8										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					26							
Project Traffic	0	8	0	0	26	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					11							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		38										
Project Traffic	0	38	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	46	0	0	37	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	56	2	3	46	1	1	0	1	1	0	3
Committed + 1.0% Growth	0	102	2	3	83	1	1	0	1	1	0	3
Max (Committed + 1.0% or Historic Growth)	1	106	4	6	83	2	1	0	1	1	0	3
Background Traffic Volumes	8	1,197	44	69	984	18	12	0	12	15	1	57
Project Traffic												
Inbound Traffic Assignment		28.0%	8.0%	2.0%								
Inbound Traffic Volumes		13	4	1								
Outbound Traffic Assignment					28.0%					8.0%		2.0%
Outbound Traffic Volumes					6					2		
Project Traffic	0	13	4	1	6	0	0	0	0	2	0	0
Total Traffic w/o RTOR	8	1,210	48	70	990	18	12	0	12	17	1	57
RTOR Reduction												
TOTAL TRAFFIC	8	1,210	48	70	990	18	12	0	12	17	1	57

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	3	861	7	10	1,059	1	7	0	7	16	0	14
Peak Season Volume	3	956	8	11	1,175	1	8	0	8	18	0	16
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	93	1	1	115	0	0	0	0	0	0	0
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		15										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					41							
Project Traffic	0	15	0	0	41	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					41							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		23										
Project Traffic	0	23	0	0	41	0	0	0	0	0	0	0
Total Committed Projects	0	38	0	0	82	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	49	0	1	60	0	0	0	0	1	0	1
Committed + 1.0% Growth	0	87	0	1	142	0	0	0	0	1	0	1
Max (Committed + 1.0% or Historic Growth)	0	93	1	1	142	0	0	0	0	1	0	1
Background Traffic Volumes	3	1,049	9	12	1,317	1	8	0	8	19	0	17
Project Traffic												
Inbound Traffic Assignment		28.0%	8.0%	2.0%								
Inbound Traffic Volumes		7	2									
Outbound Traffic Assignment					28.0%					8.0%		2.0%
Outbound Traffic Volumes					15					4		1
Project Traffic	0	7	2	0	15	0	0	0	0	4	0	1
Total Traffic w/o RTOR	3	1,056	11	12	1,332	1	8	0	8	23	0	18
RTOR Reduction												
TOTAL TRAFFIC	3	1,056	11	12	1,332	1	8	0	8	23	0	18

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & FIRST BOULEVARD

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 10/22/2019	0	934	112	69	829	0	0	0	0	26	0	32
Peak Season Volume	0	1,037	124	77	920	0	0	0	0	29	0	36
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	101	12	8	90	0	0	0	0	1	0	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		8										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					26							
Project Traffic	0	8	0	0	26	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					11							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		38										
Project Traffic	0	38	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	46	0	0	37	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	53	6	4	47	0	0	0	0	1	0	2
Committed + 1.0% Growth	0	99	6	4	84	0	0	0	0	1	0	2
Max (Committed + 1.0% or Historic Growth)	0	101	12	8	90	0	0	0	0	1	0	2
Background Traffic Volumes	0	1,138	136	85	1,010	0	0	0	0	30	0	38
Project Traffic												
Inbound Traffic Assignment		8.0%	20.0%	15.0%	2.0%							
Inbound Traffic Volumes		4	9	7	1							
Outbound Traffic Assignment		2.0%			8.0%					20.0%		15.0%
Outbound Traffic Volumes					2					4		3
Project Traffic	0	4	9	7	3	0	0	0	0	4	0	3
Total Traffic w/o RTOR	0	1,142	145	92	1,013	0	0	0	0	34	0	41
RTOR Reduction												
TOTAL TRAFFIC	0	1,142	145	92	1,013	0	0	0	0	34	0	41

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	1	852	29	22	993	0	0	0	0	59	0	58
Peak Season Volume	1	946	32	24	1,102	0	0	0	0	65	0	64
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	92	3	2	108	0	0	0	0	2	0	2
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		15										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					41							
Project Traffic	0	15	0	0	41	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					41							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		23										
Project Traffic	0	23	0	0	41	0	0	0	0	0	0	0
Total Committed Projects	0	38	0	0	82	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	48	2	1	56	0	0	0	0	3	0	3
Committed + 1.0% Growth	0	86	2	1	138	0	0	0	0	3	0	3
Max (Committed + 1.0% or Historic Growth)	0	92	3	2	138	0	0	0	0	3	0	3
Background Traffic Volumes	1	1,038	35	26	1,240	0	0	0	0	68	0	67
Project Traffic												
Inbound Traffic Assignment		8.0%	20.0%	15.0%	2.0%							
Inbound Traffic Volumes		2	5	4								
Outbound Traffic Assignment		2.0%			8.0%					20.0%		15.0%
Outbound Traffic Volumes		1			4					11		8
Project Traffic	0	3	5	4	4	0	0	0	0	11	0	8
Total Traffic w/o RTOR	1	1,041	40	30	1,244	0	0	0	0	79	0	75
RTOR Reduction												
TOTAL TRAFFIC	1	1,041	40	30	1,244	0	0	0	0	79	0	75

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & NEBRASKA AVENUE

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 10/22/2019	0	837	127	69	871	0	0	0	0	42	0	46
Peak Season Volume	0	929	141	77	967	0	0	0	0	47	0	51
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	91	14	8	94	0	0	0	0	1	0	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment			25.0%	25.0%								
Inbound Traffic Volumes			8	8								
Outbound Traffic Assignment										25.0%		25.0%
Outbound Traffic Volumes										26		26
Project Traffic	0	0	8	8	0	0	0	0	0	26	0	26
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					11							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		38										
Project Traffic	0	38	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	38	8	8	11	0	0	0	0	26	0	26
1.0% Traffic Volume Growth	0	47	7	4	49	0	0	0	0	2	0	3
Committed + 1.0% Growth	0	85	15	12	60	0	0	0	0	28	0	29
Max (Committed + 1.0% or Historic Growth)	0	91	15	12	94	0	0	0	0	28	0	29
Background Traffic Volumes	0	1,020	156	89	1,061	0	0	0	0	75	0	80
Project Traffic												
Inbound Traffic Assignment			8.0%	10.0%	17.0%							
Inbound Traffic Volumes			4	5	8							
Outbound Traffic Assignment		17.0%								8.0%		10.0%
Outbound Traffic Volumes		4								2		2
Project Traffic	0	4	4	5	8	0	0	0	0	2	0	2
Total Traffic w/o RTOR	0	1,024	160	94	1,069	0	0	0	0	77	0	82
RTOR Reduction												
TOTAL TRAFFIC	0	1,024	160	94	1,069	0	0	0	0	77	0	82

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	0	847	51	57	926	0	0	0	0	93	0	90
Peak Season Volume	0	940	57	63	1,028	0	0	0	0	103	0	100
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	92	6	6	100	0	0	0	0	3	0	3
Committed Developments												
Mayfair												
Inbound Traffic Assignment			25.0%	25.0%								
Inbound Traffic Volumes			15	15								
Outbound Traffic Assignment										25.0%		25.0%
Outbound Traffic Volumes										41		41
Project Traffic	0	0	15	15	0	0	0	0	0	41	0	41
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					41							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		23										
Project Traffic	0	23	0	0	41	0	0	0	0	0	0	0
Total Committed Projects	0	23	15	15	41	0	0	0	0	41	0	41
1.0% Traffic Volume Growth	0	48	3	3	52	0	0	0	0	5	0	5
Committed + 1.0% Growth	0	71	18	18	93	0	0	0	0	46	0	46
Max (Committed + 1.0% or Historic Growth)	0	92	18	18	100	0	0	0	0	46	0	46
Background Traffic Volumes	0	1,032	75	81	1,128	0	0	0	0	149	0	146
Project Traffic												
Inbound Traffic Assignment			8.0%	10.0%	17.0%							
Inbound Traffic Volumes			2	2	4							
Outbound Traffic Assignment		17.0%								8.0%		10.0%
Outbound Traffic Volumes		9								4		5
Project Traffic	0	9	2	2	4	0	0	0	0	4	0	5
Total Traffic w/o RTOR	0	1,041	77	83	1,132	0	0	0	0	153	0	151
RTOR Reduction												
TOTAL TRAFFIC	0	1,041	77	83	1,132	0	0	0	0	153	0	151

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 13TH STREET & NEBRASKA AVENUE

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 10/22/2019	61	234	5	0	262	65	53	0	64	0	0	0
Peak Season Volume	68	260	6	0	291	72	59	0	71	0	0	0
Growth Rate	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.50%	0.50%	0.50%	0.00%	0.00%	0.00%
Traffic Volume Growth	2	8	0	0	9	2	1	0	2	0	0	0
Committed Developments												
Mayfair												
Inbound Traffic Assignment	30.0%					20.0%						
Inbound Traffic Volumes	9					6						
Outbound Traffic Assignment							20.0%		30.0%			
Outbound Traffic Volumes							21		32			
Project Traffic	9	0	0	0	0	6	21	0	32	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	9	0	0	0	0	6	21	0	32	0	0	0
1.0% Traffic Volume Growth	3	13	0	0	15	4	3	0	4	0	0	0
Committed + 1.0% Growth	12	13	0	0	15	10	24	0	36	0	0	0
Max (Committed + 1.0% or Historic Growth)	12	13	0	0	15	10	24	0	36	0	0	0
Background Traffic Volumes	80	273	6	0	306	82	83	0	107	0	0	0
Project Traffic												
Inbound Traffic Assignment	2.0%					20.0%						
Inbound Traffic Volumes	1					9						
Outbound Traffic Assignment							20.0%		2.0%			
Outbound Traffic Volumes							4					
Project Traffic	1	0	0	0	0	9	4	0	0	0	0	0
Total Traffic w/o RTOR	81	273	6	0	306	91	87	0	107	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	81	273	6	0	306	91	87	0	107	0	0	0

PM Peak Hour

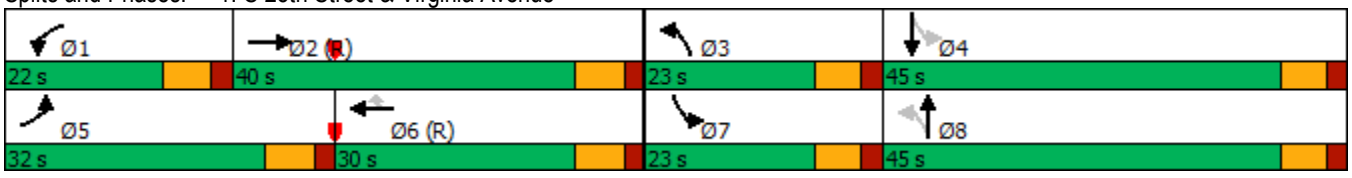
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	56	177	4	1	224	50	56	0	71	0	0	0
Peak Season Volume	62	196	4	1	249	56	62	0	79	0	0	0
Growth Rate	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.50%	0.50%	0.50%	0.00%	0.00%	0.00%
Traffic Volume Growth	2	6	0	0	8	2	2	0	2	0	0	0
Committed Developments												
Mayfair												
Inbound Traffic Assignment	30.0%					20.0%						
Inbound Traffic Volumes	17					12						
Outbound Traffic Assignment							20.0%		30.0%			
Outbound Traffic Volumes							33		50			
Project Traffic	17	0	0	0	0	12	33	0	50	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	17	0	0	0	0	12	33	0	50	0	0	0
1.0% Traffic Volume Growth	3	10	0	0	13	3	3	0	4	0	0	0
Committed + 1.0% Growth	20	10	0	0	13	15	36	0	54	0	0	0
Max (Committed + 1.0% or Historic Growth)	20	10	0	0	13	15	36	0	54	0	0	0
Background Traffic Volumes	82	206	4	1	262	71	98	0	133	0	0	0
Project Traffic												
Inbound Traffic Assignment	2.0%					20.0%						
Inbound Traffic Volumes						5						
Outbound Traffic Assignment							20.0%		2.0%			
Outbound Traffic Volumes							11		1			
Project Traffic	0	0	0	0	0	5	11	0	1	0	0	0
Total Traffic w/o RTOR	82	206	4	1	262	76	109	0	134	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	82	206	4	1	262	76	109	0	134	0	0	0

APPENDIX F: SYNCHRO OUTPUT SHEETS

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	245	647	125	480	229	174	842	192	585
Future Volume (vph)	245	647	125	480	229	174	842	192	585
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	32.0	40.0	22.0	30.0	30.0	23.0	45.0	23.0	45.0
Total Split (%)	24.6%	30.8%	16.9%	23.1%	23.1%	17.7%	34.6%	17.7%	34.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	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	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	22.6	34.9	13.5	25.8	25.8	53.7	40.5	55.9	41.6
Actuated g/C Ratio	0.17	0.27	0.10	0.20	0.20	0.41	0.31	0.43	0.32
v/c Ratio	0.84	0.56	0.72	0.50	0.48	0.61	0.95	0.80	0.67
Control Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
LOS	E	D	F	E	C	C	E	D	D
Approach Delay		50.6		54.1			56.3		43.9
Approach LOS		D		D			E		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 82 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.95	
Intersection Signal Delay: 51.5	Intersection LOS: D
Intersection Capacity Utilization 83.6%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue

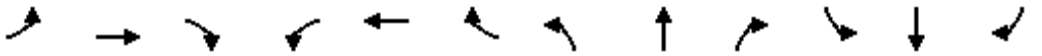




Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	258	759	132	505	241	183	1034	202	748
v/c Ratio	0.84	0.56	0.72	0.50	0.48	0.61	0.95	0.80	0.67
Control Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
Queue Length 50th (ft)	209	201	117	119	0	89	450	113	280
Queue Length 95th (ft)	#325	247	#187	196	147	138	#608	#224	364
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	343	1355	206	1010	507	346	1089	280	1117
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.56	0.64	0.50	0.48	0.53	0.95	0.72	0.67

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 (veh/h)	245	647	74	125	480	229	174	842	141	192	585	125
Future Volume (veh/h)	245	647	74	125	480	229	174	842	141	192	585	125
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	258	681	78	132	505	241	183	886	148	202	616	132
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	285	1464	166	157	1241	385	294	900	150	229	883	189
Arrive On Green	0.16	0.31	0.31	0.09	0.24	0.24	0.09	0.30	0.30	0.10	0.30	0.30
Sat Flow, veh/h	1781	4651	528	1781	5106	1585	1781	3047	509	1781	2912	623
Grp Volume(v), veh/h	258	497	262	132	505	241	183	517	517	202	375	373
Grp Sat Flow(s),veh/h/ln	1781	1702	1775	1781	1702	1585	1781	1777	1779	1781	1777	1758
Q Serve(g_s), s	18.5	15.2	15.4	9.5	10.8	17.6	9.2	37.6	37.6	10.2	24.3	24.4
Cycle Q Clear(g_c), s	18.5	15.2	15.4	9.5	10.8	17.6	9.2	37.6	37.6	10.2	24.3	24.4
Prop In Lane	1.00		0.30	1.00		1.00	1.00		0.29	1.00		0.35
Lane Grp Cap(c), veh/h	285	1071	559	157	1241	385	294	525	525	229	539	533
V/C Ratio(X)	0.90	0.46	0.47	0.84	0.41	0.63	0.62	0.98	0.98	0.88	0.70	0.70
Avail Cap(c_a), veh/h	345	1071	559	208	1241	385	363	525	525	284	539	533
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.6	35.7	35.8	58.3	41.3	43.9	30.4	45.5	45.5	33.2	40.0	40.1
Incr Delay (d2), s/veh	23.4	1.4	2.8	19.2	1.0	7.2	2.2	35.2	35.2	22.8	7.3	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.1	6.6	7.2	5.1	4.7	7.7	4.1	21.5	21.6	5.8	11.7	11.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.0	37.2	38.6	77.6	42.3	51.1	32.6	80.7	80.7	56.0	47.3	47.5
LnGrp LOS	E	D	D	E	D	D	C	F	F	E	D	D
Approach Vol, veh/h		1017			878			1217			950	
Approach Delay, s/veh		47.7			50.0			73.4			49.2	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.3	47.7	18.0	46.0	27.6	38.4	19.0	45.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	15.2	33.2	* 16	* 38	25.2	23.2	* 16	* 38
Max Q Clear Time (g_c+I1), s	11.5	17.4	11.2	26.4	20.5	19.6	12.2	39.6
Green Ext Time (p_c), s	0.1	4.5	0.2	3.8	0.3	1.5	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	56.3
HCM 6th LOS	E

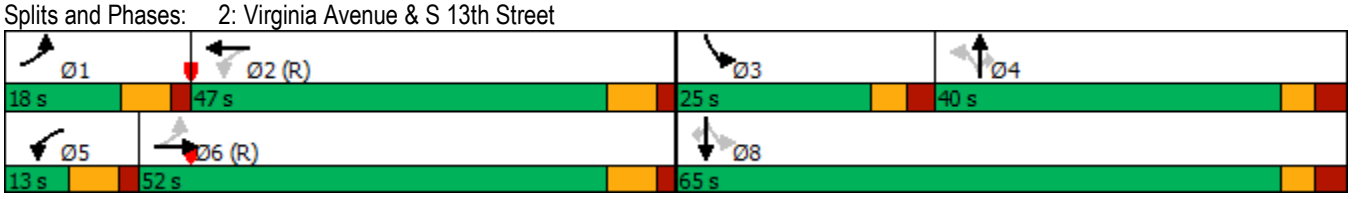
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	101	692	4	672	16	43	8	192	44	102
Future Volume (vph)	101	692	4	672	16	43	8	192	44	102
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	18.0	52.0	13.0	47.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	13.8%	40.0%	10.0%	36.2%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	86.9	84.7	77.7	72.1	8.8	8.8	8.8	29.7	29.3	29.3
Actuated g/C Ratio	0.67	0.65	0.60	0.55	0.07	0.07	0.07	0.23	0.23	0.23
v/c Ratio	0.27	0.22	0.01	0.33	0.19	0.36	0.03	0.66	0.11	0.24
Control Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
LOS	A	A	A	B	E	E	A	D	D	A
Approach Delay		7.2		16.4		56.7			37.4	
Approach LOS		A		B		E			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 30 (23%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.66	
Intersection Signal Delay: 17.6	Intersection LOS: B
Intersection Capacity Utilization 56.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

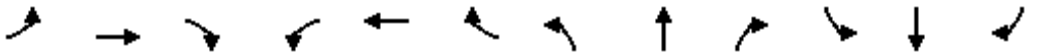




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	106	737	4	906	17	45	8	202	46	107
v/c Ratio	0.27	0.22	0.01	0.33	0.19	0.36	0.03	0.66	0.11	0.24
Control Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
Queue Length 50th (ft)	20	55	1	146	14	37	0	143	30	0
Queue Length 95th (ft)	m35	m91	6	197	39	76	0	212	61	44
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	423	3308	456	2751	347	478	511	324	836	770
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.22	0.01	0.33	0.05	0.09	0.02	0.62	0.06	0.14

Intersection Summary

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	692	9	4	672	189	16	43	8	192	44	102
Future Volume (veh/h)	101	692	9	4	672	189	16	43	8	192	44	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	106	728	9	4	707	199	17	45	8	202	46	107
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	428	3211	40	465	2318	644	122	101	85	311	415	352
Arrive On Green	0.04	0.62	0.62	0.01	0.58	0.58	0.05	0.05	0.05	0.12	0.22	0.22
Sat Flow, veh/h	1781	5199	64	1781	3972	1103	1234	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	106	476	261	4	605	301	17	45	8	202	46	107
Grp Sat Flow(s),veh/h/ln	1781	1702	1859	1781	1702	1672	1234	1870	1585	1781	1870	1585
Q Serve(g_s), s	3.1	8.1	8.1	0.1	11.7	11.9	1.7	3.0	0.6	13.5	2.6	7.3
Cycle Q Clear(g_c), s	3.1	8.1	8.1	0.1	11.7	11.9	1.7	3.0	0.6	13.5	2.6	7.3
Prop In Lane	1.00		0.03	1.00		0.66	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	428	2102	1148	465	1987	976	122	101	85	311	415	352
V/C Ratio(X)	0.25	0.23	0.23	0.01	0.30	0.31	0.14	0.45	0.09	0.65	0.11	0.30
Avail Cap(c_a), veh/h	512	2102	1148	541	1987	976	372	481	407	354	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.76	0.76	0.76	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	10.5	11.1	11.1	11.1	13.7	13.8	59.0	59.6	58.5	48.3	40.4	42.2
Incr Delay (d2), s/veh	0.2	0.2	0.3	0.0	0.4	0.8	0.5	3.1	0.5	3.4	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	3.1	3.4	0.0	4.6	4.7	0.6	1.5	0.3	6.3	1.2	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.7	11.2	11.4	11.1	14.1	14.6	59.5	62.7	59.0	51.7	40.5	42.7
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		843			910			70			355	
Approach Delay, s/veh		11.2			14.2			61.5			47.5	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.9	82.7	21.8	13.6	7.5	87.1		35.4				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	11.2	40.2	* 19	* 33	6.2	45.2		* 58				
Max Q Clear Time (g_c+I1), s	5.1	13.9	15.5	5.0	2.1	10.1		9.3				
Green Ext Time (p_c), s	0.1	6.8	0.2	0.3	0.0	5.5		0.6				

Intersection Summary	
HCM 6th Ctrl Delay	20.0
HCM 6th LOS	C

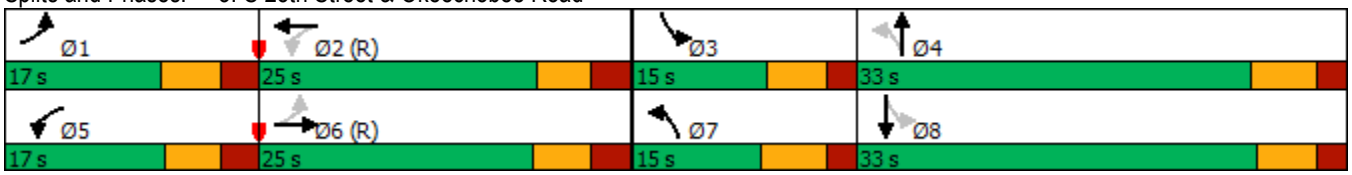
Notes

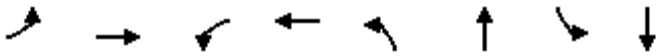
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	159	434	121	274	118	638	44	794
Future Volume (vph)	159	434	121	274	118	638	44	794
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	25.0	17.0	25.0	15.0	33.0	15.0	33.0
Total Split (%)	18.9%	27.8%	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	28.9	18.4	29.5	18.7	37.7	32.4	35.9	26.8
Actuated g/C Ratio	0.32	0.20	0.33	0.21	0.42	0.36	0.40	0.30
v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93
Control Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
LOS	C	D	C	C	C	C	B	D
Approach Delay		37.3		29.5		28.0		44.9
Approach LOS		D		C		C		D

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 35.7	Intersection LOS: D
Intersection Capacity Utilization 79.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

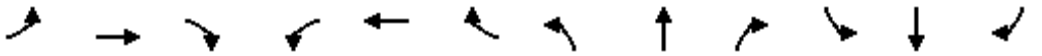




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	167	580	127	305	124	874	46	974
v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93
Control Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Length 50th (ft)	62	156	46	77	39	233	14	276
Queue Length 95th (ft)	108	#234	84	117	80	#333	33	#402
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	409	725	305	732	243	1259	298	1050
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	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93

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 (veh/h)	159	434	117	121	274	16	118	638	192	44	794	131
Future Volume (veh/h)	159	434	117	121	274	16	118	638	192	44	794	131
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	167	457	123	127	288	17	124	672	202	46	836	138
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	428	588	157	329	713	42	259	868	261	263	900	149
Arrive On Green	0.11	0.21	0.21	0.11	0.21	0.21	0.09	0.32	0.32	0.07	0.29	0.29
Sat Flow, veh/h	1781	2773	741	1781	3411	200	1781	2693	809	1781	3053	504
Grp Volume(v), veh/h	167	292	288	127	149	156	124	443	431	46	487	487
Grp Sat Flow(s),veh/h/ln	1781	1777	1737	1781	1777	1834	1781	1777	1725	1781	1777	1780
Q Serve(g_s), s	6.3	13.9	14.1	4.7	6.5	6.6	4.1	20.3	20.3	1.5	23.9	23.9
Cycle Q Clear(g_c), s	6.3	13.9	14.1	4.7	6.5	6.6	4.1	20.3	20.3	1.5	23.9	23.9
Prop In Lane	1.00		0.43	1.00		0.11	1.00		0.47	1.00		0.28
Lane Grp Cap(c), veh/h	428	377	369	329	371	383	259	572	556	263	524	525
V/C Ratio(X)	0.39	0.77	0.78	0.39	0.40	0.41	0.48	0.77	0.77	0.17	0.93	0.93
Avail Cap(c_a), veh/h	432	377	369	338	371	383	267	572	556	319	531	532
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.1	33.4	33.5	23.5	30.7	30.8	22.0	27.5	27.6	20.6	30.8	30.8
Incr Delay (d2), s/veh	0.6	14.3	15.2	0.7	3.2	3.2	1.4	6.6	6.8	0.3	22.8	22.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	7.4	7.4	2.0	3.1	3.2	1.8	9.4	9.1	0.6	13.2	13.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.6	47.7	48.7	24.2	34.0	33.9	23.3	34.1	34.3	21.0	53.6	53.6
LnGrp LOS	C	D	D	C	C	C	C	C	C	C	D	D
Approach Vol, veh/h		747			432			998			1020	
Approach Delay, s/veh		42.7			31.1			32.9			52.1	
Approach LOS		D			C			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.8	25.5	12.2	35.5	16.6	25.8	14.6	33.0
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 19	9.0	26.5	* 11	* 18	8.6	* 27
Max Q Clear Time (g_c+I1), s	8.3	8.6	3.5	22.3	6.7	16.1	6.1	25.9
Green Ext Time (p_c), s	0.1	1.2	0.0	2.1	0.1	0.8	0.1	0.6

Intersection Summary	
HCM 6th Ctrl Delay	41.1
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	54	1091	40	63	901
Future Vol, veh/h	14	54	1091	40	63	901
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	57	1148	42	66	948

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1775	595	0	0	1190	0
Stage 1	1169	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	74	447	-	-	582	-
Stage 1	258	-	-	-	-	-
Stage 2	507	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	66	447	-	-	582	-
Mov Cap-2 Maneuver	177	-	-	-	-	-
Stage 1	258	-	-	-	-	-
Stage 2	450	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.4	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	340	582	-
HCM Lane V/C Ratio	-	-	0.211	0.114	-
HCM Control Delay (s)	-	-	18.4	12	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.8	0.4	-

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	36	1037	124	77	920
Future Vol, veh/h	29	36	1037	124	77	920
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	31	38	1092	131	81	968

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1804	612	0	0	1223	0
Stage 1	1158	-	-	-	-	-
Stage 2	646	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	71	436	-	-	566	-
Stage 1	261	-	-	-	-	-
Stage 2	484	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	61	436	-	-	566	-
Mov Cap-2 Maneuver	172	-	-	-	-	-
Stage 1	261	-	-	-	-	-
Stage 2	415	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.3	0	1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	172	436	566	-
HCM Lane V/C Ratio	-	-	0.177	0.087	0.143	-
HCM Control Delay (s)	-	-	30.4	14	12.4	-
HCM Lane LOS	-	-	D	B	B	-
HCM 95th %tile Q(veh)	-	-	0.6	0.3	0.5	-

Intersection	
Int Delay, s/veh	1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	47	51	929	141	77	967
Future Vol, veh/h	47	51	929	141	77	967
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	54	978	148	81	1018

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1723	563	0	0	1126	0
Stage 1	1052	-	-	-	-	-
Stage 2	671	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	80	470	-	-	616	-
Stage 1	297	-	-	-	-	-
Stage 2	470	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	70	470	-	-	616	-
Mov Cap-2 Maneuver	188	-	-	-	-	-
Stage 1	297	-	-	-	-	-
Stage 2	408	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.9	0	0.9
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	188	470	616	-
HCM Lane V/C Ratio	-	-	0.263	0.114	0.132	-
HCM Control Delay (s)	-	-	30.9	13.6	11.7	-
HCM Lane LOS	-	-	D	B	B	-
HCM 95th %tile Q(veh)	-	-	1	0.4	0.5	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	59	0	71	0	0	0	68	260	6	0	291	72
Future Vol, veh/h	59	0	71	0	0	0	68	260	6	0	291	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	62	0	75	0	0	0	72	274	6	0	306	76

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	727	730	306		382	0	0	-	-	0
Stage 1	306	306	-		-	-	-	-	-	-
Stage 2	421	424	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	-	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	-	-	-
Pot Cap-1 Maneuver	391	349	734		1176	-	-	0	-	-
Stage 1	747	662	-		-	-	-	0	-	-
Stage 2	662	587	-		-	-	-	0	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	367	0	734		1176	-	-	-	-	-
Mov Cap-2 Maneuver	367	0	-		-	-	-	-	-	-
Stage 1	701	0	-		-	-	-	-	-	-
Stage 2	662	0	-		-	-	-	-	-	-

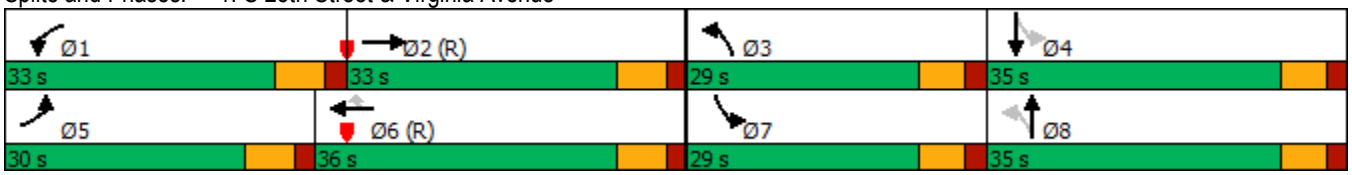
Approach	EB	NB	SB
HCM Control Delay, s	13.4	1.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1176	-	-	367	734	-	-
HCM Lane V/C Ratio	0.061	-	-	0.169	0.102	-	-
HCM Control Delay (s)	8.3	-	-	16.8	10.5	-	-
HCM Lane LOS	A	-	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.6	0.3	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	169	664	268	800	216	171	557	259	785
Future Volume (vph)	169	664	268	800	216	171	557	259	785
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	30.0	33.0	33.0	36.0	36.0	29.0	35.0	29.0	35.0
Total Split (%)	23.1%	25.4%	25.4%	27.7%	27.7%	22.3%	26.9%	22.3%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	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	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	18.0	28.4	24.0	34.4	34.4	46.5	31.9	55.1	36.3
Actuated g/C Ratio	0.14	0.22	0.18	0.26	0.26	0.36	0.25	0.42	0.28
v/c Ratio	0.73	0.75	0.86	0.63	0.39	0.71	0.80	0.82	1.03
Control Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
LOS	E	D	F	D	A	D	D	D	F
Approach Delay		54.7		42.5			51.9		75.7
Approach LOS		D		D			D		E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.03	
Intersection Signal Delay: 56.5	Intersection LOS: E
Intersection Capacity Utilization 89.3%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue



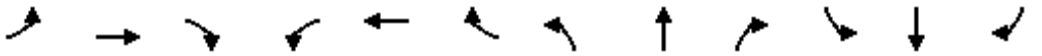


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	178	822	282	842	227	180	688	273	1007
v/c Ratio	0.73	0.75	0.86	0.63	0.39	0.71	0.80	0.82	1.03
Control Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
Queue Length 50th (ft)	145	237	247	135	0	97	285	150	~466
Queue Length 95th (ft)	217	289	#369	172	30	171	#401	#268	#687
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	315	1103	356	1347	586	361	860	376	973
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.57	0.75	0.79	0.63	0.39	0.50	0.80	0.73	1.03

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	169	664	117	268	800	216	171	557	97	259	785	172
Future Volume (veh/h)	169	664	117	268	800	216	171	557	97	259	785	172
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	178	699	123	282	842	227	180	586	102	273	826	181
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	206	1198	208	309	1692	525	226	639	111	313	727	159
Arrive On Green	0.12	0.27	0.27	0.17	0.33	0.33	0.10	0.21	0.21	0.14	0.25	0.25
Sat Flow, veh/h	1781	4376	762	1781	5106	1585	1781	3027	526	1781	2898	635
Grp Volume(v), veh/h	178	542	280	282	842	227	180	343	345	273	506	501
Grp Sat Flow(s),veh/h/ln	1781	1702	1733	1781	1702	1585	1781	1777	1776	1781	1777	1756
Q Serve(g_s), s	12.8	17.9	18.2	20.2	17.2	14.5	10.1	24.6	24.7	15.3	32.6	32.6
Cycle Q Clear(g_c), s	12.8	17.9	18.2	20.2	17.2	14.5	10.1	24.6	24.7	15.3	32.6	32.6
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.30	1.00		0.36
Lane Grp Cap(c), veh/h	206	932	474	309	1692	525	226	375	375	313	446	441
V/C Ratio(X)	0.86	0.58	0.59	0.91	0.50	0.43	0.80	0.92	0.92	0.87	1.14	1.14
Avail Cap(c_a), veh/h	318	932	474	359	1692	525	362	388	388	378	446	441
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.94	0.94	0.94	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.5	40.8	40.9	52.8	34.8	33.9	37.6	50.1	50.2	35.2	48.7	48.7
Incr Delay (d2), s/veh	14.0	2.6	5.3	23.8	1.0	2.4	6.3	25.5	26.2	17.1	85.1	85.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.5	7.9	8.5	11.1	7.3	6.0	4.8	13.5	13.7	8.1	24.9	24.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	70.5	43.4	46.2	76.6	35.8	36.3	43.9	75.6	76.4	52.3	133.8	134.1
LnGrp LOS	E	D	D	E	D	D	D	E	E	D	F	F
Approach Vol, veh/h		1000			1351			868			1280	
Approach Delay, s/veh		49.0			44.4			69.4			116.5	
Approach LOS		D			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	29.3	42.4	19.0	39.2	21.8	49.9	24.2	34.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	26.2	26.2	* 22	* 28	23.2	29.2	* 22	* 28
Max Q Clear Time (g_c+I1), s	22.2	20.2	12.1	34.6	14.8	19.2	17.3	26.7
Green Ext Time (p_c), s	0.3	2.7	0.3	0.0	0.3	4.7	0.4	0.7

Intersection Summary	
HCM 6th Ctrl Delay	70.8
HCM 6th LOS	E

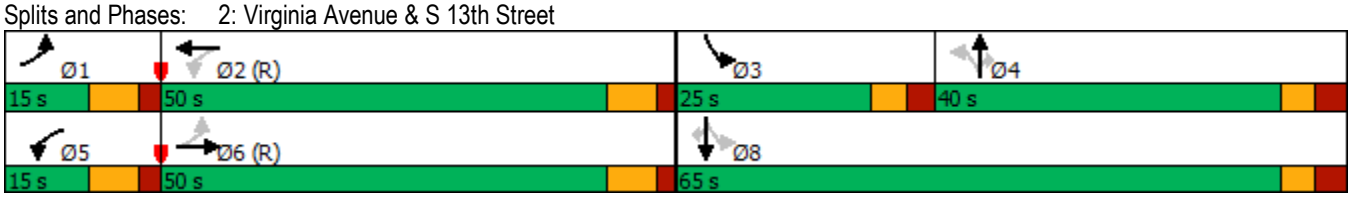
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	70	889	18	890	6	20	6	234	46	110
Future Volume (vph)	70	889	18	890	6	20	6	234	46	110
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	15.0	50.0	15.0	50.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	11.5%	38.5%	11.5%	38.5%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	88.3	84.8	83.3	78.4	7.6	7.6	7.6	26.9	26.5	26.5
Actuated g/C Ratio	0.68	0.65	0.64	0.60	0.06	0.06	0.06	0.21	0.20	0.20
v/c Ratio	0.22	0.29	0.05	0.37	0.07	0.19	0.03	0.84	0.13	0.28
Control Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
LOS	B	C	A	B	E	E	A	E	D	A
Approach Delay		21.2		14.9		50.4			49.6	
Approach LOS		C		B		D			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 63 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay: 23.3	Intersection LOS: C
Intersection Capacity Utilization 61.8%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street



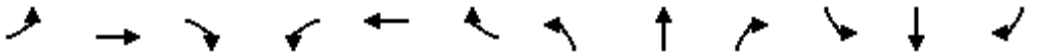


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	74	948	19	1125	6	21	6	246	48	116
v/c Ratio	0.22	0.29	0.05	0.37	0.07	0.19	0.03	0.84	0.13	0.28
Control Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
Queue Length 50th (ft)	36	178	5	191	5	17	0	182	31	0
Queue Length 95th (ft)	m56	267	15	243	20	45	0	#273	64	47
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	342	3310	421	3004	398	478	511	301	836	775
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.29	0.05	0.37	0.02	0.04	0.01	0.82	0.06	0.15

Intersection Summary

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

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	889	11	18	890	179	6	20	6	234	46	110
Future Volume (veh/h)	70	889	11	18	890	179	6	20	6	234	46	110
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	74	936	12	19	937	188	6	21	6	246	48	116
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	341	3024	39	379	2413	482	121	101	85	368	455	386
Arrive On Green	0.04	0.58	0.58	0.02	0.57	0.57	0.05	0.05	0.05	0.14	0.24	0.24
Sat Flow, veh/h	1781	5196	67	1781	4268	853	1222	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	74	613	335	19	747	378	6	21	6	246	48	116
Grp Sat Flow(s),veh/h/ln	1781	1702	1858	1781	1702	1717	1222	1870	1585	1781	1870	1585
Q Serve(g_s), s	2.2	11.9	11.9	0.6	15.9	16.0	0.6	1.4	0.5	16.4	2.6	7.8
Cycle Q Clear(g_c), s	2.2	11.9	11.9	0.6	15.9	16.0	0.6	1.4	0.5	16.4	2.6	7.8
Prop In Lane	1.00		0.04	1.00		0.50	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	1981	1082	379	1924	971	121	101	85	368	455	386
V/C Ratio(X)	0.22	0.31	0.31	0.05	0.39	0.39	0.05	0.21	0.07	0.67	0.11	0.30
Avail Cap(c_a), veh/h	389	1981	1082	458	1924	971	369	481	407	373	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.56	0.56	0.56	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.9	13.8	13.9	11.7	15.7	15.8	58.5	58.9	58.4	47.0	38.2	40.1
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.6	1.2	0.2	1.0	0.3	4.5	0.1	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	4.6	5.1	0.2	6.3	6.5	0.2	0.7	0.2	7.8	1.2	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.1	14.1	14.3	11.8	16.3	16.9	58.6	59.9	58.8	51.5	38.3	40.6
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		1022			1144			33			410	
Approach Delay, s/veh		14.0			16.4			59.4			46.8	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.5	80.3	24.7	13.6	9.3	82.5		38.3				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	8.2	43.2	* 19	* 33	8.2	43.2		* 58				
Max Q Clear Time (g_c+I1), s	4.2	18.0	18.4	3.4	2.6	13.9		9.8				
Green Ext Time (p_c), s	0.0	8.7	0.0	0.1	0.0	7.2		0.7				

Intersection Summary			
HCM 6th Ctrl Delay		20.8	
HCM 6th LOS		C	

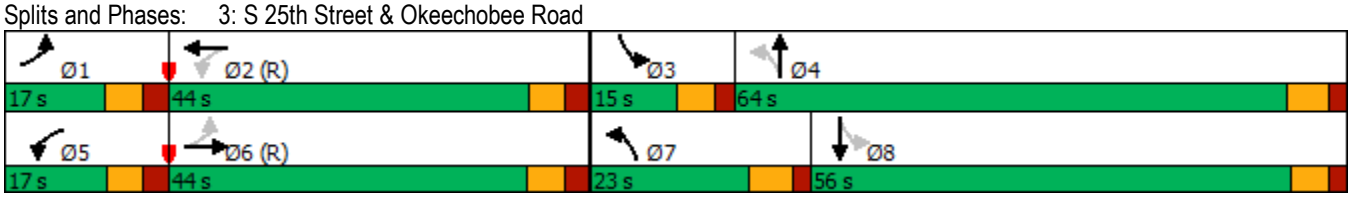
Notes

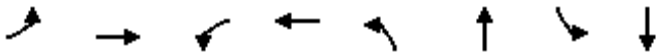
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	185	396	154	444	140	709	46	823
Future Volume (vph)	185	396	154	444	140	709	46	823
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	44.0	17.0	44.0	23.0	64.0	15.0	56.0
Total Split (%)	12.1%	31.4%	12.1%	31.4%	16.4%	45.7%	10.7%	40.0%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	54.1	42.3	53.7	42.1	65.8	54.7	56.5	47.4
Actuated g/C Ratio	0.39	0.30	0.38	0.30	0.47	0.39	0.40	0.34
v/c Ratio	0.56	0.52	0.50	0.45	0.66	0.67	0.20	0.87
Control Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
LOS	D	D	C	D	D	D	C	D
Approach Delay		39.9		39.9		37.8		50.3
Approach LOS		D		D		D		D

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 42.5	Intersection LOS: D
Intersection Capacity Utilization 80.5%	ICU Level of Service D
Analysis Period (min) 15	

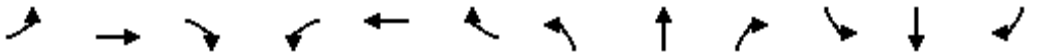
Splits and Phases: 3: S 25th Street & Okeechobee Road





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	195	548	162	482	147	914	48	1029
v/c Ratio	0.56	0.52	0.50	0.45	0.66	0.67	0.20	0.87
Control Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
Queue Length 50th (ft)	115	215	94	195	77	355	22	445
Queue Length 95th (ft)	184	280	154	253	145	412	43	533
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	348	1052	325	1061	260	1426	237	1246
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	0.56	0.52	0.50	0.45	0.57	0.64	0.20	0.83

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	185	396	124	154	444	14	140	709	160	46	823	155
Future Volume (veh/h)	185	396	124	154	444	14	140	709	160	46	823	155
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	195	417	131	162	467	15	147	746	168	48	866	163
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	408	922	287	379	1214	39	202	984	222	216	964	181
Arrive On Green	0.07	0.35	0.35	0.08	0.35	0.35	0.07	0.34	0.34	0.05	0.32	0.32
Sat Flow, veh/h	1781	2668	830	1781	3514	113	1781	2882	649	1781	2984	562
Grp Volume(v), veh/h	195	276	272	162	236	246	147	460	454	48	516	513
Grp Sat Flow(s),veh/h/ln	1781	1777	1721	1781	1777	1850	1781	1777	1754	1781	1777	1769
Q Serve(g_s), s	10.0	16.9	17.2	8.1	14.0	14.1	7.6	32.2	32.2	2.4	38.7	38.8
Cycle Q Clear(g_c), s	10.0	16.9	17.2	8.1	14.0	14.1	7.6	32.2	32.2	2.4	38.7	38.8
Prop In Lane	1.00		0.48	1.00		0.06	1.00		0.37	1.00		0.32
Lane Grp Cap(c), veh/h	408	614	595	379	614	639	202	607	599	216	574	571
V/C Ratio(X)	0.48	0.45	0.46	0.43	0.38	0.39	0.73	0.76	0.76	0.22	0.90	0.90
Avail Cap(c_a), veh/h	408	614	595	379	614	639	288	730	720	234	633	631
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.4	35.5	35.6	27.0	34.6	34.6	34.9	40.9	41.0	31.3	45.2	45.2
Incr Delay (d2), s/veh	0.9	2.4	2.5	0.8	1.8	1.8	5.4	3.8	3.8	0.5	14.8	14.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.4	7.8	7.7	3.6	6.4	6.7	3.6	14.7	14.5	1.1	19.4	19.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.2	37.9	38.1	27.8	36.4	36.3	40.2	44.7	44.8	31.8	60.0	60.1
LnGrp LOS	C	D	D	C	D	D	D	D	D	C	E	E
Approach Vol, veh/h		743			644			1061			1077	
Approach Delay, s/veh		35.4			34.2			44.1			58.8	
Approach LOS		D			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	55.1	13.6	54.3	17.0	55.1	16.2	51.7
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 38	9.0	57.5	* 11	* 37	16.6	* 50
Max Q Clear Time (g_c+I1), s	12.0	16.1	4.4	34.2	10.1	19.2	9.6	40.8
Green Ext Time (p_c), s	0.0	2.8	0.0	6.4	0.0	3.2	0.2	4.5

Intersection Summary	
HCM 6th Ctrl Delay	45.0
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	16	956	8	11	1175
Future Vol, veh/h	18	16	956	8	11	1175
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	17	1006	8	12	1237

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1653	507	0	0	1014	0
Stage 1	1010	-	-	-	-	-
Stage 2	643	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	89	511	-	-	680	-
Stage 1	313	-	-	-	-	-
Stage 2	485	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	87	511	-	-	680	-
Mov Cap-2 Maneuver	210	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	476	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	291	680	-
HCM Lane V/C Ratio	-	-	0.123	0.017	-
HCM Control Delay (s)	-	-	19.1	10.4	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

Intersection	
Int Delay, s/veh	1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	65	64	946	32	24	1102
Future Vol, veh/h	65	64	946	32	24	1102
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	68	67	996	34	25	1160

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1643	515	0	0	1030	0
Stage 1	1013	-	-	-	-	-
Stage 2	630	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	91	505	-	-	670	-
Stage 1	312	-	-	-	-	-
Stage 2	493	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	88	505	-	-	670	-
Mov Cap-2 Maneuver	210	-	-	-	-	-
Stage 1	312	-	-	-	-	-
Stage 2	475	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.8	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	210	505	670	-
HCM Lane V/C Ratio	-	-	0.326	0.133	0.038	-
HCM Control Delay (s)	-	-	30.2	13.2	10.6	-
HCM Lane LOS	-	-	D	B	B	-
HCM 95th %tile Q(veh)	-	-	1.3	0.5	0.1	-

Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	103	100	940	57	63	1028
Future Vol, veh/h	103	100	940	57	63	1028
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	108	105	989	60	66	1082

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1692	525	0	0	1049	0
Stage 1	1019	-	-	-	-	-
Stage 2	673	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 84	497	-	-	659	-
Stage 1	309	-	-	-	-	-
Stage 2	468	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 76	497	-	-	659	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	309	-	-	-	-	-
Stage 2	421	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	29.3	0	0.6
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	196	497	659	-
HCM Lane V/C Ratio	-	-	0.553	0.212	0.101	-
HCM Control Delay (s)	-	-	44	14.2	11.1	-
HCM Lane LOS	-	-	E	B	B	-
HCM 95th %tile Q(veh)	-	-	2.9	0.8	0.3	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	62	0	79	0	0	0	62	196	4	1	249	56
Future Vol, veh/h	62	0	79	0	0	0	62	196	4	1	249	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	65	0	83	0	0	0	65	206	4	1	262	59

Major/Minor	Minor2					Major1			Major2		
Conflicting Flow All	602	604	262			321	0	0	210	0	0
Stage 1	264	264	-			-	-	-	-	-	-
Stage 2	338	340	-			-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22			4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-			-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-			-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318			2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	463	412	777			1239	-	-	1361	-	-
Stage 1	780	690	-			-	-	-	-	-	-
Stage 2	722	639	-			-	-	-	-	-	-
Platoon blocked, %							-	-		-	-
Mov Cap-1 Maneuver	438	0	777			1239	-	-	1361	-	-
Mov Cap-2 Maneuver	438	0	-			-	-	-	-	-	-
Stage 1	739	0	-			-	-	-	-	-	-
Stage 2	721	0	-			-	-	-	-	-	-

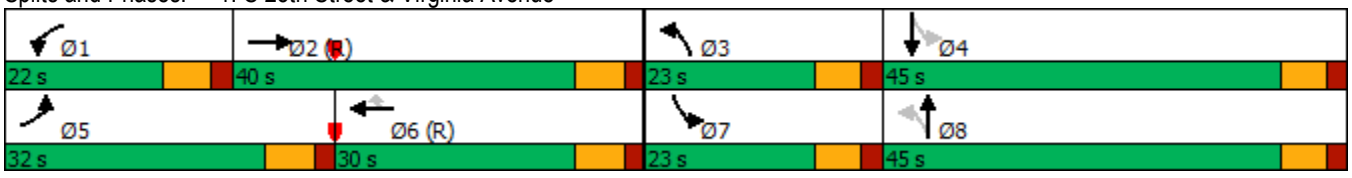
Approach	EB	NB	SB
HCM Control Delay, s	12.2	1.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBL	SBT	SBR
Capacity (veh/h)	1239	-	-	438	777	1361	-	-
HCM Lane V/C Ratio	0.053	-	-	0.149	0.107	0.001	-	-
HCM Control Delay (s)	8.1	-	-	14.7	10.2	7.6	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.5	0.4	0	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	257	682	132	504	241	189	923	211	642
Future Volume (vph)	257	682	132	504	241	189	923	211	642
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	32.0	40.0	22.0	30.0	30.0	23.0	45.0	23.0	45.0
Total Split (%)	24.6%	30.8%	16.9%	23.1%	23.1%	17.7%	34.6%	17.7%	34.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	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	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	23.1	34.6	13.8	25.3	25.3	53.6	39.8	56.0	41.0
Actuated g/C Ratio	0.18	0.27	0.11	0.19	0.19	0.41	0.31	0.43	0.32
v/c Ratio	0.86	0.60	0.74	0.54	0.50	0.70	1.06	0.85	0.74
Control Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
LOS	E	D	F	E	C	D	F	E	D
Approach Delay		51.8		56.1			79.4		47.6
Approach LOS		D		E			E		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 82 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.06	
Intersection Signal Delay: 60.1	Intersection LOS: E
Intersection Capacity Utilization 88.4%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue



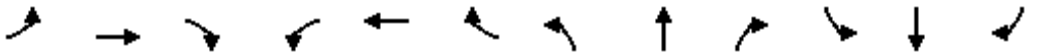


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	271	800	139	531	254	199	1133	222	820
v/c Ratio	0.86	0.60	0.74	0.54	0.50	0.70	1.06	0.85	0.74
Control Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
Queue Length 50th (ft)	220	215	124	132	18	98	~564	131	318
Queue Length 95th (ft)	#353	263	#205	208	161	158	#703	#263	407
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	343	1344	206	988	512	319	1071	281	1101
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.79	0.60	0.67	0.54	0.50	0.62	1.06	0.79	0.74

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	257	682	78	132	504	241	189	923	153	211	642	137
Future Volume (veh/h)	257	682	78	132	504	241	189	923	153	211	642	137
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	271	718	82	139	531	254	199	972	161	222	676	144
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	298	1387	157	164	1141	354	290	901	149	248	903	192
Arrive On Green	0.17	0.30	0.30	0.09	0.22	0.22	0.09	0.30	0.30	0.11	0.31	0.31
Sat Flow, veh/h	1781	4652	527	1781	5106	1585	1781	3051	505	1781	2915	620
Grp Volume(v), veh/h	271	524	276	139	531	254	199	566	567	222	412	408
Grp Sat Flow(s),veh/h/ln	1781	1702	1775	1781	1702	1585	1781	1777	1779	1781	1777	1759
Q Serve(g_s), s	19.4	16.6	16.8	10.0	11.7	19.3	10.0	38.4	38.4	11.9	27.1	27.1
Cycle Q Clear(g_c), s	19.4	16.6	16.8	10.0	11.7	19.3	10.0	38.4	38.4	11.9	27.1	27.1
Prop In Lane	1.00		0.30	1.00		1.00	1.00		0.28	1.00		0.35
Lane Grp Cap(c), veh/h	298	1015	529	164	1141	354	290	525	526	248	550	545
V/C Ratio(X)	0.91	0.52	0.52	0.85	0.47	0.72	0.69	1.08	1.08	0.90	0.75	0.75
Avail Cap(c_a), veh/h	345	1015	529	208	1141	354	347	525	526	280	550	545
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.2	37.8	37.9	58.1	43.8	46.7	30.8	45.8	45.8	36.2	40.3	40.3
Incr Delay (d2), s/veh	25.1	1.9	3.6	20.9	1.3	11.3	4.4	61.9	62.3	26.8	9.0	9.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.8	7.2	7.9	5.5	5.1	8.7	4.6	25.8	25.9	6.6	13.2	13.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	39.7	41.6	79.0	45.1	58.0	35.2	107.7	108.1	63.0	49.3	49.5
LnGrp LOS	E	D	D	E	D	E	D	F	F	E	D	D
Approach Vol, veh/h		1071			924			1332			1042	
Approach Delay, s/veh		50.0			53.7			97.1			52.3	
Approach LOS		D			D			F			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.8	45.6	18.8	46.9	28.5	35.8	20.6	45.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	15.2	33.2	* 16	* 38	25.2	23.2	* 16	* 38
Max Q Clear Time (g_c+I1), s	12.0	18.8	12.0	29.1	21.4	21.3	13.9	40.4
Green Ext Time (p_c), s	0.1	4.6	0.2	3.6	0.3	0.9	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	65.7
HCM 6th LOS	E

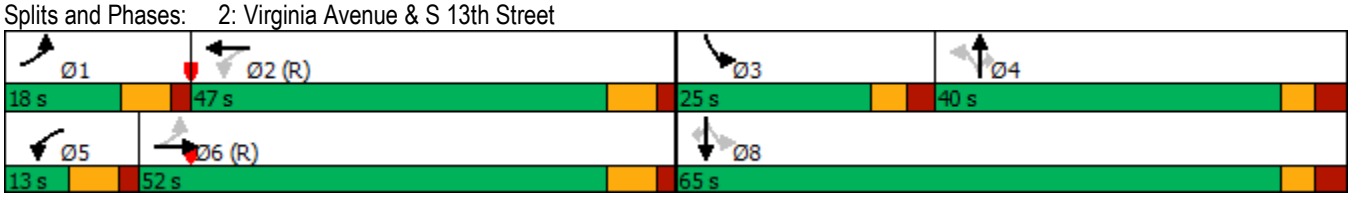
Notes

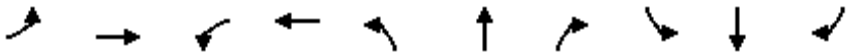
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	106	727	4	706	17	45	8	202	46	107
Future Volume (vph)	106	727	4	706	17	45	8	202	46	107
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	18.0	52.0	13.0	47.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	13.8%	40.0%	10.0%	36.2%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	86.5	84.2	77.0	71.4	9.0	9.0	9.0	30.2	29.8	29.8
Actuated g/C Ratio	0.67	0.65	0.59	0.55	0.07	0.07	0.07	0.23	0.23	0.23
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
LOS	A	A	A	B	E	E	A	D	D	A
Approach Delay		7.7		17.0		57.1			37.8	
Approach LOS		A		B		E			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 30 (23%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 18.1	Intersection LOS: B
Intersection Capacity Utilization 58.6%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

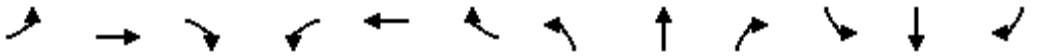




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	112	774	4	952	18	47	8	213	48	113
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
Queue Length 50th (ft)	22	60	1	158	15	39	0	151	31	0
Queue Length 95th (ft)	m37	m97	6	210	41	78	0	222	62	46
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	404	3288	439	2724	347	478	511	327	836	773
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.24	0.01	0.35	0.05	0.10	0.02	0.65	0.06	0.15

Intersection Summary

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	106	727	9	4	706	199	17	45	8	202	46	107
Future Volume (veh/h)	106	727	9	4	706	199	17	45	8	202	46	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	765	9	4	743	209	18	47	8	213	48	113
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	410	3184	37	444	2287	636	121	101	85	319	425	360
Arrive On Green	0.04	0.61	0.61	0.01	0.58	0.58	0.05	0.05	0.05	0.13	0.23	0.23
Sat Flow, veh/h	1781	5202	61	1781	3971	1105	1225	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	112	500	274	4	636	316	18	47	8	213	48	113
Grp Sat Flow(s),veh/h/ln	1781	1702	1859	1781	1702	1672	1225	1870	1585	1781	1870	1585
Q Serve(g_s), s	3.3	8.7	8.7	0.1	12.7	12.9	1.8	3.2	0.6	14.2	2.6	7.7
Cycle Q Clear(g_c), s	3.3	8.7	8.7	0.1	12.7	12.9	1.8	3.2	0.6	14.2	2.6	7.7
Prop In Lane	1.00		0.03	1.00		0.66	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	410	2084	1138	444	1961	963	121	101	85	319	425	360
V/C Ratio(X)	0.27	0.24	0.24	0.01	0.32	0.33	0.15	0.47	0.09	0.67	0.11	0.31
Avail Cap(c_a), veh/h	490	2084	1138	520	1961	963	370	481	407	353	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	10.9	11.5	11.5	11.5	14.4	14.4	59.1	59.7	58.5	48.0	39.8	41.8
Incr Delay (d2), s/veh	0.3	0.2	0.4	0.0	0.4	0.9	0.6	3.3	0.5	4.2	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	3.3	3.7	0.0	5.0	5.1	0.6	1.6	0.3	6.7	1.2	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.2	11.7	11.8	11.5	14.8	15.3	59.6	63.0	59.0	52.1	39.9	42.3
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		886			956			73			374	
Approach Delay, s/veh		11.7			15.0			61.7			47.6	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	12.2	81.7	22.6	13.6	7.5	86.4		36.2				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	11.2	40.2	* 19	* 33	6.2	45.2		* 58				
Max Q Clear Time (g_c+I1), s	5.3	14.9	16.2	5.2	2.1	10.7		9.7				
Green Ext Time (p_c), s	0.1	7.1	0.2	0.3	0.0	5.8		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	20.5
HCM 6th LOS	C

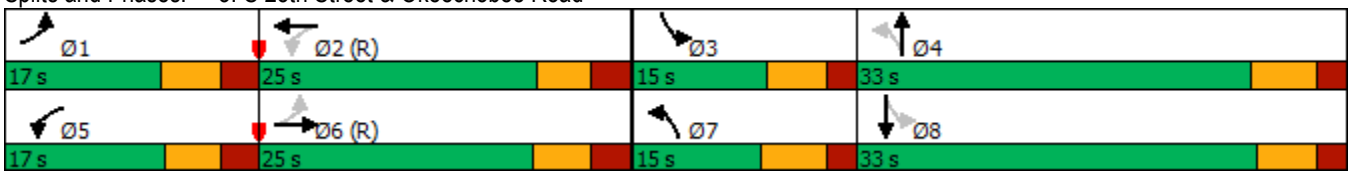
Notes

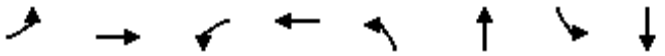
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	170	463	131	292	130	700	51	921
Future Volume (vph)	170	463	131	292	130	700	51	921
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	25.0	17.0	25.0	15.0	33.0	15.0	33.0
Total Split (%)	18.9%	27.8%	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	28.8	18.3	29.4	18.6	37.8	32.5	36.0	26.9
Actuated g/C Ratio	0.32	0.20	0.33	0.21	0.42	0.36	0.40	0.30
v/c Ratio	0.45	0.86	0.45	0.45	0.56	0.76	0.20	1.08
Control Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
LOS	C	D	C	C	C	C	B	F
Approach Delay		40.7		30.0		30.4		78.6
Approach LOS		D		C		C		E

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.08	
Intersection Signal Delay: 48.8	Intersection LOS: D
Intersection Capacity Utilization 84.5%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road



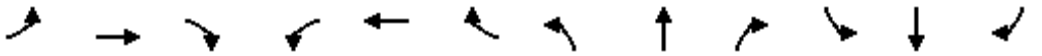


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	179	619	138	325	137	962	54	1129
v/c Ratio	0.45	0.86	0.45	0.45	0.56	0.76	0.20	1.08
Control Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
Queue Length 50th (ft)	67	170	50	83	44	267	16	~376
Queue Length 95th (ft)	115	#261	90	125	92	#392	37	#506
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	397	723	306	730	243	1261	273	1050
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	0.45	0.86	0.45	0.45	0.56	0.76	0.20	1.08

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	170	463	125	131	292	17	130	700	214	51	921	152
Future Volume (veh/h)	170	463	125	131	292	17	130	700	214	51	921	152
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	179	487	132	138	307	18	137	737	225	54	969	160
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	542	885	238	421	1083	63	245	863	263	250	912	151
Arrive On Green	0.11	0.32	0.32	0.12	0.32	0.32	0.09	0.32	0.32	0.07	0.30	0.30
Sat Flow, veh/h	1781	2767	746	1781	3412	199	1781	2681	819	1781	3053	504
Grp Volume(v), veh/h	179	312	307	138	159	166	137	488	474	54	564	565
Grp Sat Flow(s),veh/h/ln	1781	1777	1736	1781	1777	1835	1781	1777	1723	1781	1777	1780
Q Serve(g_s), s	5.7	13.0	13.2	4.3	6.0	6.1	4.6	23.1	23.1	1.8	26.9	26.9
Cycle Q Clear(g_c), s	5.7	13.0	13.2	4.3	6.0	6.1	4.6	23.1	23.1	1.8	26.9	26.9
Prop In Lane	1.00		0.43	1.00		0.11	1.00		0.48	1.00		0.28
Lane Grp Cap(c), veh/h	542	568	555	421	564	582	245	572	554	250	531	532
V/C Ratio(X)	0.33	0.55	0.55	0.33	0.28	0.28	0.56	0.85	0.85	0.22	1.06	1.06
Avail Cap(c_a), veh/h	545	568	555	427	564	582	250	572	554	296	531	532
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.4	25.3	25.3	16.9	23.0	23.1	22.1	28.6	28.6	21.0	31.5	31.6
Incr Delay (d2), s/veh	0.4	3.8	3.9	0.5	1.3	1.2	2.7	12.0	12.4	0.4	56.4	56.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	5.9	5.9	1.7	2.7	2.8	2.0	11.4	11.1	0.7	19.4	19.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.8	29.0	29.3	17.4	24.3	24.3	24.8	40.6	40.9	21.4	87.9	88.3
LnGrp LOS	B	C	C	B	C	C	C	D	D	C	F	F
Approach Vol, veh/h		798			463			1099			1183	
Approach Delay, s/veh		26.4			22.2			38.8			85.1	
Approach LOS		C			C			D			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.9	35.6	12.7	35.5	16.7	35.8	14.7	33.4
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 19	9.0	26.5	* 11	* 18	8.6	* 27
Max Q Clear Time (g_c+I1), s	7.7	8.1	3.8	25.1	6.3	15.2	6.6	28.9
Green Ext Time (p_c), s	0.1	1.3	0.0	0.8	0.1	1.2	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	49.3
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	57	1197	44	69	984
Future Vol, veh/h	15	57	1197	44	69	984
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	60	1260	46	73	1036

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1947	653	0	0	1306	0
Stage 1	1283	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	57	410	-	-	526	-
Stage 1	224	-	-	-	-	-
Stage 2	474	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	49	410	-	-	526	-
Mov Cap-2 Maneuver	152	-	-	-	-	-
Stage 1	224	-	-	-	-	-
Stage 2	408	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.8	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	303	526	-
HCM Lane V/C Ratio	-	-	0.25	0.138	-
HCM Control Delay (s)	-	-	20.8	12.9	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	1	0.5	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	30	38	1138	136	85	1010
Future Vol, veh/h	30	38	1138	136	85	1010
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	40	1198	143	89	1063

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1980	671	0	0	1341	0
Stage 1	1270	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	54	399	-	-	510	-
Stage 1	228	-	-	-	-	-
Stage 2	448	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	45	399	-	-	510	-
Mov Cap-2 Maneuver	148	-	-	-	-	-
Stage 1	228	-	-	-	-	-
Stage 2	370	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	24.2	0	1.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	148	399	510	-
HCM Lane V/C Ratio	-	-	0.213	0.1	0.175	-
HCM Control Delay (s)	-	-	35.8	15	13.6	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	0.8	0.3	0.6	-

Intersection	
Int Delay, s/veh	2.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	75	80	1020	156	89	1061
Future Vol, veh/h	75	80	1020	156	89	1061
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	79	84	1074	164	94	1117

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1903	619	0	0	1238	0
Stage 1	1156	-	-	-	-	-
Stage 2	747	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 61	432	-	-	558	-
Stage 1	262	-	-	-	-	-
Stage 2	429	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 51	432	-	-	558	-
Mov Cap-2 Maneuver	161	-	-	-	-	-
Stage 1	262	-	-	-	-	-
Stage 2	357	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	30.7	0	1
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	161	432	558	-
HCM Lane V/C Ratio	-	-	0.49	0.195	0.168	-
HCM Control Delay (s)	-	-	47.2	15.3	12.7	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	2.3	0.7	0.6	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	83	0	107	0	0	0	80	273	6	0	306	82
Future Vol, veh/h	83	0	107	0	0	0	80	273	6	0	306	82
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	87	0	113	0	0	0	84	287	6	0	322	86

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	780	783	322		408	0	0	-	-	0
Stage 1	322	322	-		-	-	-	-	-	-
Stage 2	458	461	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	-	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	-	-	-
Pot Cap-1 Maneuver	364	325	719		1151	-	-	0	-	-
Stage 1	735	651	-		-	-	-	0	-	-
Stage 2	637	565	-		-	-	-	0	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	337	0	719		1151	-	-	-	-	-
Mov Cap-2 Maneuver	337	0	-		-	-	-	-	-	-
Stage 1	681	0	-		-	-	-	-	-	-
Stage 2	637	0	-		-	-	-	-	-	-

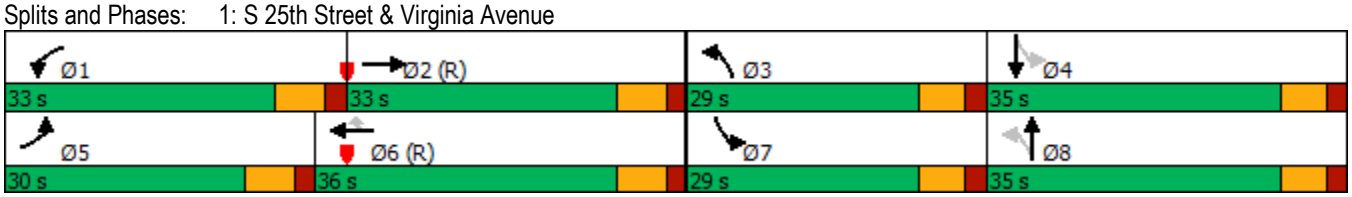
Approach	EB	NB	SB
HCM Control Delay, s	14.6	1.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1151	-	-	337	719	-	-
HCM Lane V/C Ratio	0.073	-	-	0.259	0.157	-	-
HCM Control Delay (s)	8.4	-	-	19.4	10.9	-	-
HCM Lane LOS	A	-	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0.6	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	183	705	287	841	230	184	609	290	869
Future Volume (vph)	183	705	287	841	230	184	609	290	869
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	30.0	33.0	33.0	36.0	36.0	29.0	35.0	29.0	35.0
Total Split (%)	23.1%	25.4%	25.4%	27.7%	27.7%	22.3%	26.9%	22.3%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	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	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	18.8	27.6	24.8	33.6	33.6	45.9	30.4	55.5	35.3
Actuated g/C Ratio	0.14	0.21	0.19	0.26	0.26	0.35	0.23	0.43	0.27
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
LOS	E	D	F	D	A	D	E	E	F
Approach Delay		57.6		44.6			60.8		120.9
Approach LOS		E		D			E		F

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.19	
Intersection Signal Delay: 73.0	Intersection LOS: E
Intersection Capacity Utilization 95.2%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue



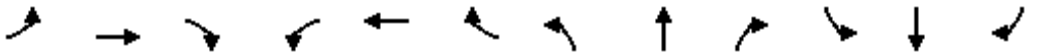


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	193	871	302	885	242	194	752	305	1126
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
Queue Length 50th (ft)	157	254	265	143	1	109	328	198	~592
Queue Length 95th (ft)	235	308	#410	203	40	182	#463	#369	#814
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	315	1075	356	1315	587	362	820	358	949
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.81	0.85	0.67	0.41	0.54	0.92	0.85	1.19

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Future Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	742	129	302	885	242	194	641	111	305	915	211
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	221	1052	181	328	1532	475	236	662	114	331	770	177
Arrive On Green	0.12	0.24	0.24	0.18	0.30	0.30	0.10	0.22	0.22	0.15	0.27	0.27
Sat Flow, veh/h	1781	4383	755	1781	5106	1585	1781	3029	524	1781	2868	661
Grp Volume(v), veh/h	193	575	296	302	885	242	194	376	376	305	567	559
Grp Sat Flow(s),veh/h/ln	1781	1702	1734	1781	1702	1585	1781	1777	1776	1781	1777	1751
Q Serve(g_s), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Cycle Q Clear(g_c), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.29	1.00		0.38
Lane Grp Cap(c), veh/h	221	817	416	328	1532	475	236	388	388	331	477	471
V/C Ratio(X)	0.87	0.70	0.71	0.92	0.58	0.51	0.82	0.97	0.97	0.92	1.19	1.19
Avail Cap(c_a), veh/h	318	817	416	359	1532	475	362	388	388	368	477	471
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.9	45.2	45.3	52.1	38.5	37.6	36.9	50.3	50.4	36.4	47.5	47.5
Incr Delay (d2), s/veh	16.7	5.0	9.9	26.0	1.5	3.6	8.7	37.1	37.7	26.6	103.5	104.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.2	9.1	9.9	12.0	8.2	6.9	5.3	16.1	16.2	10.0	29.1	28.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	72.7	50.2	55.2	78.2	40.0	41.2	45.6	87.4	88.1	63.0	151.1	152.1
LnGrp LOS	E	D	E	E	D	D	D	F	F	E	F	F
Approach Vol, veh/h		1064			1429			946			1431	
Approach Delay, s/veh		55.7			48.3			79.1			132.7	
Approach LOS		E			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.7	38.0	19.8	41.5	22.9	45.8	26.3	35.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	26.2	26.2	* 22	* 28	23.2	29.2	* 22	* 28
Max Q Clear Time (g_c+I1), s	23.7	22.4	12.8	36.9	15.8	21.1	19.4	29.3
Green Ext Time (p_c), s	0.2	2.0	0.4	0.0	0.3	4.2	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	80.7
HCM 6th LOS	F

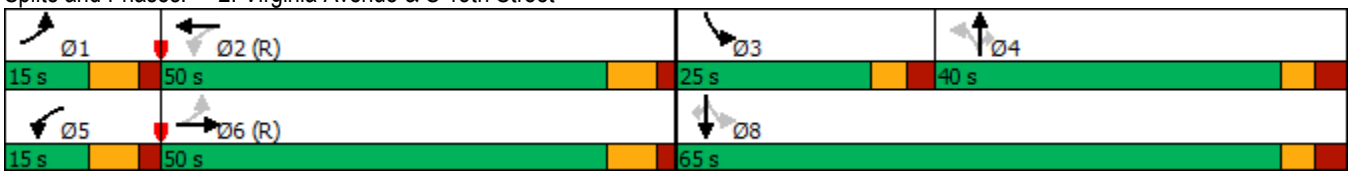
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	74	934	19	935	6	21	6	246	48	116
Future Volume (vph)	74	934	19	935	6	21	6	246	48	116
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	15.0	50.0	15.0	50.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	11.5%	38.5%	11.5%	38.5%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	87.1	82.0	83.1	78.1	7.6	7.6	7.6	27.1	26.7	26.7
Actuated g/C Ratio	0.67	0.63	0.64	0.60	0.06	0.06	0.06	0.21	0.21	0.21
v/c Ratio	0.25	0.31	0.05	0.39	0.07	0.20	0.03	0.88	0.13	0.29
Control Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
LOS	B	C	A	B	E	E	A	E	D	A
Approach Delay		24.0		15.3		50.8			52.5	
Approach LOS		C		B		D			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 63 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.88	
Intersection Signal Delay: 25.0	Intersection LOS: C
Intersection Capacity Utilization 63.6%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

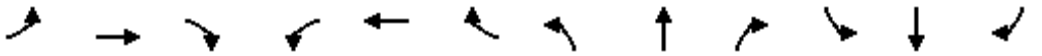




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	78	996	20	1182	6	22	6	259	51	122
v/c Ratio	0.25	0.31	0.05	0.39	0.07	0.20	0.03	0.88	0.13	0.29
Control Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
Queue Length 50th (ft)	40	221	6	205	5	18	0	193	34	0
Queue Length 95th (ft)	m54	m282	16	260	19	47	0	#299	67	48
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	326	3202	396	2993	398	478	511	301	836	778
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.31	0.05	0.39	0.02	0.05	0.01	0.86	0.06	0.16

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	74	934	12	19	935	188	6	21	6	246	48	116
Future Volume (veh/h)	74	934	12	19	935	188	6	21	6	246	48	116
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	78	983	13	20	984	198	6	22	6	259	51	122
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	324	3005	40	362	2398	481	121	101	85	372	460	390
Arrive On Green	0.04	0.58	0.58	0.02	0.56	0.56	0.05	0.05	0.05	0.14	0.25	0.25
Sat Flow, veh/h	1781	5193	69	1781	4264	856	1212	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	78	644	352	20	785	397	6	22	6	259	51	122
Grp Sat Flow(s),veh/h/ln	1781	1702	1858	1781	1702	1716	1212	1870	1585	1781	1870	1585
Q Serve(g_s), s	2.4	12.8	12.8	0.6	17.1	17.1	0.6	1.5	0.5	17.4	2.7	8.2
Cycle Q Clear(g_c), s	2.4	12.8	12.8	0.6	17.1	17.1	0.6	1.5	0.5	17.4	2.7	8.2
Prop In Lane	1.00		0.04	1.00		0.50	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	324	1970	1075	362	1914	965	121	101	85	372	460	390
V/C Ratio(X)	0.24	0.33	0.33	0.06	0.41	0.41	0.05	0.22	0.07	0.70	0.11	0.31
Avail Cap(c_a), veh/h	372	1970	1075	439	1914	965	367	481	407	372	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.44	0.44	0.44	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.3	14.2	14.2	11.9	16.2	16.2	58.5	58.9	58.4	47.1	38.0	40.0
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.7	1.3	0.2	1.1	0.3	5.6	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	4.9	5.5	0.3	6.8	7.0	0.2	0.7	0.2	8.3	1.3	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.5	14.4	14.6	12.0	16.8	17.5	58.7	60.0	58.8	52.7	38.1	40.5
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		1074			1202			34			432	
Approach Delay, s/veh		14.3			17.0			59.5			47.5	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.5	79.9	25.0	13.6	9.4	82.0		38.6				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	8.2	43.2	* 19	* 33	8.2	43.2		* 58				
Max Q Clear Time (g_c+I1), s	4.4	19.1	19.4	3.5	2.6	14.8		10.2				
Green Ext Time (p_c), s	0.0	9.1	0.0	0.1	0.0	7.6		0.7				

Intersection Summary			
HCM 6th Ctrl Delay		21.3	
HCM 6th LOS		C	

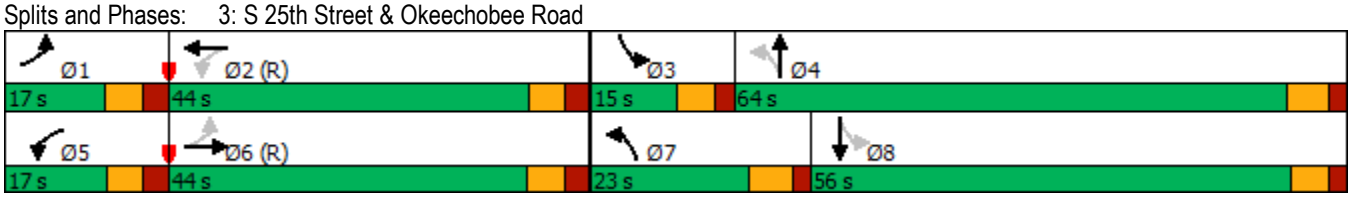
Notes

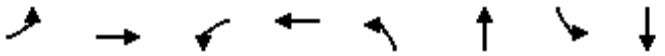
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	197	423	175	474	154	778	53	955
Future Volume (vph)	197	423	175	474	154	778	53	955
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	44.0	17.0	44.0	23.0	64.0	15.0	56.0
Total Split (%)	12.1%	31.4%	12.1%	31.4%	16.4%	45.7%	10.7%	40.0%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	49.1	38.5	49.5	38.7	70.6	59.3	60.4	51.3
Actuated g/C Ratio	0.35	0.28	0.35	0.28	0.50	0.42	0.43	0.37
v/c Ratio	0.70	0.61	0.67	0.53	0.71	0.68	0.24	0.94
Control Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
LOS	D	D	D	D	D	D	B	E
Approach Delay		45.4		44.9		37.0		54.5
Approach LOS		D		D		D		D

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 45.7	Intersection LOS: D
Intersection Capacity Utilization 87.5%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

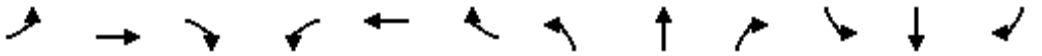




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	207	584	184	515	162	1004	56	1194
v/c Ratio	0.70	0.61	0.67	0.53	0.71	0.68	0.24	0.94
Control Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
Queue Length 50th (ft)	130	235	113	211	92	386	25	536
Queue Length 95th (ft)	#201	301	173	271	170	466	48	#704
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	294	960	273	976	259	1470	235	1276
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	0.70	0.61	0.67	0.53	0.63	0.68	0.24	0.94

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 (veh/h)	197	423	132	175	474	15	154	778	176	53	955	180
Future Volume (veh/h)	197	423	132	175	474	15	154	778	176	53	955	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	207	445	139	184	499	16	162	819	185	56	1005	189
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	360	835	259	332	1099	35	193	1070	242	221	1053	198
Arrive On Green	0.07	0.31	0.31	0.08	0.31	0.31	0.07	0.37	0.37	0.06	0.35	0.35
Sat Flow, veh/h	1781	2671	827	1781	3514	113	1781	2880	650	1781	2986	561
Grp Volume(v), veh/h	207	295	289	184	252	263	162	505	499	56	597	597
Grp Sat Flow(s),veh/h/ln	1781	1777	1721	1781	1777	1850	1781	1777	1753	1781	1777	1769
Q Serve(g_s), s	10.4	19.1	19.4	9.9	15.9	15.9	8.0	35.0	35.0	2.7	45.9	46.1
Cycle Q Clear(g_c), s	10.4	19.1	19.4	9.9	15.9	15.9	8.0	35.0	35.0	2.7	45.9	46.1
Prop In Lane	1.00		0.48	1.00		0.06	1.00		0.37	1.00		0.32
Lane Grp Cap(c), veh/h	360	556	538	332	556	579	193	660	652	221	627	624
V/C Ratio(X)	0.58	0.53	0.54	0.55	0.45	0.45	0.84	0.77	0.77	0.25	0.95	0.96
Avail Cap(c_a), veh/h	360	556	538	332	556	579	274	730	720	234	633	631
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.0	39.6	39.7	30.9	38.5	38.5	34.0	38.6	38.6	29.3	44.2	44.3
Incr Delay (d2), s/veh	2.2	3.6	3.8	2.0	2.7	2.6	14.8	4.4	4.5	0.6	24.6	25.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	9.0	8.9	4.5	7.4	7.7	4.2	16.0	15.8	1.2	24.3	24.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.2	43.2	43.5	32.9	41.2	41.1	48.7	43.0	43.1	29.9	68.8	69.5
LnGrp LOS	C	D	D	C	D	D	D	D	D	C	E	E
Approach Vol, veh/h		791			699			1166			1250	
Approach Delay, s/veh		41.0			39.0			43.9			67.4	
Approach LOS		D			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	50.5	14.0	58.5	17.0	50.5	16.6	55.9
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 38	9.0	57.5	* 11	* 37	16.6	* 50
Max Q Clear Time (g_c+I1), s	12.4	17.9	4.7	37.0	11.9	21.4	10.0	48.1
Green Ext Time (p_c), s	0.0	3.0	0.0	6.9	0.0	3.3	0.2	1.3

Intersection Summary	
HCM 6th Ctrl Delay	49.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	17	1049	9	12	1317
Future Vol, veh/h	19	17	1049	9	12	1317
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	18	1104	9	13	1386

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1828	557	0	0	1113	0
Stage 1	1109	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	68	474	-	-	623	-
Stage 1	277	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	67	474	-	-	623	-
Mov Cap-2 Maneuver	183	-	-	-	-	-
Stage 1	277	-	-	-	-	-
Stage 2	435	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.3	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	258	623	-
HCM Lane V/C Ratio	-	-	0.147	0.02	-
HCM Control Delay (s)	-	-	21.3	10.9	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

Intersection	
Int Delay, s/veh	1.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	68	67	1038	35	26	1240
Future Vol, veh/h	68	67	1038	35	26	1240
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	72	71	1093	37	27	1305

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1819	565	0	0	1130	0
Stage 1	1112	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 69	468	-	-	614	-
Stage 1	276	-	-	-	-	-
Stage 2	450	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 66	468	-	-	614	-
Mov Cap-2 Maneuver	182	-	-	-	-	-
Stage 1	276	-	-	-	-	-
Stage 2	430	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	25.7	0	0.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	182	468	614	-
HCM Lane V/C Ratio	-	-	0.393	0.151	0.045	-
HCM Control Delay (s)	-	-	37.1	14.1	11.1	-
HCM Lane LOS	-	-	E	B	B	-
HCM 95th %tile Q(veh)	-	-	1.7	0.5	0.1	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	7.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	149	146	1032	75	81	1128
Future Vol, veh/h	149	146	1032	75	81	1128
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	157	154	1086	79	85	1187

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1890	583	0	0	1165	0
Stage 1	1126	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 62	456	-	-	595	-
Stage 1	272	-	-	-	-	-
Stage 2	420	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 53	456	-	-	595	-
Mov Cap-2 Maneuver	165	-	-	-	-	-
Stage 1	272	-	-	-	-	-
Stage 2	360	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	65.4	0	0.8
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	165	456	595	-
HCM Lane V/C Ratio	-	-	0.951	0.337	0.143	-
HCM Control Delay (s)	-	-	112.9	16.9	12.1	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	7.2	1.5	0.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	98	0	133	0	0	0	82	206	4	1	262	71
Future Vol, veh/h	98	0	133	0	0	0	82	206	4	1	262	71
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	103	0	140	0	0	0	86	217	4	1	276	75

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	669	671	276		351	0	0	221	0	0
Stage 1	278	278	-		-	-	-	-	-	-
Stage 2	391	393	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	423	378	763		1208	-	-	1348	-	-
Stage 1	769	680	-		-	-	-	-	-	-
Stage 2	683	606	-		-	-	-	-	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	393	0	763		1208	-	-	1348	-	-
Mov Cap-2 Maneuver	393	0	-		-	-	-	-	-	-
Stage 1	714	0	-		-	-	-	-	-	-
Stage 2	682	0	-		-	-	-	-	-	-

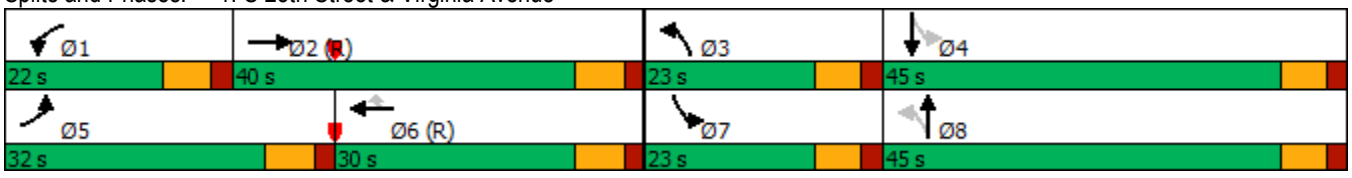
Approach	EB	NB	SB
HCM Control Delay, s	13.6	2.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBL	SBT	SBR
Capacity (veh/h)	1208	-	-	393	763	1348	-	-
HCM Lane V/C Ratio	0.071	-	-	0.262	0.183	0.001	-	-
HCM Control Delay (s)	8.2	-	-	17.4	10.8	7.7	-	-
HCM Lane LOS	A	-	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0.7	0	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	266	682	132	504	246	189	925	213	643
Future Volume (vph)	266	682	132	504	246	189	925	213	643
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	32.0	40.0	22.0	30.0	30.0	23.0	45.0	23.0	45.0
Total Split (%)	24.6%	30.8%	16.9%	23.1%	23.1%	17.7%	34.6%	17.7%	34.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	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	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	23.4	34.6	13.8	25.0	25.0	53.5	39.7	56.1	41.0
Actuated g/C Ratio	0.18	0.27	0.11	0.19	0.19	0.41	0.31	0.43	0.32
v/c Ratio	0.88	0.60	0.74	0.54	0.50	0.71	1.06	0.85	0.75
Control Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
LOS	E	D	F	E	C	D	F	E	D
Approach Delay		52.5		56.4			80.5		48.0
Approach LOS		D		E			F		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 82 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.06	
Intersection Signal Delay: 60.8	Intersection LOS: E
Intersection Capacity Utilization 89.1%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue



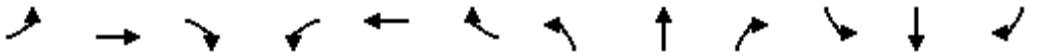


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	280	800	139	531	259	199	1135	224	825
v/c Ratio	0.88	0.60	0.74	0.54	0.50	0.71	1.06	0.85	0.75
Control Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
Queue Length 50th (ft)	228	215	124	133	22	98	~565	132	321
Queue Length 95th (ft)	#370	263	#204	208	165	159	#705	#268	411
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	343	1344	206	976	513	317	1069	281	1100
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.60	0.67	0.54	0.50	0.63	1.06	0.80	0.75

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	266	682	78	132	504	246	189	925	153	213	643	141
Future Volume (veh/h)	266	682	78	132	504	246	189	925	153	213	643	141
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	280	718	82	139	531	259	199	974	161	224	677	148
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	306	1382	157	164	1111	345	289	902	149	250	901	197
Arrive On Green	0.17	0.30	0.30	0.09	0.22	0.22	0.09	0.30	0.30	0.11	0.31	0.31
Sat Flow, veh/h	1781	4652	527	1781	5106	1585	1781	3052	504	1781	2900	633
Grp Volume(v), veh/h	280	524	276	139	531	259	199	567	568	224	415	410
Grp Sat Flow(s),veh/h/ln	1781	1702	1775	1781	1702	1585	1781	1777	1780	1781	1777	1756
Q Serve(g_s), s	20.1	16.6	16.8	10.0	11.8	19.9	10.0	38.4	38.4	12.0	27.3	27.3
Cycle Q Clear(g_c), s	20.1	16.6	16.8	10.0	11.8	19.9	10.0	38.4	38.4	12.0	27.3	27.3
Prop In Lane	1.00		0.30	1.00		1.00	1.00		0.28	1.00		0.36
Lane Grp Cap(c), veh/h	306	1011	527	164	1111	345	289	525	526	250	552	546
V/C Ratio(X)	0.91	0.52	0.52	0.85	0.48	0.75	0.69	1.08	1.08	0.90	0.75	0.75
Avail Cap(c_a), veh/h	345	1011	527	208	1111	345	347	525	526	280	552	546
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.9	38.0	38.0	58.1	44.4	47.6	30.8	45.8	45.8	36.3	40.3	40.3
Incr Delay (d2), s/veh	26.3	1.9	3.7	20.9	1.4	13.4	4.4	62.5	63.0	27.2	9.1	9.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.2	7.2	7.9	5.5	5.2	9.1	4.6	25.9	26.0	7.1	13.3	13.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.2	39.9	41.7	79.0	45.8	60.9	35.2	108.3	108.8	63.5	49.4	49.5
LnGrp LOS	E	D	D	E	D	E	D	F	F	E	D	D
Approach Vol, veh/h		1080			929			1334			1049	
Approach Delay, s/veh		50.5			55.0			97.6			52.5	
Approach LOS		D			D			F			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.8	45.4	18.8	47.0	29.1	35.1	20.8	45.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	15.2	33.2	* 16	* 38	25.2	23.2	* 16	* 38
Max Q Clear Time (g_c+I1), s	12.0	18.8	12.0	29.3	22.1	21.9	14.0	40.4
Green Ext Time (p_c), s	0.1	4.6	0.2	3.5	0.3	0.6	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	66.2
HCM 6th LOS	E

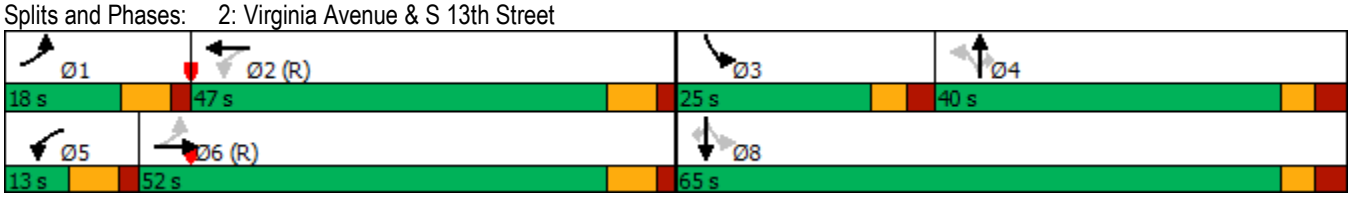
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	106	731	4	715	17	45	8	204	46	107
Future Volume (vph)	106	731	4	715	17	45	8	204	46	107
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	18.0	52.0	13.0	47.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	13.8%	40.0%	10.0%	36.2%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	86.5	84.2	77.0	71.3	9.0	9.0	9.0	30.2	29.8	29.8
Actuated g/C Ratio	0.67	0.65	0.59	0.55	0.07	0.07	0.07	0.23	0.23	0.23
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
LOS	B	A	A	B	E	E	A	D	D	A
Approach Delay		7.8		17.1		57.1			38.0	
Approach LOS		A		B		E			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 30 (23%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 18.2	Intersection LOS: B
Intersection Capacity Utilization 59.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	112	778	4	966	18	47	8	215	48	113
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
Queue Length 50th (ft)	23	61	1	161	15	39	0	153	31	0
Queue Length 95th (ft)	m37	m98	6	215	41	78	0	225	62	46
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	400	3287	437	2723	347	478	511	327	836	773
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.24	0.01	0.35	0.05	0.10	0.02	0.66	0.06	0.15

Intersection Summary

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

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	106	731	9	4	715	202	17	45	8	204	46	107
Future Volume (veh/h)	106	731	9	4	715	202	17	45	8	204	46	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	769	9	4	753	213	18	47	8	215	48	113
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	405	3179	37	442	2280	638	121	101	85	321	427	362
Arrive On Green	0.04	0.61	0.61	0.01	0.58	0.58	0.05	0.05	0.05	0.13	0.23	0.23
Sat Flow, veh/h	1781	5203	61	1781	3965	1110	1225	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	112	503	275	4	645	321	18	47	8	215	48	113
Grp Sat Flow(s),veh/h/ln	1781	1702	1859	1781	1702	1671	1225	1870	1585	1781	1870	1585
Q Serve(g_s), s	3.3	8.8	8.8	0.1	12.9	13.1	1.8	3.2	0.6	14.3	2.6	7.7
Cycle Q Clear(g_c), s	3.3	8.8	8.8	0.1	12.9	13.1	1.8	3.2	0.6	14.3	2.6	7.7
Prop In Lane	1.00		0.03	1.00		0.66	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	405	2080	1136	442	1957	961	121	101	85	321	427	362
V/C Ratio(X)	0.28	0.24	0.24	0.01	0.33	0.33	0.15	0.47	0.09	0.67	0.11	0.31
Avail Cap(c_a), veh/h	485	2080	1136	517	1957	961	370	481	407	353	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.0	11.5	11.5	11.5	14.5	14.5	59.1	59.7	58.5	47.9	39.7	41.7
Incr Delay (d2), s/veh	0.3	0.2	0.4	0.0	0.5	0.9	0.6	3.3	0.5	4.3	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	3.3	3.7	0.0	5.1	5.2	0.6	1.6	0.3	6.8	1.2	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.3	11.7	11.9	11.6	14.9	15.5	59.6	63.0	59.0	52.2	39.8	42.2
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		890			970			73			376	
Approach Delay, s/veh		11.7			15.1			61.7			47.6	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	12.2	81.6	22.7	13.6	7.5	86.2		36.3				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	11.2	40.2	* 19	* 33	6.2	45.2		* 58				
Max Q Clear Time (g_c+I1), s	5.3	15.1	16.3	5.2	2.1	10.8		9.7				
Green Ext Time (p_c), s	0.1	7.2	0.1	0.3	0.0	5.8		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	20.6
HCM 6th LOS	C

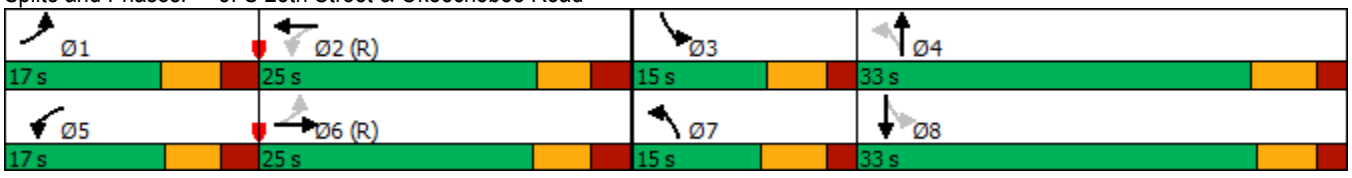
Notes

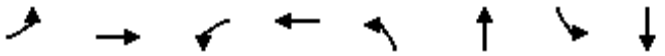
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	170	463	131	292	133	703	51	928
Future Volume (vph)	170	463	131	292	133	703	51	928
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	25.0	17.0	25.0	15.0	33.0	15.0	33.0
Total Split (%)	18.9%	27.8%	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	28.8	18.3	29.4	18.6	37.8	32.5	36.0	26.9
Actuated g/C Ratio	0.32	0.20	0.33	0.21	0.42	0.36	0.40	0.30
v/c Ratio	0.45	0.86	0.45	0.45	0.58	0.77	0.20	1.08
Control Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
LOS	C	D	C	C	C	C	B	F
Approach Delay		41.2		30.0		30.6		81.1
Approach LOS		D		C		C		F

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.08	
Intersection Signal Delay: 49.8	Intersection LOS: D
Intersection Capacity Utilization 85.0%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road



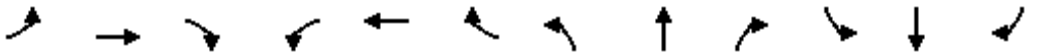


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	179	625	138	325	140	965	54	1137
v/c Ratio	0.45	0.86	0.45	0.45	0.58	0.77	0.20	1.08
Control Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
Queue Length 50th (ft)	67	172	50	83	45	268	16	~381
Queue Length 95th (ft)	115	#265	90	125	#95	#394	37	#511
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	397	724	306	730	243	1261	272	1050
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	0.45	0.86	0.45	0.45	0.58	0.77	0.20	1.08

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	170	463	131	131	292	17	133	703	214	51	928	152
Future Volume (veh/h)	170	463	131	131	292	17	133	703	214	51	928	152
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	179	487	138	138	307	18	140	740	225	54	977	160
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	551	896	252	425	1108	65	245	864	263	249	914	150
Arrive On Green	0.11	0.33	0.33	0.12	0.32	0.32	0.09	0.32	0.32	0.07	0.30	0.30
Sat Flow, veh/h	1781	2737	771	1781	3412	199	1781	2684	816	1781	3057	500
Grp Volume(v), veh/h	179	315	310	138	159	166	140	490	475	54	568	569
Grp Sat Flow(s),veh/h/ln	1781	1777	1732	1781	1777	1835	1781	1777	1723	1781	1777	1780
Q Serve(g_s), s	5.6	13.1	13.2	4.2	6.0	6.0	4.7	23.2	23.2	1.8	26.9	26.9
Cycle Q Clear(g_c), s	5.6	13.1	13.2	4.2	6.0	6.0	4.7	23.2	23.2	1.8	26.9	26.9
Prop In Lane	1.00		0.45	1.00		0.11	1.00		0.47	1.00		0.28
Lane Grp Cap(c), veh/h	551	581	566	425	577	596	245	572	555	249	531	532
V/C Ratio(X)	0.33	0.54	0.55	0.32	0.28	0.28	0.57	0.86	0.86	0.22	1.07	1.07
Avail Cap(c_a), veh/h	553	581	566	432	577	596	250	572	555	295	531	532
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.0	24.8	24.8	16.5	22.5	22.6	22.1	28.6	28.6	21.0	31.5	31.6
Incr Delay (d2), s/veh	0.3	3.6	3.8	0.4	1.2	1.2	3.0	12.2	12.6	0.4	58.7	59.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	5.9	5.9	1.7	2.6	2.7	2.1	11.5	11.2	0.7	19.7	19.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.4	28.4	28.6	17.0	23.7	23.7	25.1	40.8	41.1	21.4	90.2	90.7
LnGrp LOS	B	C	C	B	C	C	C	D	D	C	F	F
Approach Vol, veh/h		804			463			1105			1191	
Approach Delay, s/veh		25.8			21.7			38.9			87.3	
Approach LOS		C			C			D			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.9	36.2	12.7	35.5	16.7	36.5	14.7	33.4
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 19	9.0	26.5	* 11	* 18	8.6	* 27
Max Q Clear Time (g_c+I1), s	7.6	8.0	3.8	25.2	6.2	15.2	6.7	28.9
Green Ext Time (p_c), s	0.1	1.3	0.0	0.8	0.1	1.2	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	49.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	57	1210	48	70	990
Future Vol, veh/h	17	57	1210	48	70	990
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	60	1274	51	74	1042

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1969	663	0	0	1325	0
Stage 1	1300	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	55	404	-	-	517	-
Stage 1	219	-	-	-	-	-
Stage 2	471	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	47	404	-	-	517	-
Mov Cap-2 Maneuver	149	-	-	-	-	-
Stage 1	219	-	-	-	-	-
Stage 2	404	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.9	0	0.9
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	290	517	-
HCM Lane V/C Ratio	-	-	0.269	0.143	-
HCM Control Delay (s)	-	-	21.9	13.1	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	1.1	0.5	-

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	34	41	1142	145	92	1013
Future Vol, veh/h	34	41	1142	145	92	1013
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	43	1202	153	97	1066

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2006	678	0	0	1355	0
Stage 1	1279	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	52	395	-	-	504	-
Stage 1	225	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	42	395	-	-	504	-
Mov Cap-2 Maneuver	144	-	-	-	-	-
Stage 1	225	-	-	-	-	-
Stage 2	355	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	25.6	0	1.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	144	395	504	-
HCM Lane V/C Ratio	-	-	0.249	0.109	0.192	-
HCM Control Delay (s)	-	-	38.1	15.2	13.8	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	0.9	0.4	0.7	-

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	77	82	1024	160	94	1069
Future Vol, veh/h	77	82	1024	160	94	1069
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	81	86	1078	168	99	1125

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1923	623	0	0	1246	0
Stage 1	1162	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 59	429	-	-	554	-
Stage 1	260	-	-	-	-	-
Stage 2	422	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 48	429	-	-	554	-
Mov Cap-2 Maneuver	157	-	-	-	-	-
Stage 1	260	-	-	-	-	-
Stage 2	346	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	32.3	0	1
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	157	429	554	-
HCM Lane V/C Ratio	-	-	0.516	0.201	0.179	-
HCM Control Delay (s)	-	-	50.1	15.5	12.9	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	2.5	0.7	0.6	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	87	0	107	0	0	0	81	273	6	0	306	91
Future Vol, veh/h	87	0	107	0	0	0	81	273	6	0	306	91
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	92	0	113	0	0	0	85	287	6	0	322	96

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	782	785	322		418	0	0	-	-	0
Stage 1	322	322	-		-	-	-	-	-	-
Stage 2	460	463	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	-	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	-	-	-
Pot Cap-1 Maneuver	363	325	719		1141	-	-	0	-	-
Stage 1	735	651	-		-	-	-	0	-	-
Stage 2	636	564	-		-	-	-	0	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	336	0	719		1141	-	-	-	-	-
Mov Cap-2 Maneuver	336	0	-		-	-	-	-	-	-
Stage 1	681	0	-		-	-	-	-	-	-
Stage 2	636	0	-		-	-	-	-	-	-

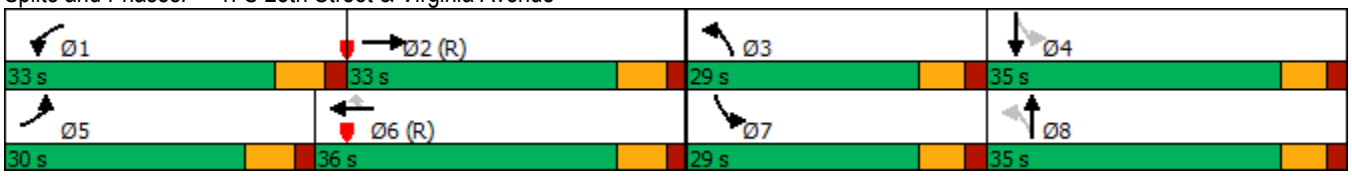
Approach	EB	NB	SB
HCM Control Delay, s	14.8	1.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1141	-	-	336	719	-	-
HCM Lane V/C Ratio	0.075	-	-	0.273	0.157	-	-
HCM Control Delay (s)	8.4	-	-	19.7	10.9	-	-
HCM Lane LOS	A	-	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.1	0.6	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	183	705	287	841	230	184	609	290	869
Future Volume (vph)	183	705	287	841	230	184	609	290	869
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	30.0	33.0	33.0	36.0	36.0	29.0	35.0	29.0	35.0
Total Split (%)	23.1%	25.4%	25.4%	27.7%	27.7%	22.3%	26.9%	22.3%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	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	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	18.8	27.6	24.8	33.6	33.6	45.9	30.4	55.5	35.3
Actuated g/C Ratio	0.14	0.21	0.19	0.26	0.26	0.35	0.23	0.43	0.27
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
LOS	E	D	F	D	A	D	E	E	F
Approach Delay		57.6		44.9			60.8		120.9
Approach LOS		E		D			E		F

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.19	
Intersection Signal Delay: 73.1	Intersection LOS: E
Intersection Capacity Utilization 95.2%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue



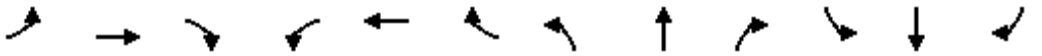


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	193	871	302	885	242	194	752	305	1126
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
Queue Length 50th (ft)	157	254	266	143	1	109	328	198	~592
Queue Length 95th (ft)	235	308	#413	204	45	182	#463	#369	#814
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	315	1075	356	1315	587	362	820	358	949
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.81	0.85	0.67	0.41	0.54	0.92	0.85	1.19

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Future Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	742	129	302	885	242	194	641	111	305	915	211
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	221	1052	181	328	1532	475	236	662	114	331	770	177
Arrive On Green	0.12	0.24	0.24	0.18	0.30	0.30	0.10	0.22	0.22	0.15	0.27	0.27
Sat Flow, veh/h	1781	4383	755	1781	5106	1585	1781	3029	524	1781	2868	661
Grp Volume(v), veh/h	193	575	296	302	885	242	194	376	376	305	567	559
Grp Sat Flow(s),veh/h/ln	1781	1702	1734	1781	1702	1585	1781	1777	1776	1781	1777	1751
Q Serve(g_s), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Cycle Q Clear(g_c), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.29	1.00		0.38
Lane Grp Cap(c), veh/h	221	817	416	328	1532	475	236	388	388	331	477	471
V/C Ratio(X)	0.87	0.70	0.71	0.92	0.58	0.51	0.82	0.97	0.97	0.92	1.19	1.19
Avail Cap(c_a), veh/h	318	817	416	359	1532	475	362	388	388	368	477	471
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.9	45.2	45.3	52.1	38.5	37.6	36.9	50.3	50.4	36.4	47.5	47.5
Incr Delay (d2), s/veh	16.7	5.0	9.9	26.0	1.5	3.6	8.7	37.1	37.7	26.6	103.5	104.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.2	9.1	9.9	12.0	8.2	6.9	5.3	16.1	16.2	10.0	29.1	28.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	72.7	50.2	55.2	78.2	40.0	41.2	45.6	87.4	88.1	63.0	151.1	152.1
LnGrp LOS	E	D	E	E	D	D	D	F	F	E	F	F
Approach Vol, veh/h		1064			1429			946			1431	
Approach Delay, s/veh		55.7			48.3			79.1			132.7	
Approach LOS		E			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.7	38.0	19.8	41.5	22.9	45.8	26.3	35.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	26.2	26.2	* 22	* 28	23.2	29.2	* 22	* 28
Max Q Clear Time (g_c+I1), s	23.7	22.4	12.8	36.9	15.8	21.1	19.4	29.3
Green Ext Time (p_c), s	0.2	2.0	0.4	0.0	0.3	4.2	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	80.7
HCM 6th LOS	F

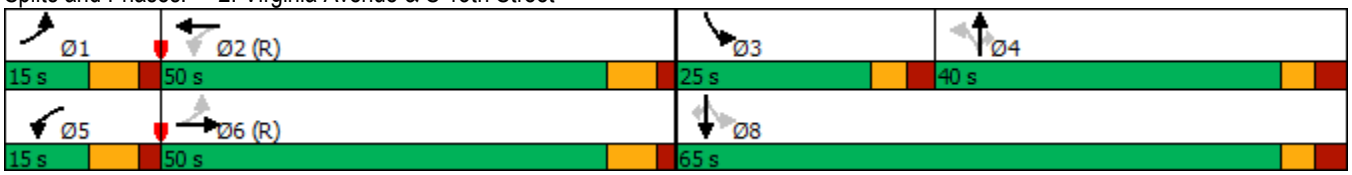
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	74	944	19	940	6	21	6	250	49	116
Future Volume (vph)	74	944	19	940	6	21	6	250	49	116
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	15.0	50.0	15.0	50.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	11.5%	38.5%	11.5%	38.5%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	87.1	82.0	82.9	77.9	7.6	7.6	7.6	27.1	26.7	26.7
Actuated g/C Ratio	0.67	0.63	0.64	0.60	0.06	0.06	0.06	0.21	0.21	0.21
v/c Ratio	0.25	0.31	0.05	0.40	0.07	0.20	0.03	0.89	0.14	0.29
Control Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
LOS	B	C	A	B	E	E	A	E	D	A
Approach Delay		24.0		15.4		50.8			53.7	
Approach LOS		C		B		D			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 63 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 25.3	Intersection LOS: C
Intersection Capacity Utilization 63.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

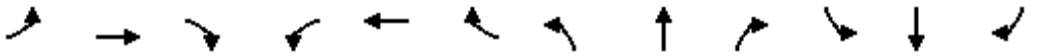




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	78	1007	20	1189	6	22	6	263	52	122
v/c Ratio	0.25	0.31	0.05	0.40	0.07	0.20	0.03	0.89	0.14	0.29
Control Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
Queue Length 50th (ft)	40	224	6	206	5	18	0	197	34	0
Queue Length 95th (ft)	m54	m285	16	265	19	47	0	#310	68	48
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	326	3200	392	2986	398	478	511	301	836	778
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.31	0.05	0.40	0.02	0.05	0.01	0.87	0.06	0.16

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	74	944	12	19	940	190	6	21	6	250	49	116
Future Volume (veh/h)	74	944	12	19	940	190	6	21	6	250	49	116
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	78	994	13	20	989	200	6	22	6	263	52	122
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	322	3006	39	359	2396	483	121	101	85	372	460	390
Arrive On Green	0.04	0.58	0.58	0.02	0.56	0.56	0.05	0.05	0.05	0.14	0.25	0.25
Sat Flow, veh/h	1781	5194	68	1781	4260	860	1211	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	78	651	356	20	790	399	6	22	6	263	52	122
Grp Sat Flow(s),veh/h/ln	1781	1702	1858	1781	1702	1716	1211	1870	1585	1781	1870	1585
Q Serve(g_s), s	2.4	13.0	13.0	0.6	17.2	17.3	0.6	1.5	0.5	17.7	2.8	8.2
Cycle Q Clear(g_c), s	2.4	13.0	13.0	0.6	17.2	17.3	0.6	1.5	0.5	17.7	2.8	8.2
Prop In Lane	1.00		0.04	1.00		0.50	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	322	1970	1075	359	1914	965	121	101	85	372	460	390
V/C Ratio(X)	0.24	0.33	0.33	0.06	0.41	0.41	0.05	0.22	0.07	0.71	0.11	0.31
Avail Cap(c_a), veh/h	370	1970	1075	436	1914	965	366	481	407	372	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.44	0.44	0.44	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.3	14.3	14.3	11.9	16.2	16.2	58.5	58.9	58.4	47.2	38.0	40.0
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.7	1.3	0.2	1.1	0.3	6.1	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	5.0	5.5	0.3	6.8	7.1	0.2	0.7	0.2	8.5	1.3	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.5	14.5	14.6	12.0	16.9	17.5	58.7	60.0	58.8	53.2	38.1	40.5
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		1085			1209			34			437	
Approach Delay, s/veh		14.4			17.0			59.5			47.9	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.5	79.9	25.0	13.6	9.4	82.0		38.6				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	8.2	43.2	* 19	* 33	8.2	43.2		* 58				
Max Q Clear Time (g_c+I1), s	4.4	19.3	19.7	3.5	2.6	15.0		10.2				
Green Ext Time (p_c), s	0.0	9.1	0.0	0.1	0.0	7.7		0.7				

Intersection Summary			
HCM 6th Ctrl Delay		21.4	
HCM 6th LOS		C	

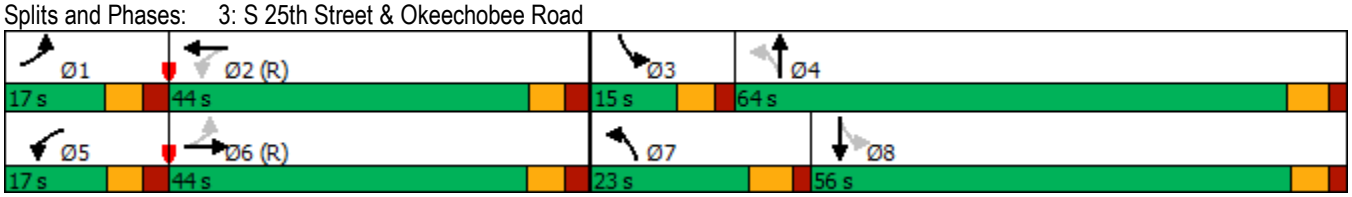
Notes

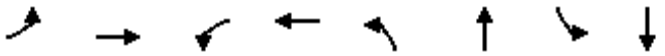
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	197	423	175	474	160	786	53	959
Future Volume (vph)	197	423	175	474	160	786	53	959
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	44.0	17.0	44.0	23.0	64.0	15.0	56.0
Total Split (%)	12.1%	31.4%	12.1%	31.4%	16.4%	45.7%	10.7%	40.0%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	49.0	38.4	49.3	38.5	71.1	59.4	60.1	51.0
Actuated g/C Ratio	0.35	0.27	0.35	0.28	0.51	0.42	0.43	0.36
v/c Ratio	0.71	0.61	0.68	0.53	0.72	0.69	0.24	0.94
Control Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
LOS	D	D	D	D	D	D	C	E
Approach Delay		45.6		45.2		37.2		56.0
Approach LOS		D		D		D		E

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 46.3	Intersection LOS: D
Intersection Capacity Utilization 88.1%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

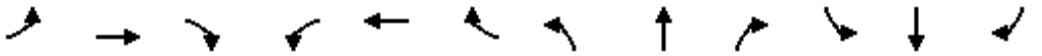




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	207	587	184	515	168	1012	56	1198
v/c Ratio	0.71	0.61	0.68	0.53	0.72	0.69	0.24	0.94
Control Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
Queue Length 50th (ft)	130	236	113	211	96	391	25	546
Queue Length 95th (ft)	#202	302	173	271	177	471	48	#708
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	293	957	270	970	260	1475	233	1268
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	0.71	0.61	0.68	0.53	0.65	0.69	0.24	0.94

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 (veh/h)	197	423	135	175	474	15	160	786	176	53	959	180
Future Volume (veh/h)	197	423	135	175	474	15	160	786	176	53	959	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	207	445	142	184	499	16	168	827	185	56	1009	189
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	357	824	261	328	1090	35	196	1080	242	221	1055	197
Arrive On Green	0.07	0.31	0.31	0.08	0.31	0.31	0.08	0.37	0.37	0.06	0.35	0.35
Sat Flow, veh/h	1781	2656	840	1781	3514	113	1781	2886	645	1781	2988	559
Grp Volume(v), veh/h	207	296	291	184	252	263	168	509	503	56	599	599
Grp Sat Flow(s),veh/h/ln	1781	1777	1719	1781	1777	1850	1781	1777	1754	1781	1777	1770
Q Serve(g_s), s	10.4	19.3	19.6	9.9	16.0	16.0	8.3	35.2	35.2	2.7	46.1	46.3
Cycle Q Clear(g_c), s	10.4	19.3	19.6	9.9	16.0	16.0	8.3	35.2	35.2	2.7	46.1	46.3
Prop In Lane	1.00		0.49	1.00		0.06	1.00		0.37	1.00		0.32
Lane Grp Cap(c), veh/h	357	551	533	328	551	574	196	665	656	221	627	625
V/C Ratio(X)	0.58	0.54	0.54	0.56	0.46	0.46	0.86	0.77	0.77	0.25	0.96	0.96
Avail Cap(c_a), veh/h	357	551	533	328	551	574	273	730	720	234	633	631
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.3	40.0	40.1	31.1	38.8	38.8	33.9	38.4	38.4	29.3	44.2	44.3
Incr Delay (d2), s/veh	2.3	3.7	4.0	2.1	2.7	2.6	17.2	4.5	4.5	0.6	25.0	25.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	9.1	9.0	4.5	7.4	7.8	4.5	16.1	16.0	1.2	24.5	24.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.6	43.7	44.0	33.3	41.5	41.5	51.1	42.9	42.9	29.9	69.2	69.9
LnGrp LOS	C	D	D	C	D	D	D	D	D	C	E	E
Approach Vol, veh/h		794			699			1180			1254	
Approach Delay, s/veh		41.5			39.3			44.1			67.8	
Approach LOS		D			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	50.1	14.0	58.9	17.0	50.1	16.9	55.9
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 38	9.0	57.5	* 11	* 37	16.6	* 50
Max Q Clear Time (g_c+I1), s	12.4	18.0	4.7	37.2	11.9	21.6	10.3	48.3
Green Ext Time (p_c), s	0.0	3.0	0.0	6.9	0.0	3.3	0.2	1.1

Intersection Summary	
HCM 6th Ctrl Delay	50.3
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	18	1056	11	12	1332
Future Vol, veh/h	23	18	1056	11	12	1332
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	19	1112	12	13	1402

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1845	562	0	0	1124	0
Stage 1	1118	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	66	470	-	-	617	-
Stage 1	274	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	65	470	-	-	617	-
Mov Cap-2 Maneuver	181	-	-	-	-	-
Stage 1	274	-	-	-	-	-
Stage 2	430	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	22.6	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	248	617	-
HCM Lane V/C Ratio	-	-	0.174	0.02	-
HCM Control Delay (s)	-	-	22.6	11	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.6	0.1	-

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	79	75	1041	40	30	1244
Future Vol, veh/h	79	75	1041	40	30	1244
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	83	79	1096	42	32	1309

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1836	569	0	0	1138	0
Stage 1	1117	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 67	465	-	-	610	-
Stage 1	275	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 64	465	-	-	610	-
Mov Cap-2 Maneuver	179	-	-	-	-	-
Stage 1	275	-	-	-	-	-
Stage 2	421	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28.3	0	0.3
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	179	465	610	-
HCM Lane V/C Ratio	-	-	0.465	0.17	0.052	-
HCM Control Delay (s)	-	-	41.5	14.3	11.2	-
HCM Lane LOS	-	-	E	B	B	-
HCM 95th %tile Q(veh)	-	-	2.2	0.6	0.2	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	8.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	153	151	1041	77	83	1132
Future Vol, veh/h	153	151	1041	77	83	1132
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	161	159	1096	81	87	1192

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1907	589	0	0	1177	0
Stage 1	1137	-	-	-	-	-
Stage 2	770	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 60	452	-	-	589	-
Stage 1	268	-	-	-	-	-
Stage 2	417	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 51	452	-	-	589	-
Mov Cap-2 Maneuver	162	-	-	-	-	-
Stage 1	268	-	-	-	-	-
Stage 2	355	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	71.8	0	0.8
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	162	452	589	-
HCM Lane V/C Ratio	-	-	0.994	0.352	0.148	-
HCM Control Delay (s)	-	-	125.6	17.2	12.2	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	7.7	1.6	0.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	109	0	134	0	0	0	82	206	4	1	262	76
Future Vol, veh/h	109	0	134	0	0	0	82	206	4	1	262	76
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	115	0	141	0	0	0	86	217	4	1	276	80

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	669	671	276		356	0	0	221	0	0
Stage 1	278	278	-		-	-	-	-	-	-
Stage 2	391	393	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	423	378	763		1203	-	-	1348	-	-
Stage 1	769	680	-		-	-	-	-	-	-
Stage 2	683	606	-		-	-	-	-	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	393	0	763		1203	-	-	1348	-	-
Mov Cap-2 Maneuver	393	0	-		-	-	-	-	-	-
Stage 1	714	0	-		-	-	-	-	-	-
Stage 2	682	0	-		-	-	-	-	-	-

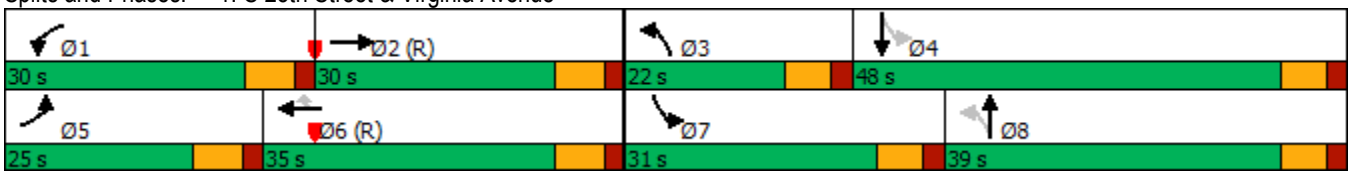
Approach	EB	NB	SB
HCM Control Delay, s	14	2.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBL	SBT	SBR
Capacity (veh/h)	1203	-	-	393	763	1348	-	-
HCM Lane V/C Ratio	0.072	-	-	0.292	0.185	0.001	-	-
HCM Control Delay (s)	8.2	-	-	17.9	10.8	7.7	-	-
HCM Lane LOS	A	-	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.2	0.7	0	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	183	705	287	841	230	184	609	290	869
Future Volume (vph)	183	705	287	841	230	184	609	290	869
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	25.0	30.0	30.0	35.0	35.0	22.0	39.0	31.0	48.0
Total Split (%)	19.2%	23.1%	23.1%	26.9%	26.9%	16.9%	30.0%	23.8%	36.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	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	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	17.0	23.2	23.2	29.4	29.4	49.3	35.7	62.9	43.1
Actuated g/C Ratio	0.13	0.18	0.18	0.23	0.23	0.38	0.27	0.48	0.33
v/c Ratio	0.84	0.96	0.96	0.77	0.45	0.80	0.78	0.83	0.97
Control Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
LOS	F	E	F	D	A	E	D	D	E
Approach Delay		75.2		52.2			51.3		59.8
Approach LOS		E		D			D		E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.97	
Intersection Signal Delay: 59.3	Intersection LOS: E
Intersection Capacity Utilization 95.2%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue



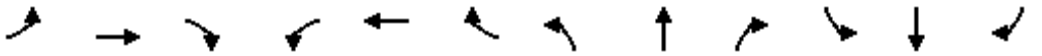


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	193	871	302	885	242	194	752	305	1126
v/c Ratio	0.84	0.96	0.96	0.77	0.45	0.80	0.78	0.83	0.97
Control Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
Queue Length 50th (ft)	159	263	268	153	2	108	311	173	~505
Queue Length 95th (ft)	#277	#353	#450	219	60	#222	#413	#282	#657
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	247	906	315	1148	541	266	959	408	1155
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.78	0.96	0.96	0.77	0.45	0.73	0.78	0.75	0.97

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

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 (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Future Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	742	129	302	885	242	194	641	111	305	915	211
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
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	219	890	153	318	1321	410	223	828	143	358	913	210
Arrive On Green	0.12	0.20	0.20	0.18	0.26	0.26	0.09	0.27	0.27	0.14	0.32	0.32
Sat Flow, veh/h	1781	4383	755	1781	5106	1585	1781	3029	524	1781	2868	661
Grp Volume(v), veh/h	193	575	296	302	885	242	194	376	376	305	567	559
Grp Sat Flow(s),veh/h/ln	1781	1702	1734	1781	1702	1585	1781	1777	1776	1781	1777	1751
Q Serve(g_s), s	13.9	21.0	21.3	21.8	20.2	17.4	10.1	25.3	25.4	15.5	41.4	41.4
Cycle Q Clear(g_c), s	13.9	21.0	21.3	21.8	20.2	17.4	10.1	25.3	25.4	15.5	41.4	41.4
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.29	1.00		0.38
Lane Grp Cap(c), veh/h	219	691	352	318	1321	410	223	486	486	358	566	558
V/C Ratio(X)	0.88	0.83	0.84	0.95	0.67	0.59	0.87	0.77	0.78	0.85	1.00	1.00
Avail Cap(c_a), veh/h	249	691	352	318	1321	410	266	486	486	445	566	558
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.1	49.7	49.8	52.8	43.2	42.2	34.1	43.5	43.5	30.5	44.3	44.3
Incr Delay (d2), s/veh	26.6	11.2	21.0	35.7	2.5	5.7	22.6	7.6	7.7	12.3	38.2	38.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.8	10.0	11.3	12.9	8.8	7.5	5.7	12.1	12.2	7.8	24.0	23.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	82.7	60.9	70.8	88.5	45.7	47.9	56.7	51.1	51.2	42.8	82.5	83.1
LnGrp LOS	F	E	E	F	D	D	E	D	D	D	F	F
Approach Vol, veh/h		1064			1429			946			1431	
Approach Delay, s/veh		67.6			55.1			52.3			74.3	
Approach LOS		E			E			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.0	33.2	18.8	48.0	22.8	40.4	24.7	42.1
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	23.2	23.2	* 15	* 41	18.2	28.2	* 24	* 32
Max Q Clear Time (g_c+I1), s	23.8	23.3	12.1	43.4	15.9	22.2	17.5	27.4
Green Ext Time (p_c), s	0.0	0.0	0.2	0.0	0.1	3.4	0.5	2.1

Intersection Summary	
HCM 6th Ctrl Delay	62.9
HCM 6th LOS	E

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, September 25, 2019

Parcel Report





Parcel

Parcel ID:	2416-504-0200-000-2
Property ID:	25689
Owner 1:	HCA
Site Address:	1700 S 23rd ST

Parcel ID:	2416-504-0200-000-2
Property ID:	25689
Owner 1:	HCA
Site Address:	1700 S 23rd ST

Owner

Owner 1:	HCA
Owner 2:	
Owner 3:	
Mailing Address:	Attn: Tax Dept PO Box 1504 Nashville, TN 37202-1504

Owner 1:	HCA
Owner 2:	
Owner 3:	
Mailing Address:	Attn: Tax Dept PO Box 1504 Nashville, TN 37202-1504

Overview

Primary Land Use:	7300 - PRVTE HOSP
District Group:	0022 - Fort Pierce
Subdivision:	Lawnwood Addition
Just/Market Value:	$31,983,400
Finished Area:	305,187
Acres:	22.36
Total Area:	974,002

Primary Land Use:	7300 - PRVTE HOSP
District Group:	0022 - Fort Pierce
Subdivision:	Lawnwood Addition
Just/Market Value:	$31,983,400
Finished Area:	305,187
Acres:	22.36
Total Area:	974,002

Legal Description

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$31,983,400	$27,786,300	$3,896,000	$301,100	$25,527,854	$0	$25,527,854	$6,455,546	$0
2018	$32,766,500	$28,671,000	$3,896,000	$199,500	$23,207,140	$0	$23,207,140	$9,559,360	$0
2017	$21,097,400	$16,993,600	$3,896,000	$207,800	$21,097,400	$0	$21,097,400	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2012	288.2	$19,885.80

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	HOSP - HOSPITALS AND MEDICAL CARE FACILITIES
Story Height:	5 Story
No of Living Units:	
Total Finished Area:	293,199
Gross Sketched Area:	305,829
Year Built:	1977
Effective Year:	1977
Primary Roof Cover:	Gypsum
Primary Roof Structure:	Steel Conc
Primary Wall:	Reinf Conc
A/C %:	100

Building Sequence:	2
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,040
Gross Sketched Area:	1,676
Year Built:	1981
Effective Year:	1985
Primary Roof Cover:	Metal
Primary Roof Structure:	Steel Truss
Primary Wall:	Frm Stucco
A/C %:	100

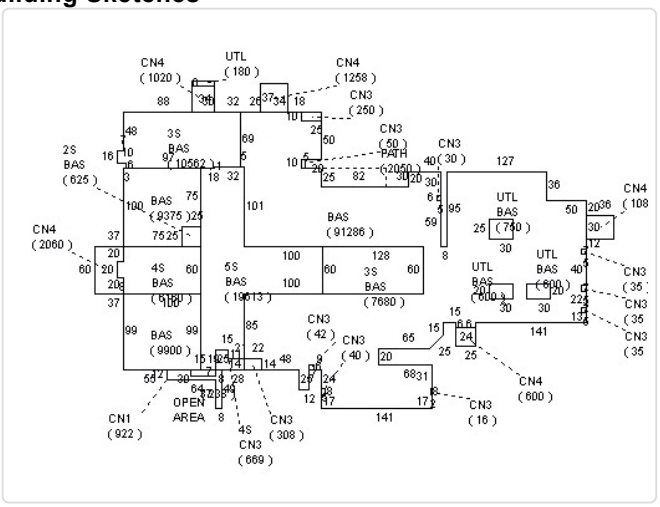
Building Sequence:	3
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	4,828
Gross Sketched Area:	5,684
Year Built:	1989
Effective Year:	1989
Primary Roof Cover:	Sheet Metal
Primary Roof Structure:	Steel Truss
Primary Wall:	Frm Stucco
A/C %:	100

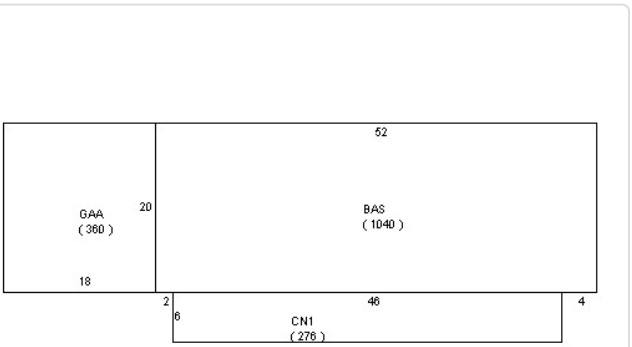
Building Sequence:	4
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	5,000
Gross Sketched Area:	6,500
Year Built:	1989
Effective Year:	1989
Primary Roof Cover:	Sheet Metal
Primary Roof Structure:	Steel Truss
Primary Wall:	Frm Stucco
A/C %:	100

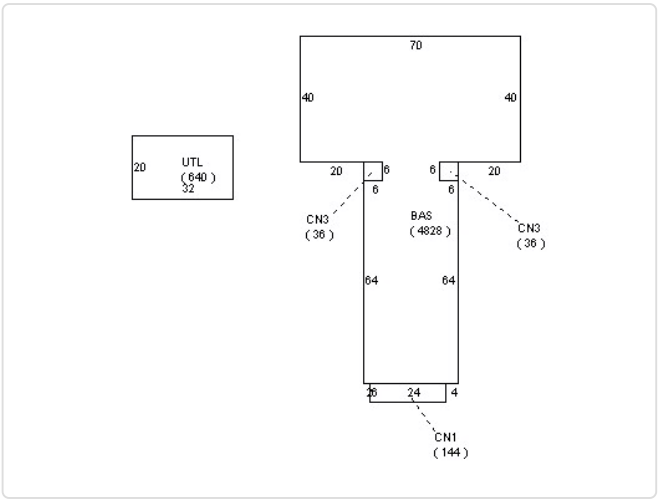
Building Sequence:	5
Bedrooms:	0

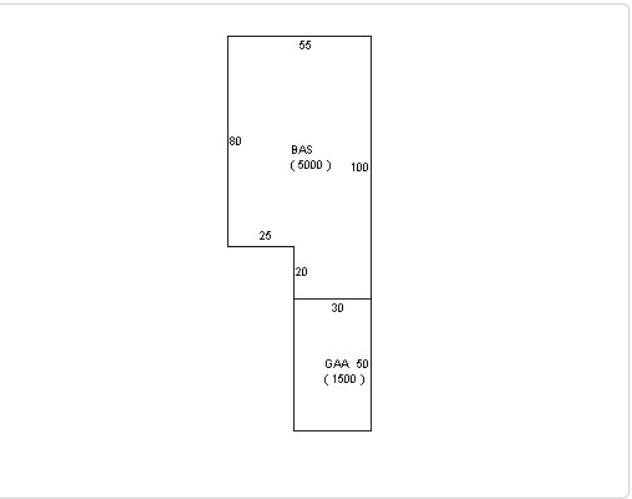
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	1,120
Gross Sketched Area:	1,145
Year Built:	2013
Effective Year:	2013
Primary Roof Cover:	Roll Comp
Primary Roof Structure:	BarJst/Rigid
Primary Wall:	Tilt Up
A/C %:	100

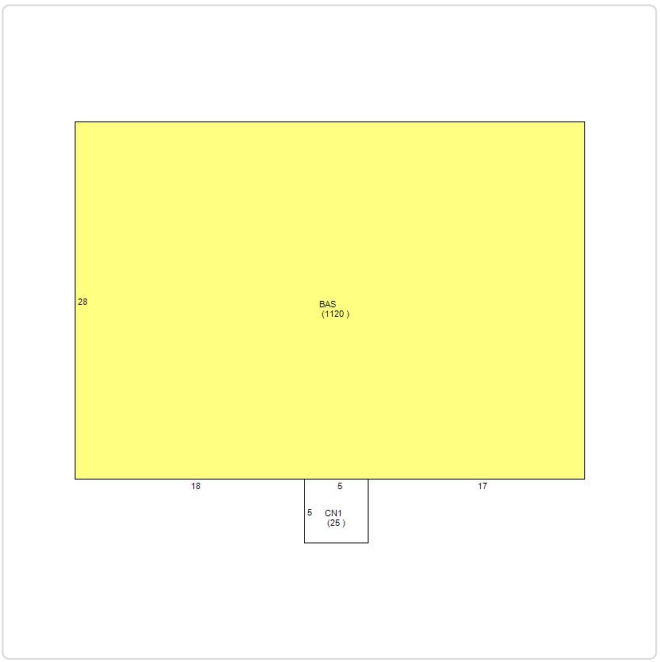
Building Sketches











Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UTL	UTILITY ROOM	0	2,130
1	PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	0	2,050
1	CN4	CANOPY	0	6,018
1	CN3	CANOPY	0	1,510
1	CN1	CANOPY	0	922
1	BAS	BASE AREA	157,151	157,151
1	5S	FULL 4 STORIES OVER BASE (5 FLOORS TOTAL)	78,452	19,613
1	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	20,487	6,829
1	3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	36,484	18,242
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	625	625
2	GAA	Garage Attached Average	0	360
2	CN1	CANOPY	0	276
2	BAS	BASE AREA	1,040	1,040
3	UTL	UTILITY ROOM	0	640
3	CN3	CANOPY	0	72
3	CN1	CANOPY	0	144
3	BAS	BASE AREA	4,828	4,828
4	GAA	Garage Attached Average	0	1,500
4	BAS	BASE AREA	5,000	5,000
5	CN1	CANOPY	0	25
5	BAS	BASE AREA	1,120	1,120

SFYI

Description	Units	Year Built
8 inch block wall with stucco	107	2011
CHAIN LINK FENCE 6' TALL	535	2001
8 inch block wall with stucco	1,600	1988
CHAIN LINK FENCE 8' TALL	230	1988
CONCRETE LOW	800	1988
BARB WIRE	230	1988
COMMERCIAL LIGHT- SINGLE	14	1977
ELEVATOR	19,500	1977
CONCRETE LOW	20,232	1977
Asphalt	10,340	1977
COMMERCIAL LIGHT-TRIPLE	1	1977
Asphalt	440,000	1977
COMMERCIAL LIGHT-QUAD	9	1977
COMMERCIAL LIGHT-DOUBLE	9	1977

Land Lines

Line Number	Units	Unit Type
1	974,002	SqFt

Permits

Permit Number	Issue Date	Description
BP18-3054	12/16/2018	
BP15-0319	12/05/2018	
BP18-1633	06/14/2018	
BP18-0328	02/08/2018	Enclosure
BP17-0970	06/09/2017	Remodel
BP17-1224	05/31/2017	Additions to existing construction
BP16-0319	10/03/2016	
BP15-3131	06/01/2016	Alterations/Remodeling
BP15-2268	09/03/2015	Electric
BP15-1272	05/27/2015	Electric
BP15-0319	05/14/2015	Alterations/Remodeling
BP15-0288	05/13/2015	Alterations/Remodeling
BP15-0287	05/13/2015	Alterations/Remodeling
BP14-2711	12/08/2014	Electric
BP14-2712	11/03/2014	Electric
BP14-2377	09/17/2014	Roof
BP14-1848	08/20/2014	Additions to existing construction
BP14-0366	03/10/2014	Electric
BP14-0123	01/16/2014	Alterations/Remodeling
BP13-2751	12/01/2013	Electric
BP13-2750	08/23/2013	Electric
BP13-1136	04/02/2013	Awning/Shutters
BP13-0927	03/14/2013	Alterations/Remodeling
BP13-0868	02/27/2013	Roof
BP12-1484	11/15/2012	Commercial New Construction
BP12-1021	06/04/2012	Electric
BP12-0090	06/01/2012	Electric
BP12-0215	02/13/2012	Concrete
BP12-0072	01/29/2012	Electric
BP12-0071	01/29/2012	Electric
BP11-3033	01/10/2012	Electric
BP11-2943	12/12/2011	Electric
BP11-2849	11/21/2011	Electric
BP11-2842	11/20/2011	Electric
BP11-2785	11/17/2011	Electric
BP11-2715	11/17/2011	Electric
BP11-2826	11/17/2011	Electric
P11-1272	09/14/2011	Alterations/Remodeling
BP11-2012	09/13/2011	Roof
BP11-1114	07/15/2011	Alterations/Remodeling
BP11-1152	07/12/2011	Demolition
BP11-1092	07/05/2011	Alterations/Remodeling
BP11-0919	06/17/2011	Electric
BP11-0510	03/28/2011	Electric
BP11-0079	01/31/2011	Electric
BP10-0900	12/12/2010	Additions to existing construction
BP10-1962	09/08/2010	Alterations/Remodeling
BP10-1964	09/08/2010	Alterations/Remodeling
BP10-1963	09/08/2010	Alterations/Remodeling
BP10-0900	08/06/2010	Alterations/Remodeling
BP10-0900	07/30/2010	Alterations/Remodeling
BP10-0904	07/30/2010	Alterations/Remodeling
BP10-0438	03/24/2010	Slab

Permit Number	Issue Date	Description
BP09-2079	12/02/2009	Alterations/Remodeling
BP09-0681	05/12/2009	Alterations/Remodeling
0800000350	06/02/2008	Unknown
0700001861	03/26/2008	Alterations/Remodeling
0700001371	11/28/2007	Unknown
0700001338	09/24/2007	Roof
CR2006137	01/18/2007	Alterations/Remodeling
MP0700001605	12/31/2006	
MP0700001606	12/31/2006	
MP0700000733	12/31/2006	
MPCR2006103	12/31/2006	
TENT200629	12/27/2006	Unknown
DI200624	12/27/2006	Demolition
TENT200524	04/17/2006	Unknown
FE2005235	01/16/2006	Chainlink Fence
CA20059	11/28/2005	Additions to existing construction
FD200513	08/18/2005	Foundation
SW20059	08/18/2005	Unknown
RF20051992	06/13/2005	Roof
TENT20053	02/23/2005	Unknown
CR2003111	01/22/2004	Alterations/Remodeling
RF2003457	01/21/2004	Roof
DI200325	12/11/2003	Demolition
FE2002-11	10/09/2002	Fence
F01-00001328	10/04/2001	Roof
F01-000619	06/07/2001	Alterations/Remodeling
F01-000108	03/28/2001	Commercial New Construction
F01-000108	03/28/2001	Heat and Air Conditioning
F01-000271	03/25/2001	Commercial New Construction
F00-00009	01/16/2001	Fence
F00-0001150	10/05/2000	Alterations/Remodeling
f00-000792	06/28/2000	Roof
F99-000297	03/22/1999	Alterations/Remodeling
F98-000803	06/25/1998	Heat and Air Conditioning
F98-000706	06/05/1998	Roof
F98-01138B	04/28/1998	Sprinkler System
F98-01138A	01/13/1998	Heat and Air Conditioning
F98-001138	01/07/1998	Additions to existing construction
F97-001284	12/02/1997	Alterations/Remodeling
F97-000957	09/05/1997	Demolition
F96-000641	06/11/1996	Sprinkler System
F96-01030A	02/11/1996	Roof
F96-001030	01/18/1996	Sprinkler System
F95-01030B	12/19/1995	Sprinkler System
F95-01030A	11/05/1995	Heat and Air Conditioning
F95-001130	10/30/1995	Additions to existing construction
F95-001030	10/30/1995	Additions to existing construction
F95-000578	05/23/1995	Roof
F92-000404	08/01/1992	Roof
F92-001470	08/01/1992	Alterations/Remodeling
F91-01559I	12/12/1991	Alterations/Remodeling
F910001265	09/26/1991	Roof

Permit Number	Issue Date	Description
F91000405A	06/13/1991	Heat and Air Conditioning
F91000405	04/09/1991	Alterations/Remodeling
F900001141	02/04/1991	Heat and Air Conditioning
F900001451	11/20/1990	Alterations/Remodeling
F89001141	10/25/1990	Commercial New Construction
F89001150A	03/22/1990	Heat and Air Conditioning
F89001150B	10/31/1989	Commercial New Construction
F89000830I	08/01/1989	Additions to existing construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/31/1975	$470,900	XX00	CV		247-1047	Clerk of Courts

Photos










NO PARKING

324316

STATUTORY

Warranty Deed

This instrument prepared by
William H. Beardall
BEARDALL, GRIDLEY, LEWIS, BLANKNER & LEGETTE
ATTORNEYS AT LAW
60 NORTH COURT AVENUE, ORLANDO, FLORIDA

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Indenture *Made this* 5th *day of* January 1976, **Between**

GORDON S. NUTT, a single man,

of the County of Seminole, *State of* Florida, *grantor, and*
HCA-FT. PIERCE, INC., a Florida corporation,

whose post-office address is 1 Park Plaza, Nashville, Tennessee,
of the County of Davidson, *State of* Tennessee, *grantee,*

Witnesseth: *That said grantor, for and in consideration of the sum of* ------ TEN -------- *Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in* St. Lucie *County, Florida, to-wit:*

All of those certain lands described in Schedule "A" attached hereto and made a part hereof.

2416-504-0000-000/0

Subject to easements reserved by the City of Fort Pierce within any vacated alleys, right of way for extension of 19th Street through Blocks 76 and 77, Lawnwood Addition, and rights of way and easements for existing roads and ditches running through said property, and subject to platted streets and alleys shown on the plat of Lawnwood Addition, Plat Book 2, page 16, St. Lucie County Public Records.

FLORIDA DEPT OF REVENUE JAN-6'76 P.B. 10830 DOCUMENTARY SUR TAX 518.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 512.70

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 900.00

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

William H. Beardall _____ (Seal)
Patricia S. Waring _____ Gordon S. Nutt (Seal)
_____ _____ (Seal)
_____ _____ (Seal)

STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
GORDON S. NUTT, a single man,

D.R. BOOK 247 PAGE 1047

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid, this 5th *day of* January, 1976.

William H. Beardall
Notary Public State of Fla. at Large.
My commission expires: 6/24/78

WHB/pw

Kimley»Horn

September 21, 2020

Brandon Creagan, Planner
City of Fort Pierce
Engineering Dept
100 North US 1
Fort Pierce, FL 34950

RE: Lawnwood Regional Medical Center
Surgery and Tower Expansion
Response to Comments

Dear Mr. Creagan:

This letter is in response to comments dated April 30, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

APRIL 30, 2020 COMMENTS

1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.

Response: Please see sheets C10 for dimensions of new parking areas.

2. The response to the previous comment *"All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly".* was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the aisles are all proposed to be 26'; please provide a copy of the text amendment allowing reduction in the drive aisle width.

Response: The proposed parking lot has been modified to show 24' drive aisle with 19' parking stalls. Please see sheet C10 for details.

3. Relocate the the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for

improvements with city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.

Response: The proposed Quincy Avenue sidewalk has been relocated.

4. Plan Sheet C8 of 17 reference that the proposed Quincy sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.

Response: The areas labeled as "Approved under Administrative Amendment" are being constructed in the New Chiller Plant phase.

5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.

Response: Acknowledged. The sidewalk was designed to flow away from the property.

6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5" R/W donation along the S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.

Response: Acknowledged.

7. **Advisory Comment:** The Grading, Paving and Drainage Plan was reviewed conceptually, an in-depth review will occur at the time of building permit submittal.

Response: Acknowledged.

Sincerely,



Michael F. Schwartz, P.E.
Senior Vice President

Kimley»Horn

April 9, 2020

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Lawnwood Medical Center – Master Plan
Response to Comments

Dear Mr. Creagan,

This letter is in response to comments dated February 20, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

PLANNING

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.

Response: See sheet MSP-1.1, note 2.

Advisory Comments

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.

Response: Acknowledged.

2. The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.

Response: Acknowledged.

ZONING ATLAS AMENDMENT

1. We recommend a Zoning Amendment Approval.

Response: Acknowledged, the zoning amendment is being submitted separately.

BUILDING DEPARTMENT

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.

COUNTY COMMENTS

PUBLIC WORKS

No Comment

Please feel free to contact me at (561) 404-7247 or mike.schwartz@kimley-horn.com should you have any questions.

Sincerely,



Michael F. Schwartz, P.E.
Senior Vice President

Kimley»Horn

April 8, 2020

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Lawnwood Medical Center – Phase I
Response to Comments

Dear Mr. Creagan,

This letter is in response to comments dated February 20, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

PLANNING

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.

Response: See note 7 on sheets C8 and C9 that states "All signage shall be consistent with the City of Fort Pierce's code."

2. Thermoplastic striping shall be shown at all new crosswalk intersections found within the scope of the Phase I development.

Response: See note on sheets C8 and C9 that states "Pavement markings shall be slip resistant paint with the exception of stop bars and crosswalks which shall be thermoplastic."

1. Advisory Comment: The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.

Response: Acknowledged.

2. Advisory Comment: The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.

Response: Acknowledged.

3. An application fee of $12,932.50 for 92,500 square feet of surgery/tower expansion area shall be submitted. Also, the materials board for the Design Review shall be submitted.

Response: The application fee and material board will be submitted separately.

FIRE

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 at http://www.slcfd.com/permits.htm

Response: The form is enclosed with this submittal.

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

Response: Acknowledged.

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

Response: PDF's of the plans have been included in this email.

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

Response: Acknowledged.

BUILDING DEPARTMENT

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.

ENGINEERING

1. Add a note to the site plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

Response: See note 1 on sheet C3 that states "All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22."

2. All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.

Response: The text amendment changes the 26' drive aisle requirement to match the existing 24' drive aisle width found throughout the campus.

3. The applicant shall provide vehicle overhang information for the abutting perpendicular parking and the angled parking stalls located at the south end of the site ensuring that ample area is provided for vehicle overhang.

Response: Wheel stops have been added in lieu of the two-foot overhang.

4. Advisory Comment: Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.

Response: Acknowledged, an opinion of title will be provided with the right-of-way dedication package.

5. Advisory Comment: The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

Response: Acknowledged.

SITE PLAN REVIEW

No Comments

LANDSCAPE

1. The new trees called out for the plan are very small caliper. I would like to see the tree sizes increased (to 3.5 caliper) so that we can have good strong specimen trees on site.

Response: The trees proposed as part of this project meet the 2.5" DBH requirement per code Sec 22-194-d-2.

2. The 202 inches remaining on the site do not count as preservation credits.

Response: According to Sec. 22-194-d-2-a trees preserved on-site, which exceed the minimum landscape requirements shall count as equivalent replacement DBH.

3. All transplanted trees need to be bonded for two years with enough money to cover their replacements in DBH if they die or decline.

Response: Two-year bonding will no longer be required since the transplanted trees will be removed.

COUNTY COMMENTS

ST. LUCIE COUNTY – PLANNING

1. St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce and recommend evaluation by a specialized Traffic Consultant.

Response: Acknowledged.

2. The proposed expansion is projected to result in 544-991 new daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve - Average Rate). Due to the project scale, approved Mayfair@ Lawnwood Project (~216 residential units (Report based upon 266), proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third-party review to be funded by the applicant.

Response: A third party has reviewed the traffic study, as requested.

3. Please verify the quantity of patient beds/rooms proposed with the expansion. The floor plans and other exhibits suggest an expansion greater than 32 beds is proposed.

Response: The expansion includes the addition of 32 beds.

4. The applicant is encouraged to avoid impacts to remaining native trees on site. Were the existing Pine Trees previously utilized for mitigation for past tree removal? The applicant is encouraged to consider a parking deck to reduce impacts to native trees and preserve green/open space on the campus.

Response: No parking garage is proposed during this phase of the project.

5. With the expansion of the non-residential use towards the western property lines, will a greater buffer be implemented along the western boundaries?

Response: A landscape buffer of 10 feet is proposed around the property.

6. The project is seeking a rezoning to allow for a total expansion, not including the additional parcels, adding over 40% new beds. This plan and the proposed traffic analysis does not consider the potential. It is recommended that a traffic report on the potential be provided and reviewed by a third party to better understand any aspects this plan would install that might conflict with the larger picture. In-lieu-of providing a traffic report at this time for the future buildout, the EOR should acknowledge providing new, updated studies with each phase as they come to fruition.

Response: The traffic study represents only the phase that is being anticipated at this time, and future impacts will be assessed at the time of site plan application.

7. The traffic report does not evaluate all impacts within standard methodology. The study should include an analysis extending to a level at or below 3% or two a (2) mile radius.

Response: Based on the 'Standardized Traffic Impact Studies (TIS) Methodology and Procedures' for St. Lucie County, City of Fort Pierce, and City of Port St. Lucie, the radius of area of influence for a net new daily trip is 544. Therefore, the radius of influence is within one-mile.

8. The current report provides some impact mitigation but does not address other intersection impacts, such as S. 23rd Street at Virginia.

Response: S 23rd Street & Virginia Avenue was not analyzed in the report per the original methodology. Turning movement counts cannot be collected at this time but will be under further review pending comments from the Traffic consultant.

9. The Traffic Report has not been submitted to a third party for review. Please coordinate with the County on the status of applicant acceptance for proper reimbursement or provide further direction to achieve the goal.

Response: A third party has reviewed the traffic study, as requested.

Please feel free to contact me at (561) 404-7247 or mike.schwartz@kimley-horn.com should you have any questions.

Sincerely,



Michael F. Schwartz, P.E. .
Senior Vice President

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Zoning Atlas Map Amendment - 1700 S. 23rd Street

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 11-22-2020

NOTICE BY MAIL: 11/24/2020

NOTICE BY SIGNS: 11/24/2020

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 11/25/2020

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 - Lawnwood Regional Medical Center

Staff Name: Brandon C. Creagan

Staff Signature: B. C. ...

Date Mailed: 11-24-2020

Number of Mailed Letters: 104

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

November 24, 2020

Dear Property Owner(s):

The applicant, Lawnwood Medical Center Inc, and representative, Charles Millar, Kimley-Horn, are requesting approval of a **Rezoning** from Office Commercial (C-1) to Planned Development (PD) with an underlying Zoning district of Office Commercial (C-1) for two (2) parcels located at or near 1700 South 23rd Street in Fort Pierce, Florida. The Parcel IDs are 2416-504-0200-000-2 & 2416-504-0200-030-1.

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

LAWNWOOD ADDN THAT PART OF BLK 75 AND THAT PART OF LOT 11 OF LAWNWOOD OFFICE PARK-UNIT ONE- MPDAF: BEG SW COR OF SD BLK 75 RUN S 50 DEG 39 MIN 14 SEC E ALGN R/W ORMOND AV 180.83 FT TO N R/W NEBRASKA AV, TH N 89 DEG 25 MIN 32 SEC E ALG SD R/W 148.08 FT, TH N 00 DEG 30 MIN 59 SEC W 308.24 FT, TH N 51 DEG 05 MIN 08 SEC W 21.20 FT, TH N 38 DEG 54 MIN 52 SEC E 199.79 FT, TH N 51 DEG 05 MIN 08 SEC W 15 FT, TH N 38 DEG 54 MIN 52 SEC E 58 FT TO N LI SD LOT 11, TH N 51 DEG 05 MIN 14 SEC W ALG SD LI 63.70 FT TO E R/W BIRCH ST, TH S 38 DEG 51MIN 31 SEC W ALG SD E R/W 588.68FT TO POB (2.04 AC) (OR 609-138)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, December 7, 2020** which begins at **6:00 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 **Rezoning**. Whether you attend the meeting or not, it is requested that you please complete the comment form below and return it, so it is received by **12 p.m**. on **Monday, December 7, 2020.** Methods of returning the comment form are identified below. If you have any inquiries, or would like to review the complete application, please contact me at 772-467-3742 or bcreagan@cityoffortpierce.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

Rezoning – Lawnwood Regional Medical Center – 1700 South 23rd Street No. 1

Comments:

_____

_____

_____

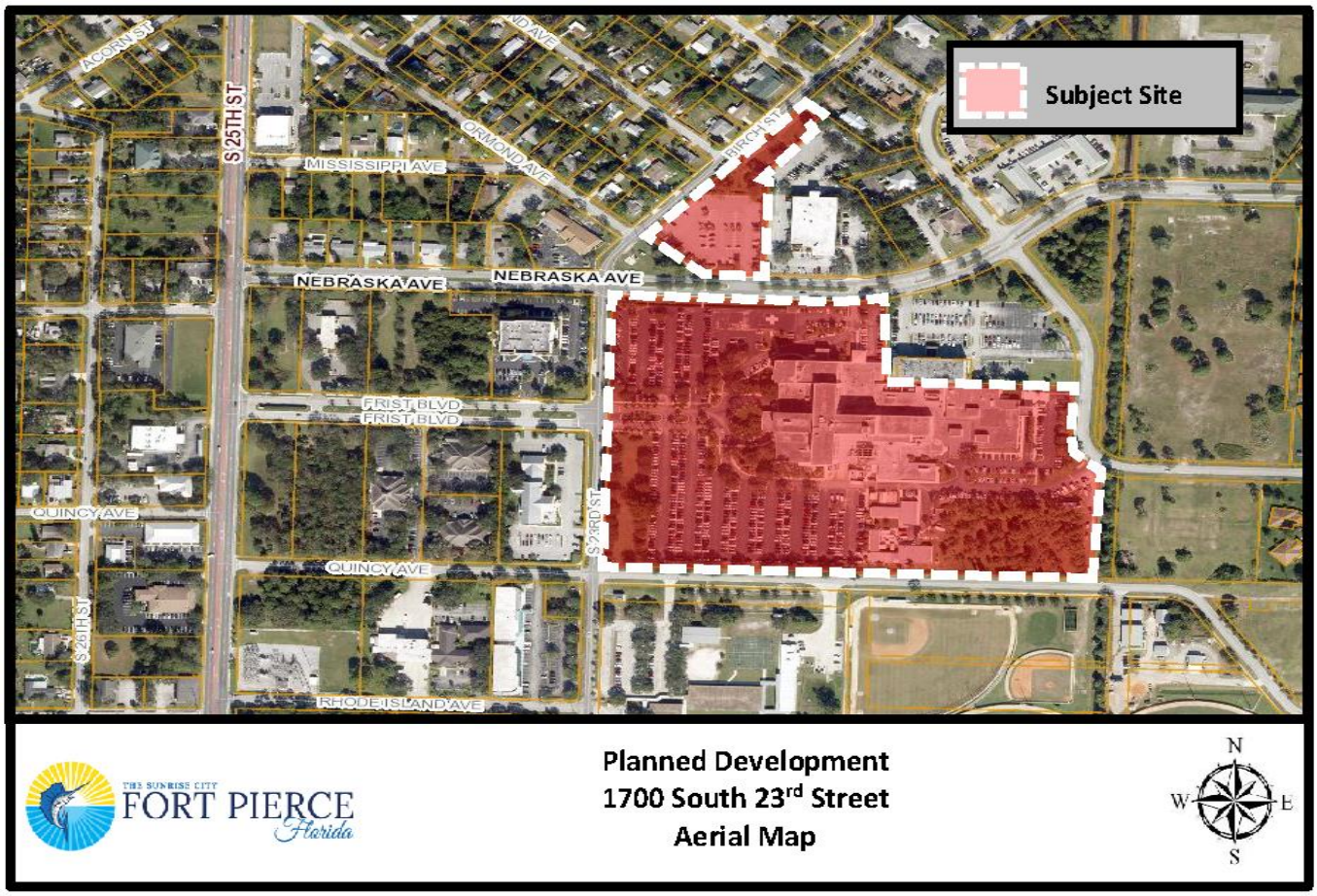
Signature **Date**

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@cityoffortpierce.com

Aerial Map

Parcel IDs: 2416-504-0200-000-2 & 2416-504-0200-030-1



HCA 1
PO Box 1504
Nashville, TN 37202-1504

Mayfair Fort Pierce LLC 2
3001 W Hallandale Beach Blvd, Suite 300
Hallandale, FL 33009-5158

Saivishnu LLC 3
PO Box 1578
Palm City, FL 34991-6578

GMCDC LLC 4
9650 Fairwood Court
Port St Lucie, FL 34986-3250

Villages Longwood HOA 5
1505 Nebraska Avenue
Fort Pierce, FL 34950-5213

Lawnwood Medical Center Inc 6
PO Box 1504
Nashville, TN 37202-1504

Lawnwood Condominium Assn Inc 7
2215 Nebraska Avenue, Suite 2-1
Fort Pierce, FL 34950-4864

Tr Int Imp Trust Fund 8
1701 S 23rd Street
Fort Pierce, FL 34950

St Lucie County 9
2300 Virginia Avenue
Fort Pierce, FL 34982-5632

School Board Of St Lucie Co Fl 10
9461 Brandywine Lane
Port St Lucie, FL 34986-2209

SLC Ft Pierce Fire Dist 11
5160 NW Milner Drive
Port St Lucie, FL 34983-3392

Mohamed K N Shaffee and Abdul R I Shaffee 12
1209 Birch Street
Fort Pierce, FL 34950-4805

Maria A Magana and Guadalupe R Magana 13
1223 Dayman Avenue
Fort Pierce, FL 34950-8839

Gloria D Marcus 14
1201 Birch Street
Fort Pierce, FL 34950-4805

J Fermin Gomez 15
1518 Jersey Avenue
Fort Pierce, FL 34950

Willie D Railey and Freda A Railey 16
1224 Soltman Avenue
Fort Pierce, FL 34950-6570

Joseph Bristol 17
1222 Soltman Avenue
Fort Pierce, FL 34950-6570

Zenas Osne 18
1218 Soltman Avenue
Fort Pierce, FL 34950-6570

Scott Waters and Carolyn G Waters 19
1214 Soltman Avenue
Fort Pierce, FL 34950-6570

Kimberly Hall 20
301 Campbell Road
Fort Pierce, FL 34945-2100

William A Price 21
1217 Soltman Avenue
Fort Pierce, FL 34950-6571

Robert Gonzales Jr 22
1219 Soltman Avenue
Fort Pierce, FL 34950-6571

Yovani Mejia 23
1221 Soltman Avenue
Fort Pierce, FL 34950-6571

Academy Assisted Living 24
702 SW Myakka River TRCE
Port St Lucie, FL 34986-2059

Salvador C Ruiz and Lori C Ruiz 25
6705 North Blvd
Fort Pierce, FL 34951

Tina Strickland 26
PO Box 1193
Fort Pierce, FL 34954-1193

Joshua M Clemons and Lindsay R Williams 27
1224 Raymond Avenue
Fort Pierce, FL 34950-6564

Moni Research and Development LLC 28
3366 SW 181st Terrace
Miramar, FL 33029

Yolanda G Castro and Damian Castro 29
1220 Raymond Avenue
Fort Pierce, FL 34950-6564

Rigoberto Aguiniga and Virginia Garcia 30
1218 Raymond Avenue
Fort Pierce, FL 34950

Efrain Garcia and Salvador Garcia 31
1214 Ormond Avenue
Fort Pierce, FL 34950-6560

Dennis Hammett Jr and Dennis Hammett Sr 32
1219 Raymond Avenue
Fort Pierce, FL 34950

Dennis K Hammett and Marcia L Hammett 33
1221 Raymond Avenue
Fort Pierce, FL 34950-6565

Ricky D Nichols (LF EST) 34
1223 Raymond Avenue
Fort Pierce, FL 34950-6565

Filiberto P Paniagua 35
1227 Raymond Avenue
Fort Pierce, FL 34950-6565

J Jesus Cruz and Alicia N Cruz and Roberto Cabrera 36
1403 Birch Street
Fort Pierce, FL 34950-4814

Daniel J Nastari 37
1226 Ormond Avenue
Fort Pierce, FL 34950-6560

Ma Guadalupe Segura 38
1230 Ormond Avenue
Fort Pierce, FL 34950-6560

Wardell Burr and Vickie L Burr 39
1224 Ormond Avenue
Fort Pierce, FL 34950-6560

Salvador Garcia and Laura Garcia I 40
1222 Ormond Avenue
Fort Pierce, FL 34950-6560

Roger Gardner 41
1220 Ormond Avenue
Fort Pierce, FL 34950-6560

Ubaldo Garcia and Maria T Garcia 42
1216 Ormond Avenue
Fort Pierce, FL 34950-6560

Eddie W Pack and Sarah B Pack 43
2311 Mississippi Avenue
Fort Pierce, FL 34950-6546

Caridad Wagoner 44
2620 Newport Drive
Fort Pierce, FL 34982-5619

Arcco Of St Lucie Inc 45
PO Box 12909
Fort Pierce, FL 34979-2909

Richard E McGlenn and Frances W McGlenn 46
5803 Palmetto Drive
Fort Pierce, FL 34982-3220

Noah Blum 47
2316 Nebraska Avenue
Fort Pierce, FL 34950-4824

Lomax Treasure LLC 48
10880 Kimberflyd Lane
Port St Lucie, FL 34986

1302 North Lawnwood Circle LLC 49
13306 Lacebark Pine Road
Orlando, FL 32832-6577

Katkor of Florida 50
1300 N Lawnwood Circle
Fort Pierce, FL 34950

D And R Office Building LLC 51
7973 Saddlebrook Drive
Port St Lucie, FL 34986

A Prasad R Korlipara and Renuka Korlipara 52
7831 Sabal Lake Drive
Port St Lucie, FL 34986-3109

King Office Holdings LLC 53
1401 N Lawnwood Circle
Fort Pierce, FL 34950

T J Cassie Ian LLC 54
2000 Nebraska Avenue
Fort Pierce, FL 34950-4833

Pramod Joseph 55
2215 Nebraska Avenue, Suite 1-A
Fort Pierce, FL 34950-4865

Abdul R Shadani and Surriya R Shadani 56
2215 Nebraska Avenue, Suite 1 B 2
Fort Pierce, FL 34950-4865

LHT LLC 57
2401 Frist Blvd #7
Fort Pierce, FL 34950-4874

John Karpinski 58
2301 Sunrise BLVD, Suite C
Fort Pierce, FL 34982-3500

Nalini J Subramanian 59
7682 Greenbrier Circle
Port St Lucie, FL 34986-3303

Hemindra C Walia and Sanjiv Walia 60
3023 S Indian River Drive
Fort Pierce, FL 34982-7748

Tummala Rajagopala Prasad 61
818 SE Forgal Street
Port St Lucie, FL 34983-2738

MD Primary Care Inc 62
2215 Nebraska Avenue, Suite 2-B
Fort Pierce, FL 34950-4866

ANM Properties LLC 63
2215 Nebraska Avenue, Suite 2-E
Fort Pierce, FL 34950-4866

Rondave LLC 64
1603 W Sandpointe Lane
Vero Beach, FL 32963-2666

US First Properties LLC 65
8335 Calumet Court
Port St Lucie, FL 34986-3127

RA American Investments Inc 66
782 SW Marsh Harbor Bay
Port St Lucie, FL 34986-3439

Sarsi Holdings LLC 67
915 Reef Road
Vero Beach, FL 32963-3024

Anne Marie Corominas 68
7308 Elyse Circle
Port St Lucie, FL 34952-8213

Lawnwood Physicians Center 69
1900 Nebraska Avenue, Suite 11
Fort Pierce, FL 34950-4837

1900 Nebraska Ave LLC 70
5659 Whirlaway Road
Palm Beach Gardens, FL 33418-7736

Isleworth Holdings LLC 71
1631 NW St Lucie West Blvd # 203
Port St Lucie, FL 34986

Carol A Costas 72
2403 River Hammock Lane
Fort Pierce, FL 34981

JJK Of 1900 Nebraska Llc 73
1900 Nebraska Avenue #5
Fort Pierce, FL 34950-4820

Gina D Dean 74
1900 Nebraska Avenue #6
Fort Pierce, FL 34950-4837

Mydhili Chalasani 75
7980 Plantation Lakes Drive
Port St Lucie, FL 34986

Kavitha Rao 76
7925 Saddlebrook Drive
Port St Lucie, FL 34986-3114

Prasad V R K Chalasani 77
7980 Plantation Lakes Drive
Port St Lucie, FL 34986

Lisa McKnight 78
1900 Nebraska Avenue, Suite 11
Fort Pierce, FL 34950-4837

David L Fromang and Deborah S Fromang 79
1912 Nebraska Avenue
Fort Pierce, FL 34950-4820

Lawnwood Professional Center Condominium Association Inc 80
430 NW Lake Whitney Place
Port St Lucie, FL 34986-2269

Hem-Onc Properties Lc 81
1871 SE Tiffany Avenue #100
Port St Lucie, FL 34952-7585

H and N 2100 Nebraska Ave LLC 82
7892 Saddlebrook Drive
Port St Lucie, FL 34986

Shakoor Arain 83
PO Box 1459
Okeechobee, FL 34973

Ziad Marjieh 84
2100 Nebraska Avenue, Suite 105
Fort Pierce, FL 34950-4831

H&N 2100 Nebraska Avenue LLC 85
7892 Saddlebrook Drive
Port St Lucie, FL 34986-3100

Berghash-Lanza Holdings Llc 86
1801 SE Hillmoor Dr # B105
Port St Lucie, FL 34952-7553

VIRU LLC 87
2100 Nebraska Avenue, Unit Ste 202
Fort Pierce, FL 34950-4832

Ziad M Marjieh MD 88
2100 Nebraska Avenue, Suite 105
Fort Pierce, FL 34950-4831

Lawnwoood Medical Park Condominium 89
1800 S Australian Avenue, Suite 102
West Palm Beach, FL 33409-6450

Likoyama LLC 90
12350 SW Elsinore Drive
Port St Lucie, FL 34987

Frist Property Holdings LLC 91
140 SW Chamber Court #200
Port St Lucie, FL 34986

Land of Canaan II LLC 92
2402 Frist Blvd # 202
Fort Pierce, FL 34950-4838

Fort Pierce Medical Center Condominium Association Inc 93
5477 SW Anhinga Avenue
Palm City, FL 34990-4036

Ft Pierce Medical Center Inc 94
5477 SW Anhinga Avenue
Palm City, FL 34990-4036

Aileen Laroya Infante and Cherry Laroya 95
5325 Palmetto Avenue
Fort Pierce, FL 34982-7270

Twenty-Third Street Holdings 96
140 SW Chamber Court #200
Port St Lucie, FL 34986

Peter R Aldana and Michelle W Aldana 97
4000 N A1A PH-3
Fort Pierce, FL 34949

Anthony Mannino (TR) 98
3215 S Ocean BLVD, Apt 405
Highland Beach, FL 33487-4742

Ft Pierce Medical Inc 99
496 Waters Drive
Fort Pierce, FL 34946-6432

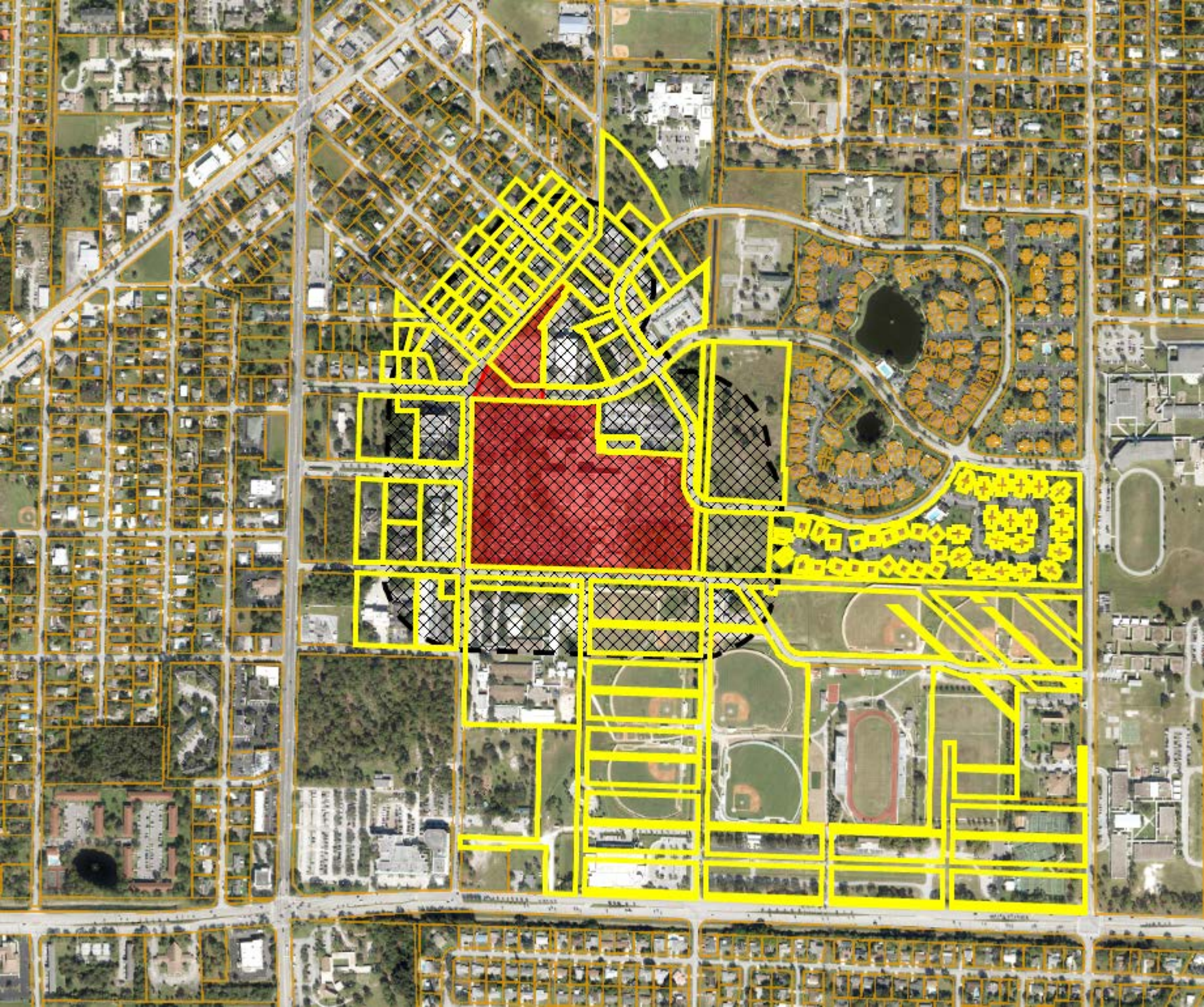
Frist Boulevard LLC 100
7892 Saddlebrook Drive
Port St Lucie, FL 34986

Beryl Simonetti 101
1633 Laurel Leaf Lane, Unit A
Fort Pierce, FL 34950-7001

Michael W Driver (TR) and Betty D Driver (TR) 102
1633 Laurel Leaf Lane, Unit B
Fort Pierce, FL 34950-5261

Wade Head and Tammy Head 103
1627 Laurel Leaf Lane, Unit B
Fort Pierce, FL 34950-5248

Fred L Griffin and Clemencia Griffin 104
1103 Egret Avenue
Fort Pierce, FL 34982



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 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.

11/22/2020

Subscribed and sworn to before on November 22, 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: $131.04
Ad No: 0004475720
Customer No: 1330883
PO #: 20-030

# of Affidavits 1

PUBLIC NOTICE
CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will hold public hearings on Monday, December 7, 2020 at 6:00 p.m. and Monday, December 21, 2020 at 4:30 p.m., on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida; said ordinance entitled:

ORDINANCE 20-030 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWO (2) PROPERTIES GENERALLY LOCATED AT OR NEAR 1700 SOUTH 23RD STREET FROM OFFICE COMMERCIAL (C-1) TO PLANNED DEVELOPMENT (PD) WITH AN UNDERLYING ZONING OF OFFICE COMMERCIAL (C-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel ID's: 2416-504-0200-000-2 & 2416-504-0200-030-1

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. Hwy 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 11/22/2020
TCN4475720

City Commission Regular Meeting - 6:00 pm **12. b.**

Meeting Date: 12/07/2020

Re: Conditional Use - Duquette Residence - Parcel ID: 2412-501-0125-000-1

SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with New Construction submitted by Property Owners, Raymond & Catherine Duquette, and Representative Michael Menard, to construct a single family home seaward (east) of the Coastal Construction Control Line (CCCL) that will be up to 34.40 feet in height from FEMA Based Flood Elevation on an unaddressed parcel along Surfside Drive in Fort Pierce, FL. The property is zoned Single Family Low Density Residential (R-1). Parcel ID: 2412-501-0125-000-1.

SUMMARY:

- In accordance with Sections 125-237, 125-314, and 125-321 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL). In conjunction with this application, a request for Conditional Use to allow for an increase in the height of the subject structure to 34.40 feet from FEMA Based Flood Elevation in accordance with City Code 125-157 (1)(c)(2).
- The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district designation of Single-Family Low Density Residential (R-1). The properties to the north, south, and west also have a Future Land Use and Zoning designations of RL and zoned R-1, respectively. The Atlantic Ocean is to the east.
- The Planning Board at their meeting on November 10, 2020 voted 6-0 to recommend approval of the request as presented.
- 35 letters were sent out to property owners within 500 feet of the subject property.

RECOMMENDATION:

Approve with one (1) Condition:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification
Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/01/2020 10:58 AM

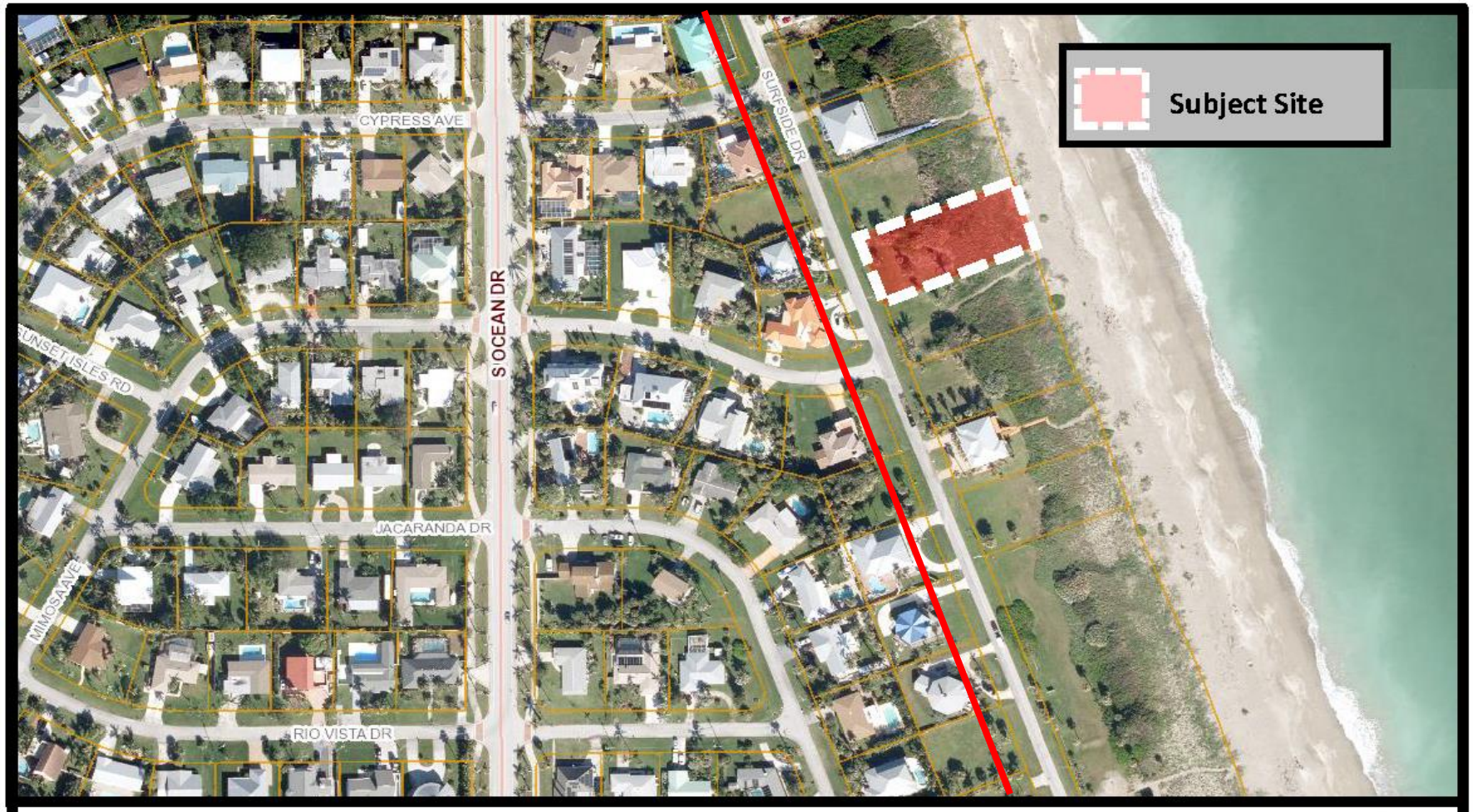
Form Started By: Brandon Creagan
Started On: 11/25/2020 02:15 PM
Final Approval Date: 12/01/2020

Conditional Use with New Construction & Design Review

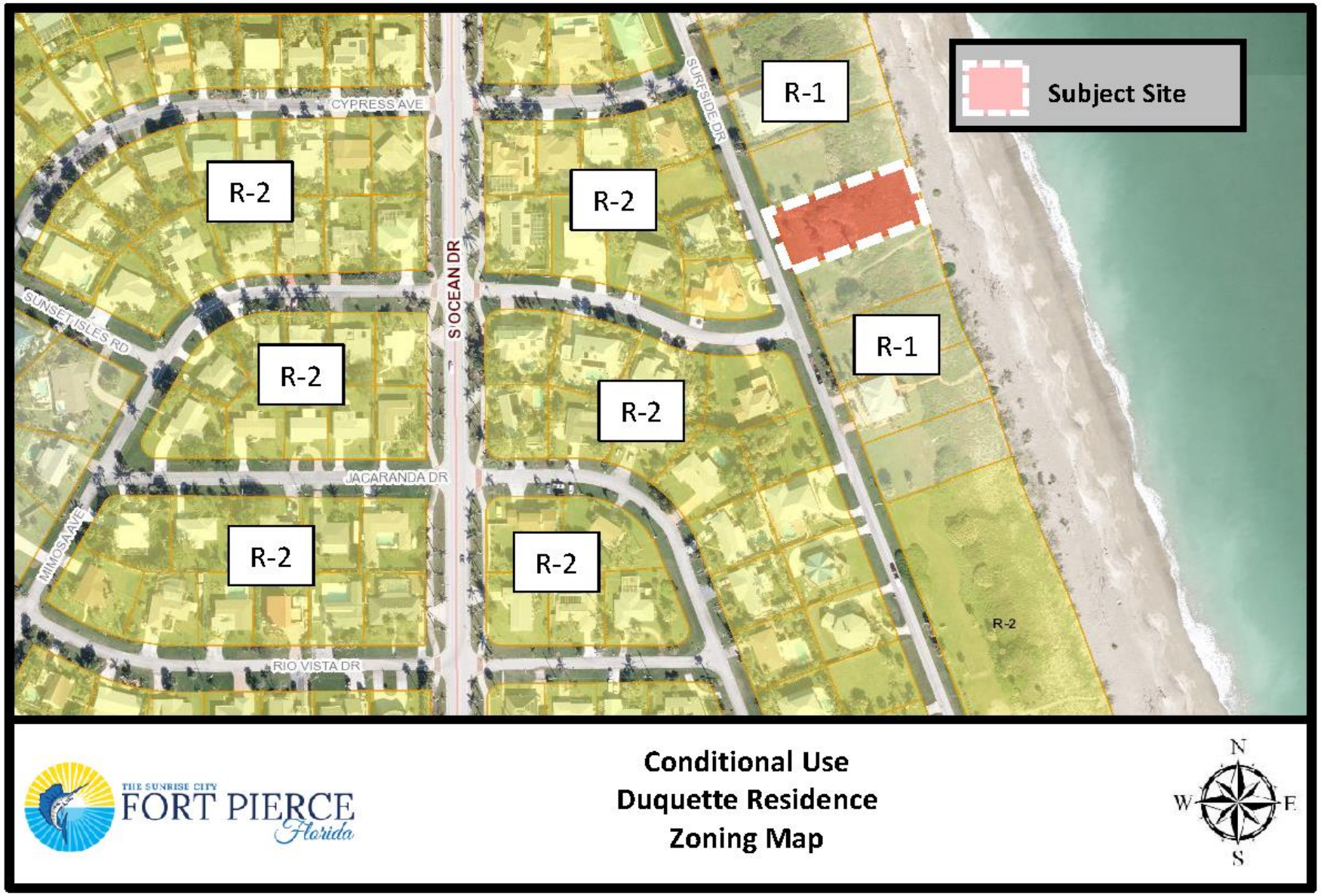


Parcel ID
2412-501-0125-000-1

Site Map


Subject Site
CYPRESS AVE
S OCEAN DR
SURFSIDE DR
SUNSET ISLES RD
JACARANDA DR
MIMOSA AVE
RIO VISTA DR
THE SUNRISE CITY
FORT PIERCE
Florida
Conditional Use
Duquette Residence
Aerial Map
N
W
E
S

Zoning Map


Subject Site
R-1
R-2
CYPRESS AVE
SUNSET ISLES RD
S OCEAN DR
SURFSIDE DR
JACARANDA DR
MIMOSA AVE
RIO VISTA DR
R-1
R-2
R-2
R-2
R-2
R-2
R-2
THE SUNRISE CITY
FORT PIERCE
Florida
Conditional Use
Duquette Residence
Zoning Map
N
W
E
S

Conditional Use & Design Review

Conditional Use & Design Review for the construction of a single-family home seaward of the Costal Construction Control Line (CCCL) and for the structure to be built up to 34.40 Feet.

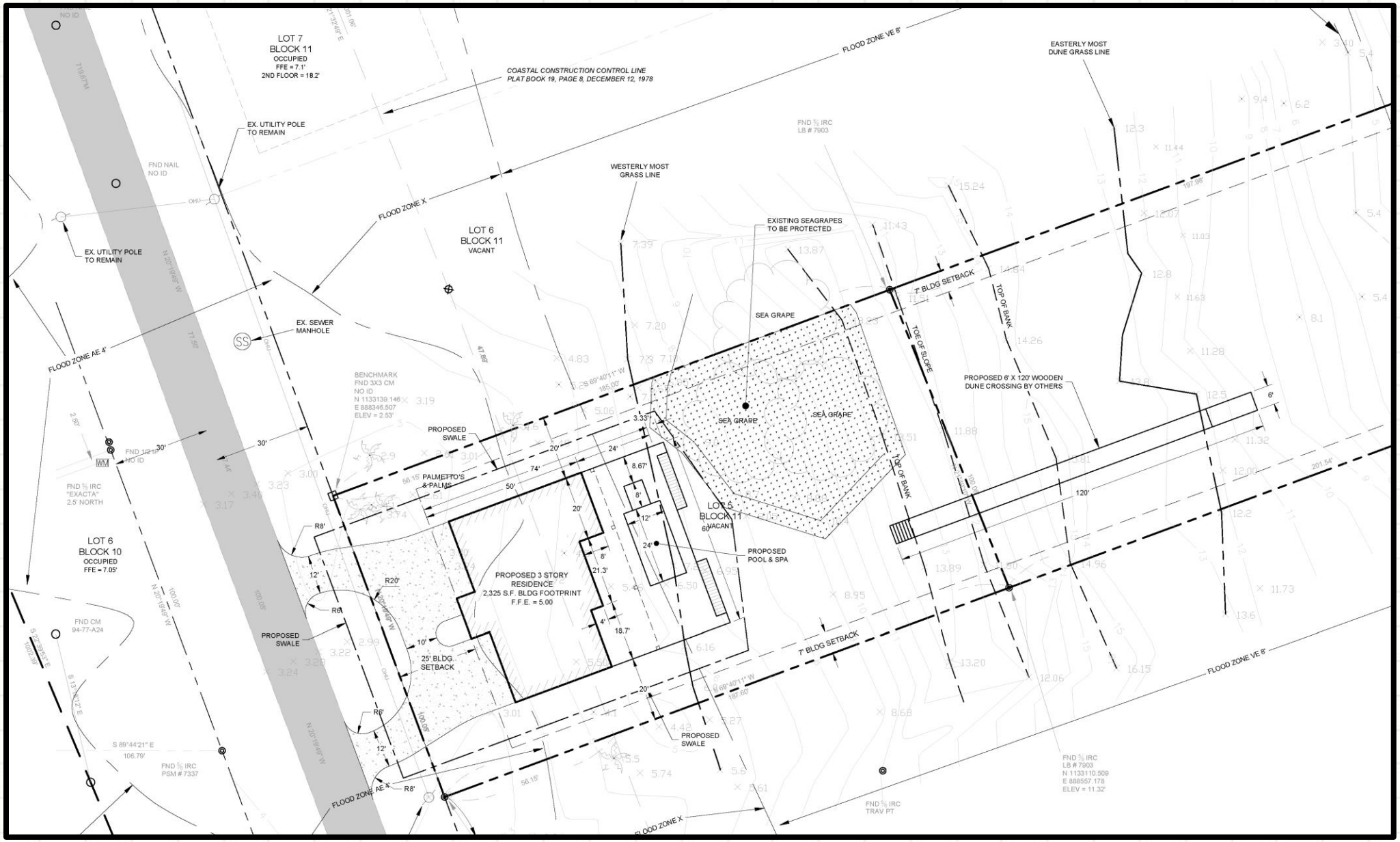
- Staff recommends **Approval** of the request
  - ❑ Consistent with the City Code & the Comprehensive Plan.
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare.
  - ❑ As proposed will not cause an adverse effect to the dune system.
  - ❑ Planning Board voted 6-0 to recommend approval.

South Beach Overlay District Height Requirement



- City Code Section 125-157(c)(2) specifies that the maximum allowable height for a single-family home in the R-1 district is 35 feet with a Conditional Use.
- Height in the South Beach Overlay District is measured from FEMA based Flood Elevation and not from existing grade

Site Plan


LOT 7
BLOCK 11
OCCUPIED
FFE = 7.1'
2ND FLOOR = 18.2'
COASTAL CONSTRUCTION CONTROL LINE
PLAT BOOK 19, PAGE 8, DECEMBER 12, 1978
FLOOD ZONE VE 8'
EASTERLY MOST
DUNE GRASS LINE
EX. UTILITY POLE
TO REMAIN
FND NAIL
NO ID
WESTERLY MOST
GRASS LINE
FLOOD ZONE X
LOT 6
BLOCK 11
VACANT
EXISTING SEAGRAPES
TO BE PROTECTED
EX. UTILITY POLE
TO REMAIN
7' BLDG SETBACK
TOP OF BANK
EX. SEWER
MANHOLE
SEA GRAPE
TOE OF SLOPE
FLOOD ZONE AE 4'
BENCHMARK
FND 3X3 CM
NO ID
N 1133139.146
E 888346.507
ELEV = 2.53'
PROPOSED 6' X 120' WOODEN
DUNE CROSSING BY OTHERS
PROPOSED
SWALE
PALMETTO'S
& PALMS
SEA GRAPE
SEA GRAPE
FND 1/2 IP
NO ID
FND 5/8 IRC
"EXACTA"
2.5' NORTH
LOT 5
BLOCK 11
VACANT
PROPOSED
POOL & SPA
LOT 6
BLOCK 10
OCCUPIED
FFE = 7.05'
PROPOSED 3 STORY
RESIDENCE
2,325 S.F. BLDG FOOTPRINT
F.F.E. = 5.00
PROPOSED
SWALE
FND CM
94-77-A24
25' BLDG.
SETBACK
7' BLDG SETBACK
PROPOSED
SWALE
FND 5/8 IRC
PSM # 7337
FLOOD ZONE AE 4'
FLOOD ZONE X
FND 5/8 IRC
LB # 7903
N 1133110.509
E 888557.178
ELEV = 11.32'
FND 5/8 IRC
TRAV PT

Design Review



Public Notification

35 letters were sent out to property owners within 500 feet of the subject property for the Application for Conditional Use.

Planning Board Recommendation

The Planning Board their meeting on November 10, 2020 voted 6-0 to recommend approval of the Conditional Use as presented.

Staff Recommendation

Staff recommends **APPROVAL** of the request with one condition.

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

City Commission Possible Actions

- **APPROVE** of the proposed Conditional Use and Design Review with no changes
    - Staff recommends approval of the request with one conditions
    - Planning Board voted 6-0 to recommend approval
- **APPROVE** of the proposed Conditional Use & Design Review with changes.
- **DISAPPROVE** of the proposed Conditional Use & Design Review.

Conditional Use with New Construction & Design Review

Parcel ID
2412-501-0125-000-1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Conditional Use and Design Review – Single Family Home CCCL** **Parcel ID: 2412-501-0125-000-1**
BOARD DATE:	December 7, 2020

STAFF REPORT

Owner & Applicant:	Raymond & Catherine Duquette 3025 Island Drive Port Richey, FL 34668
Representative:	Michael Menard, Architectonic Inc 806 Delaware Avenue Fort Pierce, FL 34950
Requested Action:	Approval of a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL). Approval for a second Conditional Use for a height increase to 34.40 feet from FEMA Based Flood Elevation.
Site Location:	TBD Surfside Drive
Parcel ID:	2412-501-0125-000-1
Future Land Use:	Low Density Residential (RL)
Current Zoning:	Single Family Low Density Residential (R-1)
Parcel Size:	.54 Acres

	North	East	South	West
Surrounding Future Land Use:	RL	Atlantic Ocean	RL	RL
Surrounding Zoning:	R-1	Atlantic Ocean	R-1	R-2

Staff Analysis:

Request

In accordance with Sections 125-237, 125-314, and 125-321 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL). In conjunction with this application, a request for Conditional Use to allow for an increase in the height of the subject structure to 34.40 feet from FEMA Based Flood Elevation in accordance with City Code 125-157 (1)(c)(2). The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district designation of Single-Family Low Density Residential (R-1). The properties to the north, south, and west also have a Future Land Use and Zoning designations of RL and zoned R-1, respectively. The Atlantic Ocean is to the east.

The subject site is seaward of the Coastal Construction Control Line (CCCL); therefore, the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion.

The home will have a total square footage of 2,325 square feet between the first, second, and third floors. The proposed height of the structure is 34.40 feet above the FEMA Based Flood Elevation and 38.40 feet from existing grade. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. Structures in the R-1 zoning district can be built up to 28 feet from the FEMA Based Flood Elevation without any special approvals. Furthermore, structures can be built between 28.01 feet to 35 feet with a Conditional Use approval. As the proposed structure will be 34.40 feet from the FEMA Based Flood Elevation, a Conditional Use approval is required. The proposed single-family home also complies with the setback provisions as stipulated in City Code 125-191 (b)(2).

The architectural style of the home reflects an island design that blends with and complements the surrounding scenery. The proposed height of the structure will be under 35 feet from FEMA Based Flood Elevation to comply with City Code Section 125-157 (1)(c)(2), that regulates height for single family homes zoned R-1 within the South Beach Overlay District. There are no architectural embellishments that project beyond the maximum allowable height of 35 feet.

The proposed beachside lighting shall be in full compliance with City Code 16-82 (Lighting on the Beach). City Code Section 16-82 provides for the protection of sea turtles and sea turtle hatchlings regarding lights effect on the ability of sea turtles to reach the sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two (2) specifications help to prevent visible light from the beach.

The landscape plan provides for the following:

- Trees will consist of seven (7) Orange Geiger, four (4) Live Oaks, three (3) Mahogany, and two (2) Gumbo Limbo.
- Palm Trees will consist of six (6) Maypan Coconut Palm, five (5) Foxtail Palm, four (4) Alexander Palm, and four (4) Sabal Palm.
- Various shrubs and other vegetation that will be planted on the site.
- This landscape plan complies with City Code 123-36 that specifies; a minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure.

Per City Code Section 125-237; the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to the number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented is a single-family home that is suitable for the area and zoning district that it is being proposed to be built in.

The authorization of a Conditional Use with New Construction to construct a single-family home provides for the opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Technical Review Committee

All affected City Departments have reviewed the proposed application for Conditional Use and Design Review 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.

Planning Board

The Planning Board at their meeting on November 10, 2020 voted 6-0 to recommend approval of the request as presented.

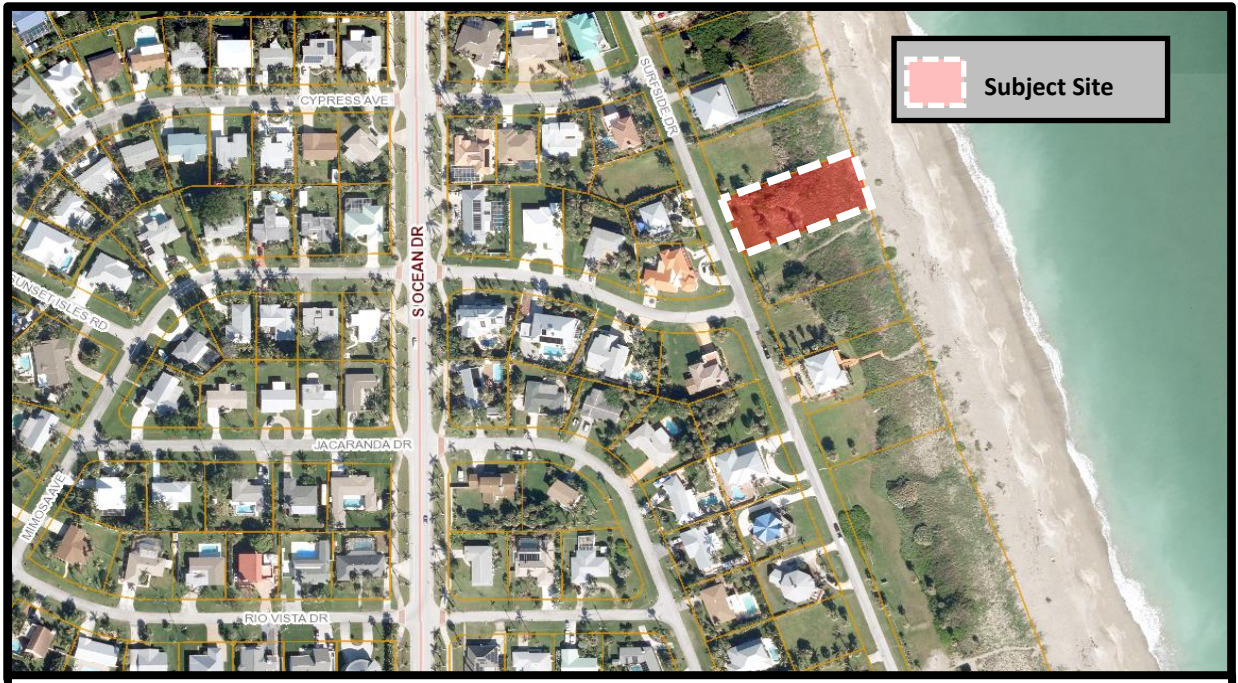
Public Notification

35 letters were sent out to property owners within 500 feet of the subject property for the proposed single family home that is a maximum of 34.40 feet in height from FEMA Based Flood Elevation and that is seaward of the Coastal Construction Control Line.

Staff Recommendations

The proposed single-family home meets the requirements of the City Code and is in compliance with the City's Comprehensive plan. Therefore, Planning Staff recommends **approval** of the Conditional Use and Design Review as presented with the following condition:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use
Duquette Residence
Aerial Map

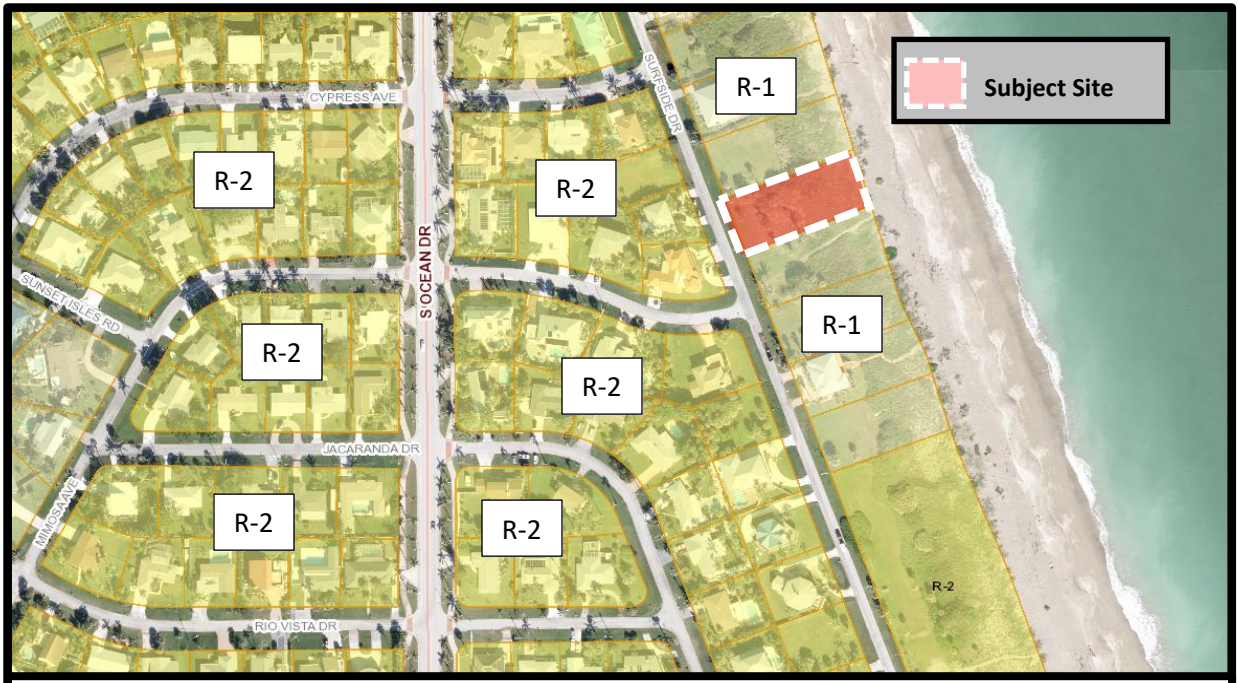
N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Duquette Residence
Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Duquette Residence
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 14, 2020

Michael Menard – Architectonic Inc
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: **Conditional Use & Design Review - 2412-501-0125-000-1**
Technical Review Project # 20-07000015

Fort Pierce Planning:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.
2. Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
3. Provide SLC Property Record Card
4. The Design Review and Development Review applications state that the home will be a max of 34.4 feet, but the elevation for the home shows a maximum height of 34.4 feet from FEMA Base Flood Elevation. Which height is correct?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
OCT 14 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Duquette Residence Conditional Use – Surfside Drive
TRC No. 20-04000016

DATE : October 13, 2020

This is to advise you that we have completed the review of the following documents as received by this office on October 12, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [X] Recommend w/conditions
- [ ] Do Not Recommend

- [ ] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [X] See attached for conditions of approval

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

1. The electronic copy and hard copy of the Boundary and Topographic Survey were not signed and sealed by a state registered land surveyor as required by Section 119-2 of the City of Fort Pierce Code of Ordinances; please submit the required certified survey prior to City Commission submittal.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1

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:

D.E.P. Approval required.
All development shall comply with the local Sea Turtle lighting Ordinance

Building Official's or Representative's Signature _____ Date: 10/13/20

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20-07000015

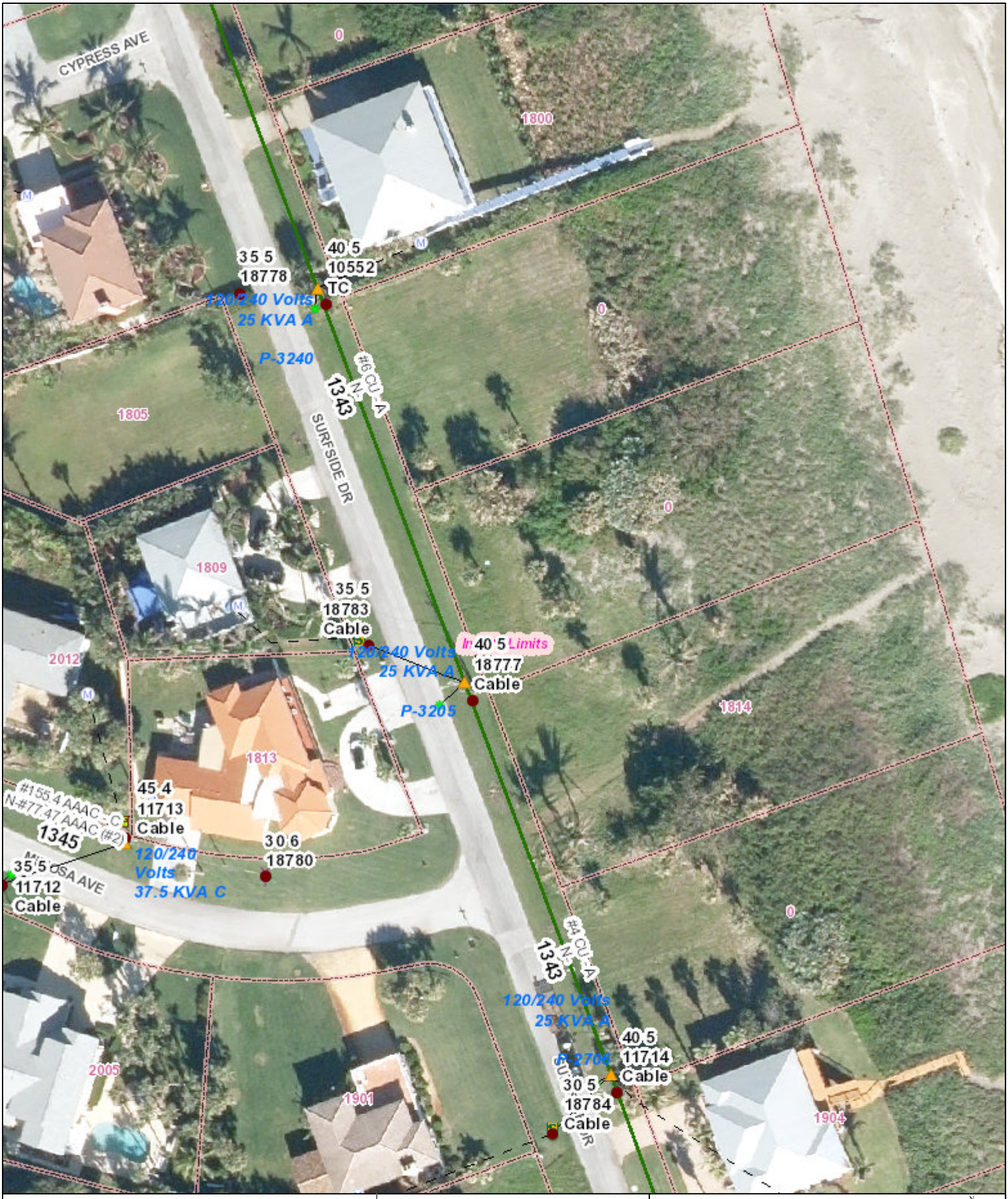
Conditional Use – Single Family Home – Parcel ID 2412-501-0125-000-1

Comments

FPUA W/WW Engineering: Approved as Noted:

1. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this type of service is required and must take place BEFORE the below steps are followed.
2. Water and Wastewater Service is available to the subject property.
   Water - Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fess will include (but not limited to) the installation of a residential water service from the existing water main to the subject site. The water meter must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.
   Wastewater – Applicant is required to Call 811, Florida's Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.
3. The Applicant's plumber is responsible for contacting Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

FPUA Electric & Gas Engineering: Approved. Below are comments in reference to FPUA electric service availability and requirements: Electric service is available from the SW corner (FPI 18777) of the parcel. Please provide electric load information for the new service(s) and AutoCAD drawing. Customer will be responsible for all conduits and secondary conductors (if there is two or more propose services, customer to provide and install the service wire). For more information and project coordination, please contact Sal Scimeca. Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957
Please find attached a copy of the FPUA GIS map (Electric).



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 9/16/2020

FPUA COMMUNITY PROUD

N

1 inch = 67 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Technical Review Committee meeting

October 15th, 2020

Case # 20-07000015

Planner: Brandon Creagan

Conditional Use

Parcel I-D # 2412-501-0125-000-1, Ft. Pierce (Single family home)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: UNASSIGNED SURFSIDE DRIVE

Parcel ID #(s): 2412-501-0125-000-1

Project description: NEW THREE STORY SINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF CCCL WITH MAX HEIGHT OF 34.4'

Property Owner(s)	Applicant/Representative, Title, Company
RAYMOND AND CATHERINE DUQUETTE	MICHAEL MENARD ARCHITECTONIC INC.
8025 ISLAND DRIVE	806 DELAWARE AVE
Street Address	Street Address
PORT RICHEY FL 34668	FT PIERCE FL 34950
City State Zip	City State Zip
813-299-4564	772-460-7751
Phone Number	Phone Number
RAYMONDGD@AOL.COM	MMENARD@ARCHITECTONICINC.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.*

Catherine Duquette

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of September, 2020, by Raymond & Catherine Duquette who is personally known to me or has produced _____ as identification.

Vivian J. Rice

Signature of Notary

(seal)

VIVIAN J. RICE
MY COMMISSION # GG 926542
EXPIRES: March 1, 2024
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location UNASSIGNED SURFSIDE DR.

Parcel ID #(s) 2412-501-0125-000-1

Project Description 3 STORY SAINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF THE CCCL WITH A MAX HIEGHT OF 34.4'

RAYMOND AND CATHERINE DUQUETTE
Property Owner(s)

8025 ISLAND DRIVE
Street Address

PORT RICHEY FL 34668
City State Zip

813 299 4564
Phone Number

RAYMONDGD@AOL.COM
Email Address

MIKE MENARD ARCHITECTONIC INC.
Applicant/Representative, Title, Company

806 DELAWARE AVE.
Street Address

FT. PIERCE FL 34950
City State Zip

772-460-7751
Phone Number

MMENARD@ARCHITECTONICINC.COM
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Hillsborough

The foregoing instrument was acknowledged before me this 1st day of September, 20 20, by Raymond & Catherine Duquette who is personally known to me or has produced _____ as identification.

Signature of Notary

VIVIAN J. RICE
MY COMMISSION # GG 928542
EXPIRES: March 1, 2024
Bonded Thru Notary Public Underwriters

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding compatibility with surrounding properties, orientation, access, building design and budget.

Criteria as follows:

Auto access to the three story single family home is proposed to be from Surfside Drive, with a circular drive to allow for access for the four car garage and to provide adequate parking for visitors.

The majority of the architectural details selected for the residence do exist on the nearby residences. Articulation of the building façade is achieved by the use of metal roofing, stucco on the ground level and lap siding on the second and third level. Other design elements include horizontal stainless steel cable railing. The building exterior colors will complement the façade articulation with accents colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a three-story design with a variety of architectural designs with a variety of architectural details and architectural metal roofing, making it compatible with the neighboring structures.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4730134 OR BOOK 4446 PAGE 2969, Recorded 07/16/2020 12:56:46 PM Doc Tax: $3710.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Gregory B. Taylor, Esq.
South Florida Title Insurers
, Suite 106

Our File No.: **20-8122**
Property Appraisers Parcel Identification (Folio) Number: **2412-501-0125**
Florida Documentary Stamps in the amount of **$3,710.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15 day of **July, 2020** by **Steven Rahman and Jacqueline Rahman, husband and wife**, whose post office address is **11803 Osprey Point Cr, Wellington, FL 33449** hereinafter called the Grantors, to **Raymond Duquette and Catherine L. Duquette, husband and wife** whose post office address is **8025 Island Dr, Port Richey, FL 34668**, hereinafter called the Grantees:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in SAINT LUCIE County, State of Florida, viz.:

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Continued on next page...

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Allison O'Brien

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Steven Rahman (Seal)

Jacqueline Rahman (Seal)

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 13 day of July, 2020, by Steven Rahman and Jacqueline Rahman who are personally known to me or have produced FLA DL as identification.

NOTARY SEAL

Notary Public State of Florida
Jennifer M Griffin
My Commission GG 157970
Expires 11/24/2021

Notary Public

Printed Notary Name

My commission expires:

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

Property Identification

Site Address:	Surfside DR
Parcel ID:	2412-501-0125-000-1
Account #:	24050
Map ID:	25/07N
Use Type:	0000
Zoning:	SF Low Den
City/County:	Fort Pierce

Ownership

Raymond Duquette
Catherine L Duquette
8025 Island DR
Port Richey, FL 34668

Legal Description

SURFSIDE-UNIT ONE- BLK 11 LOT 5 (0.54 AC)



Current Values

Just/Market Value:	$405,300
Assessed Value:	$405,300
Exemptions:	$0
Taxable Value:	$405,300

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.54
Land Size (SF):	23,500

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

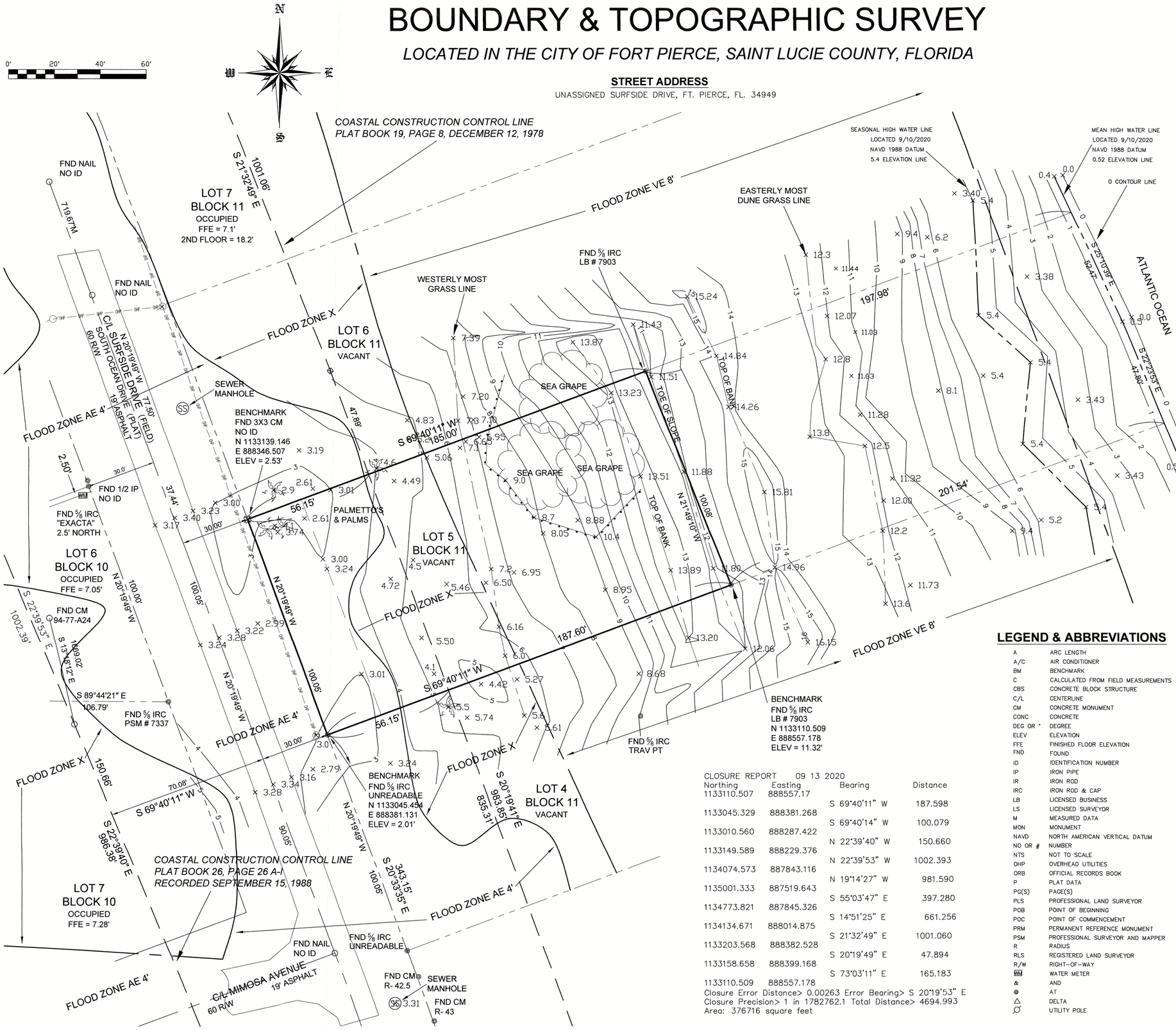
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

STREET ADDRESS

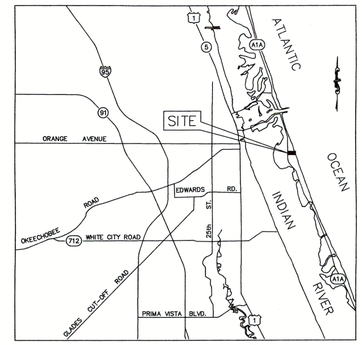
UNASSIGNED SURFSIDE DRIVE, FT. PIERCE, FL. 34949



CLOSURE REPORT 09 13 2020

Northing	Easting	Bearing	Distance
1133110.507	888557.17		
		S 69°40'11" W	187.598
1133045.329	888381.268		
		S 69°40'14" W	100.079
1133010.560	888287.422		
		N 22°39'40" W	150.660
1133149.589	888229.376		
		N 22°39'53" W	1002.393
1134074.573	887843.116		
		N 19°14'27" W	981.590
1135001.333	887519.643		
		S 55°03'47" E	397.280
1134773.821	887845.326		
		S 14°51'25" E	661.256
1134134.671	888014.875		
		S 21°32'49" E	1001.060
1133203.568	888382.528		
		S 20°19'49" E	47.894
1133158.658	888399.168		
		S 73°03'11" E	165.183
1133110.509	888557.178		

Closure Error Distance> 0.00263 Error Bearing> S 20°19'53" E
Closure Precision> 1 in 1782762.1 Total Distance> 4694.993
Area: 376716 square feet



STREET ADDRESS

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.

2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.

3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.

4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.

2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.

3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SURFSIDE DRIVE, BETWEEN EXISTING MONUMENTS AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA,HAVING AN BEARING OF S20°19'49"E (ASSUMED DATUM).

5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "AE", & "VE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0183 K, EFFECTIVE DATE FEBRUARY 19, 2020. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. REFERENCE BENCHMARK, ST. LUCIE COUNTY "RILEY", WITH AN ELEV. OF 3.86'.

7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.

8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.

11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.

12. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 10, 2020.

LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
CBS	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
WM	WATER METER
&	AND
@	AT
△	DELTA
∅	UTILITY POLE

LEGAL DESCRIPTION

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID 2412-501-0125-000-1

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 460-8211 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS
9/29/2020	CA	ADDED BENCHMARKS TO SURVEY

CERTIFICATIONS
RAYMOND DOQUETTE
DIFRANCESCO CONSTRUCTION INC.
CITY OF FORT PIERCE FLORIDA

© COPYRIGHT ARNOLD SURVEYING, INC.
ALL DRAWINGS OR DOCUMENTS, REPRESENTATIONS, DESIGN AND IDEAS AND REMAIN THE PROPERTY OF ARNOLD SURVEYING, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THESE DRAWINGS OR ANY OTHER PROJECT DOCUMENTS WITHOUT WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT LAWS.

DRAWN BY:	CA
CHECKED BY:	CA
DATE:	SEPTEMBER 13, 2020
HORIZONTAL SCALE:	1"=20'

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

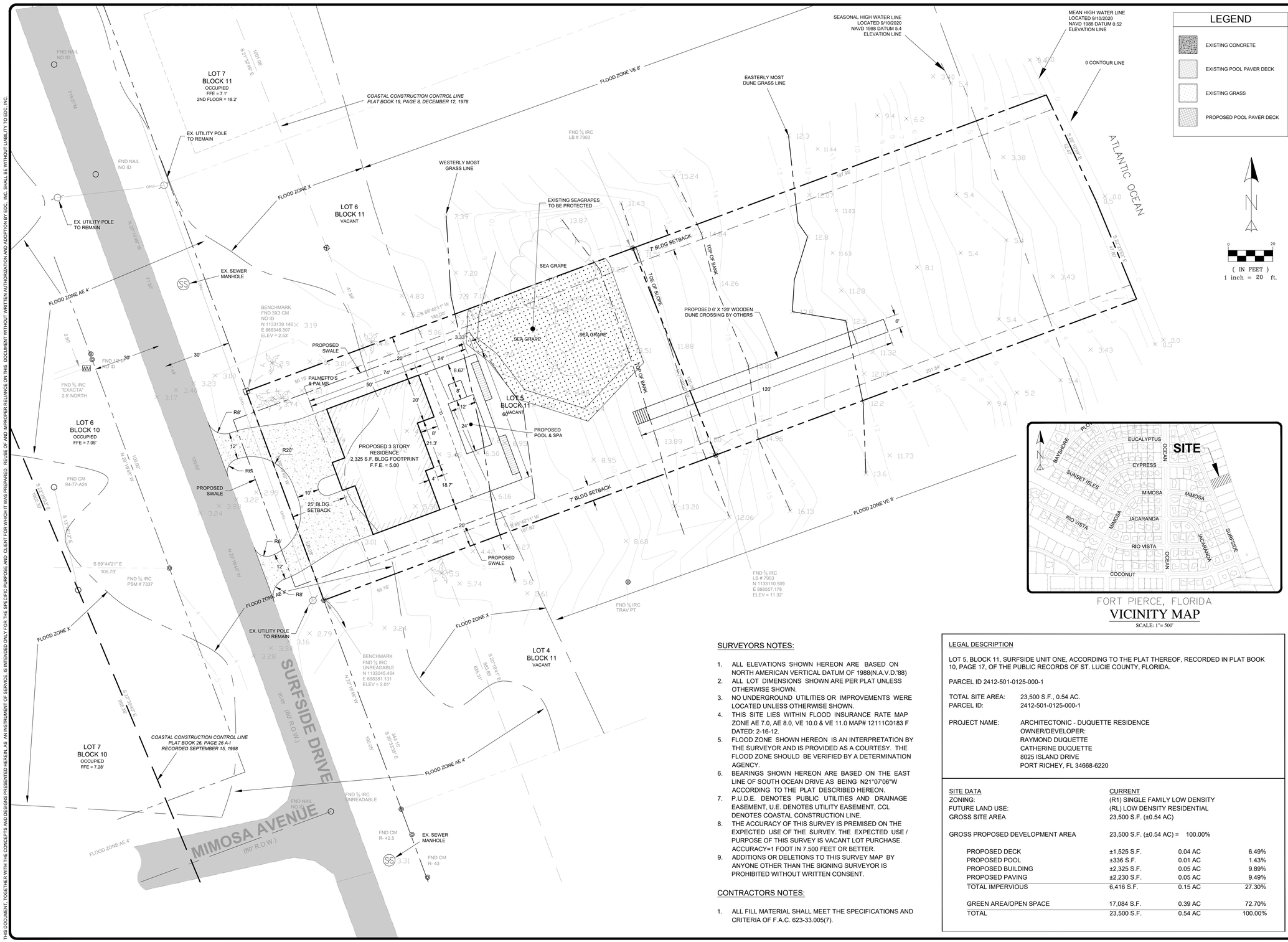
CHARLES ARNOLD License Number 4971 SEAL STATE OF FLORIDA

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

10/7/2020
PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 20-537



LEGEND

- EXISTING CONCRETE
- EXISTING POOL PAVER DECK
- EXISTING GRASS
- PROPOSED POOL PAVER DECK

(IN FEET)
1 inch = 20 ft.

FORT PIERCE, FLORIDA
VICINITY MAP
SCALE: 1"= 500'

SURVEYORS NOTES:

1. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(N.A.V.D.'88)
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE AE 7.0, AE 8.0, VE 10.0 & VE 11.0 MAP# 12111C0183 F DATED: 2-16-12.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SOUTH OCEAN DRIVE AS BEING N21°07'06"W ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT, CCL DENOTES COASTAL CONSTRUCTION LINE.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE / PURPOSE OF THIS SURVEY IS VACANT LOT PURCHASE. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

CONTRACTORS NOTES:

1. ALL FILL MATERIAL SHALL MEET THE SPECIFICATIONS AND CRITERIA OF F.A.C. 623-33.005(7).

LEGAL DESCRIPTION

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID 2412-501-0125-000-1

TOTAL SITE AREA: 23,500 S.F., 0.54 AC.
PARCEL ID: 2412-501-0125-000-1

PROJECT NAME: ARCHITECTONIC - DUQUETTE RESIDENCE
OWNER/DEVELOPER:
RAYMOND DUQUETTE
CATHERINE DUQUETTE
8025 ISLAND DRIVE
PORT RICHEY, FL 34668-6220

SITE DATA	CURRENT		
ZONING:	(R1) SINGLE FAMILY LOW DENSITY		
FUTURE LAND USE:	(RL) LOW DENSITY RESIDENTIAL		
GROSS SITE AREA	23,500 S.F. (±0.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	23,500 S.F. (±0.54 AC) =	100.0%	
PROPOSED DECK	±1,525 S.F.	0.04 AC	6.49%
PROPOSED POOL	±336 S.F.	0.01 AC	1.43%
PROPOSED BUILDING	±2,325 S.F.	0.05 AC	9.89%
PROPOSED PAVING	±2,230 S.F.	0.05 AC	9.49%
TOTAL IMPERVIOUS	6,416 S.F.	0.15 AC	27.30%
GREEN AREA/OPEN SPACE	17,084 S.F.	0.39 AC	72.70%
TOTAL	23,500 S.F.	0.54 AC	100.00%

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

R.J.K. DESIGNED BY
VER DRAWN BY
20-331 site plan - 9-25-20.dwg FILENAME
SITE PLAN LAYOUT
AS SHOWN SCALE
10/07/20 DATE

REVISION COMMENTS
DATE

ARCHITECTONIC - DUQUETTE
SITE PLAN
FORT PIERCE FLORIDA

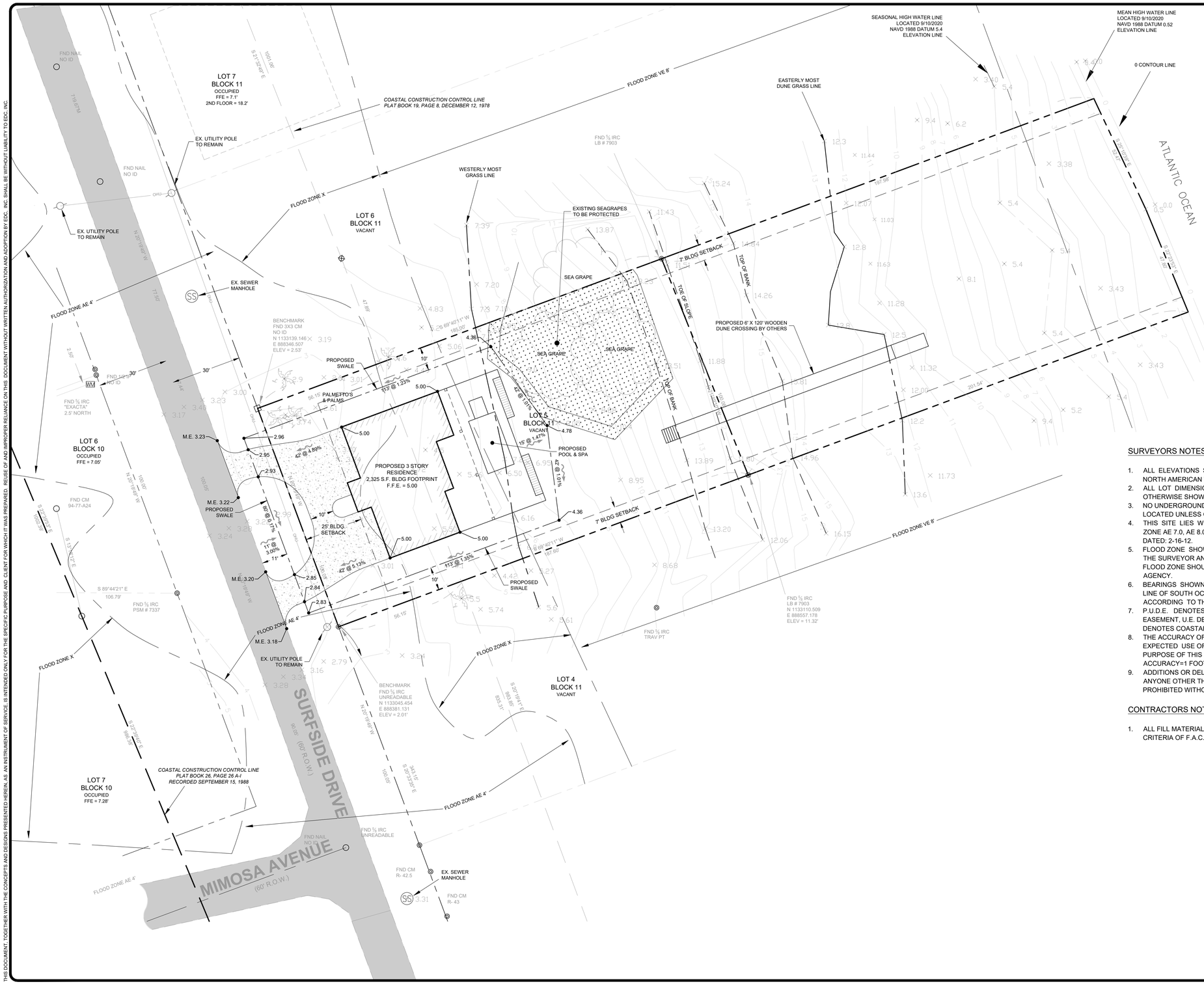
R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-331

1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.


LOT 7
BLOCK 11
OCCUPIED
FFE = 7.1'
2ND FLOOR = 18.2'
LOT 6
BLOCK 11
VACANT
LOT 6
BLOCK 10
OCCUPIED
FFE = 7.05'
LOT 7
BLOCK 10
OCCUPIED
FFE = 7.28'
LOT 5
BLOCK 11
VACANT
LOT 4
BLOCK 11
VACANT
PROPOSED 3 STORY
RESIDENCE
2,325 S.F. BLDG FOOTPRINT
F.F.E. = 5.00
PROPOSED
POOL & SPA
PROPOSED
SWALE
PROPOSED
SWALE
PROPOSED
SWALE
PROPOSED 6' X 120' WOODEN
DUNE CROSSING BY OTHERS
EXISTING SEAGRAPES
TO BE PROTECTED
SEA GRAPE
SEA GRAPE
SEA GRAPE
PALMETTO'S
& PALMS
EX. UTILITY POLE
TO REMAIN
EX. UTILITY POLE
TO REMAIN
EX. SEWER
MANHOLE
EX. SEWER
MANHOLE
EX. UTILITY POLE
TO REMAIN
WESTERLY MOST
GRASS LINE
EASTERLY MOST
DUNE GRASS LINE
SEASONAL HIGH WATER LINE
LOCATED 9/10/2020
NAVD 1988 DATUM 5.4
ELEVATION LINE
MEAN HIGH WATER LINE
LOCATED 9/10/2020
NAVD 1988 DATUM 0.52
ELEVATION LINE
0 CONTOUR LINE
COASTAL CONSTRUCTION CONTROL LINE
PLAT BOOK 19, PAGE 8, DECEMBER 12, 1978
COASTAL CONSTRUCTION CONTROL LINE
PLAT BOOK 26, PAGE 26 A-I
RECORDED SEPTEMBER 15, 1988
7' BLDG SETBACK
7' BLDG SETBACK
25' BLDG.
SETBACK
TOE OF SLOPE
TOP OF BANK
TOP OF BANK
FLOOD ZONE VE 8'
FLOOD ZONE VE 8'
FLOOD ZONE X
FLOOD ZONE X
FLOOD ZONE X
FLOOD ZONE AE 4'
FLOOD ZONE AE 4'
FLOOD ZONE AE 4'
FLOOD ZONE AE 4'
ATLANTIC OCEAN
SURFSIDE DRIVE
(60' R.O.W.)
MIMOSA AVENUE
(60' R.O.W.)
BENCHMARK
FND 3X3 CM
NO ID
N 1133139.146
E 888346.507
ELEV = 2.53'
BENCHMARK
FND ⅝ IRC
UNREADABLE
N 1133045.454
E 888381.131
ELEV = 2.01'
FND ⅝ IRC
LB # 7903
FND ⅝ IRC
PSM # 7337
FND ⅝ IRC
TRAV PT
FND ⅝ IRC
LB # 7903
N 1133110.509
E 888557.178
ELEV = 11.33'
FND ⅝ IRC
"EXACTA"
2.5' NORTH
FND ⅝ IRC
UNREADABLE
FND NAIL
NO ID
FND NAIL
NO ID
FND NAIL
NO ID
FND CM
94-77-A24
FND CM
R- 42.5
FND CM
R- 43
M.E. 3.23
M.E. 3.22
M.E. 3.22
M.E. 3.20
M.E. 3.18
SS 3.31
N 20°19'49" W
77.50'
N 20°19'49" W
47.89'
N 20°19'49" W
186.59'
S 69°40'11" W
187.60'
S 20°19'49" E
100.00'
S 20°19'49" E
100.00'
S 20°19'49" E
100.00

RAYMOND & CATHERINE DUQUETTE RESIDENCE

FORT PIERCE, FLORIDA



LOCATION MAP

GENERAL PLANTING NOTES

1. All dimensions 6" and less are exaggerated for illustrative purposes only.

2. Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

3. The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" – 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.

4. Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.

5. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.

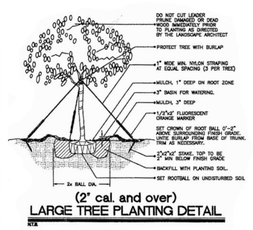
6. Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.

7. Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

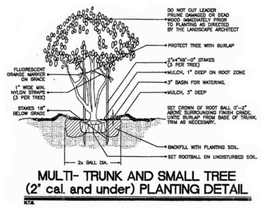
PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the lants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded bark of eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be reparied at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holde will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 aat 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Anu discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19, The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

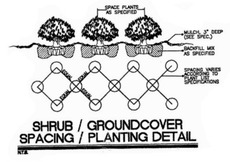
PLANTING DETAILS



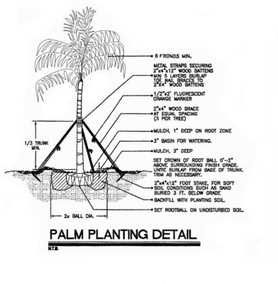
(2" cal. and over)
LARGE TREE PLANTING DETAIL
NTS



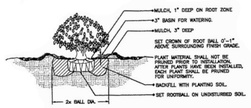
MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL
NTS



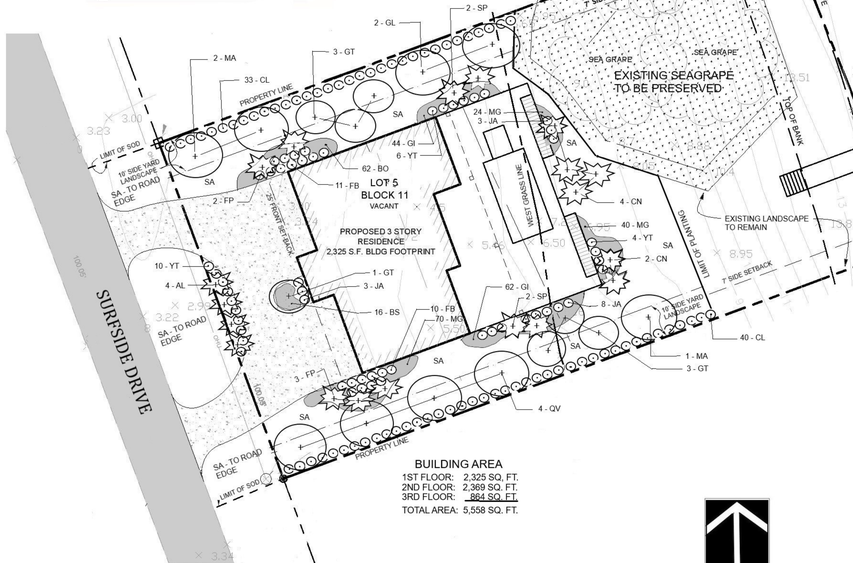
SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
NTS



PALM PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



BUILDING AREA
1ST FLOOR: 2,325 SQ. FT.
2ND FLOOR: 2,369 SQ. FT.
3RD FLOOR: 864 SQ. FT.
TOTAL AREA: 5,558 SQ. FT.

NORTH

GRAPHIC SCALE IN FEET
0' 10' 20' 40' 60'
SCALE: 1" = 20'

OCTOBER 8, 2020

PLANTING PLAN

PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	S.T.*	N*	SIZE/NOTES
TREES						
GL	2	Gumbo Limbo	Bursera simaruba	H	Y	12' Ht. 2½" Cal. Pots
GT	7	Orange Geiger Tree	Cordia sebestina	H	Y	12' Ht. 2½" Cal. Pots
MA	3	Mahogany Tree	Swenenia mahogani	H	Y	12' Ht. 2½" Cal. Pots
QV	4	Live Oak	Quercus virginiana	H	Y	12' Ht. 2½" Cal. Pots
PALMS						
AL	4	Alexander Palm	Ptychosperma elegans	M	N	10' C.T. Matched, B&B
CN	6	Maypan Coconut Palm	Cocos nucifera 'Mapan"	H	N	5' – 8' C. T. B&B
FP	5	Foxtail Palm	Wodyetia bifurcata	M	N	10' – 12' C.T., B&B
SP	4	Sabal Palm	Sabal palmetto	H	Y	10' – 12' C.T., Clean Trunk
SHRUBS						
CL	63	Clusia Dwarf	Clusia guttifera	H	N	7 Gal. 24" Ht.
FB	21	Firebush	Hamelia patens 'Compacta'	M	Y	7 Gal. 24" Ht.
JA	14	Jatropha 'Compacta'	Jatropha integgerima 'Compacta'	M	N	7 Gal. 30" Ht.
YT	20	Yesterday, Today, Tomorrow	Brunfelsia grandiflora	M	N	7 Gal. 30" Ht.
GROUNDCOVERS						
BO	62	Dwarf Bougainvillea	Bougainvillea 'Helen Johnson"	H	N	3 Gal. 18" Ht.
BS	16	Beach (Dune) Sunflower	Helianthus debilis	H	N	1 Gal. Full
GI	106	Green Island Ficus	Ficus microcarpa	M	N	1 Gal. Full
MG	134	Muhly Grass	Muhlenbergia capillaris	H	Y	1 Gal. Full
SA		St. Augustine 'Palmetto'	Stenotaphrum secundatum 'Palmetto'	M	N	Solid Sod

* Notes: S.T. = Salt Tolerance, High or Medium
N = Florida Native, Yes or No

PREPARED BY: FL REG NO: 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

OCT. 12, 2020
REGISTERED LANDSCAPE ARCHITECT
GEORGE BOTNER
LA0000422
STATE OF FLORIDA

RAYMOND & CATHERINE DUQUETTE
RESIDENCE
FORT PIERCE, FLORIDA

OCTOBER 9, 2020

IRRIGATION PLAN

IRRIGATION SPECIFICATIONS

SYSTEM DESCRIPTION:
This is an automatic irrigation system. Water supply is a ¾" Municipal Water meter (shown on plans). The system consists of Three (3) zones. Flow rate is a minimum of 30 GPM to the valves, which the Contractor shall verify with the City.

WATER SOURCE:
Shall be a 3/4" Municipal Water Meter – with 3/4" PVB. Back flow device shall be code compliant. Contractor is responsible for Code requirements.

SYSTEM PIPE:
All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. Do not use SxMIP adapters except for shrub risers. Class 200 PVC main line pipe. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC Pipe cleaner prior to applying glue. Main shall have a minimum of 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than ¾" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe:
   a. Cut square with PVC cutter, and debur the cut prior to assembly.
   b. Clean PVC pipe with PVC cleaner prior to assembly.
   c. Use gray, heavy bodied, slow drying, high strength glue.
   d. Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

SLEEVES:
All pipe under paving (walks, planter walls and drives, etc.) shall be sleeved with Sch. 40 PVC pipe. Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.

SPRINKLERS:
All sprinklers shall be the type referred to in the Irrigation Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Barbed fittings shall be same size as sprinkler inlet. Sprinklers shall be set flush with final grade and absolutely vertical.. Use Stainless Steel risers on all rotor heads.

1. Spray heads shall be Rainbird 1806, 6" pop-up heads with Rainbird MPR series 5, 8,10 or 15 nozzles, unless otherwise specified in these drawings.

2. Spray heads in shrub beds shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. This plan requires 18" risers. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shrub risers with water proof black epoxy paint.

CONTROLLER:
RAINBIRD ESP-TM2 – 6 station controller to operate 3 sections + master valve. Controller shall be located in the main building (garage) where specified by the Owner. Grounding shall be equal to – or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT-OFF DEVICE
Install a rain shut-off device out of the range of the sprinklers as per State DER requirements. Use Rainbird WR2 Series Wireless Sensor. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:
RAINBIRD PGA 24V electric control valves. All valves shall be housed in 16" x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible.

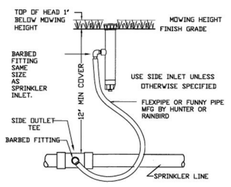
CONTROL WIRE:
Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire.
SIZE: Use a minimum of 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. (No field splices). Communication wire shall be as recommended by manufacturer. All splices shall be made with 3M brand DBY – 6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes.

MAINTENANCE:
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system. Site shall be cleaned daily of trash and debris.

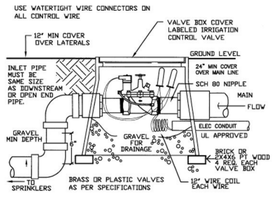
AS-BUILT DRAWINGS:
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

GUARANTEE:
The entire system shall be guaranteed for a period on one year from the time of final acceptance. All manufacturers written warrantees and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.

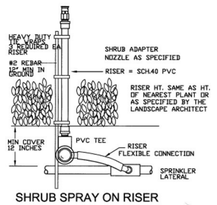
IRRIGATION DETAILS



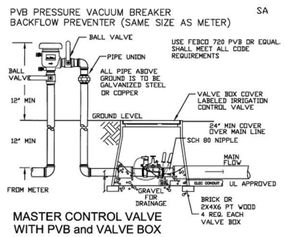
RAINBIRD 1806 POP-UP SPRAY



ELECTRIC REMOTE CONTROL VALVE WITH VALVE BOX



SHRUB SPRAY ON RISER



MASTER CONTROL VALVE WITH PVB and VALVE BOX



LOCATION MAP

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

IRRIGATION KEY

POP-UP, Rainbird 1806
Use with MPR Spray Nozzles in arc and radius shown on plan:
Number designates radius of throw.

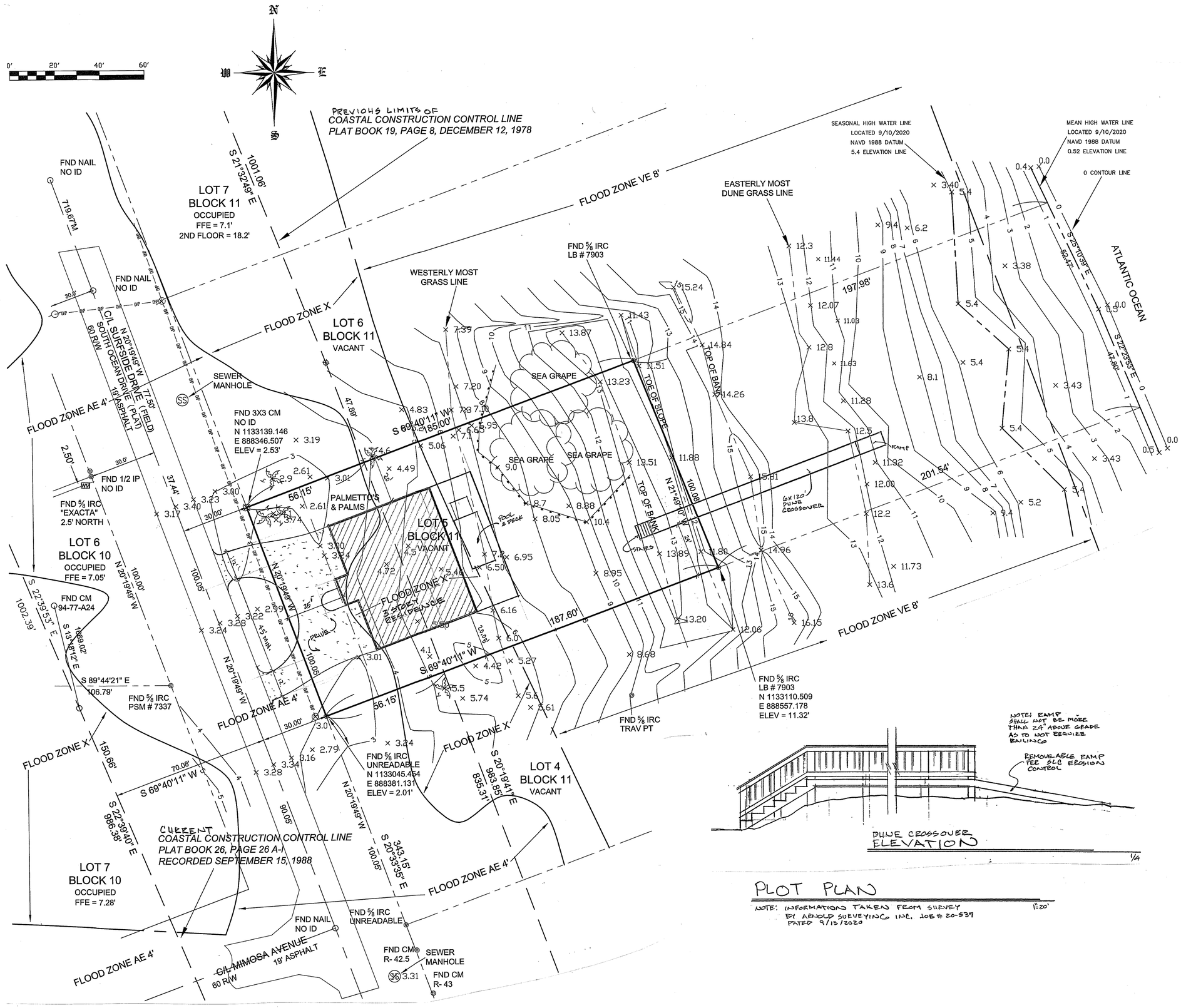
- FULL CIRCLE Rainbird MPR 10
- HALF CIRCLE Rainbird MPR 5, 6 (8), 10, 15
- QUARTER CIRCLE Rainbird MPR 5, 6 (8), 10, 15
- BUBBLER Rainbird 1404 - 1 GPM
- 24 VOLT ELECTRIC CONTROL VALVE
- (C) CONTROLLER Rainbird ESP-TM2 - 6 Station with WR2 Series Wireless Rain Sensor.

NOTE:
IRRIGATION PLANS ARE SCHEMATIC IN NATURE ALL VALVES AND PIPES SHALL BE LOCATED IN LANDSCAPE AREAS EXCEPT AT ROAD/PAVING CROSSINGS. All construction minimums shall be in conformance to Plumbing section of the South Florida Building Code, Appendix "F". They shall also be equal to, or greater, than the "Standards" as set forth by the F.I.S. FLORIDA IRRIGATION SOCIETY. Nothing herin or contained in the specifications is intended to be in conflict with any code compliance. Contractor shall comply with all code requirements.

PREPARED BY: FL REG NO: 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

OCT. 12, 2020
REGISTERED LANDSCAPE ARCHITECT GEORGE BOTNER LA 0000422 STATE OF FLORIDA



NOTE: RAMP SHALL NOT BE MORE THAN 24" ABOVE GRADE AS TO NOT REQUIRE RAILINGS

REMOVEABLE RAMP SEE SLC EROSION CONTROL

DUNE CROSSOVER ELEVATION

1/4

PLOT PLAN

NOTE: INFORMATION TAKEN FROM SURVEY BY ARNOLD SURVEYING INC, JOB # 20-537 DATED 9/15/2020

1"=20'

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

DUQUETTE RESIDENCE

FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

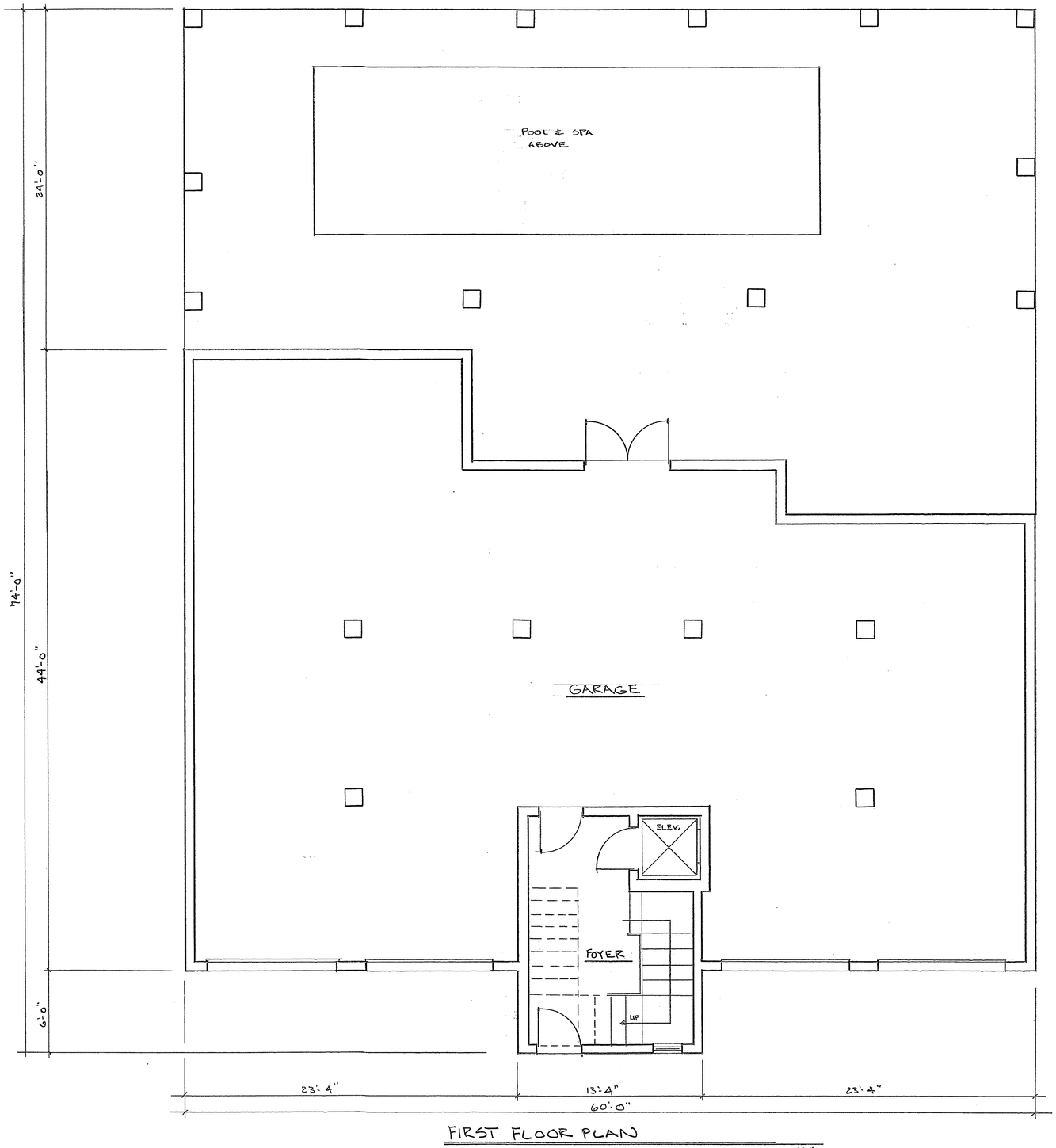
SHEET TITLE / SHEET NUMBER

P-1 OF 1

PROJECT NUMBER R20089

DATE

DUQUETTE



FIRST FLOOR PLAN

1/4"

SQUARE FOOTAGE

FIRST FLOOR LIVING	229 S.F.
SECOND FLOOR LIVING	2369 S.F.
THIRD FLOOR LIVING	864 S.F.
TOTAL LIVING	3462 S.F.
GARAGE	2410 S.F.
PORCH	632 S.F.
BALCONY	240 S.F.
TOTAL UNDER ROOF	6474 S.F.

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

DUQUETTE
RESIDENCE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

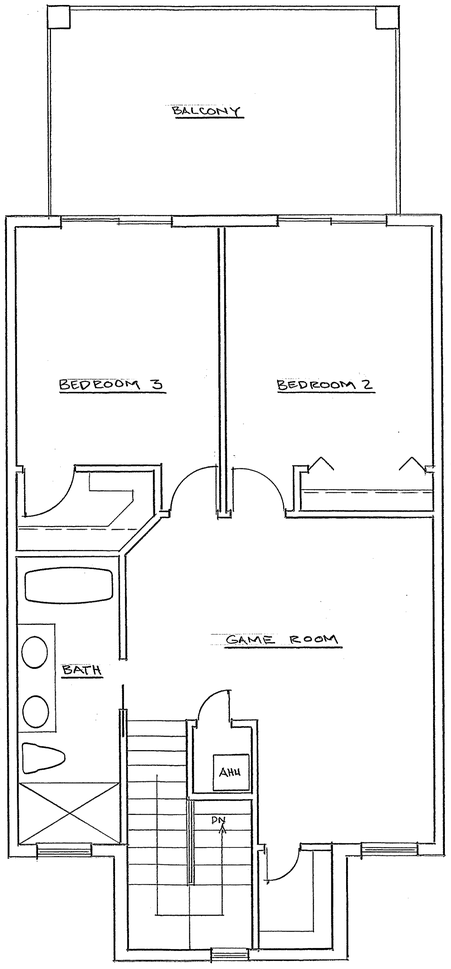
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF

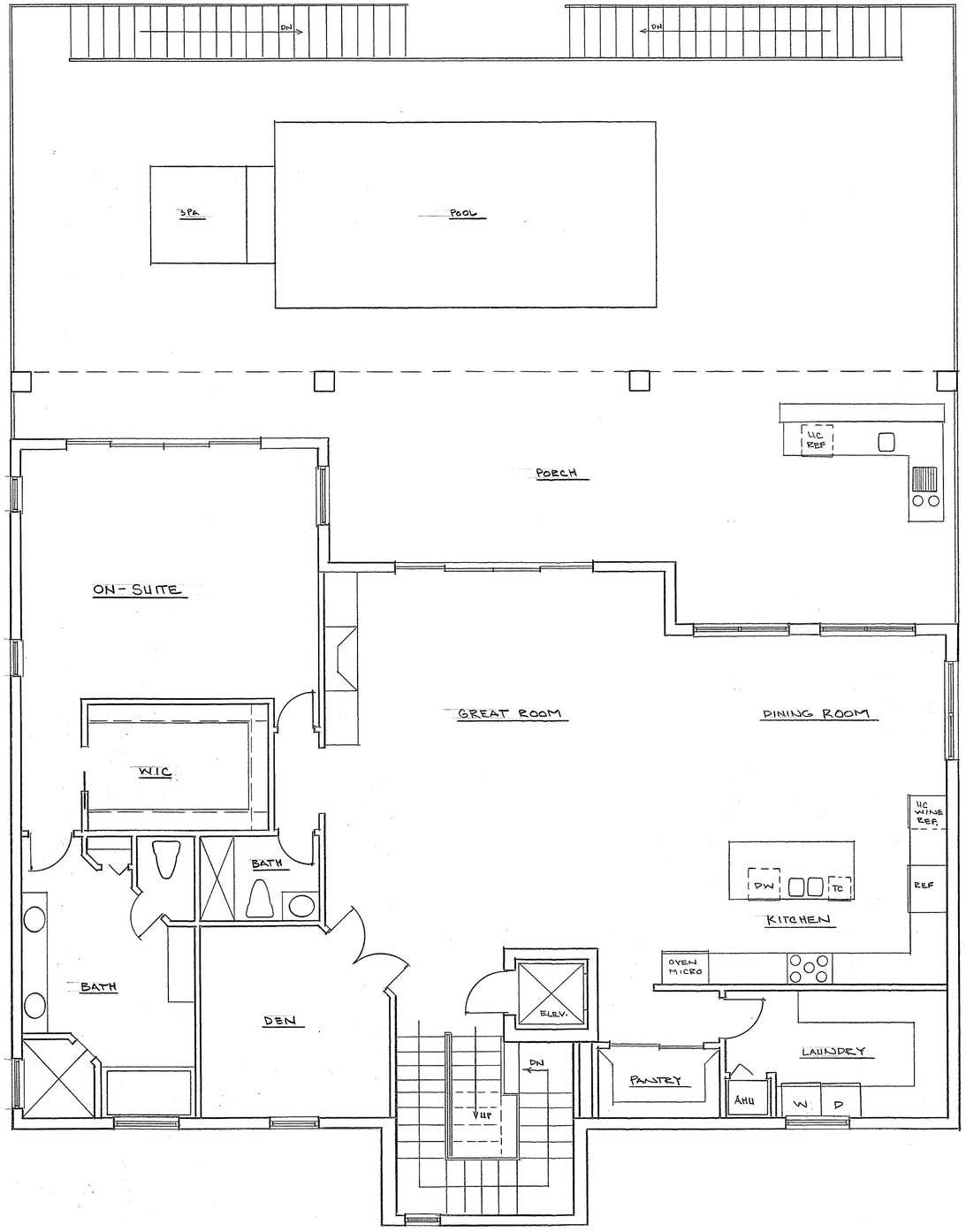
PROJECT NUMBER R20089

DATE



THIRD FLOOR PLAN

1/4"



SECOND FLOOR PLAN

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

DUQUETTE
RESIDENCE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER R20089

DATE



REAR ELEVATION

1/4"



FRONT ELEVATION

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

DUQUETTE RESIDENCE

FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-3 OF

PROJECT NUMBER R20089

DATE



RIGHT SIDE ELEVATION 1/4"



LEFT SIDE ELEVATION 1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

DUQUETTE
RESIDENCE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR98898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-4 of

PROJECT NUMBER E20089

DATE

FC LIGHTING

FCSL105A



Wildlife Lighting Certified by the Florida Fish & Wildlife Conservation Commission

Date:
Type:
Fixture:
Project:
Approved:

FCSL105A IP65 rated exterior die-cast brick step light for masonry applications louvered faceplate and wildlife friendly amber LED. Corrosion resistant, die-cast aluminum construction, this fixture provides illumination for damp, dry or wet habitat protected areas. Florida Fish and Wildlife Conservation Commission approved.

SPECIFICATIONS

PHYSICAL	
length/dimensions (LxDxH)	fixture: 9.5" W x 2.8125" H x 3" D
weight	2 lbs
housing	marine grade, corrosion resistant, heavy guage aluminum faceplate
lens	clear, tempered, glass lens with precision formed semi-specular aluminum reflector.
mounting	mounts directly to standard junction box; concrete pour, masonry applications
ingress protection	IP65 - dry, damp or wet locations with extruded silicone gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat

PERFORMANCE	
color temperature	AMBER (no light below 560nm wavelength)
lumen output	70 lm
lifetime	> 70,000 hours / L70 or better
color consistency	Step 3 McAdams Ellipse / standard: CRI ≥ 85
temperature	operating: -13°F to 104°F (-25°C to 40°C) | start up: -13°F to 104°F (-25°C to 40°C) | storage: -40°F to 176°F (-40°C to 80°C).
junction temperature	73°C @ Tº 25°C
warranty	5 year limited warranty (refer to website for details)

ELECTRICAL	
input voltage	Universal 120–277V AC
power supply	Integral Class II, electronic high-power factor > 94% @120V
certifications	ETL / cETL Listed; Wildlife Friendly Lighting Certification #2018-049
standards	UL 1598 / CSA C22.2 No. 250.0 – Class I / IES LM-79 / LM-80
power consumption	10.5W @ 120V - 277V

Expanded Disclaimer: Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting and Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions. FCW & FCWS Series fixtures are engineered and produced in our Illinois manufacturing facility.

FC LIGHTING & US Commercial Lighting Manufacturer Since 1982

Specification Sheet

JS Rev. **11/01/2018**

FIXTURE "D"



LOUVERED STEP STAR™

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

Example: B - SSL - LED - e102 - A9 - MAC - C

Material
- Blank = Aluminum
- B = Brass
- S = Stainless Steel

Series
- SSL = Louvered Step Star™

Source
- LED = "e" Technology with Integral Dimming Driver (See Specifications for Dimming) Designed for use with remote 120VAC #6/2C Transformers Requires Integrated Low Voltage Wiremer.

LED Type
- e100 = SMDLED/2.7K
- e101 = SMDLED/3K
- e102 = SMDLED/4K
- e103 = SMDLED/Amber

Adjust-e-Lume® Output Intensity (Choose factory setting)
- A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

Finish

Aluminum Finish			
Powder Coat Color	Satin	Wrinkle	
Bronze	BZP	BZW	
Black	BLP	BLW	
White (Gloss)	WHP	WHW	
Aluminum	SAP	---	
Verde	---	VER	

Brass Finish	
Machined	MAC
Polished	POL
Milligue™	MIT

Stainless Finish	
Machined	MAC
Polished	POL
Brushed	BRU (Standard)

Premium Finish			
ABP	Antique Brass Powder	CRR	Cascade Mountain Granite
ARG	Alaskan Mountain Granite	CR	Cracked Ice
AQW	Antique White	CRM	Cream
BCH	Black Chrome	HGG	Hunter Green
BGE	Beige	MDG	Mojave Desert Sandstone
BPP	Brown Patina Powder	NBP	Natural Brass Powder
CAP	Clear Anodized Powder	OCP	Old Copper

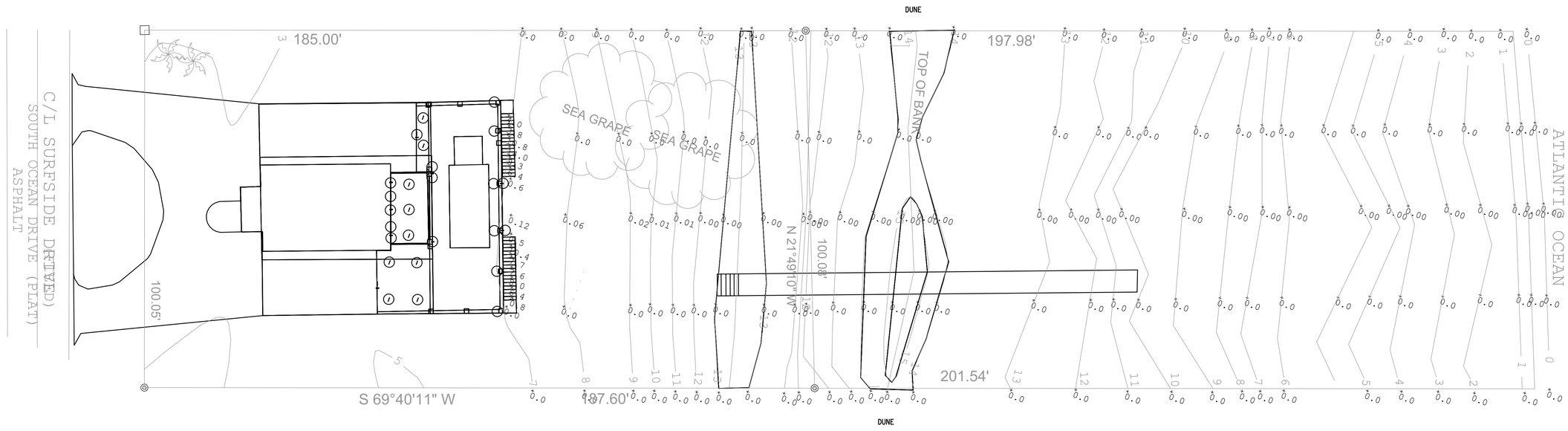
RMG	Rocky Mountain Granite		
SDS	Sonoran Desert Sandstone		
SMG	Sierra Mountain Granite		
TXF	Textured Forest		
WCP	Weathered Copper		
WPF	Weathered Iron		
	Also available in RAL Finishes See submittal SUB-1005-EF		

Louver
- C = Round 30°

B-K LIGHTING | 40429 Brickyard Drive • Madera, CA 93636 • USA | 559.438.5800 • FAX 559.438.5802 | www.bklighting.com • info@bklighting.com | RELEASED 01-04-15 | DRAWING NUMBER SUB001001

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

FIXTURE "S"



SITE PHOTOMETRIC ANALYSIS

N.T.S.

ANALYSIS NOTES:

EACH STAIRWAY HAS SIX FIXTURES INSTALLED, ONE EVERY THREE STAIR STEP RISERS. ALL OTHER FIXTURES ARE CIRCLED.

THIS PHOTOMETRIC ANALYSIS DEMONSTRATES THAT THE LINE OF SIGHT FROM THE HIGHEST EXTERIOR LIGHT FIXTURE IS WITHIN VIEWING HEIGHTS OF TURTLES IN THE PORTION OF THE BEACH UNDERSTOOD TO BE USED FOR NESTING BUT IS BLOCKED BY THE WAIST HIGH BALCONY SCREEN. PER THE SURVEY, THE DUNE BETWEEN THE NEW HOUSE AND MEAN SEA LEVEL AND THE CROSS BEAMS AND BALCONY SCREENS BLOCK DIRECT LIGHT FROM ALL EXTERIOR FIXTURES TO THE TYPICAL ELEVATION OF A TURTLE EYE. THE HIGHEST EXTERIOR LIGHTING FIXTURE IS MOUNTED 24 FEET ABOVE MEAN SEA LEVEL, AND ITS ILLUMINATION TOWARD THE TURTLE NESTING ZONE IS BLOCKED BY FIXTURE LOUVERS AND A WAIST HIGH BALCONY SHIELD. ONLY AMBER LIGHT IS PROPOSED FOR THE THIRD FLOOR EXTERIOR FIXTURES.

THE FOOT-CANDLE CALCULATION LINES RUNNING FROM WEST TO EAST ARE ADJUSTED TO THE ELEVATION CONTOURS (Z-AXIS) IN THE PHOTOMETRIC SOFTWARE.

RENDERING ANIMATION TRIALS IN THE NESTING ZONE DID REVEAL REFLECTED GLOW FROM THE 3RD FLOOR BALCONY WALL, CEILING, AND SOFFITS. IT IS RECOMMENDED THAT SOFFITS AND EXTERIOR WALLS BE FINISHED WITH COLORS OF LOW REFLECTIVITY. THIS GLOW IS VISIBLE FROM ALL POINTS EAST OF THE EASTERLY DUNE AT TURTLE EYE HEIGHT. THE THIRD FLOOR BALCONY CEILING SHOULD HAVE NO FIXTURES INSTALLED. AGI32 SOFTWARE FILE WILL BE PROVIDED IF REQUESTED TO ALLOW REVIEW OF THE ANIMATION.

FIXTURES PROVIDE ADEQUATE LIGHT FOR PEDESTRIAN SAFETY. LIGHT FIXTURES USE APPROVED AMBER COLOR ON THE STAIRS AND WALLS. FIRST AND SECOND FLOOR CEILING FIXTURES ARE WHITE IN COLOR BUT ARE BLOCKED BY CROSS BEAMS AND THE DUNES.

REVISIONS | NO. | DATE | DR | CK | APP

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

PROJECT NAME: DOQUETTE RESIDENCE SITE LIGHTING

PROJECT LOCATION: FORT PIERCE FLORIDA

CLIENT: ARCHITECTONIC INC. 806 DELAWARE AVE. FORT PIERCE, FLORIDA 34950

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSED No 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC. FOR WHICH THEY WERE PREPARED. REUSE OR UNSPECIFIED RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT © 2020, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 10-12-2020

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

20001-14





City of Fort Pierce Building Department
100 North US 1
Fort Pierce, FL

October 21, 2020

RE: Conditional Use and Design Review 2412-501-0125-000-1
Technical Review Project # 20-07000015

To Whom It My Concern:

Please accept the following responses to the comments dated 1/14/2020 from your agency. Response shown on plans corresponding (if required) to these comments are noted.

Fort Pierce Planning:

1. Obtain the approval of the Florida Department of Environmental Protection for construction a activities seaward of the Coastal Construction Control Line before construction activities can commerce.
Response: Once the conditional use is approved by the city the process of approval from Florida Department of Environmental Protection will start, upon DEP's approval the building permit application process will begin.

2. Statements of ownership and control of proposed development. Statement describing in detail: character and intended use.
Response: Attached is design intent for the proposed project.

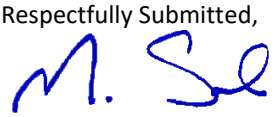
3. Provide SLC Property Record Card.
Response: Attached is a copy of the property card and deed.

4. The Design Review and Development Review applications state that the home will be a max of 34 feet, but the elevation for the home shows a maximum height of 34.4 feet from FEMA Base Flood Elevation. Which height is correct?
Response: Attached are the applications with the corrected building height.

Engineering:

The electronic copy and hard copy of the Boundary and Topographic Survey were not signed and sealed by a state registered land surveyor as required by Section 119-2 of the City of Fort Pierce Code of Ordinances; please submit the requited certified survey prior to City Commission submittal.
Response: Attached are the signed and sealed survey in PDF format along with one original hard copy.

Respectfully Submitted,



Michael Seal
Architectonic Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Duquette Residence

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 11-22-2020

NOTICE BY MAIL: 11-23-2020

NOTICE BY SIGNS: 11-23-2020

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 11/25/2020

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: Conditional use Duquette Residence

Staff Name: Brandon C. Creagan

Staff Signature: B e e ...

Date Mailed: 11-23-2020

Number of Mailed Letters: 35

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

November 23, 2020

Dear Property Owner(s):

The applicant, Raymond & Catherine Duquette, and representative, Michael Menard, Architectonic Inc are requesting approval of a **Conditional Use with New Construction & Design Review** for a single family home seaward of the Coastal Construction Control Line (CCCL) that is a maximum of 34.40 feet in height from FEMA Based Flood Elevation at an unaddressed parcel located along Surfside Drive in Fort Pierce, Florida. The property is zoned Single Family Low Density Residential (R-1). The Parcel ID is 2412-501-0125-000-1.

Legal Description: SURFSIDE-UNIT ONE- BLK 11 LOT 5 (0.54 AC)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, December 7, 2020** which begins at **6:00 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 **Conditional Use with New Construction & Design Review**. Whether you attend the meeting or not, it is requested that you please complete the comment form below and return it, so it is received by **12 p.m**. on **Monday, December 7, 2020.** Methods of returning the comment form are identified below. If you have any inquiries, or would like to review the complete application, please contact me at 772-467-3742 or bcreagan@cityoffortpierce.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

Conditional Use & Design Review – Single Family Home (CCCL) – Parcel ID: 2412-501-0125-000-1 No. 1

Comments:

_____

_____

_____

_____ _____

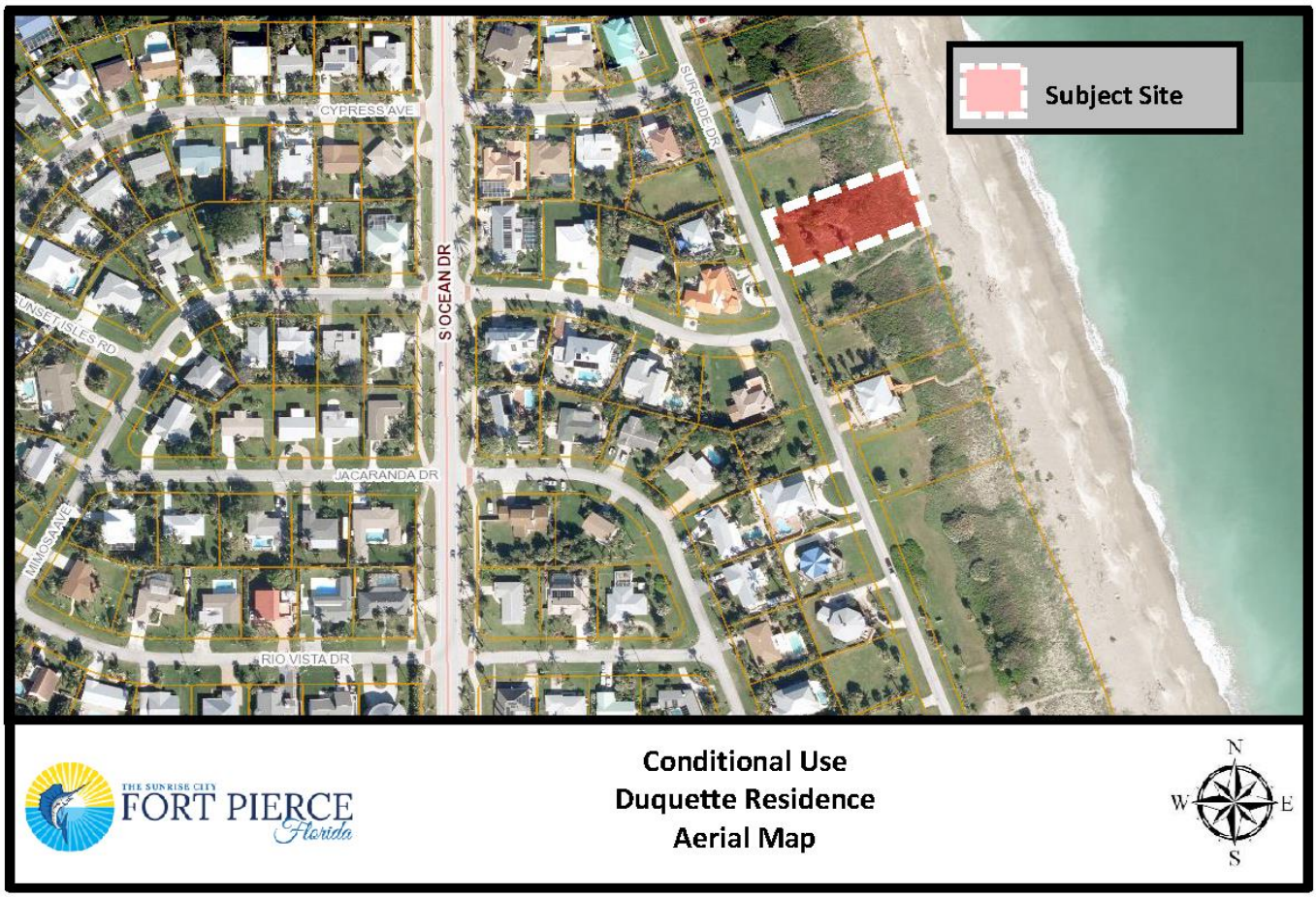
Signature **Date**

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@cityoffortpierce.com

Aerial Map & Rendering

Parcel ID: 2412-501-0125-000-1





Craig L Zezeck (LF EST) 1
2002 Cypress Avenue
Fort Pierce, FL 34949-3314

Thomas K Perona 2
2006 Cypress Avenue
Fort Pierce, FL 34949-3314

Cynthia J Baker 3
1709 Surfside Drive
Fort Pierce, FL 34949-3371

Stephen B Robins 4
1701 Surfside Drive
Fort Pierce, FL 34949-3371

Frank L Longo (LF EST) 5
2001 Cypress Avenue
Fort Pierce, FL 34949-3313

William F Thorne 6
1000 New Jersey Avenue SE Apt 613
Washington, DC 20003-3363

Courtney C Miller 7
2073 Cypress Avenue
Fort Pierce, FL 34949-3313

Nevine Mahmoud 8
2005 Mimosa Avenue
Fort Pierce, FL 34949-3330

Lurline M Saveikis 9
1809 Surfside Drive
Fort Pierce, FL 34949-3353

Federico A Miranda 10
1813 Surfside Drive
Fort Pierce, FL 34949-3353

David M Alfonso 11
2012 Mimosa Avenue
Fort Pierce, FL 34949-3331

VG and CT LLC 12
2732 Grantham Court
Orlando, FL 32835-6170

Thomas J Franciosa 13
1810 S Ocean Drive
Fort Pierce, FL 34949-3361

Anne E Supina 14
1564 Thumb Point Drive
Fort Pierce, FL 34949-3567

Fernando V Morales 15
2170 SW 21st Street
Okeechobee, FL 34974-5716

John L Hofer 16
4590 SE Glenridge Trail
Stuart, FL 34997-6991

Surfside Equities LLC 17
2835 Odonnell Street, Suite 1001
Baltimore, MD 21224-4897

Raymond Duquette 18
8025 Island Drive
Port Richey, FL 34668-6220

FJI LLC 19
5601 Powerline Road, Suite 103
Fort Lauderdale, FL 33309-2831

Peter G Larson 20
1800 Surfside Drive
Fort Pierce, FL 34949-3311

Northern States Mortgage Corp 21
2800 Biscayne Blvd, Suite 500
Miami, FL 33137-4535

Thomas Kornylak (BTH) 22
1706 Surfside Drive
Fort Pierce, FL 34949-3306

Frank Russo (TR) 23
2293 SE 8th Street
Pompano Beach, FL 33062-6733

Surfside Private Beach Inc 24
1907 Jacaranda Avenue
Fort Pierce, FL 34949

Pierre Lavial 25
2001 Mimosa Avenue
Fort Pierce, FL 34949-3330

Joseph A Moore (TR) 26
PO Box 298
Zellwood, FL 32798-0298

Boris M Odintsov 27
1901 Surfside Drive
Fort Pierce, FL 34949-3354

Michael L Maleski 28
4241 Meadowood Court
Hudsonville, MI 49426-8667

Anatole A Klyosov 29
1911 Surfside Drive
Fort Pierce, FL 34949-3354

Patricia Roth 30
4269 S. Alton Street
Englewood, CO 80111

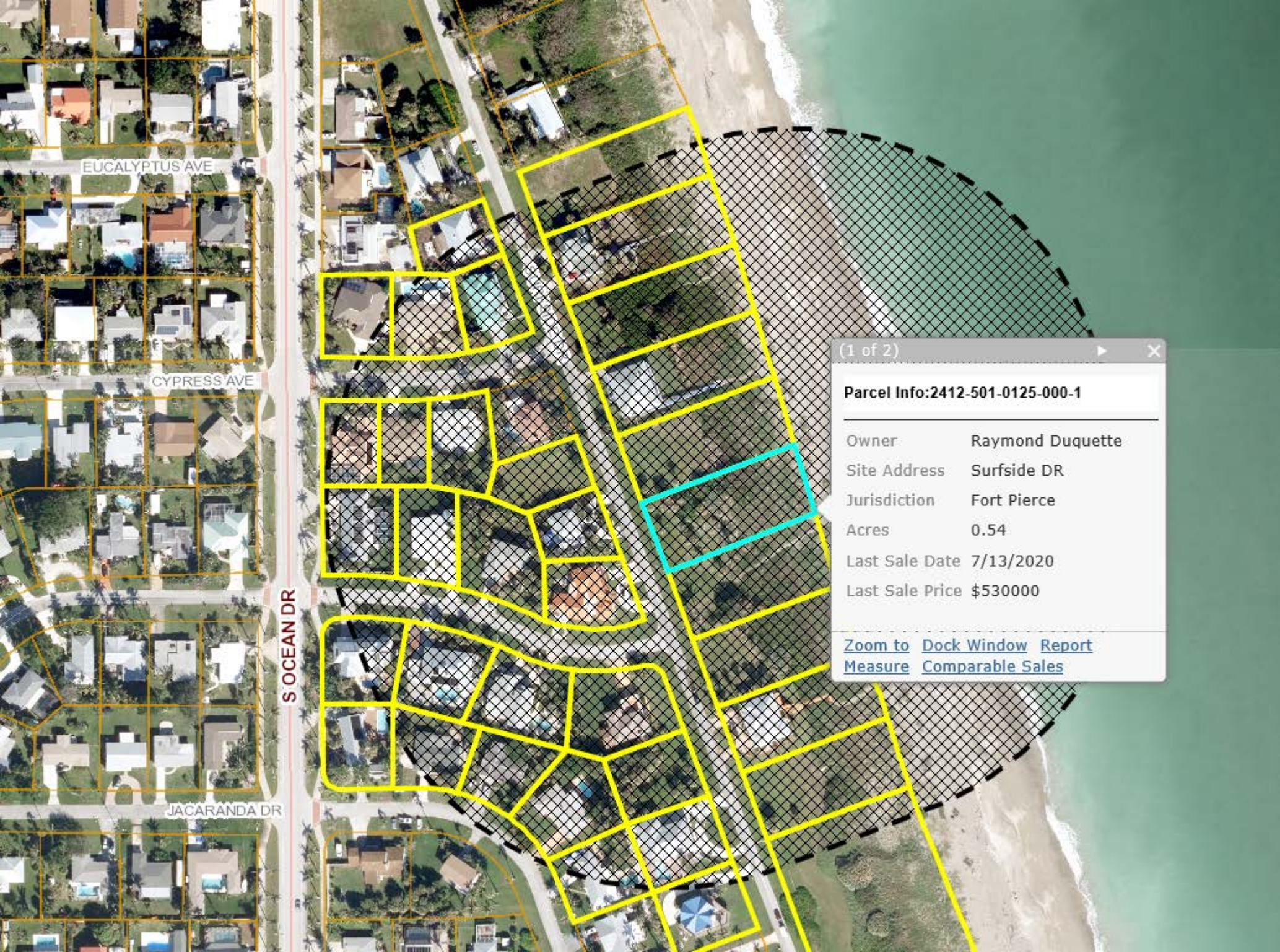
Timothy D Fischer 31
2018 Jacaranda Drive
Fort Pierce, FL 34949-3326

Bruce L Charboneau (TR) 32
8035 Spendthrift Lane
Port St Lucie, FL 34986-3122

William R Kidd 33
2769 Boston Court
Lantana, FL 33462-3877

Joshua Voss 34
2012 Jacaranda Drive
Fort Pierce, FL 34949-3326

James P Flynn 35
1906 S. Ocean Drive
Fort Pierce, FL 34949-3363


EUCALYPTUS AVE
CYPRESS AVE
S OCEAN DR
JACARANDA DR
(1 of 2)
Parcel Info:2412-501-0125-000-1
Owner Raymond Duquette
Site Address Surfside DR
Jurisdiction Fort Pierce
Acres 0.54
Last Sale Date 7/13/2020
Last Sale Price $530000
Zoom to
Dock Window
Report
Measure
Comparable Sales

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 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.

11/22/2020

Subscribed and sworn to before on November 22, 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: $209.04
Ad No: 0004475666
Customer No: 1330883
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, December 7, 2020 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meeting which begins at 6:00 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No Construction submitted by property owner, Dover-Neal Development, Inc, and Applicant Sunshine Arcade, Inc, to operate a 66-machine arcade amusement center at 2202 North US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 1433-440-0009-010-1.

2. Application for Conditional Use with New Construction submitted by property owners, Raymond & Catherine Duquette, and Representative Michael Menard, to construct a single-family home seaward (east) of the Coastal Construction Control Line (CCCL) that will be up to 34.40 feet in height from FEMA Based Flood Elevation on an unaddressed parcel along Surfside Drive in Fort Pierce, FL. The property is zoned Single Family Low Density Residential (R-1). Parcel ID: 2412-501-0125-000-1.

3. Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhail and applicant, Michelle Longarzo, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as two (2) days located at 1507 Faber Court. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-605-0057-000-8.

4. Application for Conditional Use with No New Construction submitted by property owner, Sharon Scalone to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as one (1) day located at 1132 Granada Street. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-811-0008-000-3.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 11/22/20
Publish: 11/22/20 TCN4475666

City Commission Regular Meeting - 6:00 pm **12. c.**

Meeting Date: 12/07/2020

Re: Conditional Use - Sunshine Arcade - 2202 N. US Highway 1

SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by Property Owner, Dover-Neal Development, Inc, and Applicant Sunshine Arcade, Inc, to operate a 66-machine arcade amusement center at 2202 North US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 1433-440-0009-010-1.

SUMMARY:

- In accordance with Sections 125-187, 125-200, 125-237, and 125-325 of the City Code, the applicant and representative Mike Menard, and the property owner, Dover-Neal Development Inc., are seeking a Conditional Use with No New Construction approval to operate an arcade amusement center at 2202 N. US Highway 1.
- The property is 2.57 acres, and the building is a multi-tenant building consisting of 47 units. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).
- The subject building was constructed in 1984 and is approximately 29,515 square feet. Currently, 35 of the 47 units in the shopping center are vacant. The arcade will occupy four (4) units, thereby reducing the number of vacant bays to 31. The proposed arcade amusement center is anticipated to run at 100% capacity (66 machines), Sunday through Thursday from 8am–12am, Friday and Saturday from 8am – 2am.
- The Planning Board meeting of November 10, 2020 voted 4-2 to recommend approval of the request as presented.
- 20 letters were sent out to property owners within 500 feet of the subject property for the proposed arcade with 66 machines.

RECOMMENDATION:

Approve with the following two (2) Conditions:

1. Submit a Landscape Plan to the Building Department in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).
2. Install a sidewalk along the eastern property boundary that abuts North Old Dixie Highway prior to the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(j).

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification
Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/01/2020 10:59 AM

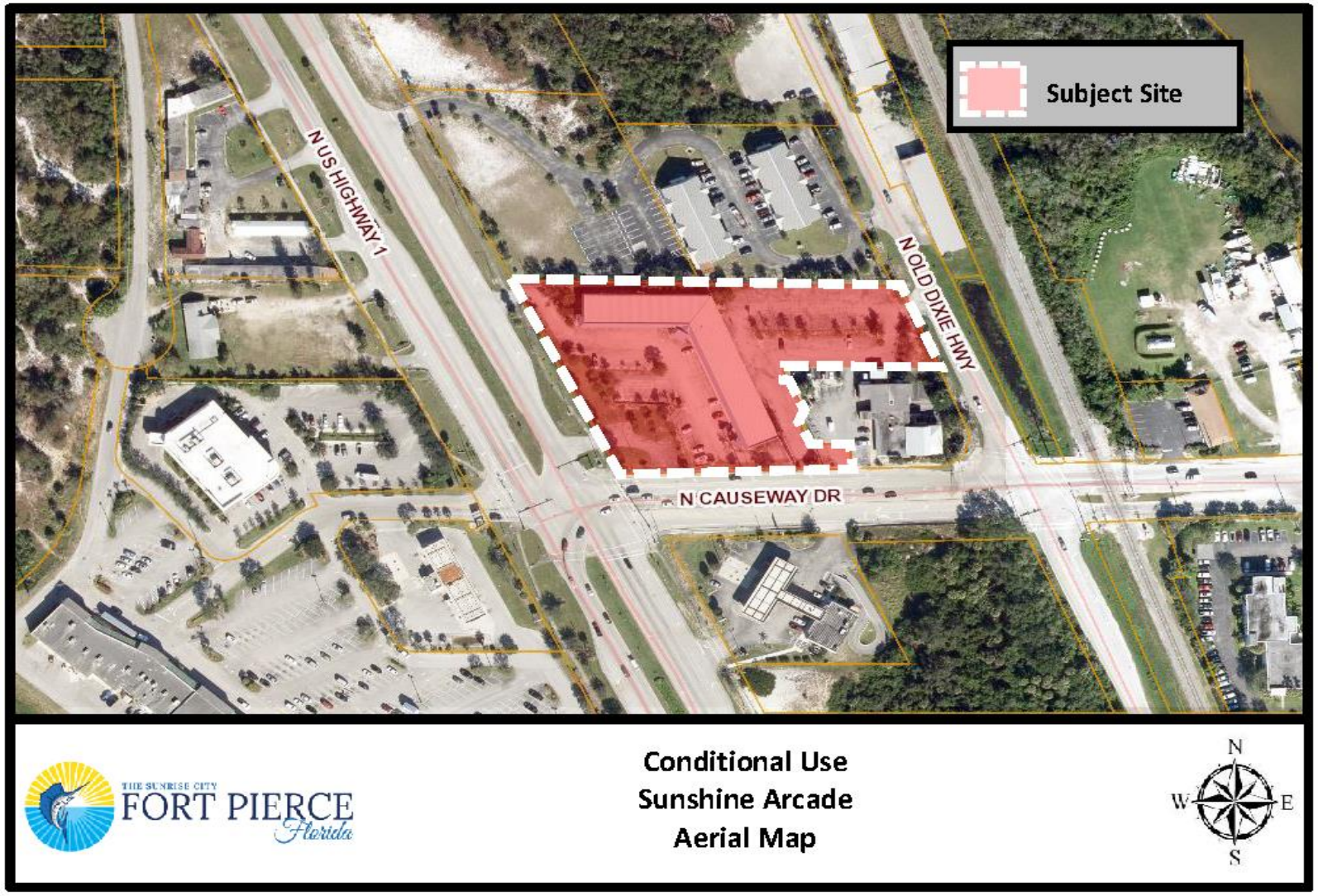
Form Started By: Brandon Creagan
Started On: 11/25/2020 01:25 PM
Final Approval Date: 12/01/2020

Application for Conditional Use with No New Construction

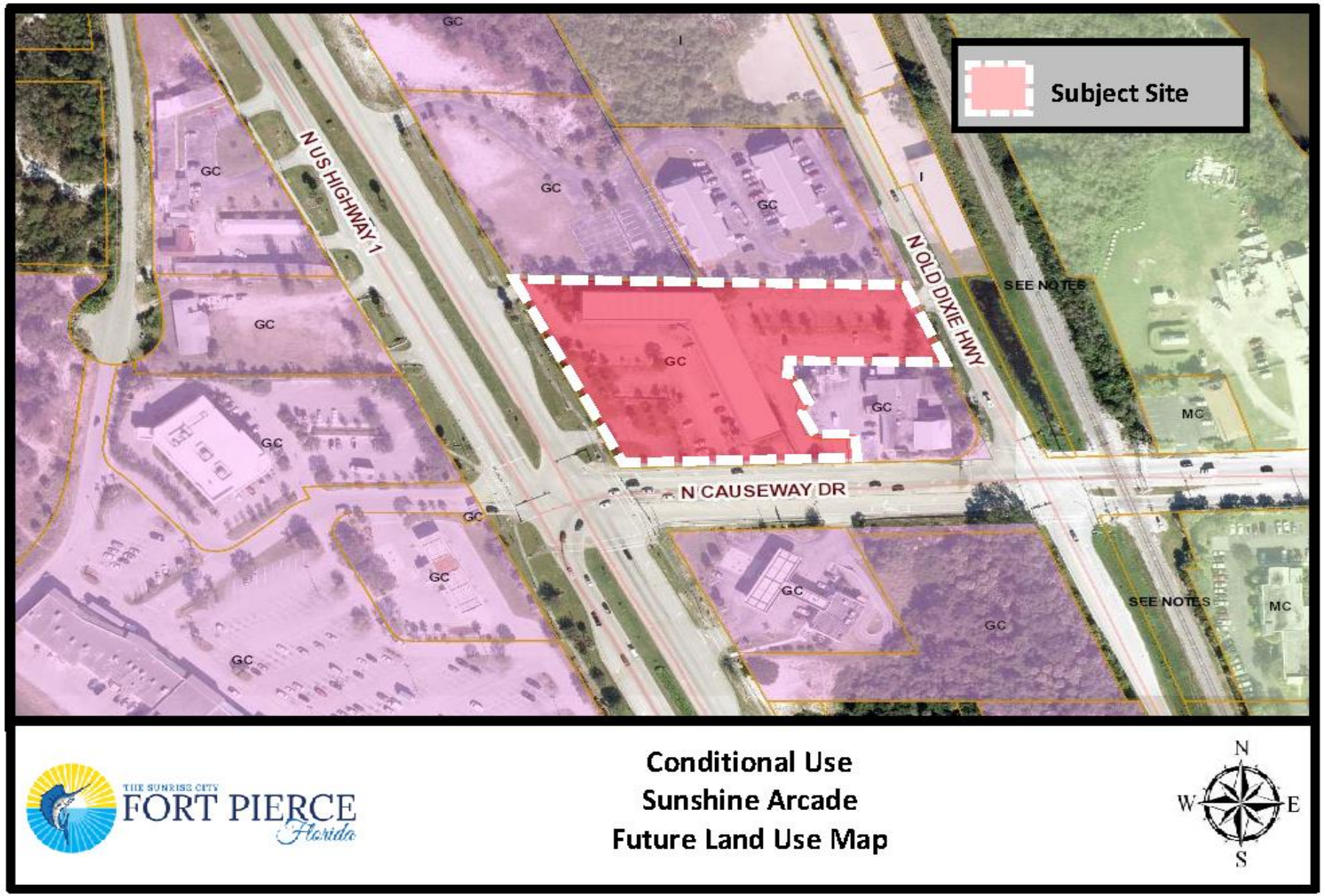


2202 N. US Highway 1

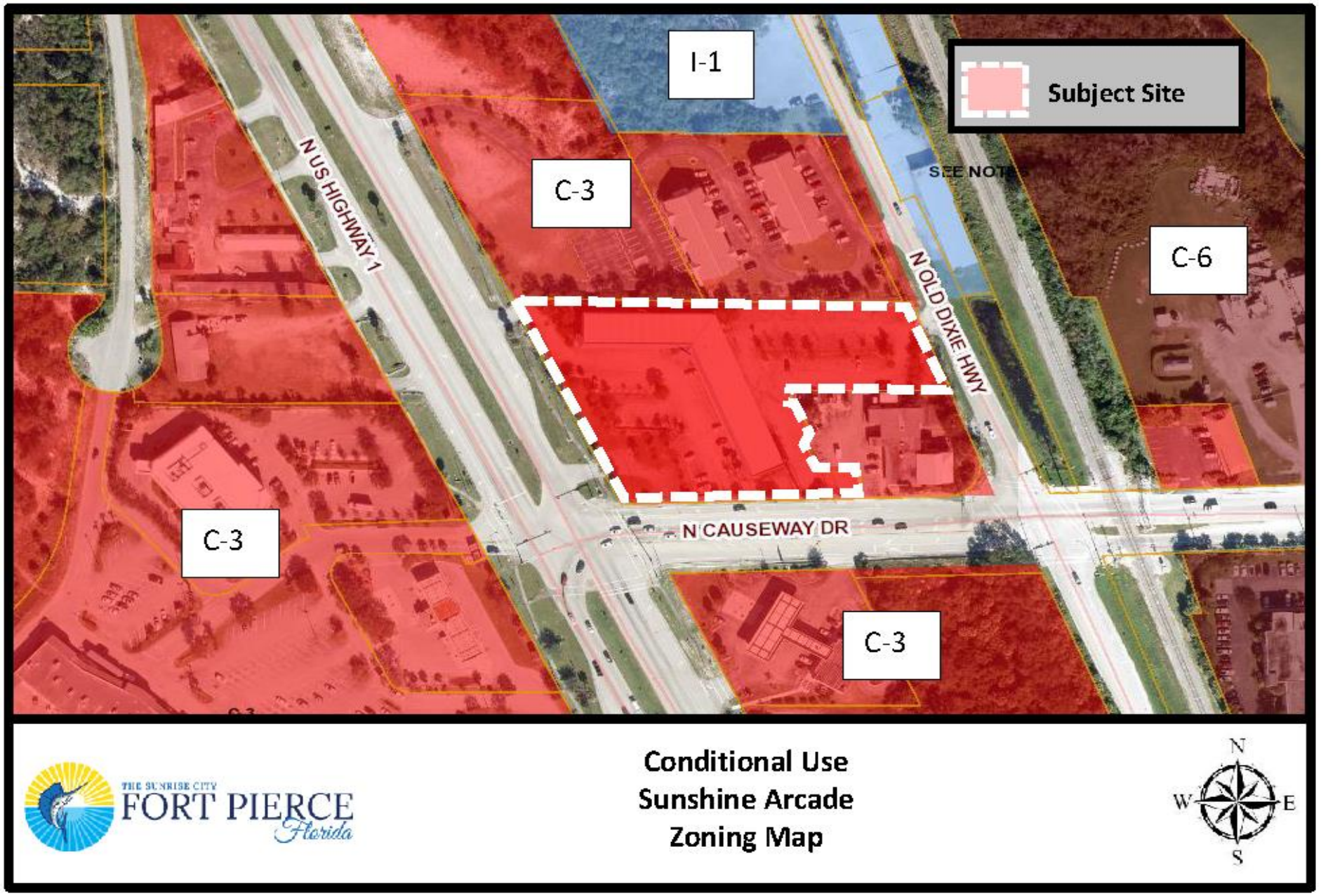
Site Aerial Map



Future Land Use Map



Zoning Map

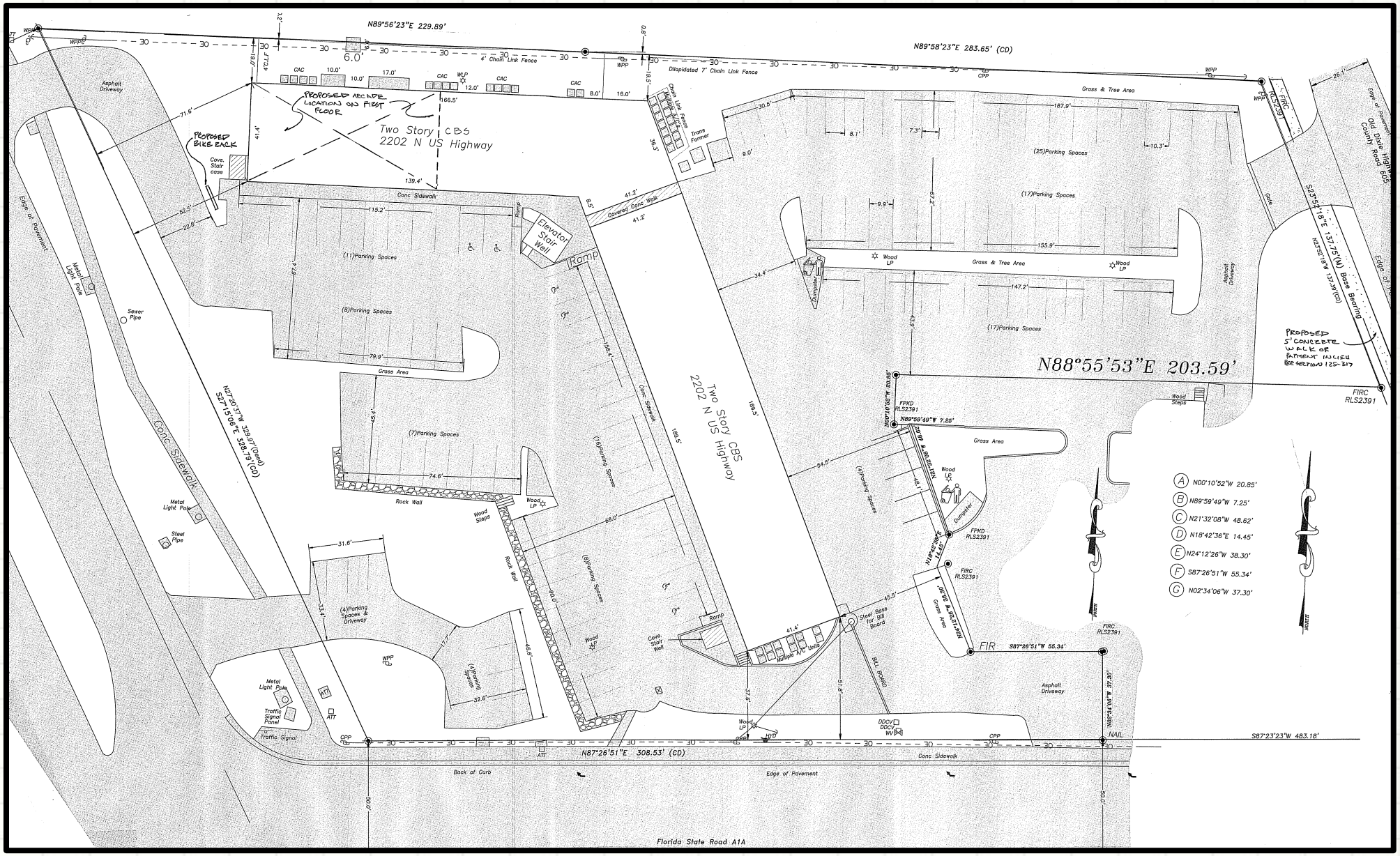

I-1
Subject Site
C-3
N US HIGHWAY 1
N OLD DIXIE HWY
C-6
C-3
N CAUSEWAY DR
C-3
THE SUNRISE CITY
FORT PIERCE
Florida
Conditional Use
Sunshine Arcade
Zoning Map
N
W
E
S

Conditional Use with No New Construction

Conditional Use Approval to operate a 66 machine Arcade Amusement Center

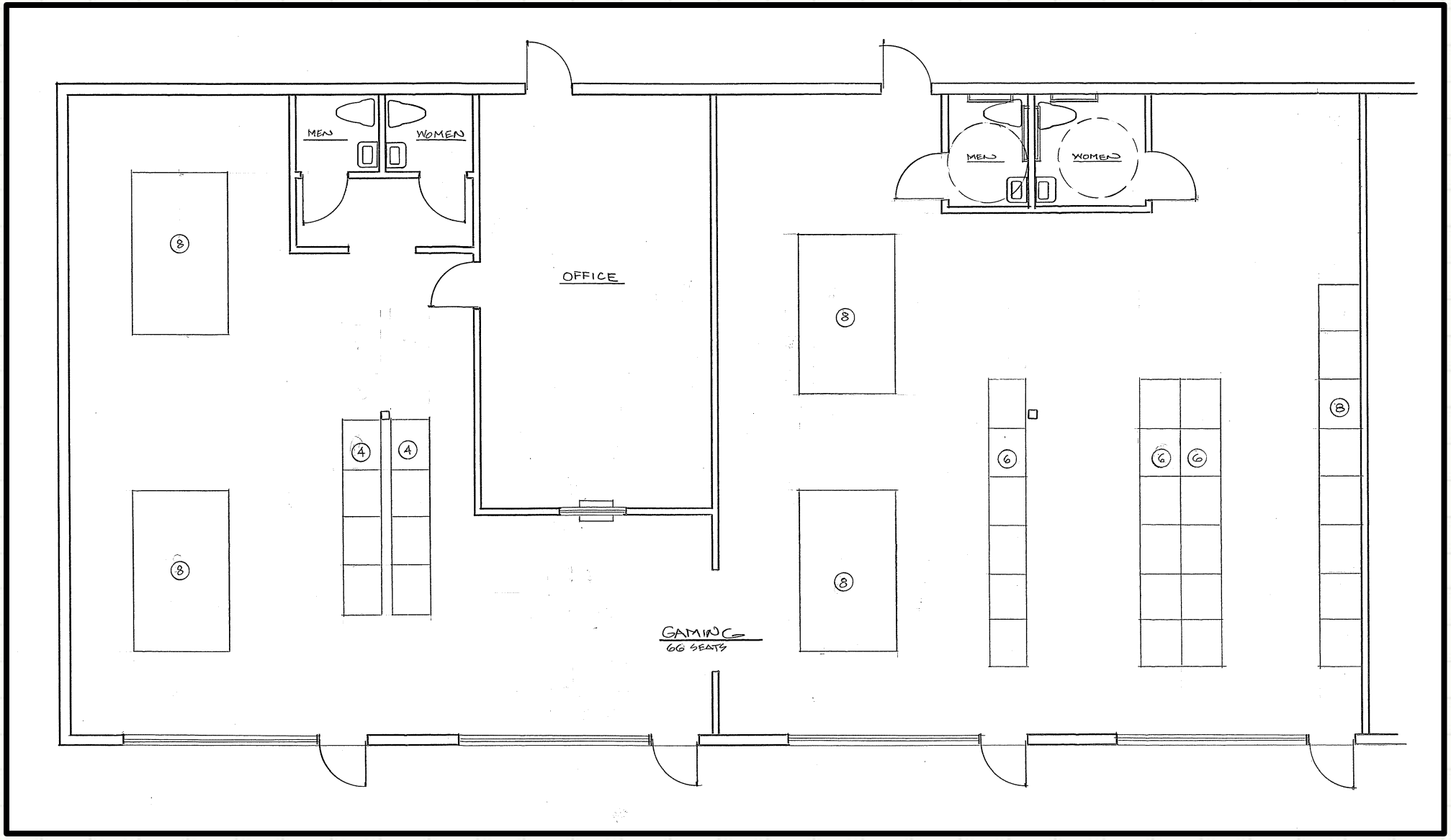
- Staff recommends **Approval** (2 Conditions)
  - ❑ Arcade Amusement Centers are allowed as a Conditional Use in the C-3, General Commercial Zoning District.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.
  - ❑ Planning Board voted 4-2 to recommend approval.

Site Plan



N89°56'23"E 229.89'
N89°58'23"E 283.65' (CD)
Two Story CBS
2202 N US Highway
PROPOSED ARCADE LOCATION ON FIRST FLOOR
PROPOSED BIKE RACK
Elevator Stair Well
Ramp
Conc Sidewalk
Grass & Tree Area
(25)Parking Spaces
(17)Parking Spaces
(11)Parking Spaces
(8)Parking Spaces
(7)Parking Spaces
(4)Parking Spaces & Driveway
Asphalt Driveway
Edge of Pavement
Metal Light Pole
Sewer Pipe
Steel Pipe
Rock Wall
Wood Steps
Dumpster
Trans Former
Covered Conc Walk
N88°55'53"E 203.59'
N27°20'37"W 329.97'(Deed)
S27°15'06"E 328.79'(CD)
N87°26'51"E 308.53' (CD)
S87°23'23"W 483.18'
Back of Curb
Florida State Road A1A
Old Dixie Highway County Road 605
S23°52'18"E 137.75'(M) Base Bearing
PROPOSED 5' CONCRETE WALK OR PAVEMENT IN LIEU PER SECTION 125-317
FIRC RLS2391
FPKD RLS2391
N89°59'49"W 7.25'
S87°26'51"W 55.34'
Steel Base for Bill Board
Multiple A/C Units
Traffic Signal Panel
Traffic Signal
A N00°10'52"W 20.85'
B N89°59'49"W 7.25'
C N21°32'08"W 48.62'
D N18°42'36"E 14.45'
E N24°12'26"W 38.30'
F S87°26'51"W 55.34'
G N02°34'06"W 37.30'

Floor Plan



Public Notification

20 letters were sent out to property owners within 500 feet of the subject property for the Application for Conditional Use.

Planning Board Recommendation

The Planning Board their meeting on November 10, 2020 voted 4-2 to recommend approval of the Conditional Use as presented.

Staff Recommendations

Staff recommends APPROVAL of the request with the following two (2) condition:

1. Submit a Landscape Plan to the Building Department in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

2. Install a sidewalk along the eastern property boundary that abuts North Old Dixie Highway prior to the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(j).

City Commission Possible Actions

- **APPROVE** of the proposed Conditional Use with no changes.
  - Staff recommends APPROVAL with two (2) Condition
  - Planning Board voted 4-2 to recommend approval
- **APPROVE** of the proposed Conditional Use with changes.
- **DISAPPROVE** of the proposed Conditional Use.

Application for Conditional Use with No New Construction

2202 N. US Highway 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Conditional Use – Sunshine Arcade** **2202 N. US Highway 1**
BOARD DATE:	December 7, 2020

STAFF REPORT

Property Owner:	Dover-Neal Development Inc. 4261 14th Street Wyandotte, MI 48192
Applicant/ Representative	Mike Menard, Architectonic Inc. 806 Delaware Avenue Fort Pierce, FL 34950
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate an Arcade Amusement Center.
Location(s):	2202 N. US Highway 1
Parcel ID:	1433-440-0009-010-1
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

	North	East	South	West
Surrounding FLUM:	GC	I/MC	GC	GC
Surrounding Zoning:	C-3	I-1/C-6	C-3	C-3

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, 125-237, and 125-325 of the City Code, the applicant and representative Mike Menard, and the property owner, Dover-Neal Development Inc., are seeking a Conditional Use with No New Construction approval to operate an arcade amusement center at 2202 N. US Highway 1. The property is 2.57 acres, and the building is a multi-tenant building consisting of 47 units. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The subject building was constructed in 1984 and is approximately 29,515 square feet. Currently, 35 of the 47 units in the shopping center are vacant. The arcade will occupy four (4) units, thereby reducing the number of vacant bays to 31. The proposed arcade amusement center is anticipated to run at 100% capacity (66 machines), Sunday through Thursday from 8am–12am, Friday and Saturday from 8am – 2am.

The property currently provides 121 parking spaces on site. The parking calculation pursuant to City Code 125-325 (2)(l) is .75 parking spaces per each machine. As such, the parking requirement for the proposed number of machines is 50 parking spaces. As the building only has 12 current occupied units, the required parking is only 31 parking spaces. As such, the property currently has more than adequate parking to accommodate the current tenants and the proposed arcade. The total number of occupied parking spaces would be 81 spaces out of the available 121 spaces.

The applicant has provided a lighting plan in accordance with City Code 125-315 (j)(1)(a) that demonstrates the lighting in the parking lot is a minimum two (2)-foot candles. The property currently has landscaping, and the applicant will be providing a Landscape Plan with the Building Permit that demonstrates the property is within compliance of the City's Landscape Code. Pursuant to City Code 125-325 (2)(i) this must be completed prior to the issuance of a Business Tax Receipt. The applicant will also be required to install sidewalks along any public right-of-way where there are currently no sidewalks pursuant to City Code 125-325 (2)(j). The area that sidewalks will need to be installed is along the eastern boundary of the property that abuts North Old Dixie Highway. This also will need to be completed prior to the issuance of a Business Tax Receipt pursuant to City Code 125-325 (2)(j).

Zoning & Land Use

The site is located within the C-3 District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. The proposed use presents an indoor entertainment facility, restricted to adult occupancy, with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, City Code Section 125-325 is devoted solely to the regulation of the arcade business to ensure the safety, comfort, and general welfare of the business' patrons, as well as neighboring businesses and residents.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board

The Planning Board at their meeting on November 10, 2020 voted 4-2 to recommend approval of the request as presented.

Public Notification

20 letters were sent out to property owners within 500 feet of the subject property for the proposed arcade with 66 machines.

Staff Recommendation

Staff recommends **Approval** of the Conditional Use with No New Construction with the following two (2) conditions:

1. Submit a Landscape Plan to the Building Department in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

2. Install a sidewalk along the eastern property boundary that abuts North Old Dixie Highway prior to the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(j).



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Sunshine Arcade
Aerial Map

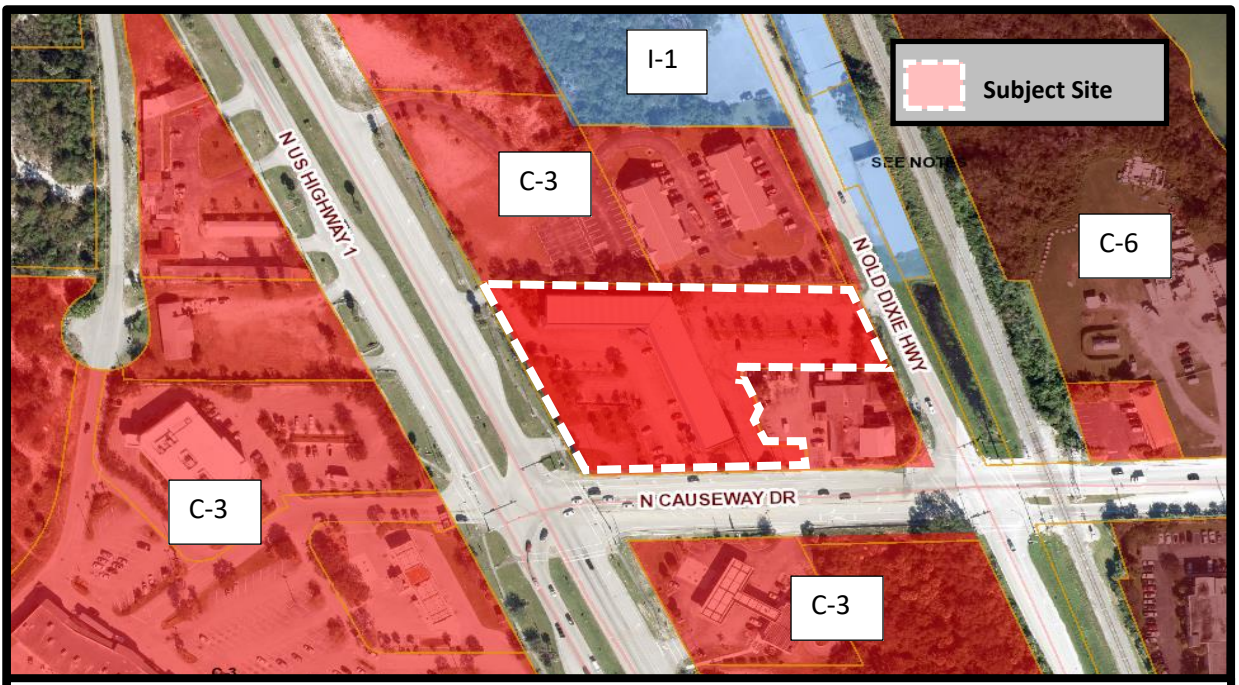
N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Sunshine Arcade
Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Sunshine Arcade
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

October 14, 2020

Michael Menard – Architectonic Inc
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: **Conditional Use – Sunshine Arcade 2202 N. US Highway 1**
Technical Review Project # 20-04000016

Fort Pierce Planning:

1. Provide a Landscape Plan in accordance with City Code 123-37, singed and sealed by a registered landscape architect. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt.
2. There is a total of three possible options for the operation of the arcade on the Parking Plan provided. It is noted in the narrative that option 3 would be the preferred option. Staff would be in support of the 3rd option with a note that it will be the property owner's responsibility to address any parking issues for future tenants if they arise. If the 3rd option is acceptable then remove the other two option from the Parking Plan before moving forward to Planning Board.
3. Adjust the floor plan to reflect option 3 of 66 machines if that is the option that is chosen. Currently it shows 80 machines. What is the total square footage of the unit where the Amusement Arcade will operate out of? What will be the hours of operation if you go with option 3 as noted on the Parking Plan?
4. In accordance with City Code 125-325 (2)(j), Sidewalks shall be installed along all public rights-of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in section 125-317. Sidewalks are not present on the western end of the property and will need to be permitted and installed prior to the insurance of a business tax receipt.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate, Planner

THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

TO : Brandon Creagan, Planner

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

RE : Sunshine Arcade Conditional Use – 2202 N. US 1
TRC No. 20-04000016

DATE : October 7, 2020

RECEIVED
OCT 07 2020
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on October 2, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\2202 N US HWY 1\CU\Submittal No. 1 - 100220\CU Approval - 100720.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use - Sunshine Arcade - 2202 North US Highway 1

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:

There are various open permits that require attention.

Building Official's or Representative's Signature _____ Date: 10/13/20

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20-04000016

Conditional Use – Sunshine Arcade – 2202 N. US Highway 1

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment

Technical Review Committee meeting

October 15th, 2020

Case # 20-04000016

Planner: Brandon Creagan

Conditional Use with No New Construction.

2202 North U.S-1, Ft. Pierce (Sunshine Arcade)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location Unit 2158, 2160, 2162 + 2164 at 2202 N. US 1, Ft. Pierce

Parcel ID #(s) 1433-440-0009-010-1

Project description Assembly Area for Arcade

Property Owner(s)	Applicant/Representative, Title, Company
Dover-Neal Development, Inc.	Sunshine Arcade Inc
4261 13th Street, Wyandotte, MI 48192	3915 Brookdale Street
Street Address	Street Address
Wyandotte MI 48192	Jacksonville FL 32277
City State Zip	City State Zip
313 600 2100	—
Phone Number	Phone Number
idoverspike@ecorse.com	—
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Michigan -- Wayne COUNTY

The foregoing instrument was acknowledged before me this 20th day of August, 2020, by Ivan Doverspike who is personally known to me or has produced Michigan Drivers License as identification.

Signature of Notary (seal)

KEITH DEAN
Notary Public - State of Michigan
County of Wayne
My Commission Expires Apr 12, 2022
Acting in the County of Wayne

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

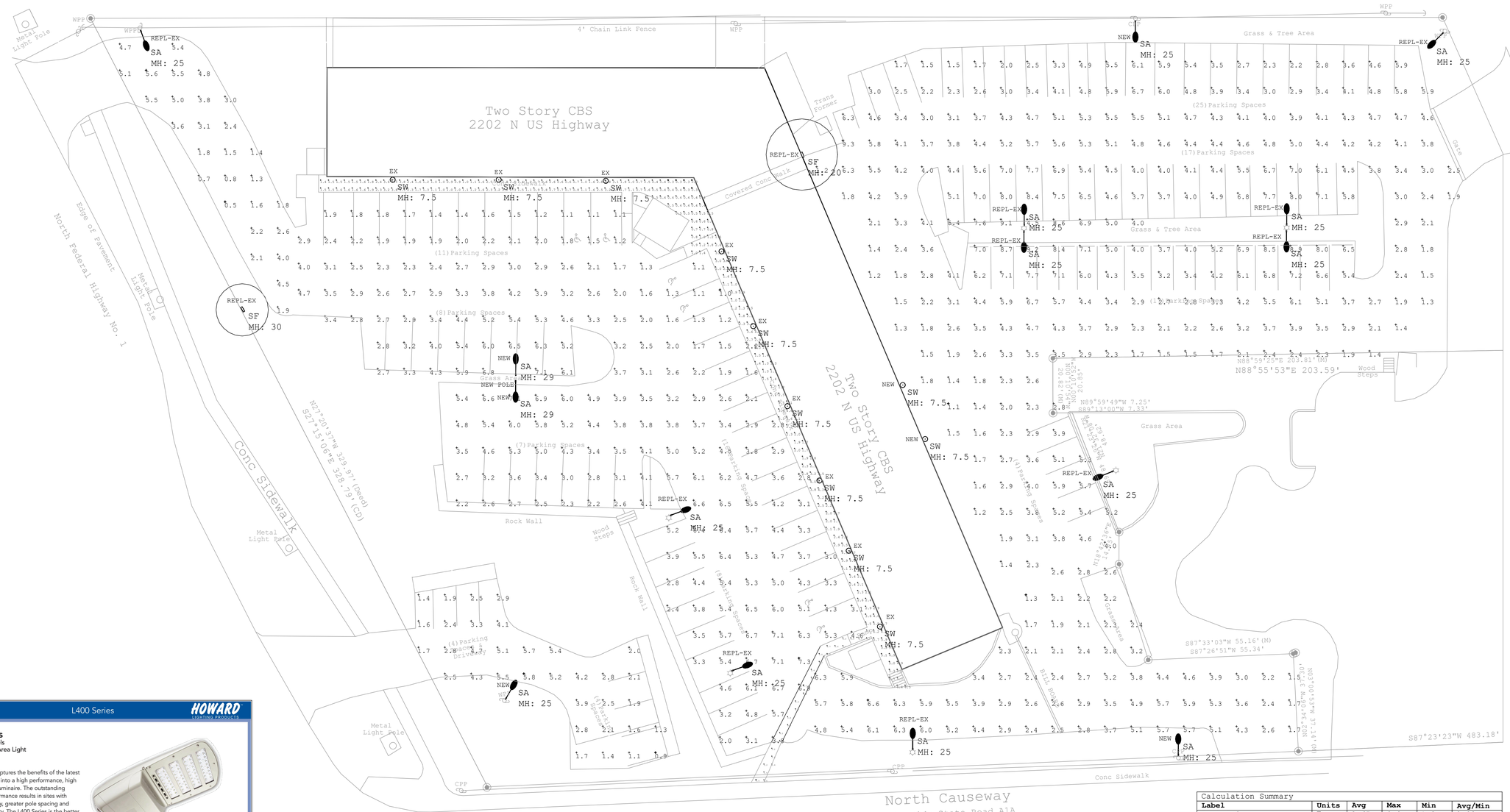
NARRATIVE

Sunshine Arcade
2202 N. US Highway #1
Fort Pierce, Florida

The project consists of 3348 S.F. Restaurant conversion to amusement arcade. A parking analysis plan has been provided with several request options which would all be acceptable but would prefer option number 3 which will make parking enforcement the property owner's responsibility. An as built floor plan and proposed floor plan layout has been provided in addition to a site photo metric plan showing this site can become and adhere to city code section 125-325, amusement arcades and arcade amusement.

806 Delaware Avenue Tel: 772 460 7751 www.architectonicinc.com
Fort Pierce, Florida 34950 Fax: 772 460 4244 FL Reg #AA26003348

Luminaire Schedule					
Tag	**Description**	**Symbol**	**Qty**	**Lum. Watts**	**LLF**
SA	Howard L404LC-240W-40K-T3-10-GR-M		15	239.4	0.900
SF	Cooper UFLD-L-C100-X-U-66-7050		2	252	0.900
SW	Existing Med Base Wall Sconce		11	14	0.900



Calculation Summary					
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**
East Driveway	Fc	3.67	6.6	1.3	2.82
East Parking Area	Fc	4.13	9.3	1.1	3.75
Interior Sidewalks	Fc	2.12	6.6	0.3	7.07
Means of Egress Path	Fc	4.70	6.7	1.5	3.13
SW Parking Area	Fc	2.97	5.8	0.9	3.30
West Driveway	Fc	3.08	5.6	0.5	6.16
West Parking Area	Fc	3.71	7.3	1.0	3.71

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58

CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THIS PLAN PROVIDES AN AVERAGE 4.7 FOOT-CANDLES ON THE MEANS OF EGRESS PATH AND AN AVERAGE OF 2.12 FOOT-CANDLES ON THE INTERIOR SIDEWALKS. A UNIFORMITY RATIO OF 7.07:1 WAS ACHIEVED, WHICH CONFORMS WITH THE CODE MAXIMUM LIMIT OF 10:1 FOR INTERIOR SIDEWALKS.

22-60

(1)a. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF 2.97 FOOTCANDLES IN THE PARKING AREAS. DRIVEWAYS EXCEED AN AVERAGE OF 3 FOOT-CANDLES.

(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 3.71 TO 1 IN THE WEST PARKING AREA, 3.3 TO 1 IN THE SOUTHWEST PARKING AREA, AND 3.75 TO 1 IN THE EAST PARKING AREA, WHICH COMPLIES WITH CODE.

(3) LIGHTING CONTROL IS BY PHOTOCELL ON FPUA RENTAL LIGHTS IN THE WEST PARKING AREA AND BY ASTRONOMIC TIME CLOCK ON THE CUSTOMER OWNED FIXTURES ON THE BUILDING. THIS COMPLIES WITH CODE.

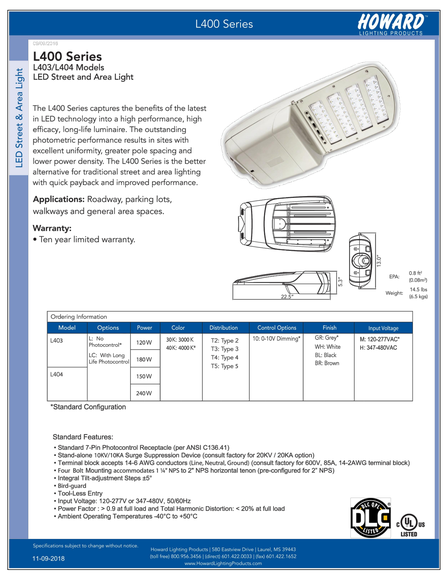
(4) SPILL IS ONTO ADJACENT COMMERCIAL PROPERTIES AND PUBLIC SIDEWALKS AND IS PROPOSED AS NOT OBJECTIONABLE.

THE LIGHTING PLAN USES FULL CUTOFF FIXTURES MOUNTED AT HEIGHTS OF 25 TO 30 FEET ON POLES, USING R3 AREA DISTRIBUTION. THE LIGHTING PLAN ALSO INCLUDES 1500 LUMEN FIXTURES MOUNTED ON THE BUILDING AT 7.5 FEET. TWO FLOOD LIGHTS ARE EXISTING BUT TO BE CHANGED OUT TO LED TYPE. LIGHTING TECHNOLOGY IS LED.

THE PLAN RELIES UPON THE REMOVAL OF TWO PALM TREES IN THE NORTHEAST CORNER THAT CURRENTLY BLOCK LIGHT FROM THE EXISTING POLE MOUNTED FIXTURE. PERIODIC TREE TRIMMING SHALL BE REQUIRED TO MINIMIZE SHADOWS.

SITE PHOTOMETRIC ANALYSIS

SCALE 1" = 20'-0"



NO.	DATE	REVISIONS	DR	CK	APP

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

PROJECT NAME: SUNSHINE ARCADE

CLIENT: ARCHITECTONIC INC. 806 DELAWARE AVE. FORT PIERCE, FLORIDA 34950

PROJECT LOCATION: 2202 N US HIGHWAY 1 FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSE No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC FOR WHICH THEY WERE PREPARED BEYOND OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT ©, 2020, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 08-14-2020

DRAWN: TCT

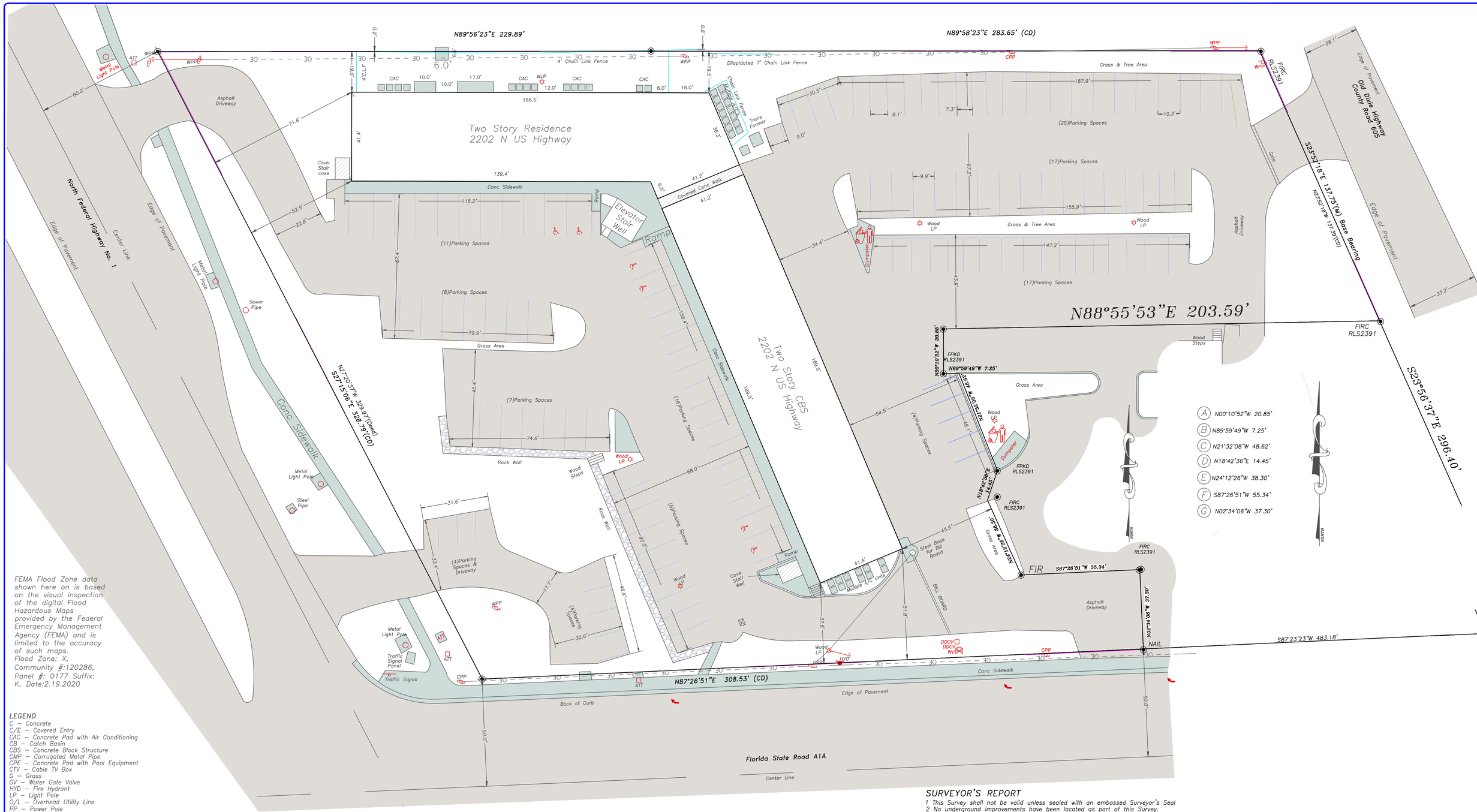
APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

20001-08



FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zone: X, Community #:120286, Panel #: 0177 Suffix: K, Date:2.19.2020

LEGEND

C – Concrete
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
G – Grass
GV – Water Gate Valve
HYD – Fire Hydrant
LP – Light Pole
O/L – Overhead Utility Line
PP – Power Pole
PPA – Power Pole with Guy Anchor
SSMH – Sanitary Sewer Manhole
TCB – Telephone Communications Box
UB – Utility Box
WM – Water Meter
FCM – Found 4"x4"Concrete Monument
FIP – Found ¾" Iron Pipe
FIPC – Found ¾" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out
X0.00 – Existing Elevations
EI – Elevation

LEGAL DESCRIPTION

A parcel of land being part of Sections 33 and 34, Township 34 South, Range 40 East, St. Lucie County, Florida, described as follows:

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run South 89°40'00" East, along the line between Townships 34 South and 35 South, 128.39 feet to the Easterly right–of–way line of U.S. No. 1, thence North 26°59'00" West, along the Easterly right–of–way line of U.S. No. 1, 421.34 feet to the intersection of the North line of State Road A–1–A, and the POINT OF BEGINNING of the lands herein described; From said POINT OF BEGINNING continue North 26°59'00" West, along the Easterly right–of–way line of U.S. No. 1, 329.97 feet; thence South 89°42'00" East, 229.89 feet; thence South 89°40'00" East, 283.65 feet to the Westerly right–of–way line of Old Dixie Highway; thence South 23°35'00" East along the Westerly right–of–way line of Old Dixie Highway, 296.40 feet to the North right–of–way line of State Road A–1–A; thence South 87°45'00" West, along the North right–of–way line of State Road A–1–A, 483.18 feet to the POINT OF BEGINNING.

PREPARED FOR:
Wasimm Kaznni

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

- (A) N00°10'52"W 20.85'
- (B) N89°59'49"W 7.25'
- (C) N21°32'08"W 48.62'
- (D) N18°42'36"E 14.45'
- (E) N24°12'26"W 38.30'
- (F) S87°26'51"W 55.34'
- (G) N02°34'06"W 37.30'

SURVEYOR'S REPORT

1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
2 No underground improvements have been located as part of this Survey.
3 The last field date of this Survey was: 7.25.20
4 This Survey was prepared using the Deed of record only. No other documents were provided and no search of the public records was performed by this office.
5 This Survey shown hereon was prepared in accordance with the standards for the practice of Surveying & Mapping as defined in 5J–17.050–052FAC.
6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
7 Bearings are based on a Grid Bearing of South 22°53'18" East along the Westerly Right of Way Line of Old Dixie Highway. Relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (2007 Adjustment)
8 Parcel limits Tract limits shown were held to found Survey control . This is not a Boundary Survey. The purpose of this Survey is to show the improvements such as available parking and lighting adjacent to the on site building with the street address of 2202 N. US Highway No. 1.
9 feeatures within the adjacent right of way may have not been shown completley.
10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
11 No ownership of fence lines has been determined as part of this Survey.
12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.

Prepared For:
Wasimm Kasnni
St. Lucie County Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Not Valid Unless Sealed With An Embossed Surveyor's Seal

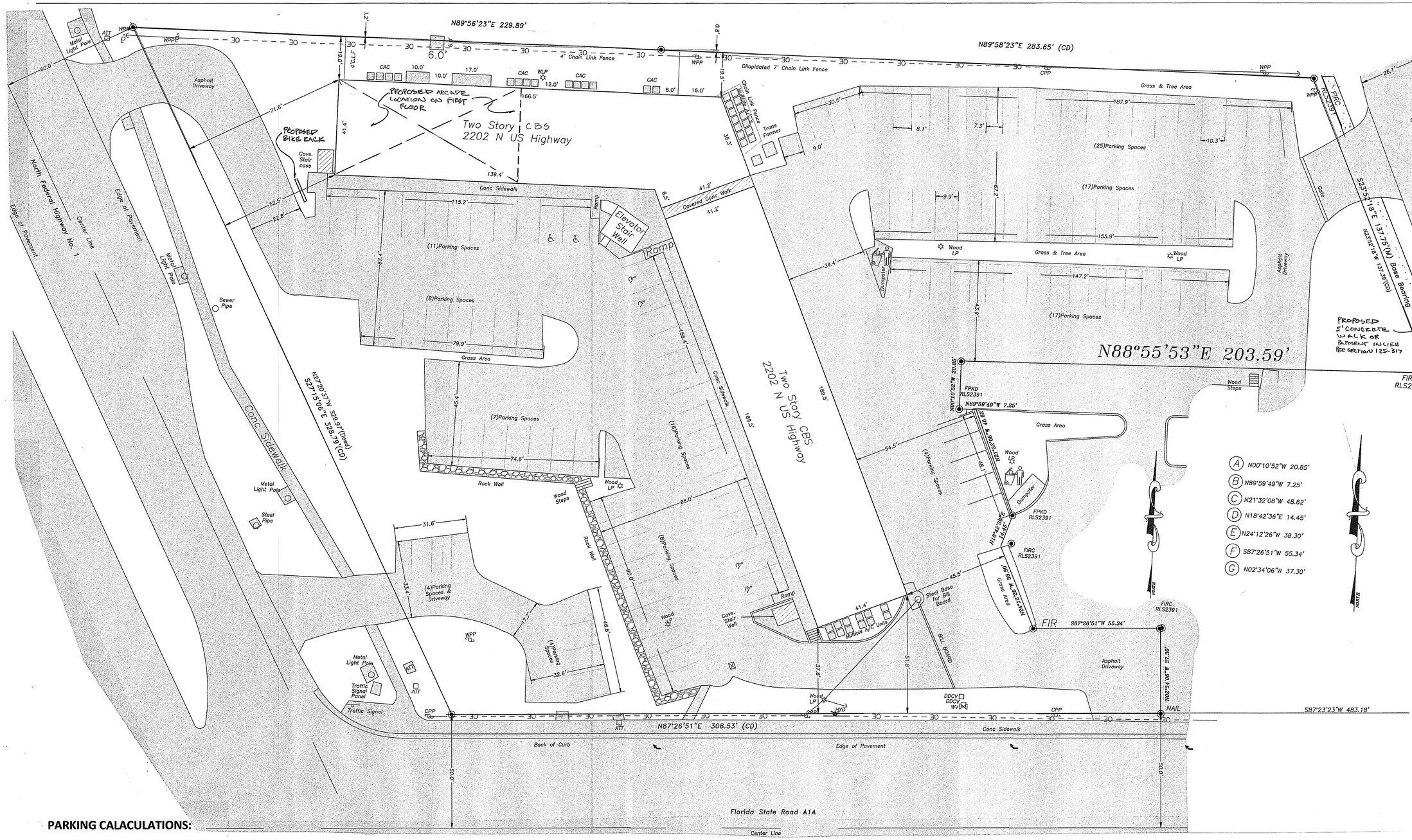
Date	Revision Description

Sheet Title: **Specific Purpose Survey**

Scale: 1"=20' | Date: 7-30-20
Drawn By: | Field Book: 2007-35
Job No: 2007-15 | CADD File:

Sheet No: 1 of 1
File No:

SLC_72484533_MAP



PARKING CALACULATIONS:

BASEMENT / WAREHOUSE LEVEL

10 UNITS @ 626 S.F. VACANT = 6260 S.F.
2 UNITS OCCUPIED WOOD SHOP = 1252 S.F.
TOTAL = 7512 S.F.

BASEMENT LEVEL REQUIRED PARKING
7512 / 600 = 12.52 SPACES

FIRST FLOOR BUSINESS

3 UNITS PERSONNEL SERVICE = 1836 S.F.
REQUIRED PARKING 1836/300 = 9.18 SPACES

1 UNIT RETAIL (SURF SHOP) = 612 S.F.
REQUIRED PARKING 612/200 = 3.06 SPACES

1 UNIT MARINE UPHOLSTERY = 895 S.F.
REQUIRED PARKING 895/ 600 = 1.49 SPACES

4 UNITS OCCUPIED BUSINESS = 2448 S.F.
REQUIRED PARKING 2448/300 = 8.16 SPACES

7 UNITS VACANT BUSINESS = 4640 S.F.
REQUIRED PARKING 4640/300 = 15.46 SPACES

FIRST FLOOR TOTAL REQUIRED PARKING = 37.35 SPACES

SECOND FLOOR

1 UNIT OCCUPIED BUSINESS = 612 S.F.
REQUIRED PARKING 612 / 300 2.04 SPACES

18 UNITS VACANT BUSINESS = 13234 S.F.
REQUIRED PARKING 13234/300 = 44.11 SPACES

SECOND FLOOR TOTAL REQUIRED PARKING = 46.15 SPACES

TOTAL NUMBER OF SPACES REQUIRED WITHOUT ARCADE SPACE 96

TOTAL NUMBER OF EXISTING SPACES PROVIDED 121

ARCADE
80 MACHINES @.75 SPACES PER MACHINE = 60 SPACES

50 MACHINES @ .75 SPACES PER MACHINE = 38 SPACES

REQUEST

100% OCCUPIED WITH 50 ARCADE MACHINES REQUIRED PARKING IS 134 SPACES
A SHORT FALL OF 13 SPACES. AS CURRENTLY OCCUPIED THE REQUIRED NUMBER OF SPACES IS 59 PLUS ARCADE EQUALS 97 SPACES AND 121 ARE PROVIDED.

APPROVE FOR 66 MACHINES PER LEASE AGREEMENT FOR A DEDICATED NUMBER OF 50 PARKING SPACES FOR THE ARCADE.

NOTE: IT WILL BE THE PROPOERTY OWNER'S RESPONSIBILITY TO ADDRESS ANY PARKING ISSUES FOR FUTURE TENANTS IF THEY ARISE.

HOURS OF OPERATION

MONDAY – THURSDAY	8AM – 12 AM
FRIDAY – SATURDAY	8AM – 2 AM
SUNDAY	8AM – 12 AM

PARKING ANALYSIS PLAN

INFORMATION TAKEN FROM SURVEY BY ERENER SURVEYING INC, JOB # 2007-15 DATED 7/30/2020

1"=20'

NOTE: LANDSCAPING TO BE REVIEWED AND BROUGHT BACK TO THE ORIGINAL APPROVED LANDSCAPING / SITE PLAN

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

SUNSHINE ARCADE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION
1	10/21/2020	REVISED PER TRC COMMENTS

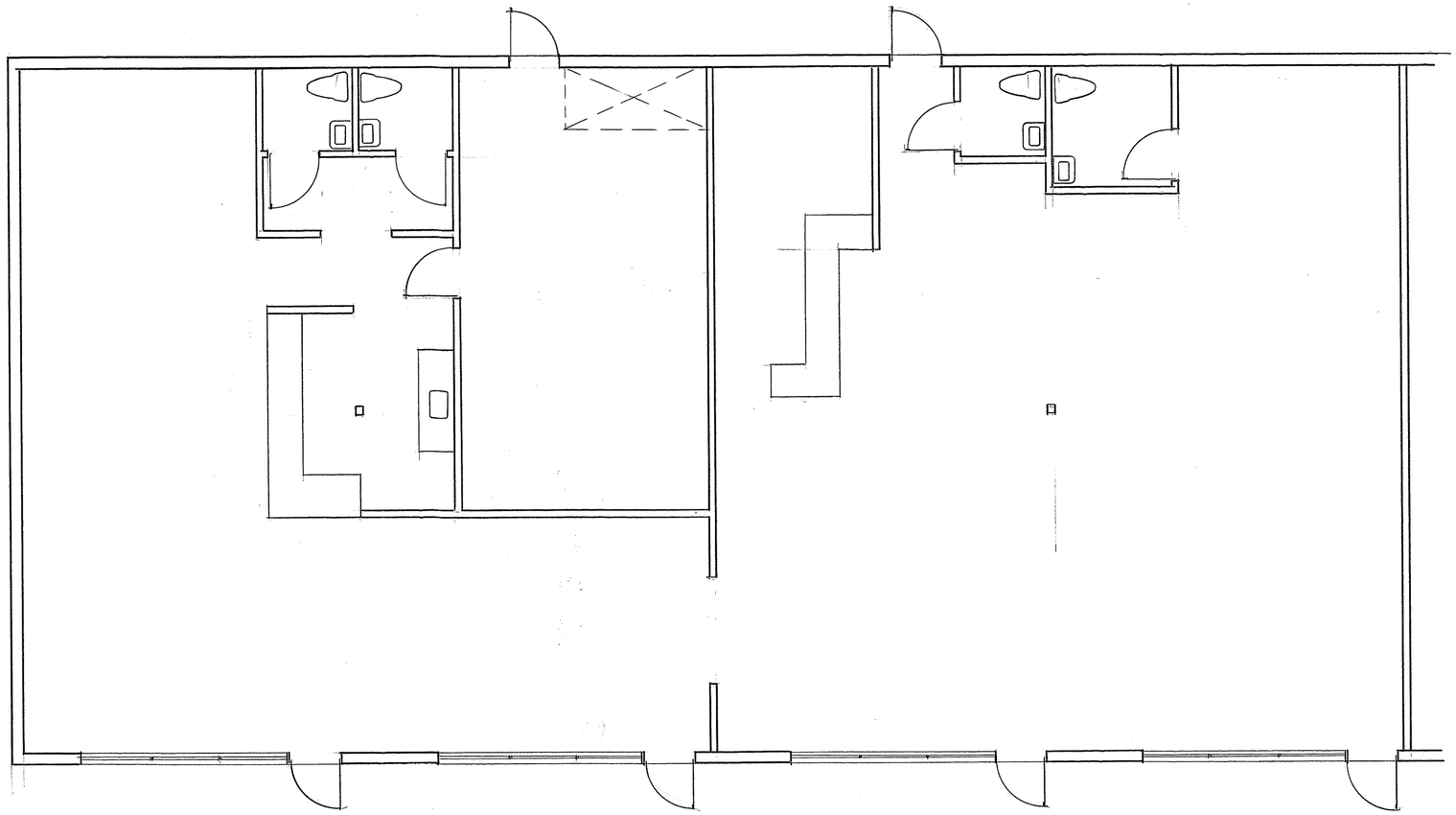
KEY PLAN

SHEET TITLE / SHEET NUMBER

P-1 OF 1

PROJECT NUMBER C20016

DATE



AS-BUILT / DEMOLITION PLAN

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

SUNSHINE
ARCADE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

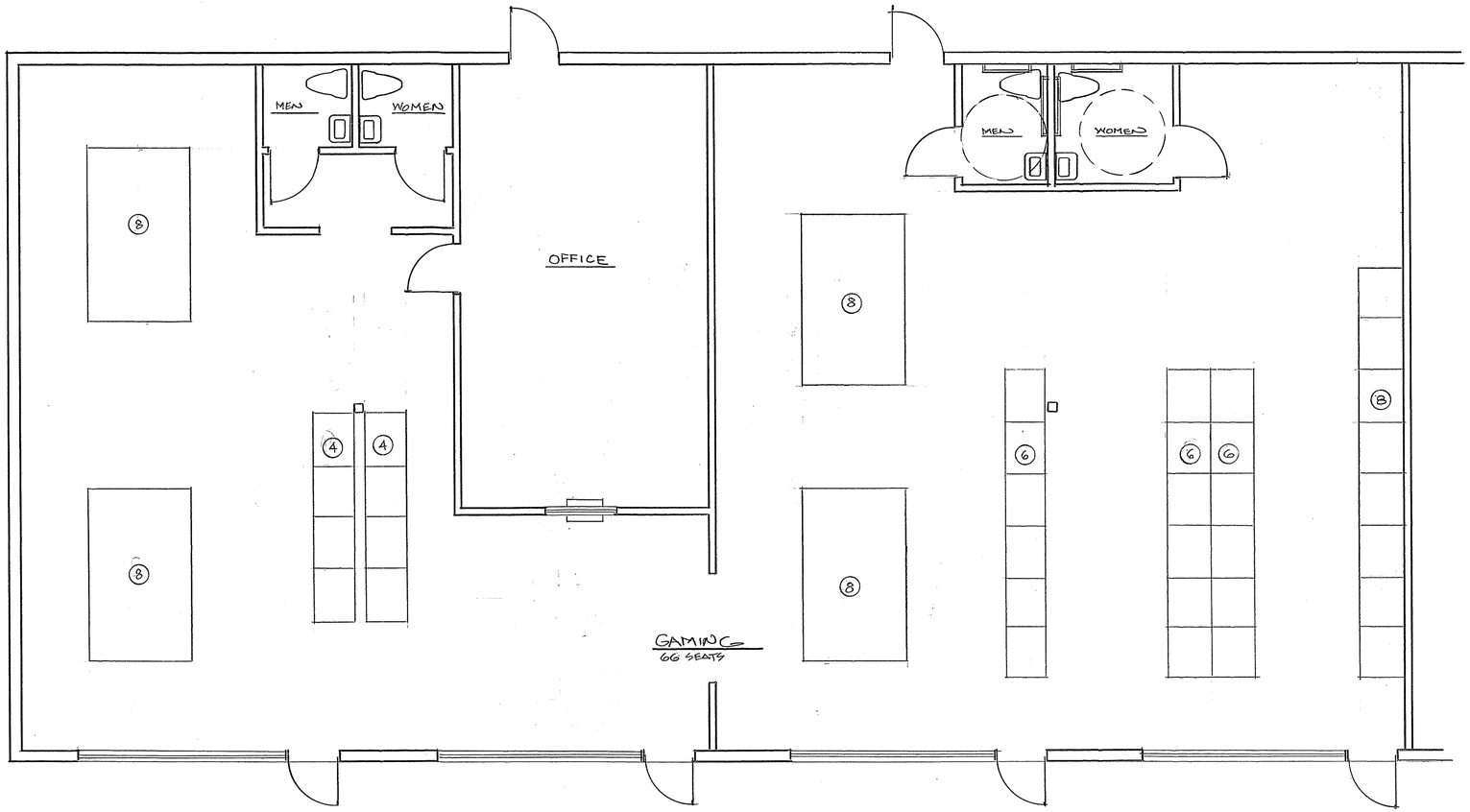
SHEET TITLE / SHEET NUMBER

A-1 OF

PROJECT NUMBER C20016

DATE

SUNSHINE ARCADE



RENOVATION PLAN

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

SUNSHINE
ARCADE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION
1	10/21/2020	REVISED PER TEC. COMMENTS

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER C20016

DATE

wk

Cash Deposit Receipt - 06/29/2020

For:

Northbridge Plaza - 2200 N US Hwy 1 Ft. Pierce FL – Units 2158, 2160, 2162, 2164

New Tenant: Sunshine Arcade, Inc

Agency:

- RT Commercial Real Estate – Larysa Torkaman
- Commercial Real Estate LLC – Matthew Mondo

Deposit Received:

$9,000 – Cash

Balance: $2,240.07 by July 1st 2020

paid on 06/30/20

Tenant: Yasin Kazmi

Associate: _____

Associate: _____

wk

NORTH BRIDGE SHOPPING PLAZA

SPACE LEASE

Prepared for
Sunshine Arcade, Inc.

wk

LEASE AGREEMENT

DOVER-NEAL DEVELOPMENT, INC. ("Landlord") and **Sunshine Arcade, Inc** ("Tenant") agree this ~~26th day of June, 2020~~ on terms and conditions of the lease of the Premises as follows: 1, July, 2020

1. PREMISES

1.1 **Space.** Landlord leases to Tenant and Tenant leases from Landlord the Premises defined on Schedule A and only the appurtenant rights defined in paragraph 1.2.

1.2 **Common Areas.** Landlord gives Tenant and Tenant's authorized agents and invitees the nonexclusive right to use the common areas with others who are entitled to that use, subject to the rights of Landlord defined in this Lease.

1.3 **Reservations.** Landlord reserves the right to build additional stories on the buildings in the Shopping Center or additional building or other improvements in the Common Areas as permitted by applicable law and ordinances.

1.4 **Definition.** As used in this Lease "Common Areas" means: all areas and facilities outside the Premises and within the exterior boundaries of the Shopping Center that are provided and designated by Landlord from time to time for general use and convenience of Tenant and of other tenants of the Shopping Center and their authorized agents and invitees. This area includes, without limitation, pedestrian walkways, patios, landscaped areas, sidewalks, restrooms, stairways, loading areas, parking areas, and roads.

2. TERM

2.1 Initial. The Initial Term of this lease shall commence on the Commencement Date defined on Schedule A and terminate on the Termination Date established by the terms of Schedule A. Unless the Initial Term is extended under the provisions of paragraph 2.2 or sooner terminated by Landlord by reason of Tenant's default.

2.2 Renewal Options. If Tenant shall timely perform all of Tenant's obligations under this Lease, and if Tenant shall not be in default under this Lease at the expiration of the Initial Term, Landlord may allow Tenant an option to extend the Initial Term and as defined in Schedule A. Tenant shall exercise the option or options by giving Landlord written notice at least twelve (12) months prior to the expiration of the Initial Term or the previous Extended Term (the "Optional Notice"). The word "Term" as used in this Lease means that Initial Term and any Extended Term if the option for the Extended Term was timely and lawfully exercised. If Tenant does not give Landlord timely notice of the exercise of any option, that option and all subsequent options shall be void.

wk

3. RENT

3.1 Minimum Rent. During the Initial Term of this Lease Tenant shall pay Landlord a total Rent (the "Base Rent"), payable in equal monthly installments on the Payment Date, all defined in Schedule A, subject to adjustments thereto as provided in paragraph 3.2.

3.2 Rent Adjustment. The Base Rent shall be adjusted commencing on the first day of the second Lease Year and on a like date (the "Adjustment Dates") every year thereafter during the Term under the provision of this paragraph 3.2. The adjustment shall be as noted below:

3.3 Sales Tax. Tenant shall pay with each rent installment the required Tax upon all amounts payable under this agreement classified as rent by the taxing authorities. "Tax" as used herein shall mean all sales, excise or other tax (not income tax paid by Landlord) levied, imposed or assessed by the State of Florida or any political subdivision of the State of Florida or other taxing authority upon amounts classified as rent. The amount of the Tax shall be paid to Landlord with each Rent Installment unless Tenant is notified to pay it to the appropriate taxing authority in the form required by the appropriate authority to relieve Landlord from liability for such Tax.

3.4 Payment. All payments required to be paid to the Landlord under Section 3 shall be paid on the due date specified at Landlord's address described on Schedule A without notice, setoff, deduction, counterclaim, or demand.

3.5 Late Payment. If any sum under this Section 3 or other sum under this Agreement which is required to be paid to Landlord is not paid within 10 days after the date required for such payment then Tenant shall pay Landlord a late payment of $50.00 with each payment that is late.

4. COMMON AREA MAINTENANCE AND MANAGEMENT

4.1 Landlord's Obligation. Landlord shall maintain the common areas in good condition at all times. Landlord shall have the power to:

4.1.1 Establish and enforce reasonable rules and regulations applicable to all tenants concerning the maintenance, management, use and operation of the common areas.

4.1.2 Close any of the common areas to whatever extent required in the opinion of Landlord's counsel to prevent a dedication of any of the common areas or accrual of any rights of any person or of the public to the common areas.

wk

4.1.3 Close temporarily any of the common areas for maintenance purposes.

4.1.4 Select a person to maintain and operate any of the common areas if, at any time, Landlord determines that the best interests of the Shopping Center will be served by having any of the common areas maintained and operated by that person. Landlord shall have the right to negotiate and enter into a contract with that person on such terms and conditions and for such period of times and Landlord deems reasonable and proper both as to service and cost.

4.1.5 Make changes to the Common Areas including, without limitation, changes in the location of driveways, entrances, exits, vehicular parking spaces, parking area, or the direction of the flow of traffic.

5. PREMISES' USE

5.1 Use. Tenant may use the Premises for Tenant's Business Purpose and for no other use without the written consent of the Landlord.

5.2 Acceptance. Tenant acknowledges to Landlord that through Tenant's investigation Tenant has determined that Tenant may use the Premises for the above use and that the Premises is in good condition on the date Tenant takes possession thereof.

5.3 Laws. Tenant, at Tenant's sole cost and expense, shall promptly perform and comply with all statutes, ordinances, rules, orders, regulations, and requirements of the federal, state and municipal governments and their respective agencies having jurisdiction over the Premises applicable to the condition, use or occupancy of the Premises during the Term of the Lease and for the correction, prevention and abatement of nuisance or other grievances with respect to the Tenant's use of the Premises. Tenant shall also comply with all rules and regulations of the Southeastern Underwriters Association for the prevention of fires, at tenant's sole cost and expense.

5.4 Limitations. Notwithstanding the Tenant's permitted use of the Premises, Tenant shall not use or permit the use of the Premises that will:

5.4.1 Cause a cancellation of any insurance covering the building in which the Premises is located or increase the insurance rates of such insurance;

5.4.2 Constitute waste, nuisance or unreasonable annoyance to owners and occupants of adjacent properties and other tenants in the building in which the Premises is located;

5.4.3 Cause damage to the Premises or the building in which the Premises is located;

5.4.4 Cause damage or would reasonably expect to cause damage to adjoining tenant's property; or

wk

5.4.5 Constitute the storage or use of toxic substance as such term is now or hereafter defined in any law or regulation of any federal, state, or municipal government or any agencies thereof having jurisdiction over the Premises.

5.4.6 If the rate of any insurance carried by the Landlord is increase as a result of Tenant's use, Tenant shall pay to Landlord within 30 days before the date Landlord is obligated to pay a premium on the insurance, or within 15 days after Landlord delivers Tenant a certified statement from Landlord's insurance carrier stating that the rate increase was caused solely by an activity of Tenant on the Premises as permitted under this Lease Agreement, whichever date is later, a sum equal to the difference between the original premium and the increased premium.

5.4.7 If Tenant desires to use or place upon the Premises any toxic substance as defined under any applicable law or regulation, Tenant shall first notify Landlord in writing, which written notice shall be accompanied by reasonable evidence that the use or placement of a toxic substance is in complete compliance with all the above laws. Further, Tenant shall remove from the Premises at its expense such toxic substance upon the termination of this Lease in accordance with the above laws, ordinances and regulations. Tenant shall pay and save Landlord harmless from all costs, damages, penalties, and costs and reasonable attorney fees incurred by Landlord if Tenant does not comply with this covenant or the above laws, ordinances, and regulations. This indemnification shall survive the termination of this Lease.

5.5 Signs. Tenant shall not place or maintain any sign on the glass panes, the doors or exterior wall or roof of the Premises, nor install a monument sign without obtaining the prior written consent of Landlord, which consent shall not be unreasonably withheld if size, design, location, materials, and manner of installation is satisfactory to Landlord and is in compliance with all applicable laws and regulations of governing authorities as evidence by written approval of such governing authorities delivered by Tenant to Landlord with its request for approval. Landlord, at Tenant's cost, can remove any sign placed or maintained by Tenant that does not comply with the provisions of this paragraph.

5.6 Entry. Landlord and its authorized representatives shall have the right to enter the Premises at all reasonable times for any of the following purposes:

5.6.1 To determine whether the premises is in good condition and whether Tenant is in compliance with Tenant's obligations under this Lease;

5.6.2 To do necessary repairs and to make restoration to the Premises Landlord has the right or obligation to perform;

5.6.3 To serve, post, or keep posted any notices required or allowed under the provisions of this Lease;

wk

5.6.4 To post "for sale" signs at any time during the Term, to post "for rent" signs during the last two months of the Term, or during the period while Tenant is in default;

5.6.5 To show the Premises to prospective brokers, agents, buyers, tenants, or persons interested in an exchange, at any time during the Term.

6. UTILITIES

6.1 Landlord. Landlord shall not be responsible for arranging for utility service for Tenant at the Premises nor shall Landlord be liable for the adequacy of the utility service received by Tenant at the Premises.

6.2 Tenant. Tenant shall make all arrangements for and pay for all utility services furnished to or used by it at the Premises, including, without limitation, gas, water, electricity, telephone service, trash collection and for all connection charges for such services. Any delinquent Tenant utility bills may be paid by Landlord after Notice and if such delinquent bill is not paid by Tenant within the ten (10) day period after the receipt of the Notice by Tenant, the Landlord may pay same and collect that amount as Additional Rent with the next rental payment.

7. TAXES

7.1 Tenant. Tenant shall pay all sales taxes during the Term of this Lease.

7.2 Personal Property. Tenant shall pay all taxes, assessments, license fees, and other charges ("taxes") that are levied and assessed against Tenant's personal property installed or located in or on the Premises, and that become payable during the Term of this Lease. Such payment shall be made by Tenant at least thirty (30) days before same becomes delinquent and Tenant shall send Landlord paid tax bills with sixty (60) days prior to the date the taxes become delinquent.

8. MAINTENANCE AND ALTERATIONS

8.1 Landlord. Landlord, at its cost, shall maintain, in good condition, the following:

8.1.1 The structural parts of the building in which the Premises is located which structural parts include only the foundation, exterior walls and any load-bearing interior walls (excluding glass and doors) subflooring and roof;

8.1.2 The downspouts and gutters of the building and improvement in which the Premises is located.

8.1.3 The Landlord, however, shall not be obligated to make repairs for any damage caused by any act, omission, or negligence of Tenant, Tenant's agents, or Tenant's Invitees.

wk

8.2 Tenant. Except for the repairs Landlord is specifically obligated to make under paragraph 9.1, Tenant, at its cost, shall maintain in good condition all portions of the Premises, including, without limitations, (a) the portion of any fixtures, pipes, lines, ducts, wires, or conduits contained within the Premises; (b) to windows, plate glass doors, and any fixtures or appurtenances composed of glass; (c) to Tenant's signs, if any, (d) to any heating or air condition equipment installed in the Demised Premises and (e) any repairs necessitated by any act of omission or negligence of Tenant, Tenant agent's, or Tenant's Invitees.

8.3 Tenant Alterations. Tenant shall not make any alterations to the Demised Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld. All permitted alterations shall be at Tenant's expense and shall be performed in a good and workmanlike manner in accordance with Plans and Specifications approved by Landlord and the applicable governmental authorities, and with Landlord being identified as additionally insured by any and all contractors doing any work in any of the Tenant's units.

8.3.1 All permitted alterations made by Tenant which are made and installed and which in any manner are attached to floors, ceilings and walls shall become the property of Landlord upon the termination of this Lease, but such property shall not include any of Tenant's trade fixtures.

8.3.2 If, however, Landlord requires any item or alteration be removed, Tenant shall pay the costs to remove the permitted alteration and to restore the Premises to the condition existing prior to the installation of any such item or improvements, including any damage to the Premises and the Building in which the Premises is located caused by the removal of the alterations.

8.4 Mechanic's Liens. Landlord's interest in the Premises shall not be subject to liens for improvements made by Tenant and Tenant shall have no power or authority to create any lien or permit any lien to attach to the Premises or to the present estate, reversion or other estate of the Landlord in the Premises or in the Building in which the Premises is located as a result of improvements made by Tenant or for any other cause or reason. All materialman, contractors, mechanics, and laborers and other persons contracting, with Tenant with respect to the Premises are hereby charged with notice that such liens are expressly prohibited and that they must look solely to Tenant to secure payment for any work done or material furnished for improvement by Tenant or for any other purpose during the Term of this Lease. Tenant agrees that no lien shall be permitted to attach to the Premises and agrees to transfer any claimed or asserted lien to a bond or such other security permitted by law within twenty (20) days of the assertion of any such lien or claim of lien, then Landlord may discharge the lien or transfer the line to bond or other security and Tenant shall pay Landlord all amounts incurred in such transfer or discharge, together with interest at the highest rate then permitted to be charged by private parties under the laws of the State of Florida. Tenant shall advise all persons furnishing

designs, labor, material, or services to the Premises in connection with Tenant's improvements thereof of the provisions of this paragraph.

8.5 Surrender of Possession. When the Tenant shall quit and surrender the Premises in the same condition and repair as the Premises was in on the Date of the commencement of this lease, ordinary, wear and tear excepted. All trade fixtures which had been installed in or attached on or to the Demised Premises by Tenant shall remain the property of the Tenant. Tenant may remove such trade fixtures provided the Premises are restored to the condition at the date of the commencement of this Lease and provided Tenant is not then in default under this Lease. Any property or trade fixtures of Tenant remaining in the Premises upon the termination of this Lease shall become the property of Landlord.

9. TRANSFER OF INTEREST

9.1 Assignment or Sublet. Tenant shall not voluntarily assign or encumber its interest in this Lease of the Premises, sublease all or any part of the Premises, or all any other person or entity (except Tenant's authorized representatives) to occupy or use all or any part of the Premises without first obtaining Landlord's consent. Any assignment, encumbrance, or sublease without Landlord's consent shall be voidable and, at Landlord's election, shall constitute a default. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of the provisions of this paragraph. Landlord consent may be granted or withheld in Landlord's sole discretion.

9.2 Business Entity. If Tenant is a corporation, partnership or other business entity, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a Controlling Percentage of the capital stock or capital accounts (in business entities other than a corporation), or the sale of at least 51% of the value of the assets of Tenant shall be deemed a voluntary assignment. The phrase "Controlling Percentage" means the ownership of, and the right to vote stock, a partnership or other business entity interest at least 51% of the total combined voting power of all classes of capital stock issued or outstanding or of all classes of partnership interest or other business entities' capital interest outstanding, as the case may be.

9.3 Involuntary Assignment.

9.3.1 No interest of Tenant in this Lease shall be assignable by operation of law (including, without limitation, the transfer of this Lease by testacy or intestacy). Each of the following acts shall be considered an involuntary assignment:

9.3.1.1 If Tenant is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under the Bankruptcy Act in which the Tenant is the bankrupt; or, if Tenant is a partnership or consists of more than

on person or entity, if any partner of the partnership or other person or entity is or becomes bankrupt or insolvent or makes an assignment for the benefit of creditors;

9.3.1.2 If a writ of attachment or execution is levied on this Lease.

9.3.1.3 If, any proceeding or action to which Tenant is a part, a receiver is appointed with the authority to take possession of the Premises.

9.3.2 If a writ of attachment or execution is levied on this Lease, Tenant shall have 10 days in which to cause the attachment or execution to be removed. If an involuntary proceeding in bankruptcy is brought against Tenant, or if a receiver is appointed, Tenant shall have 60 days in which to have the involuntary proceeding dismissed or the receiver removed.

10. LANDLORD'S TITLE AND TRANSFER

10.1 Transfer. Landlord may transfer or encumber its title to the Shopping Center without liability to Tenant. The transfer of Landlord's interest in the Premises shall automatically relieve Landlord of any and all obligations and liabilities on the part of Landlord under this Lease accruing from and after the date of such transfer.

10.2 Subordination. Landlord reserves the right to mortgage the Premises at any time. This Lease is subject and subordinate to all present and future mortgages, now and hereafter encumbering the Premises, and to all renewals, extensions, modifications, consolidation and replacements thereof, and to all advances made or hereafter to be made upon the security of such mortgages. Tenant shall, at Landlord's request and at no expense to Landlord, execute such further instruments or assurances to Landlord within ten (10) days of Tenant's receipt of Landlord's request therefor shall, at Landlord's option, be a default under this Lease Agreement.

10.3 Estoppel Certificate. The Tenant agrees that, from time to time, upon not less than ten (10) days prior request by Landlord, the Tenant, or Tenant's duly authorized representative having knowledge of the following facts, will deliver to Landlord a statement in writing certifying to the extent the following statements are true, (i) that this Lease is unmodified and in full force and effect (or if there have been modifications that the Lease as modified is in full force and effect); (ii) the dates on which Tenant began paying Rent and that no Rent has been paid in advance; (iii) that neither the Tenant nor the Landlord is in default under any provision of this Lease, or, if in default, the nature thereof in detail; (iv) that Tenant has no existing defenses or off-sets to the enforcement of the Lease or, if any, specifying same; and (v) that Tenant has accepted and occupied the Premises; it being intended that any such statement may be relied upon by any prospective purchaser or lender of Landlord, or prospective assignee of any mortgage thereof. Tenant shall execute and deliver whatever instruments may be required for such purposes, and in the event Tenant fails to do so within twenty (20) days after demand in writing Tenant shall be considered in default under this Lease.

WK

11. INDEMNITY, EXCULPATION AND INSURANCE

11.1 Assumption of Risk. To the maximum extent permitted by law, Tenant agrees to use and occupy the Premises at Tenant's own risk. Landlord shall not be liable to Tenant for any damages to Tenant or to Tenant's property for any cause. Tenant expressly assumes all such liability and Tenant waives all claims against Landlord for damage to person or property arising for any reason, except that Landlord shall be liable to Tenant for damages to Tenant and Tenant's property arising out of the gross negligence of Landlord or Landlord's authorized representatives.

11.2 Indemnity. Tenant hereby indemnifies and agrees to save harmless Landlord from all damages to any person or property occurring in, on, or about the Premises and the Shopping Center in which the Premise is located, except that Landlord shall be liable to Tenant for damages resulting from the acts or omissions of Landlord or its authorized representatives. Landlord shall hold Tenant harmless from all damages arising out of such damage. A party's obligation under this paragraph to indemnify and hold harmless shall be limited to the sum that exceeds the amount of insurance proceeds, if any, received by the party being indemnified.

11.3 Liability Insurance. During the Term, Tenant shall maintain public liability and property damage insurance and product liability insurance with a single combined liability limit of $1,000,000.00 and property damage limits of not less than $200,000.00, insuring against all liability of Tenant and its authorized representatives arising out of and in connection with Tenant's use or occupancy of the Premises. This liability insurance shall insure that indemnity provisions of paragraph 11.2. Both parties shall be named as additional insured, and the policy shall contain cross-liability endorsements.

11.4 Increase in Liability Insurance. Not more frequently than each 3 years, if in the opinion of Landlord's lender or of the insurance broker retained by the Landlord, the amount of public liability and property damage insurance coverage at the time is not adequate, Tenant shall increase the insurance coverage as required by Landlord's lender or Landlord's insurance broker.

11.5 Landlord's Insurance.

11.5.1 Landlord at its cost shall maintain on the building and other improvements in which the Premise is located a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, in amounts determined by Landlord in its sole discretion. The insurance policy shall be issued in the names of the Landlord, Tenant, and Landlord's lender, as their respective interests' appear. The insurance policy shall provide that any proceeds shall be made payable to Landlord. In case the insurance policies defined in paragraph 11.5 are terminated, the insurance policy and all rights under it or the insurance proceeds shall be assigned to Landlord at Landlord's election.

11.5.2 In addition, Landlord may elect to carry Landlord and Tenant liability insurance in the amounts as determined under paragraphs 11.3 and 11.4.

11.6 Waiver of Subrogation. Landlord and Tenant release each other, and their respective authorized representatives, from any claims for damages to any person or to the premises and the building and other improvements in which the Demised Premises are located, and to the fixtures, personal property, Tenant's improvements, and alterations of either Landlord or Tenant in or on the premises and the building or other improvements in which the premises are located that are caused by or result from risks insured against under any insurance policies carried by the parties and in force at the time of any such damage to the limits of any such coverage. Each party shall cause each insurance policy obtained by it to provide that the insurance company waive all right of recovery by way of subrogation against each other in connection with any damage covered by any policy. Neither party shall be liable to the other for damages caused by fire or any of the risk insured against under any insurance policy required by this lease to the limits of any such coverage.

11.7 Policy. All insurance policies required to be carried by Tenant under this Section 11 for any on behalf of Landlord shall provide that any certificate evidencing the existence of any insurance policies, shall certify that: unless the party who is named as additional insured, shall have been given thirty (30) days written notice of any cancellation, failure to renew, or material change, as the case may be, (i) said insurance shall not be cancelled and shall continue in full force and effect, (ii) the insurance carrier shall not fail to renew such insurance policies for any reason, and (iii) no material change may be made in such insurance policy. Within the meaning hereof, the term "insurance policy" shall include any extensions or renewal of such insurance policy. The policy or policies shall be written and maintained with companies and in the form satisfactory to Landlord. The cost of all premiums on policies that Tenant is required to maintain under Paragraph 11.3 shall be paid by tenant and paid bills, together with the renewal policy, shall be sent to Landlord at least thirty (30) days prior to the expiration of any policy. Tenant shall furnish Landlord with the initial policies required by this Section 11 within fifteen (15) days of the commencement of this Lease.

12. CONDEMNATION

12.1 Definitions. Within the meaning of this Section, the following words have the following meanings:

12.1.1 "Condemnation" means (i) the exercise of any governmental power, whether by legal proceedings or otherwise, by a condemnor and (ii) a voluntary sale or transfer by Landlord to any condemnor, whether under threat of condemnation or while legal proceedings for condemnation are pending.

12.1.2 "Condemnor" means any public or quasi-public authority, or private corporation or individual, having the power of condemnation.

wk

12.1.3 "Award" means the award for, or proceeds of any taking, less all expenses in connection therewith, including reasonable attorney's fees.

12.1.4 "Taking" means the taking of or damage to the Premise, of any portion thereof, as the case may be, as the result of the exercise of any power of eminent domain, condemnation, or purchase under threat thereof or in lieu thereof.

12.1.5 "Taking Date" means, with respect to any Taking, the date on which the condemning authority shall have the right to possession of the Premises or the Common Areas or any portion thereof, as the case may be.

12.2 Total Taking. If the Premises are totally taken by Condemnation this Lease shall automatically terminate as of the Taking Date.

12.3 Partial Taking.

12.3.1 If any portion of the Premises is taken by condemnation this lease shall remain in effect, except the Tenant can elect to terminate this Lease if 33.3% or more of the total number of square feet in the Premises is taken. If 50% or more of the Common Area is taken by Condemnation, Landlord shall have the election to terminate this Lease.

12.3.2 The party entitled to terminate the lease under the preceding paragraph must exercise its rights to terminate under this paragraph by giving the other party notice within sixty (60) days after the Date of Taking. That notice shall specify the date of the termination of this Lease. This date shall not be earlier than thirty (30) days and not more than ninety (90) days after the date of the notice; except that this lease shall terminate on the Date of Taking if the Date of Taking palls on a date before the date of termination specified in the notice. If neither party entitled to elect to terminate this Lease gives notice of termination within the 60 day period, this Lease shall continue in full force and effect, except that the minimum monthly rental shall be reduced under paragraph 13.4.

12.4 Rent. If any portion of the Premises is taken by condemnation and this Lease remains in effect, on the Date of Taking the minimum base rent shall be reduced by an amount that is in the same ratio to the minimum base rent as the total number of square feet in the Premises taken bears to the total number of square feet in the Premises immediately before the Date of Taking.

12.5 Restoration. If there is a partial taking of the Premises and this Lease is not terminated, then Landlord shall restore the Premises to that the area and the approximate layout of the Premises will be substantially the same after the Date of Taking as they were before the Date of Taking. The restoration shall be at Landlord's cost and it shall commence and be completed within a reasonable amount of time after the date Landlord receives its award. The cost of such restoration may, at the option of Landlord, be limited to the award available for restoration.

12.6 Disposition of Awards. All Awards arising from a total or partial Taking of the Premises, and of Tenant's leasehold interest hereunder, shall be awarded to Landlord and Tenant shall have no right to any portion thereof. Landlord and Tenant shall pay their own respective attorney's fees and court costs incurred, if any, in such condemnation action to the extent that the condemnation authority does not pay same.

13. LANDLORD'S RIGHTS AND REMEDIES

13.1 Security Deposit.

13.1.1 Tenant shall pay to the Landlord the Security Deposit defined on Schedule A. This deposit shall be retained by Landlord as security for the faithful performance of all of the covenants, conditions and agreements of this Lease but in no event shall the Landlord be obligated to apply the same upon rents or other charges in arrears or upon damages for the Tenant's failure to perform the said covenants, conditions and agreements; the Landlord may so apply the security at its option; and the Landlord's right to the possession of the premises for nonpayment of rent or other charges in arrears or toward the payment of damages suffered by the Landlord by reason of the Tenant's breach of the covenants, conditions, and agreements of this Lease shall be returned to the Tenant when this Lease is terminated, according to these terms, and in no event is the said security to be returned until the Tenant has vacated the premises, delivered possession to the Landlord, and Landlord has inspected said premises.

13.1.2 In the event that the Landlord repossesses itself of the said premises because of the Tenant's default or because of the Tenant's failure to carry out the covenants, conditions and agreement of the Lease, the Landlord may apply the said security upon all damages suffered or which shall accrue thereafter by reason of the Tenant's default or breach. The Landlord shall not be obliged to keep the said security as a separate fund, but may mix the said security with its own funds and there shall be paid no interest on said security deposit.

13.2 Lien. All personal property, furniture, trade fixtures, equipment and improvements, of the Tenant situated in the Premises during the Term of this lease are hereby bound for the payment of all sums due Landlord by Tenant under this Lease. A lien is hereby created thereon in favor of Landlord for the full and prompt payment of such amounts and fulfillment of Tenant's covenant under this Lease. The lien hereby created shall be in addition to any statutory landlord's lien. In order to confirm the lien created by this paragraph 14.2 Tenant hereby grants Landlord a security interest in all Tenant's Personal Property installed in, affixed to or kept on the Premises as security interest in all Tenant's Personal Property installed in, affixed to or kept on the Premises as security for Tenant's full and complete performance each of Tenant's obligations under this Lease. Tenant agrees to execute such other forms, security agreements and documents as Landlord may request to confirm Landlord's lien hereunder. Upon Tenant's default in any obligation hereunder, then, in addition to the remedies of Landlord hereafter set forth, Tenant expressly agrees that Landlord may exercise with respect to Tenant's Personal Property any

and all rights Landlord may have under the Uniform Commercial Code of the State of Florida (Chapter 679 of the Florida Statutes on the date hereof).

13.3 Default. If Tenant shall fail to pay the Base Rent or any Additional Rent, or any impositions, or other payments or charges required by this Lease within ten (10) days after such is due, or if any other covenant or agreement of Tenant shall not be kept and performed and if Tenant fails to cure such default within fifteen (15) days after Tenant's receipt of written notice from Landlord, or if the Tenant shall be adjudicated a bankrupt or shall make an assignment for the benefit of creditors or file a petition for reorganization or other proceeding in bankruptcy or be deprived of its rights under this Lease by a judgement or decree of a court of competent jurisdiction in any involuntary proceeding at law or in equity, then Landlord may, at its election, immediately or at any time thereafter, cancel this Lease and enter into and upon the Premises and repossess the same and evict the tenant and all those claiming under Tenant and remove Tenant's Personal Property, and thereupon this Lease shall cease and terminate; or Landlord may declare all the ascertainable rents due hereunder to be immediately due and payable and thereupon all such payments due to the end of the Term of the Lease shall thereupon be accelerated; or Landlord may elect to enter the Premises and re-let the same for Tenant's account, holding Tenant liable in damages for all expenses incurred in any such reletting and for any difference between the amount of rent received from such reletting and all amounts due and payable under the Terms of his Lease.

13.4 Costs. In any proceeding or action to enforce Landlord's rights or to interpret the terms of this Lease or to collect any sums due hereunder, Landlord shall be entitled to reimbursement for all costs and expenses reasonably incurred in enforcing, defending, or interpreting its rights hereunder, including, but not limited to all collection and court costs, and all attorney's fees, whether incurred out of court, in trial court, on appeal, or in bankruptcy or administrative proceedings.

13.5 Rights. The remedies of Landlord stated in this Section 12 shall be cumulative and in addition to each other and to any rights or remedy available to Landlord at law or in equity. The exercise of any such rights or remedies by Landlord shall not be deemed to exclude Landlord's right to exercise any and all of the others, or others available to Landlord at law or in equity.

13.6 Right to Cure. Landlord, at any time after Tenant commits a default, can cure the default at Tenant's cost. If Landlord at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by Landlord shall be due immediately from Tenant to Landlord at the time the sum is paid, and if paid at a later date shall bear interest at the rate of 18% per annum from the date the sum is paid by Landlord until Landlord is reimbursed by Tenant. The sum, together with interest on it, shall be additional rent.

14. MISCELLANEOUS

WK

14.1 Notices. If any party desires to give notice or make payment of any sum of money hereunder to the other or make tender thereof to the other, such notice or tender shall be in writing addressed to the party for whom it is intended at the address of the party shown on Schedule A. When notice, tender or payment may be deposited in the United States mail, certified or registered mail, return receipt requested with postage prepaid, sent by overnight mail service, or sent by telephone facsimile transmission, provided the original copy of that transmission be mailed by regular mail. Such notice shall be deemed given upon receipt or refusal of delivery and in the case of a facsimile transmission, upon the transmission of that facsimile showing proper transmission being available by the party by whom the facsimile was sent.

14.2 Modification. No agreement shall be effective, change, modify, waive or discharge this agreement in whole or in part, unless such agreement is in writing and signed by the parties hereto.

14.3 Other Agreements. No agreements or representations with respect to any matters contained herein, unless incorporated in this agreement or contained in the Exhibits attached hereto shall be binding upon the parties.

14.4 Interpretations. The captions of this Lease are for convenience only and are not to be construed as part of this Lease and shall not be construed as defining or limiting in any way the scope of intent of the provisions hereof. Whenever herein the singular member is used the same shall include the plural and the masculine gender shall include the feminine and neuter genders.

14.5 Warranty. Tenant warrants to Landlord that the officer signing this Lease for and on behalf of Tenant is authorized to do so and that upon signing this Lease by such officer the Tenant shall be legally obligated to perform all of its covenants hereunder.

14.6 Time of the Essence. Time is of the essence for the Tenant's compliance with all of the terms, provisions, and conditions of this Lease.

14.7 Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

14.8 Recording. Landlord and Tenant agree that Tenant shall not record this Lease or any memorandum thereof in the Public Records of St. Lucie County, Florida because Tenant has agreed that the possession of the Premises by Tenant is sufficient notice to all third parties of the interest of Tenant in the Property.

The remainder of this page has been intentionally left blank

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

Witnessed by:

As to Landlord

DOVER-NEAL DEVELOPMENT, INC,

By: Ivan Dovaspike

Its: President

LANDLORD

DATE: 07-14-2020

Witnessed by:

As to Tenant

SUNSHINE ARCADE, INC,

By: Wasim Kazmi

Its: president

TENANT

DATE: 7/14/2020

wk

SCHEDULE A
NORTH BRIDGE SHOPPING PLAZA

Tenant: Sunshine Arcade, Inc

Tenant's Address: 2158 N. US 1, Ft. Pierce FL 34956

Location of Premises: Units 2158, 2160, 2162 & 2164 at North Bridge Plaza, located at 2200 wk N US HWY 1, Ft. Pierce, FL. along with 50 parking spaces (as per Addendum B" attached hereto.

wk see updat square Foot and rent on the sheet

Term: 6/26/2020 through 9/31/2025

Price: The first year the annual base rent due is $51,120.00, payable in twelve monthly installments, Payable in advance on the first day of the month of $4,260 per month. All sales and use taxes due on the rental area till be paid by the tenant (over and above the base rent)

And for every subsequent year, starting with October 1, 2021, and thereafter (until the lease is terminated), there shall be a 3% escalator in the rent as shown below:

Year Two : 10/1/2021 thru 9/31/2022:Annual rent is: $52,654/year; ($4,388/ month) plus tax
Year Three: 10/1/2022 thru 9/31/2023: Annual rent is: $54,234/year; ($4,519/month) plus tax
Year Four : 10/1/2023 thru 9/31/2024: Annual rent is: $55,861/year; ($4,655/month) plus tax
Year Five : 10/1/2024 thru 9/31/2025: Annual rent is: $57,537/year; ($4,795/month) plus tax

Renewal Options
Year Six :10/1/2025 thru 9/31/2026: Annual rent is: $59,263/year; ($4,939/ month) plus tax
Year Seven : 10/1/2026 thru 9/31/2027: Annual rent is: $61,040/year; ($5,087/month) plus tax
Year Eight : 10/1/2027 thru 9/31/2028: Annual rent is: $62,872/year; ($5,239/month) plus tax
Year Nine : 10/1/2028 thru 9/31/2029: Annual rent is: $64,758/year; ($5,397/month) plus tax
Year Ten : 10/1/2029 thru 9/31/2030: Annual rent is: $66,701/year; ($5,558/month) plus tax

1) Tenant shall take possession of the premises upon successful execution of this lease, payment of security and first month's rent and execution of guarantee by tenant and acknowledged by landlord. Specifically, the tenant's architect may make measurements and perform necessary functions s tenant may obtain the proper permits. Should the use is not approved by governmental authorities, it is understood and agreed that the tenant shall surrender the first month rent payment, the last month rent payment and security deposit payment to the landlord.

wk

2) Tenant to obtain all necessary permits and make all necessary improvements to the property (at tenant expense) with written approval of all plans to be signed off (by landlord). Landlord will make air conditioning units operational.
3) Landlord shall pay 6% of net aggregate base rent for the first two years of the lease, upon execution of lease and payment of the security deposit and first month's rent, split equally between Commercial Real Estate, LLC and R.T. Commercial Real Estate, LLC. Beginning on year 3 of the lease, Commercial Real Estate and R.T. Commercial Real Estate will be paid for each year as long as Sunshine Arcade is current with Landlord and remains a tenant of the landlord.
4) It is understood and agreed that at any time during the term of the lease, if St. Lucie County permanently close all arcades, the tenant may exercise his right to exit this lease provided the tenant pays a $10,000 exit fee and provides a 120 day written notice.
5) Landlords address for notice and payment: Dover-Neal Development Corp, 4261 13th Street, Wyandotte, MI 48192
6) Landlord agrees to not lease space to any other arcades provided all contractual covenants herein are met and tenant is in good standing.
7) Landlord shall (at landlords cost) have a/c units fully functional for tenant no later than 10/1/2020, however it is the tenants obligation to maintain the units going forward; (with respect to normal maintenance items and clean filters on a monthly basis, otherwise tenant shall be responsible for the cost of repairs

The remainder of this page has been left blank intentionally

wk

GUARANTY OF LEASE

Wasim Kazmi ("Guarantors"), whose address is as a material inducement to and in consideration 3915 Brookdale ct Jacksonville FL 32277 DOVER-NEAL DEVELOPMENT, INC. ("Landlord") entering into a written lease (the "Lease") with ("Tenant"), dated the same date as this Guaranty, pursuant to which Landlord leased to Tenant and Tenant leased from Landlord, premises located in the City of Fort Pierce, County of St. Lucie, Florida, more particularly described as follows:

Units 2158, 2160, 2162 & 2164 of North Bridge Plaza, located at 2200 North Federal Highway US1, Ft. Pierce, FL

Unconditionally guarantees and promises to and for the benefit of Landlord that Tenant shall perform the provision of the Lease that Tenant is to perform for the Term of the Lease.

Guarantors' obligations are joint and several and are independent of Tenant's obligations. A separate action may be brought or prosecuted against any Guarantor whether the action is brought or prosecuted against any other Guarantor or Tenant, or all, or whether any other Guarantor or Tenant, or all, are joined in the action.

Guarantors waive the benefit of any statute of limitations affection Guarantors' liability under this guaranty.

The provisions of the Lease may be changed by agreement between Landlord and Tenant at any time, or by course of conduct, without the consent of or without notice to Guarantors. This Guaranty shall guarantee the performance of the Lease as charged. Assignment of the Lease (as permitted by the Lease) shall not affect this Guaranty.

If Tenant defaults under the Lease, Landlord can proceed immediately against Guarantors or Tenant, or both, Or Landlord can enforce against Guarantors or Tenant, or both, any rights that it has under the Lease, or pursuant to applicable laws. If this Guaranty expires or the Lease terminates and Landlord has any rights Landlord can enforce against Tenant after the termination (but accruing during the Term of the Lease), Landlord can enforce those rights against Guarantors without giving previous notice to Tenant or Guarantors, or without making any demand on either of them.

Guarantors waive the right to require Landlord to (i) proceed against Tenant (ii) proceed against or exhaust any security that Landlord holds from Tenant (iii) pursue another remedy in Landlord's power. Guarantors waive any defense by reason of any disability of Tenant, and waive any other defense based on the termination of Tenant's liability from any cause. Until all of Tenant's obligations to Landlord have been discharged in full, Guarantors have no right of subrogation against Tenant. Guarantors waive their right to enforce any remedies that Landlord

wk

now has, or later may have, against Tenant. Guarantors waive all presentments, demands for performance, notices of nonperformance, protest, notices of protest, notices of dishonor, and notices of acceptance of this Guaranty, and waive all notices of existence, creation, or incurring of new or additional obligations.

If landlord disposes of its interest in the Lease, "Landlord", as used in this Guaranty, shall mean Landlord's successors.

If Landlord is required to enforce Guarantors' obligations by legal proceedings, reasonable attorney's fees.

Guarantors' obligations under this Guaranty shall be binding on Guarantors' successors.

AS A FURTHER INDUCEMENT TO LANDLORD TO MAKE SAID LEASE AND IN CONSIDERATION THEREFORE, LANDLORD AND THE UNDERSIGNED HEREBY AGREE THAT IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER THE LANDLORD OR THE UNDERSIGNED AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH SAID LEASE OR THIS GUARANTY, THAT LANDLORD AND THE UNDERSIGNED SHALL AND DO HEREBY WAIVE A TRIAL BY JURY.

Dated: 7/1/2020

wasim Kazmi

Address: 3915 Brookdale ct

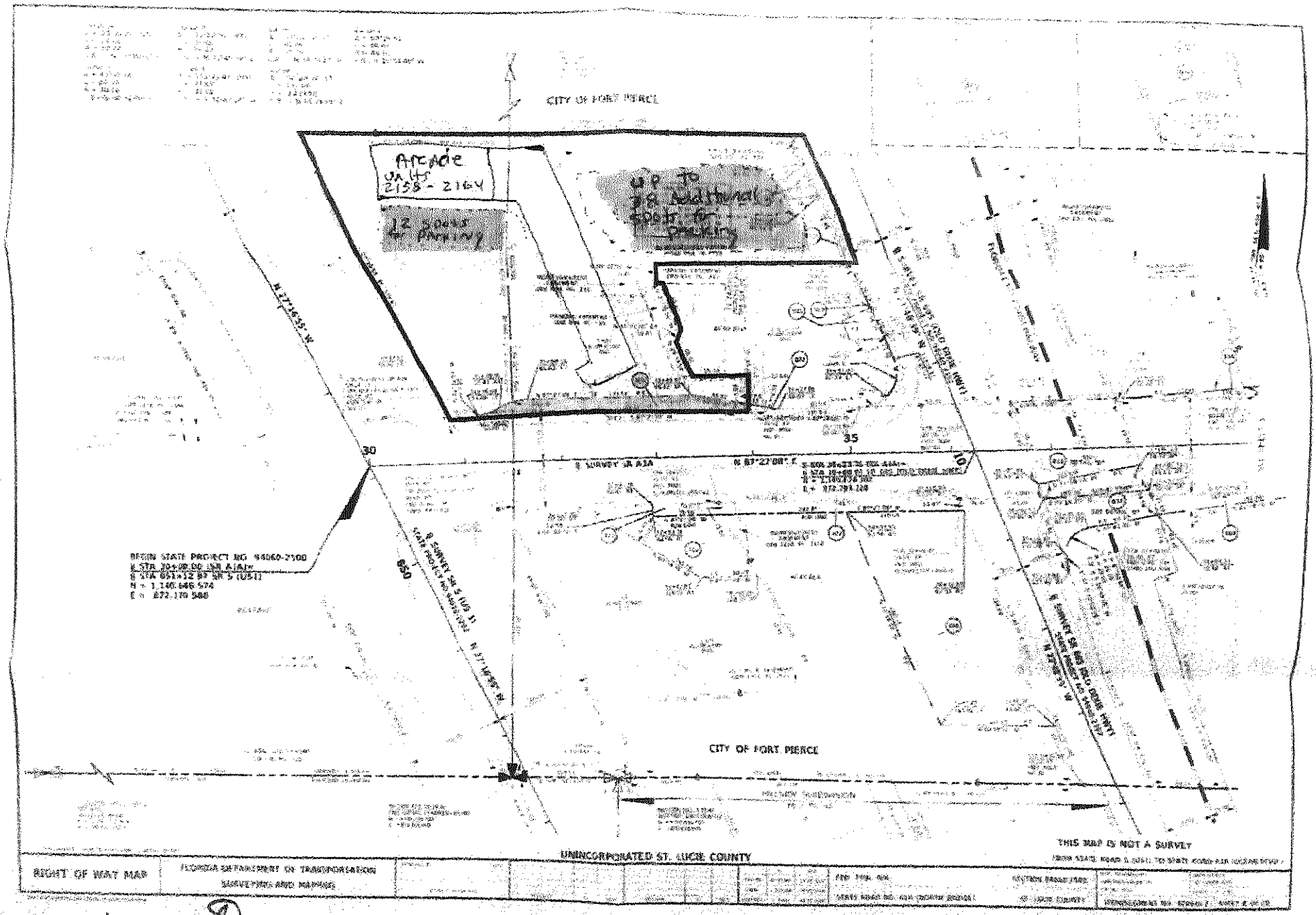
GUARANTOR

Addendum B

6-12-2020

Leased space inside building in yellow
12 spaces for parking on upper level in orange
38 spaces for overflow parking on lower level in pink

6-12-2020



Landlord _____

Tenant _____

IMG_5360.JPG

6/10/2020

https://mail.google.com/mail/u/0/?tab=rm&ogbl#advanced-search/to=rteincorporated%40aol.com&subset=sent&has=survey&attach=true&within=1d&si... 1/1

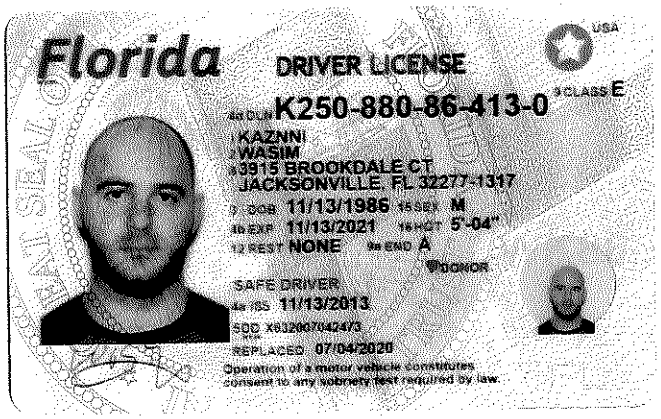
sheet

Jeremiah Baron & CO.
Commercial Real Estate, LLC

2200 N.US 1 Ft. Pierce FL - Units 2158, 2160, 2162 2164

Yr	SF	Rate	Base Rent	Ann Rent	mth TAX (6.5%)	An rent w TAX
1	3444	$ 12.00	$ 3,444.00	$ 41,328.00	$ 3,667.86	$ 44,014.32
2	3444	$ 12.36	$ 3,547.32	$ 42,567.84	$ 3,777.90	$ 45,334.75
3	3444	$ 12.73	$ 3,653.74	$ 43,844.88	$ 3,891.23	$ 46,694.79
4	3444	$ 13.11	$ 3,763.35	$ 45,160.22	$ 4,007.97	$ 48,095.64
5	3444	$ 13.51	$ 3,876.25	$ 46,515.03	$ 4,128.21	$ 49,538.50
6	3444	$ 13.91	$ 3,992.54	$ 47,910.48	$ 4,252.06	$ 51,024.66
7	3444	$ 14.33	$ 4,112.32	$ 49,347.79	$ 4,379.62	$ 52,555.40
8	3444	$ 14.76	$ 4,235.69	$ 50,828.23	$ 4,511.01	$ 54,132.06
9	3444	$ 15.20	$ 4,362.76	$ 52,353.07	$ 4,646.34	$ 55,756.02
10	3444	$ 15.66	$ 4,493.64	$ 53,923.67	$ 4,785.73	$ 57,428.70

First, Last, Security: $ 11,240.07


Florida
DRIVER LICENSE
USA
4a DLN K250-880-86-413-0
9 CLASS E
1 KAZNNI
2 WASIM
8 3915 BROOKDALE CT
JACKSONVILLE, FL 32277-1317
3 DOB 11/13/1986 15 SEX M
4b EXP 11/13/2021 16 HGT 5'-04"
12 REST NONE 9a END A
DONOR
SAFE DRIVER
4a ISS 11/13/2013
5DD X602907042473
REPLACED 07/04/2020
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

City of Fort Pierce Building Department
100 North US 1
Fort Pierce, FL

October 21, 2020

RE: Conditional Use-Sunshine Arcade, 2202 N. US Highway 1
Technical Review Project # 20-04000016

To Whom It My Concern:

Please accept the following responses to the comments dated 1/14/2020 from your agency. Response shown on plans corresponding (if required) to these comments are noted.

Fort Pierce Planning:

1. Provide a Landscape Plan in accordance with City Code 123-37, signed and sealed by a registered landscape architect. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt.
Response: A Landscape Plan will be provided as required to bring the site into compliance with the city's landscape ordinance after conditional use approval at the time of building permit application

2. There is a total of three possible options for the operation of the arcade on the Parking Plan provided. It is noted in the narrative that option 3 would be the preferred option. Staff would be in support of the 3rd option with a note that it will be the property owner's responsibility to address any parking issues for future tenants if they arise. If the 3rd option is acceptable then remove the other
Response: Options one and two have been removed

3. Adjust the floor plan to reflect option 3 of 66 machines if that is the option that is chosen. Currently it shows 80 machines. What is the total square footage of the unit where the Amusement Arcade will operate out of? What will be the hours of operation if you go with option 3 as noted on the Parking Plan?
Response: The floor plan has been adjusted to show the correct number of machines to match the request

4. In accordance with City Code 125-325 (2) (j), Sidewalks shall be installed along all public right- of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in section 1254-317. Sidewalks are not present on the western end of the property and will need to be permitted and installed prior to the insurance of a business tax receipt.
Response: Sidewalk has been shown on the Plot Plan, but would like to request the option of payment in lieu

Respectfully Submitted,

M. Seal
_____
Michael Seal
Architectonic Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Sunshine Arcade

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 11-22-2020

NOTICE BY MAIL: 11-23-2020

NOTICE BY SIGNS: 11-25-2020

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 11/25/2020

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: Conditional Use - Sunshine Arcade

Staff Name: Brandon C. Creagan

Staff Signature: B C C...

Date Mailed: 11-23-2020

Number of Mailed Letters: 20

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

November 23, 2020

Dear Property Owner(s):

The applicant, Dover-Neal Development Inc, and representative, Michael Menard, Architectonic Inc are requesting approval of a **Conditional Use with No Construction** to operate a 66 machine arcade amusement center located at 2202 N. US Highway 1 in Fort Pierce, Florida. The property is zoned General Commercial (C-3). The Parcel ID is 1433-440-0009-010-1.

Legal Description: 33/34 34 40 BEG AT INT OF N R/W A1A AND ELY R/W US HWY 1 RUN N 87 DEG 48 MIN 28 SEC E ALG SD N R/WOF A1A 308.53 FT, TH N 02 DEG 12 MIN 29 SEC W 37.30 FT, TH S 87 DEG 48 MIN 28 SEC W 55.34 FT, TH N 23 DEG 50 MIN 19 SEC W 38.30 FT, TH N 19 DEG 04 MIN 13 SEC E 14.45 FT, TH N 21 DEG 10 MIN 31 SEC W 48.62 FT, TH N 89 DEG 38 MIN 12 SEC W 7.25 FT, TH N 00 DEG 10 MIN 45 SEC E 20.85 FT, TH N 89 DEG 17 MIN 30 SEC E 203.59 FT TO WLY R/W OLD DIXIE HWY, TH N23 DEG 30 MIN 41 SEC W ALG SD WLY R/W 137.39 FT, TH N 89 DEG 40MIN W 283.65 FT, TH N 89 DEG 42 MIN W 229.89 FT TO E R/W US 1, THSLY ALG US 1 329.97 FT TO POB (2.57 AC) (OR 889-1023 AND 1026)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, December 7, 2020** which begins at **6:00 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 **Conditional Use with No Construction**. Whether you attend the meeting or not, it is requested that you please complete the comment form below and return it, so it is received by **12 p.m**. on **Monday, December 7, 2020.** Methods of returning the comment form are identified below. If you have any inquiries, or would like to review the complete application, please contact me at 772-467-3742 or bcreagan@cityoffortpierce.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

Conditional Use – Sunshine Arcade – 2202 N. US Highway 1 No. 20

Comments:

_____

_____

_____

_____ _____

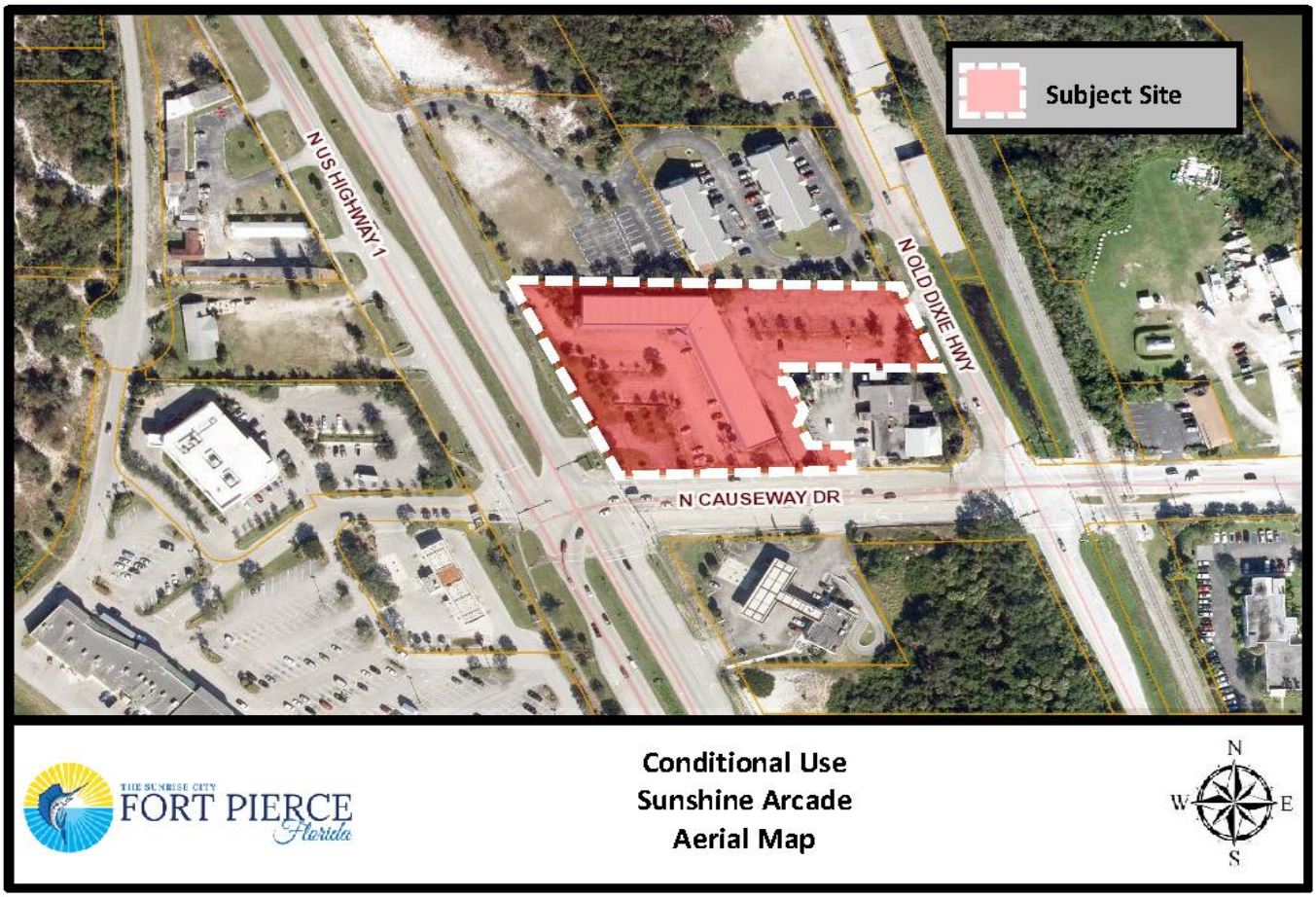
Signature **Date**

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@cityoffortpierce.com

Aerial Map

Parcel ID: 1433-440-0009-010-1



East Coast Packers Inc 1
1900 N Old Dixie Highway
Fort Pierce, FL 34946-1423

Daniel Kammerer and Bruce M Tyrell Jr 2
4225 Overhill Drive
Merritt Island, FL 32952

Dudley Inc 3
1903 Bay Road # 206
Vero Beach, FL 32963

Karuna-Orlando LLC 4
2350 NE Dixie Highway
Jensen Beach, FL 34957-5952

Real Sub LLC 5
PO Box 32018
Lakeland, FL 33802-2018

KNIGHTS REAL ESTATE INC 6
1201 Oakfield Drive, Suite 109
Brandon, FL 33511-4932

Gregory Mihalak 7
542 Knollwood Drive
Lake Orion, MI 48362-1433

Dover-Neal Development Inc 8
4261 13th Street
Wyandotte, MI 48192-7002

Monica Investment Group Inc 9
402 High Point Drive, Suite 101
Cocoa, FL 32926-6602

Bruno Bornino 10
2601 N Indian River Drive, Apt 5
Fort Pierce, FL 34946-1817

1889 Ft Pierce Fells LLC 11
249 Route 10
East Hanover, NJ 07936

Blue Harbour Development Llc 12
7995 Mahogany Run Lane
Naples, FL 34113-1625

Scott & Max Inc 13
153 Rio Vista Drive
Sopchoppy, FL 32358-1789

28 N A1A LLC 14
401 Campbell Road
Fort Pierce, FL 34945-2104

FEC RR 15
7150 Philips Highway
Jacksonville, FL 32256-6802

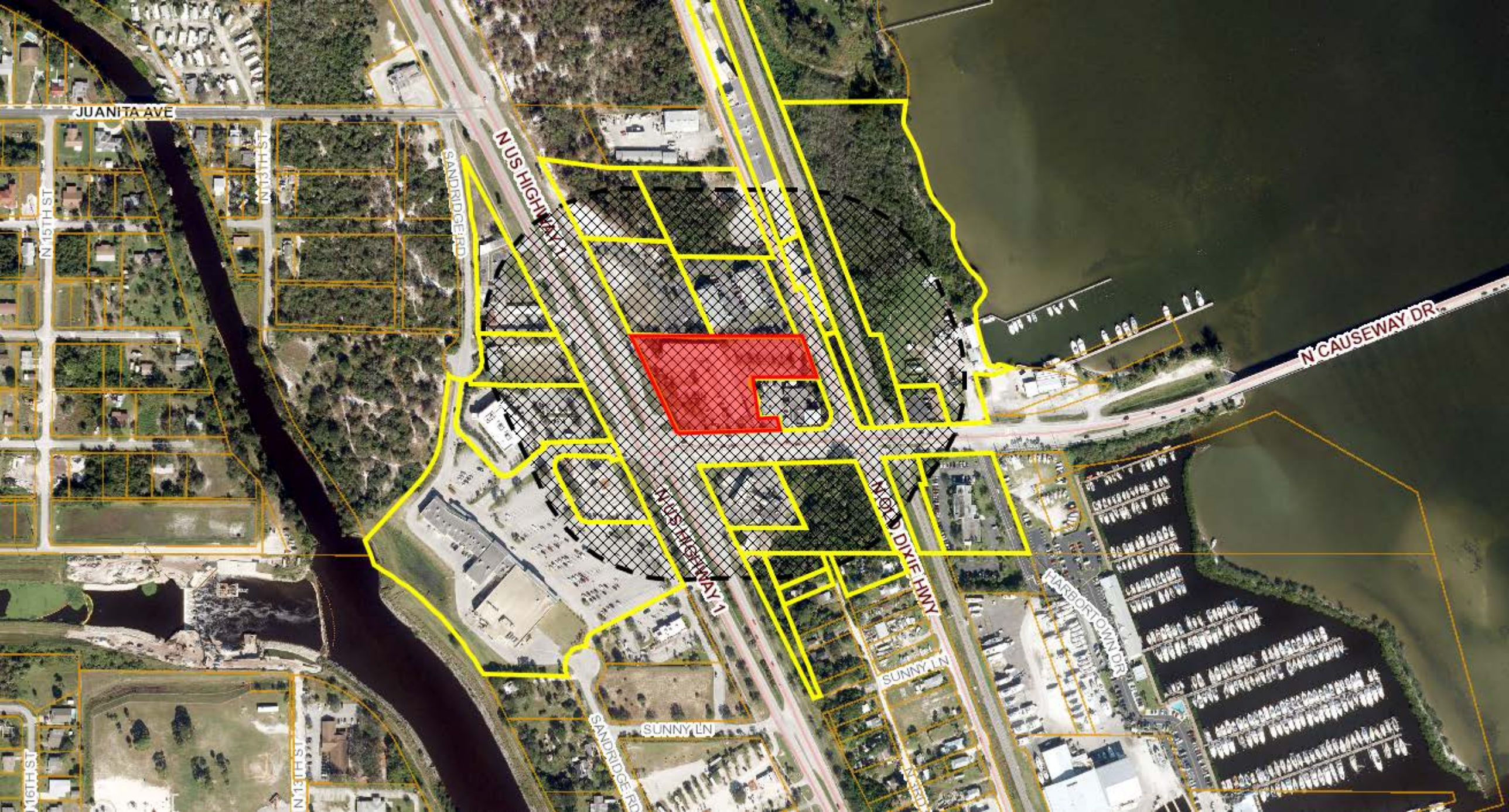
Bernard Egan and Co 16
1900 Old Dixie Highway
Fort Pierce, FL 34946-1423

United Partners Iii Inc 17
2101 Old Dixie Highway
Fort Pierce, FL 34946-1420

Charles Williams 18
2015 Old Dixie Highway
Fort Pierce, FL 34946-1424

Sara E Quintana 19
14340 SW 57th Lane, Apt 204
Miami, FL 33183-1057

Nelta Tyson (LF EST) 20
2017 N 3rd Street
Fort Pierce, FL 34946-1416


JUANITA AVE
N 15TH ST
N 13TH ST
SANDRIDGE RD
N US HIGHWAY 1
N CAUSEWAY DR
MOLD DIXIE HWY
HARBORTOWN DR
SUNNY LN
SUNNY LN
SANDRIDGE RD
N 16TH ST
N 13TH ST

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 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.

11/22/2020

Subscribed and sworn to before on November 22, 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: $209.04
Ad No: 0004475666
Customer No: 1330883
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, December 7, 2020 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meeting which begins at 6:00 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No Construction submitted by property owner, Dover-Neal Development, Inc, and Applicant Sunshine Arcade, Inc, to operate a 66-machine arcade amusement center at 2202 North US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 1433-440-0009-010-1.

2. Application for Conditional Use with New Construction submitted by property owners, Raymond & Catherine Duquette, and Representative Michael Menard, to construct a single-family home seaward (east) of the Coastal Construction Control Line (CCCL) that will be up to 34.40 feet in height from FEMA Based Flood Elevation on an unaddressed parcel along Surfside Drive in Fort Pierce, FL. The property is zoned Single Family Low Density Residential (R-1). Parcel ID: 2412-501-0125-000-1.

3. Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhail and applicant, Michelle Longarzo, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as two (2) days located at 1507 Faber Court. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-605-0057-000-8.

4. Application for Conditional Use with No New Construction submitted by property owner, Sharon Scalone to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as one (1) day located at 1132 Granada Street. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-811-0008-000-3.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 11/22/20
Publish: 11/22/20 TCN4475666

City Commission Regular Meeting - 6:00 pm **12. d.**

Meeting Date: 12/07/2020

Re: Conditional Use Approval with No New Construction - Scalone Dwelling Rental

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

---

SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Sharon Scalone to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as one (1) day located at 1132 Granada Street. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-811-0008-000-3.

SUMMARY:

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1132 Granada Street. The proposed Conditional Use will offer lodging of less than six (6) months with one (1) day rental minimum.

RECOMMENDATION:

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles per unit. On-street parking is prohibited.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

ALTERNATIVES:

Approval with changes to the Conditions of Approval
Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM
Planning Director

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

OTHER INFORMATION:
N/A

OTHER INFORMATION:
N/A

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/25/2020 08:11 AM

Form Started By: Jennifer Hofmeister
Started On: 11/24/2020 12:51 PM
Final Approval Date: 11/25/2020

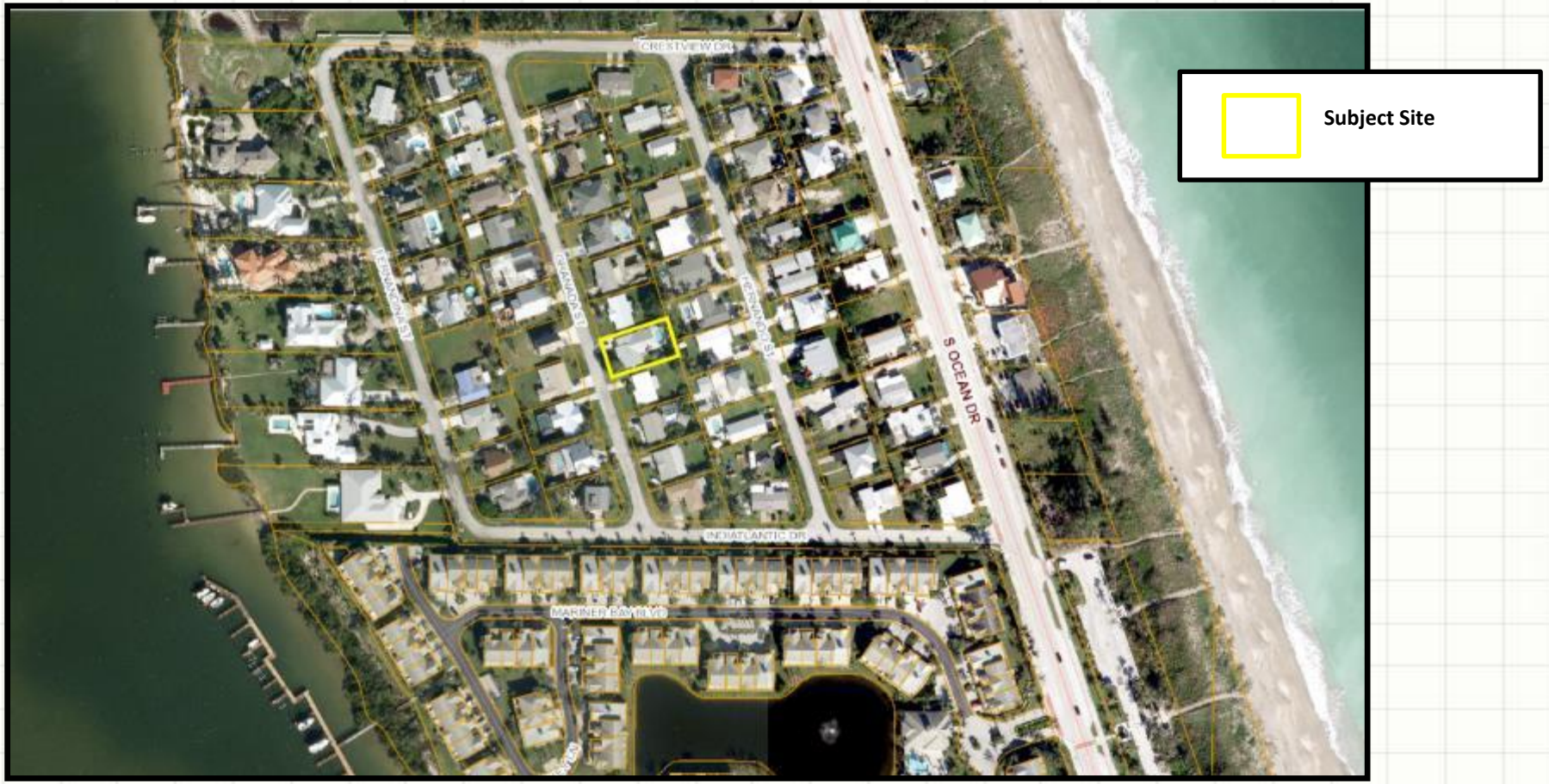
Conditional Use Approval

With no new construction



Scalone Dwelling Rental minimum one (1)-day

Location Map



1132 Granada Street

FLUM and Zoning Map



FLUM – Low Density Residential (RL)

Zoning – Single-family Intermediate Residential Zone (R-2)

Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and Conditions of Approval added to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.
  - No current Code Enforcement or Police Department violations

- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Planning Board Recommendation

November 10, 2020:

- Recommended APPROVAL of the proposed Conditional Use, subject to five (5) Conditions with additional language to Condition 4 to prohibit on-street parking.

Staff Recommendation

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4) There shall be a limitation of no more than two (2) vehicles per unit. On-Street parking is prohibited.

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

City Commission Possible Actions

- APPROVAL of the proposed Conditional Use, subject to five (5) Conditions as amended by the Planning staff based upon Planning Board recommendation
- APPROVAL of the proposed Conditional Use with changes to the Conditions
- DISAPPROVAL of the proposed Conditional Use

Conditional Use Approval

With no new construction



Scalone Dwelling Rental minimum one (1)-day

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Scalone Dwelling Rental – 1132 Granada Street (20-0400018)**
HEARING DATE:	December 7, 2020

STAFF REPORT

Owner/Applicant:	Sharon Scalone 1132 Granada Street Fort Pierce, FL 34949
Applicant's Request:	Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months with one (1) day rental minimum.
Location(s):	1132 Granada Street Dwelling Rental
Parcel ID:	2401-811-0008-000-3
Future Land Use:	Low Density Residential (RL)
Current Zoning:	Single-family Intermediate Residential Zone (R-2)

Surrounding FLU:

North	East	South	West
RL	HIR	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-4A	R-2	R-2

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1132 Granada Street. The proposed Conditional Use will offer lodging of less than six (6) months with one (1) day rental minimum.

The subject property is a two (2) bedroom, two (2) bath single family pool home on Hernando Street, generally located north of Indiatlantic Drive, South of Crestview Drive, and west of South Ocean Drive on Hutchinson Island. The subject site is in an area surrounding by a mix of residential types. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-family Intermediate Residential (R-2).



Dwelling Rentals

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. The R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board Recommendation
At the Planning Board September 8, 2020 meeting, recommended 6-1 **Approval** of the Conditional Use with the additional language to Condition 4 to prohibit on-street parking. The Conditions of Approval for the City Commission consideration have been modified to reflect the Planning Board's recommendation.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit. On-street parking is prohibited.

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

AERIAL MAP



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Scalone Dwelling Rental
1132 Granada Street

N
W E
S

FUTURE LAND USE MAP

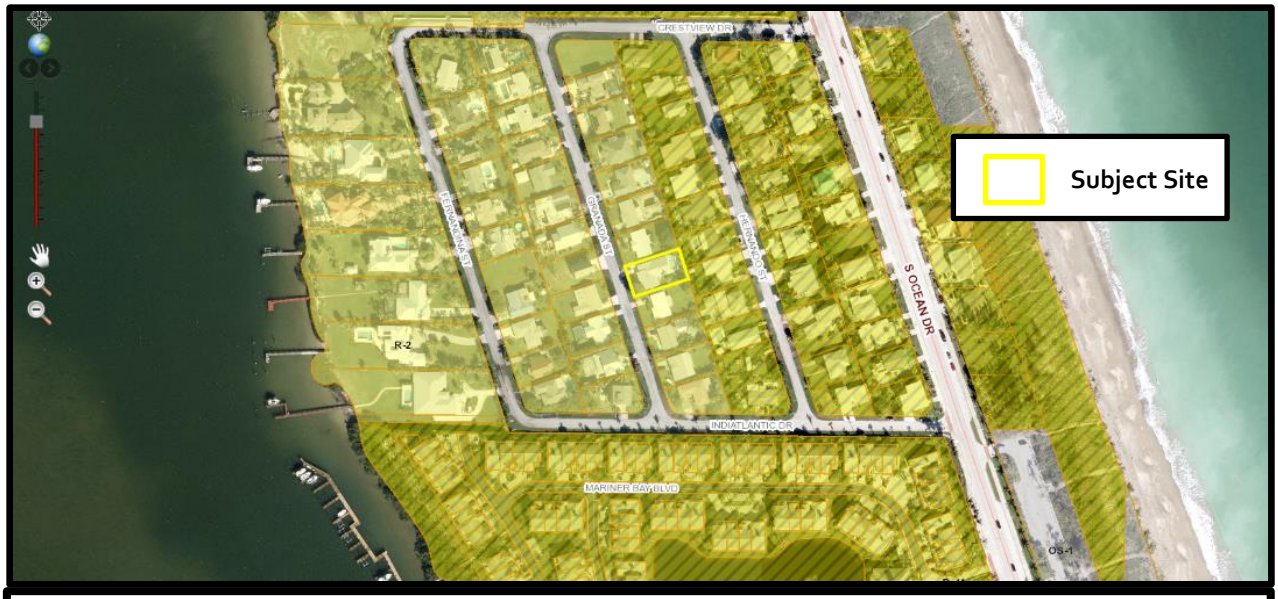


THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Scalone Dwelling Rental
1132 Granada Street

N
W E
S

ZONING MAP



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Scalone Dwelling Rental
1132 Granada Street

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 14, 2020

Sharon Scalone
1132 Granada Street
Boynton Beach, FL 34949

Subject: 1132 Granada Street Conditional Use application for a Dwelling Rental TRC Comments

Dear Ms. Scalone,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two vehicles per dwelling rental unit.

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

6. Third party liability insurance shall be provided.

7. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

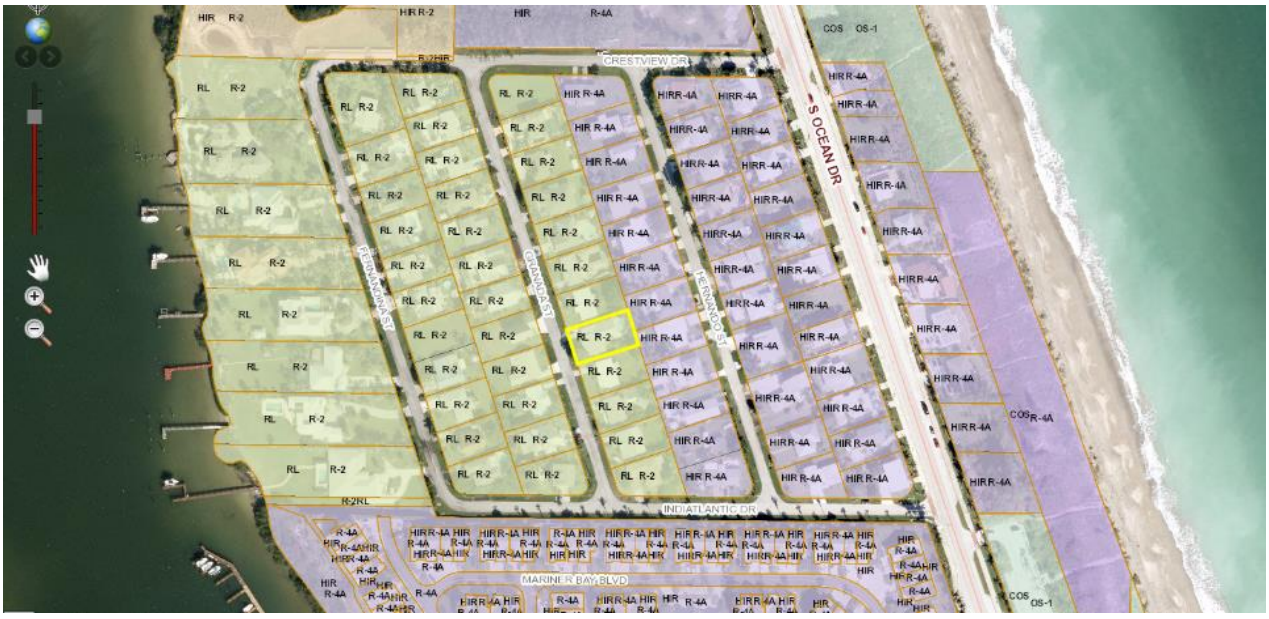
1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street

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:

Open permits shall be addressed.

Building Official's or Representative's Signature _____ Date: 10/13/20

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

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

RECEIVED
OCT 07 2020
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Conditional Use - 1132 Granada Street
TRC No. 20-040000018

DATE : October 7, 2020

This is to advise you that we have completed the review of the following documents as received by this office on October 2, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [X] Recommend
- [ ] Do Not Recommend

- [X] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1132 Granada\CU\Submittal No. 1 - 100220\CU Approval - 100720.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Tuesday, October 6, 2020 4:36 PM
To: Jennifer Hofmeister
Subject: No comments for Dwelling Rental(s)

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. .

Jennifer,

Hope all is well. The Fire District has no comments for Dwelling Rentals 1507 Faber Court or 1132 Granada Street.

Stay safe,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Bureau
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20- 040000018

Conditional Use – Scalone - 1132 Granada Street Dwelling Rental

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

Reliable Public Power Provider

2018 BEST places to work ST LUCIE COUNTY

Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com

Jennifer Hofmeister

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, October 13, 2020 8:42 AM
To: Alicia Rosenthal; Jennifer Hofmeister; Brandon Creagan; Vennis Gilmore
Subject: TRC Projects 10-15-2020

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. .

TRC Projects:

a. Annexation - 2564 South Kings Highway
b. Conditional Use - Sunshine Arcade - 2202 North US Highway 1
c. Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1
d. Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court
e. Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street
f. Minor Site Plan - Duplex - 1021 North 12th Street
g. Minor Site Plan - Duplex - 1231 Avenue K
h. Minor Site Plan - Duplex - 1308 North 22nd Street
i. Text Amendment - Chapter 125 - Residential

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

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

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



office 772.429.7547
cell 772.216.5755


ONE
TEAM
CUSTOMER FOCUS
ONE
GOAL

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1132 Granada Street

Parcel ID #(s)

Project description Short Term Rental

Sharon Scalone
Property Owner(s)

Street Address 1132 Granada Street

City Fort Pierce State FL Zip 34949

Phone Number 845-797-4183

Email Address Sharonscalone@gmail.com

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

Sharon Scalone
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 1 day of Sept, 2020, by Sharon Scalone who is personally known to me or has produced FDL as identification.

Deanna Gerhart
Signature of Notary Deanna M Gerhart

(Seal) DEANNA M GERHART
MY COMMISSION #GG232255
EXPIRES: JUN 26, 2022
Bonded through 1st State Insurance

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date

Intake Planner

Planner Assigned

Approved By Date

Comments

Fees Control # B. Permit #

Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Type:

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

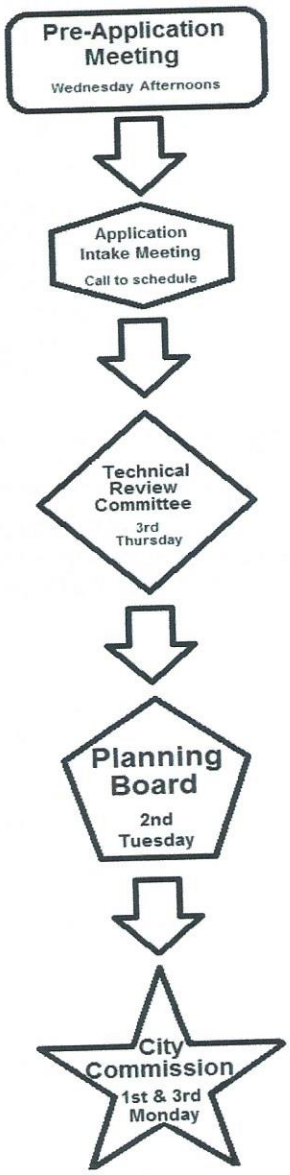
Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

Application Outlook



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

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

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

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

JOSEPH E. SMITH. CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4332865 07/21/2017 12:20:35 PM
OR BOOK 4022 PAGE 1712 - 1713 Doc Type: DEED
RECORDING: $18.50
Doc Tax: $0.70

Sharon Scalone
1132 Granada St.
Ft. Pierce, FL 34949

This Instrument Prepared by: Liz Wilson
1850 43rd Avenue, Suite C10
Vero Beach, FL 32960

Property Appraisers Parcel Identification (Folio) Number: 2401-811-0008-000-3

This QUIT CLAIM DEED, executed this 14th day of July 2017 by RAYMOND J. SCALONE JR., a single man, whose post office address is 174 Smithtown Road, Fishkill, NY 12524, first party, to SHARON A. SCALONE, a single woman, whose post office address is 1132 Granada Street, Ft. Pierce, FL 34949, second party.

WITNESSETH, that the first party, for an in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Saint Lucie:

Lot 8, Block 3, TROPICAL BEACH BLOCKS 3& 4, according to the Plat thereof, as recorded in Plat Book 10, Page 9, of the Public Records of St. Lucie County, Florida.

THIS QUIT CLAIM DEED is executed pursuant to the terms and conditions of a Final Judgment of Dissolution of Marriage entered on June 27, 2017 that incorporated a Marital Settlement Agreement dated June 2, 2017, and which was filed in the Circuit Court for the Nineteenth Judicial Circuit in and for Saint Lucie County, Florida, case number 562017DR000428, with the caption of IN RE: The Marriage of SHARON ANN SCALONE, Wife and RAYMOND JOSEPH SCALONE, Husband.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS NOT BEEN EXAMINED BY SCRIVENER WHO HAS RENDERED NO OPINION.

IN WITNESS THEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Devinn Askew
Witness signature
Printed name of witness

RAYMOND J. SCALONE Jr.

Witness signature
Printed name of witness
Kelly A Grau

STATE OF New York
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me this 14th day of July 2017 by Raymond J. Scalone Jr. who is personally known to me or did produce NYDL 508797142 as identification.

NOTARY PUBLIC
State of ~~Florida at Large~~ New York
My Commission Expires: 08/19/17

KELLY A TANNER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Orange County
01TA6287694
MY COMMISSION EXPIRES 08/19/2017

RECEIPT

Joseph E. Smith
Clerk of the Circuit Court
St. Lucie County

1476223

Clerk of the Circuit Court
St. Lucie County
201 South Indian River Drive
Fort Pierce, FL 34950
(772) 462-6900

Transaction #: 1476223
Receipt #: 1349584
Cashier Date: 7/21/2017 12:20:36PM
Print Date: 7/21/2017 12:20:59PM

www.stlucieclerk.com

CUSTOMER INFORMATION

SHARON SCALONE

,

TRANSACTION INFORMATION

Date Received:	7/21/2017 12:15:54PM
Location:	North County
Return Code:	Over the Counter
Trans Type:	Recording
Reference:	
Cashier:	DOWNIEA

PAYMENT SUMMARY

Total Fees:	$19.87
Total Payments:	$19.87
Balance Due:	$0.00
Cash Tendered:	
Change:	$0.00

Payment

CREDIT CARD $19.87

IPASS Convenience Fee 0.67

CUSTOMER SIGNATURE: _____

Official Record

DEED

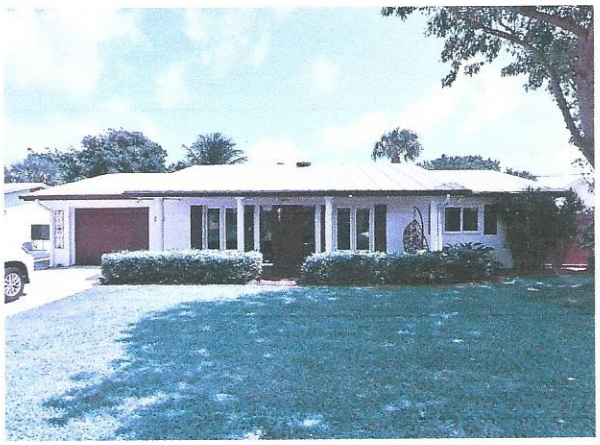
BK/PG: 4022/1712 DOC #: 4332865 Date: 7/21/2017 12:20:35PM
FROM: SCALONE,RAYMOND J JR TO: SCALONE,SHARON A

Deed Doc Stamps @ $0.70 per $100	0.70
Indexing @ 1st 4 Names Free, Addt'l=$1 ea.	0.00
Recording @ 1st=$10 Addt'l=$8.50 ea.	18.50

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

Property Identification

Site Address:	1132 GRANADA ST
Parcel ID:	2401-811-0008-000-3
Account #:	15628
Map ID:	24/01H
Use Type:	0100
Zoning:	SF Interme
City/County:	Fort Pierce



Ownership

Sharon A Scalone
1132 Granada ST
Fort Pierce, FL 34949-3319

Legal Description

TROPICAL BEACH BLK 3 LOT 8 (OR 2979-1418 THRU 1421; 4022-1712)

Current Values

Just/Market Value:	$301,900
Assessed Value:	$177,005
Exemptions:	$50,000
Taxable Value:	$127,005

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):	1,984
Gross Sketched Area (SF):	3,689
Land Size (acres):	0.2
Land Size (SF):	8,750

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

Sale History

Date:	Jul 14, 2017
Book/Page:	4022 / 1712
Sale Code:	0111
Deed:	QC
Grantor:	Scalone Jr Raymond J
Price:	$100
Date:	May 30, 2008
Book/Page:	2979 / 1421
Sale Code:	XX04
Deed:	WD
Grantor:	Scalone Sharon A
Price:	$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1420
Sale Code:	XX04
Deed:	WD

Grantor:	Scalone Sharon A
Price:	$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1419
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1418
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	$62,500
Date:	Apr 11, 2006
Book/Page:	2544 / 2315
Sale Code:	XX01
Deed:	PB
Grantor:	Foster (EST) Claire A
Price:	$0
Date:	Jul 27, 1999
Book/Page:	1239 / 1859
Sale Code:	XX00
Deed:	WD
Grantor:	Decker Randolph A
Price:	$131,000
Date:	Jul 14, 1989
Book/Page:	0645 / 2220
Sale Code:	XX00
Deed:	WD
Grantor:	Hal K Wilson
Price:	$102,500
Date:	Feb 1, 1977
Book/Page:	0264 / 1521
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$39,500

Building Information (1 of 1)

Finished Area: 1,984 SF

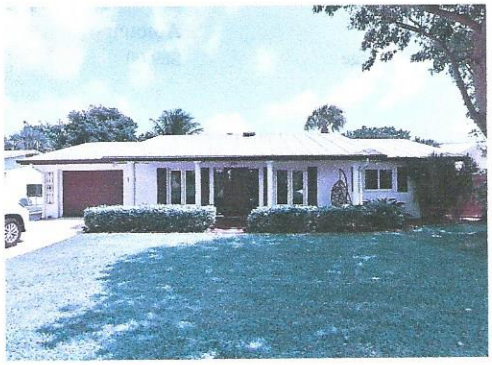
Gross Sketched Area: 3,689 SF

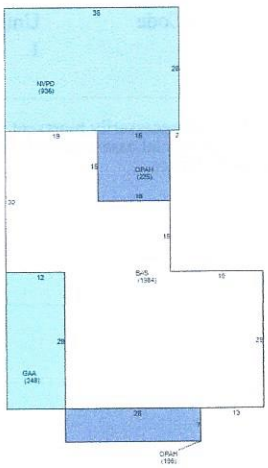
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: HC	Year Built: 1971	Frame:
Grade: C	Effective Year: 1985	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	720
Year Built:	1971
Type:	POOL DK-AVG
Quantity:	1
Units:	416
Year Built:	1989
Type:	RES POOL AVG
Quantity:	1
Units:	420
Year Built:	1989
Type:	UTILITY FAIR
Quantity:	1
Units:	96
Year Built:	1999
Type:	WOOD FEN 6'
Quantity:	1
Units:	284
Year Built:	2016

Current Year Values

Current Values Breakdown

Building:	$174,000
Land:	$127,900
Just/Market:	$301,900
Ag Credit:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2009	0500	Homestead Exemption	$25,000

Tax Year	Grant Year	Code	Description	Amount
		0550	Homestead Exemption over $	$25,000

Save Our Homes or 10% Cap:	$124,895	2020	2009	50,000
Assessed:	$177,005			
Exemption(s):	$50,000			
Taxable:	$127,005			

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

Permits

Number:	F89000829P
Issue Date:	Aug 1, 1989
Description:	Pool
Amount:	$10,900
Fee:	$10,900
Number:	F89000829E
Issue Date:	Oct 1, 1989
Description:	Enclosure
Amount:	$3,500
Fee:	$3,500
Number:	F98-000650
Issue Date:	May 26, 1998
Description:	Roof
Amount:	$2,400
Fee:	$2,400
Number:	RR20051044
Issue Date:	Oct 18, 2005
Description:	Alterations/Remodeling
Amount:	$12,500
Fee:	$200
Number:	FE2005199
Issue Date:	Nov 4, 2005
Description:	Wood Fence
Amount:	$1,500
Fee:	$100
Number:	RR2006264
Issue Date:	Sep 21, 2006
Description:	Alterations/Remodeling
Amount:	$1,200
Fee:	$50
Number:	SHTR20077
Issue Date:	Mar 2, 2007
Description:	Storm Shutters
Amount:	$2,073
Fee:	$100

Number:	BP-091438
Issue Date:	Aug 28, 2009
Description:	Air Conditioning Only
Amount:	$3,800
Fee:	$250

Number:	BP16-1490
Issue Date:	May 18, 2016
Description:	Fence
Amount:	$11,993
Fee:	$0

Number:	BP16-0301
Issue Date:	Sep 30, 2016
Description:	Alterations/Remodeling
Amount:	$13,461
Fee:	$0

Number:	BP16-2929
Issue Date:	Nov 18, 2016
Description:	Window replacement
Amount:	$12,136
Fee:	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

November 24, 2020

Dear Property Owner(s):

The property owner, Sharon Scalone, is requesting approval of a **Conditional Use with no new construction** to operate a Dwelling Rental, offering lodging for less than six months with an identified minimum rental of two (2) days, at **1132 Granada Street,** Fort Pierce, FL. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-family Intermediate Residential Zone (R-2). The Parcel ID is 2401-811-0008-000-3.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **December 7, 2020,** which begins at **6:00 p.m**. in the City Hall Commission Chambers, 100 North U.S. Highway 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 **Conditional Use**. Whether you attend the meeting or not, it is requested that you please complete the form below and return by **12:00 p.m**. on **Monday, December 7, 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) 467-3730 or jhofmeister@cityoffortpierce.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,

Jennifer Hofmeister, AICP, LCAM, Planning Director

Comments:

_____ _____

Signature **Date**

Please complete and return to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department P.O. Box 1480 Fort Pierce, FL 34954	or	(772) 466-5808	or	jhofmeister@cityoffortpierce.com



THE SUNRISE CITY
FORT PIERCE
Florida

Location
Conditional Use with No New Construction
1132 Granada Street

N
W E
S

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 125, Article II, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for Scalone Dwelling Rental at 1132 Granada Street

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature: 

Date Mailed: November 24, 2020

Number of Mailed Letters: 98

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

Project Name: Conditional Use for Scalone Dwelling Rental at 1132 Granada Street

Parcel ID: 2401-811-0008-000-3

Notices Provided Pursuant to: City Code 125-37: Jennifer Hofmeister, AICP, LCAM, Planning Director

Notice by Newspaper: November 22, 2020

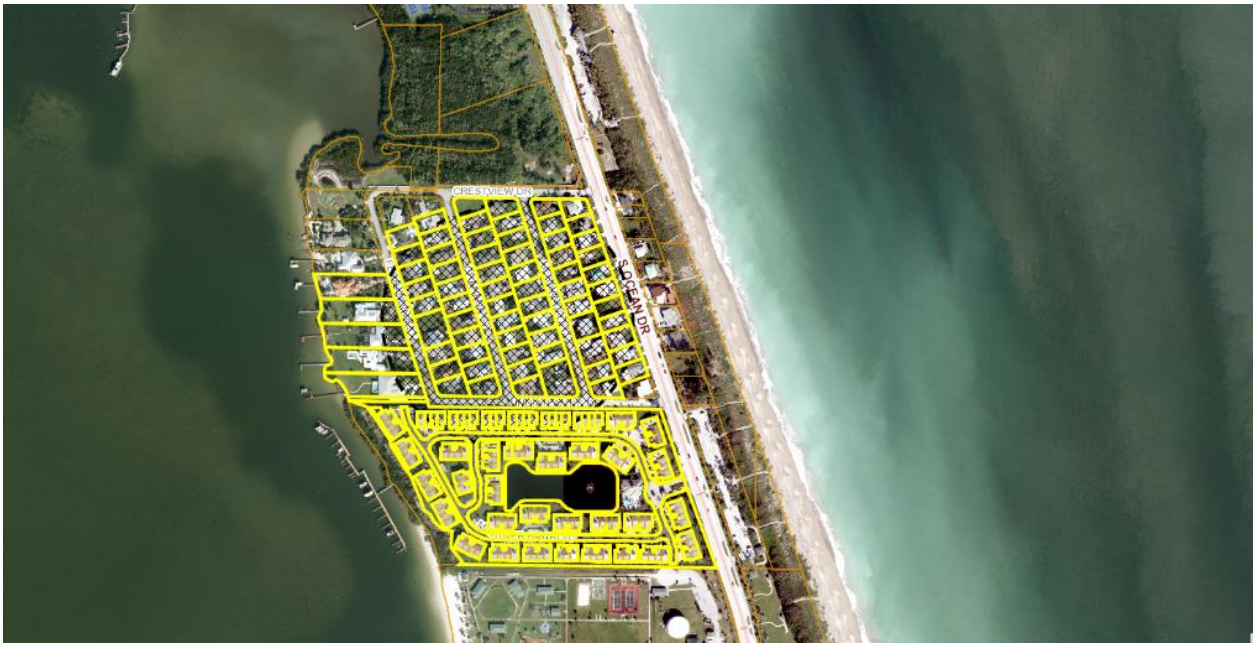
Notice by Mail: November 24, 2020

Notice by Signs: November 5, 2020

Verified: Title: Planning Director

Date: November 24-2020

500-FOOT RADIUS MAP



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Scalone Dwelling Rental
1132 Granada Street

N
W E
S

Owner	Mailing Address 1	Mailing City State Zip
Matthew Jones	1117 Fernandina ST	Fort Pierce; FL 34949-3375
Leonard B Wheeley and Martha L Wheeley	1129 Fernandina St	Fort Pierce; FL 34949-3375
Vincent J Mariano (TR)	1135 Fernandina ST	Fort Pierce; FL 34949-3375
Edward J Stegemeier and Mary E Schauber	153 Deer Valley Lane	Wilmington; DE 19807
Farhad Booeshaghi and Heidy T Booeshaghi	PO Box 211479	Royal Palm Beach; FL 33421-1479
Ft Pierce City Of	PO Box 1480	Fort Pierce; FL 34954-1480
Selina D Winter	3320 Compass WAY	Alpharetta; GA 30004-0626
Phillip Hartnett and Cheryl Hartnett	101 Avenue D	Fort Pierce; FL 34950-3058
Brian H Mallonee	1110 Hernando St	Fort Pierce; FL 34949
Paul Skoblicki and Lori Skoblicki	1112 Hernando ST	Fort Pierce; FL 34949-3321
Nathan Albers	3640 SE Silver CT	Stuart; FL 34997-6905
JoeJohn M McVey and James Oates	578 Washington BLVD; Unit # 138	Marina del Rey; CA 90292-5442
Anthony LaScala (TR)	10 Pilar LN	Oakdale; NY 11769-1645
Shawn A Dufault	1138 Hernando ST	Fort Pierce; FL 34949-3351
Robin A Whisnant	PO Box 211523	Royal Palm Beach; FL 33421-1523
Joseph F Butkovic and Eileen M Butkovic	1142 Hernando ST	Fort Pierce; FL 34949-3321
Sabrina Ann Brown and Nicholas Brown	1906 Indiatlantic DR	Fort Pierce; FL 34949-3322
BarbaraAnne Dubree	9719 SW Scory LN	Stuart; FL 34997-8917
Stephanne Joseph Berthold Moise	1103 S Ocean DR	Fort Pierce; FL 34949-3335
Garth T Henshaw and Carmen M Herzog	1107 S Ocean DR	Fort Pierce; FL 34949-3335
James J Green	PO Box 954	Sparta; NC 28675-0954
Barry S Mazza and Jeanie Mazza	1111 S Ocean DR	Fort Pierce; FL 34949-3335
Roberto Gonzalez and Equity Trust Company and Alicia Gonzalez IRA	2288 NE Patrician ST	Jensen Beach; FL 34957
Napoles Suites Corp	11021 SW 28th CT	Davie; FL 33328-1528
Anworth Properties Inc	1299 Ocean AVE; Unit FL 2	Santa Monica; CA 90401-1036

David C Fillmore and Edward H Fillmore and JoAnn D Fillmore	1117 S Ocean DR	Fort Pierce; FL 34949-3335
Orestes Gomez and Raquel Medina	1119 S Ocean DR	Fort Pierce; FL 34949-3335
Kermit A Brown and Nancy Brown and Joseph Mekus	382 May ST	Worcester; MA 01602-1834
Stephen D Pearson and Scott R Pearson and Martha D Pearson	% Stephen Pearson 10665 SW 62nd Ave	Pinecrest; FL 33156-4019
Christine Coke	1110 Granada St	Fort Pierce; FL 34949
William R Hooker	1112 Granada ST	Fort Pierce; FL 34949-3319
Sarah M Mallonee (TR)	1116 Granada ST	Fort Pierce; FL 34949-3319
Robert Gentile	1120 Granada ST	Fort Pierce; FL 34949-3319
John Golden and Elizabeth Golden	1124 Granada St	Fort Pierce; FL 34949-3319
Kenneth W Perla and Maria Bello	268 N Country Club DR	Lake Worth; FL 33462-1114
Sharon A Scalone	1132 Granada ST	Fort Pierce; FL 34949-3319
Garrison M Dundas and Pamela A Punkar	1136 Granada St	Fort Pierce; FL 34949-3319
Heather N Jones and Jelena A Djomina	1140 Granada ST	Fort Pierce; FL 34949-3319
A J Ramas	1850 SW 2nd Ave	Miami; FL 33129
Martha J Murray (LF EST)	1148 Granada St	Fort Pierce; FL 34949-3319
Lisa M Cataline	1831 Crestview DR; Unit Apt A	Fort Pierce; FL 34949-3392
Thomas K Perona and Kathleen L Perona	2006 Cypress Ave	Fort Pierce; FL 34949
Gini L Bartolac (TR)	1111 Hernando ST	Fort Pierce; FL 34949-3320
Daniel Castillo and Gilda M Ocana	5287 SW North Delwood Dr	Port St Lucie; FL 34988
Stephen Bodnar and Pamela L Bodnar	5110 SW 89th TER	Cooper City; FL 33328-3646
David C Wood and Tiffany M Wood	1123 Hernando St	Fort Pierce; FL 34949-3343
Corey Sandin	1127 Hernando ST	Fort Pierce; FL 34949-3344
HANFORD PROPERTIES LLC	125 Ella Vita CT	Durango; CO 81301-4562
Anthony J Jennings	1135 Hernando ST	Fort Pierce; FL 34949-3320
Phillip J Oates III	1139 Hernando ST	Fort Pierce; FL 34949-3346

James M Nole (TR) and Thelma J Potts (TR) and 2015 Potts & Nole Real Estate Trust	1147 Hernando ST	Fort Pierce; FL 34949-3347
William R Fearn Jr and Donna H Fearn	1110 Fernandina ST	Fort Pierce; FL 34949-3374
Charles M Costolo and Linda G Costolo	1116 Fernandina ST	Fort Pierce; FL 34949-3374
Martha G Schulte	1120 Fernandina St	Fort Pierce; FL 34949-3374
Peter J Tesch and Kimberly D Tesch	1124 Fernandina ST	Fort Pierce; FL 34949-3374
Leslie D Clegg	1128 Fernandina St	Fort Pierce; FL 34949-3374
Charles A Gordils and Denise M Gordils	1136 Fernandina ST	Fort Pierce; FL 34949-3374
Steven Snure and Helga E Snure	1140 Fernandina ST	Fort Pierce; FL 34949-3374
Stanley J Tomaszewski and Annabelle C Alvite	PO Box 937	Kotzebue; AK 99752-0937
Gail C Eddy and Thomas L Knott	1148 Fernandina St	Fort Pierce; FL 34949-3374
Kevin Smith	62 Harrison AVE	New Canaan; CT 06840-5801
Ronald C Poppell	1111 Granada ST	Fort Pierce; FL 34949-3318
Christine King	1115 Granada ST	Fort Pierce; FL 34949-3318
Jerry L Still and Sandra W Still	1119 Granada St	Fort Pierce; FL 34949-3318
Clive R Daem and Steven M Weaver Sr	3725 Laurette RD	Merritt Island; FL 32952-6144
Michael Broderick and Catherine Broderick	1127 Granada St	Fort Pierce; FL 34949
Julie M Pouliotte	1131 Granada ST	Fort Pierce; FL 34949-3318
Gregory Mihalak and Lorie N Mihalak	542 Knollwood Dr	Lake Orion; MI 48362
Edward R Curley and Ana F Curley	1139 Granada ST	Fort Pierce; FL 34949-3318
Alan C James and Debra L James	1929 A Williford ST	Fort Eustis; VA 23604-1410
Robert G Hall Jr	1143 Granada St	Fort Pierce; FL 34949-3318
Mariner Bay Association Inc	6363 NW 6th Way #250	Fort Lauderdale; FL 33309
Mariner Bay Association Inc	c/o Elliott Merrill Community Management 835 20th Pl	Vero Beach; FL 32960-5357
Bryan A Rettmann	6600 E Tropical WAY	Plantation; FL 33317-3313

Thomas L Doherty and John P Doherty	22388 Seabass Dr	Boca Raton; FL 33428
Nicolas A Galvez and Ofelia J Galvez	9 Wakefield DR	Edison; NJ 08820-1656
John M Hinton	500 Mariner Bay BLVD	Fort Pierce; FL 34949-3601
Paul J Moneuse	502 Mariner Bay BLVD	Fort Pierce; FL 34949-3601
Joseph C Monday Jr and Christine P Monday	504 Mariner Bay Blvd	Fort Pierce; FL 34949-3601
Edward W Fowle and Monica Fowle	31 Southpointe DR	Fort Pierce; FL 34949-9134
James Lewis Stiepan and Sharon Sue Stiepan	309 Ledgewood WAY	Greenville; SC 29609-6926
Quintynn R Botha and Amanda J Botha	602 Mariner Bay BLVD	Fort Pierce; FL 34949-3602
Celine Hyer and Greg Osthues	27900 Boreal LOOP	Zephyrhills; FL 33544-7818
Chris Kontos	606 Mariner Bay BLVD; Unit # 6-4	Fort Pierce; FL 34949-3602
Alana Mounts	2 Crescent Cove DR	Seaford; NY 11783-3600
Christopher J Joyce and Kim B Joyce	92 Colony DR	Holbrook; NY 11741-2837
John J Massaro and Jane M Massaro	2002 Mariner Bay BLVD	Fort Pierce; FL 34949-3616
Damara J Holtman (TR)	800 Mariner Bay BLVD	Fort Pierce; FL 34949-3604
Vincent Patalano and Francine C Patalano	36 Chris Dr	North Attleboro; MA 02760
Nicholas J Santanella (TR) and Jody W Santanella (TR)	804 Mariner Bay BLVD	Fort Pierce; FL 34949-3604
Deane W Malcolm and Barbara L DeMark	806 Mariner Bay BLVD	Fort Pierce; FL 34949-3604
Pamela R Lindell	31717 Alsace Ct	Nassau Grove; DE 19958
Harold J Haack Jr and Dorothy L Haack	7 Country Woods Ln	Pine Beach; NJ 08741-1700
Jeffrey Keating and Marilyn B Keating	904 Mariner Bay BLVD; Unit #904	Fort Pierce; FL 34949-3605
Peter Johnson and Jeanine Johnson	19561 N 66th WAY	Jupiter; FL 33458-1804
Anibal Amaral and Teresa Amaral	897 Woodlands Dr	Port St Lucie; FL 34952
Michael S Jordan and Elizabeth B Jordan	607 Mariner Bay BLVD	Fort Pierce; FL 34949-3622

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 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.

11/22/2020

Subscribed and sworn to before on November 22, 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: $209.04
Ad No: 0004475666
Customer No: 1330883
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, December 7, 2020 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meeting which begins at 6:00 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No Construction submitted by property owner, Dover-Neal Development, Inc, and Applicant Sunshine Arcade, Inc, to operate a 66-machine arcade amusement center at 2202 North US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 1433-440-0009-010-1.

2. Application for Conditional Use with New Construction submitted by property owners, Raymond & Catherine Duquette, and Representative Michael Menard, to construct a single-family home seaward (east) of the Coastal Construction Control Line (CCCL) that will be up to 34.40 feet in height from FEMA Based Flood Elevation on an unaddressed parcel along Surfside Drive in Fort Pierce, FL. The property is zoned Single Family Low Density Residential (R-1). Parcel ID: 2412-501-0125-000-1.

3. Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhail and applicant, Michelle Longarzo, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as two (2) days located at 1507 Faber Court. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-605-0057-000-8.

4. Application for Conditional Use with No New Construction submitted by property owner, Sharon Scalone to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as one (1) day located at 1132 Granada Street. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-811-0008-000-3.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 11/22/20
Publish: 11/22/20 TCN4475666

City Commission Regular Meeting - 6:00 pm **12. e.**

Meeting Date: 12/07/2020

Re: Zoning Atlas Map Amendment - 2107 Swain Road

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

---

SUBJECT:

Quasi-Judicial Hearing - Ordinance 20-032 rezoning three (3) properties generally located at or near 2107 Swain Road from Medium Density Residential (R-4) to High Density Residential (R-5). FIRST READING

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.
- The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.
- The Planned Board at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 20-032
staff presentation
Staff Packet
Applicant Packet

Applicant Resume
Public Notification Certification
Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/25/2020 08:10 AM

Form Started By: Brandon Creagan
Started On: 11/24/2020 06:43 PM
Final Approval Date: 11/25/2020

ORDINANCE NO. 20-032

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THREE (3) PARCELS GENERALLY LOCATED AT OR NEAR 2107 SWAIN ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL, R-4 TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL, R-5; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at or near 2107 Swain Road within the City of Fort Pierce, Florida, representing approximately 32.83 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at or near 2107 Swain Road from Medium Density Residential (R-4) to High Density Residential (R-5); and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs and will 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 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their November 10, 2020 meeting, voted 6 to 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:

Parcel IDs: 2418-322-0002-000-2, 2418-331-0001-000-3, & 2418-343-0001-000-0

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

PARCEL 1:

THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4); AND THE SOUTH THREE QUARTERS (3/4) OF THE NOTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.

TOTAL CONTAINING 32.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

said properties being generally located at or near 2107 Swain Road in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from Medium Density Residential (R-4) to High Density Residential (R-5), as depicted on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-032 was duly advertised by title only in the St. Lucie News Tribune on Sunday, November 22, 2020 and Sunday, February __, 2021; 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 7, 2020; and was duly introduced, read by title only, and passed on second and final reading February __, 2021, 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, 2021.

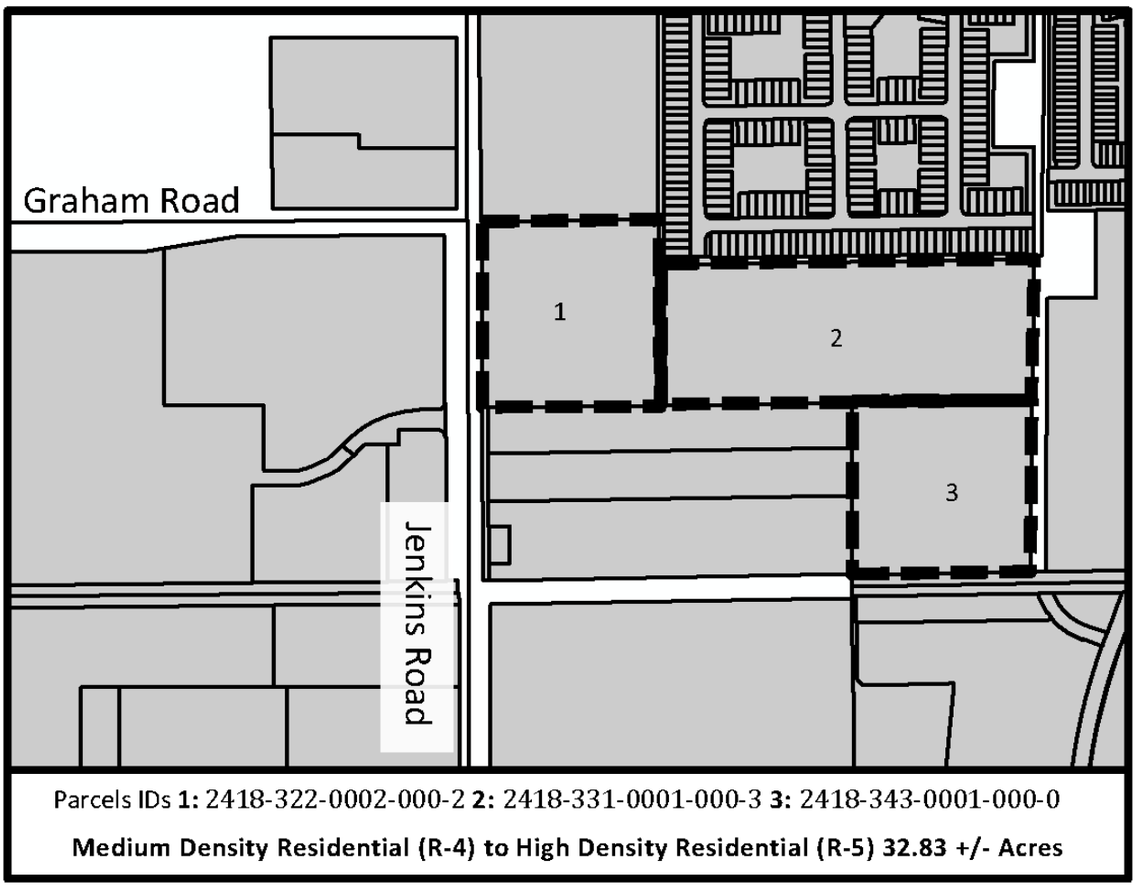
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

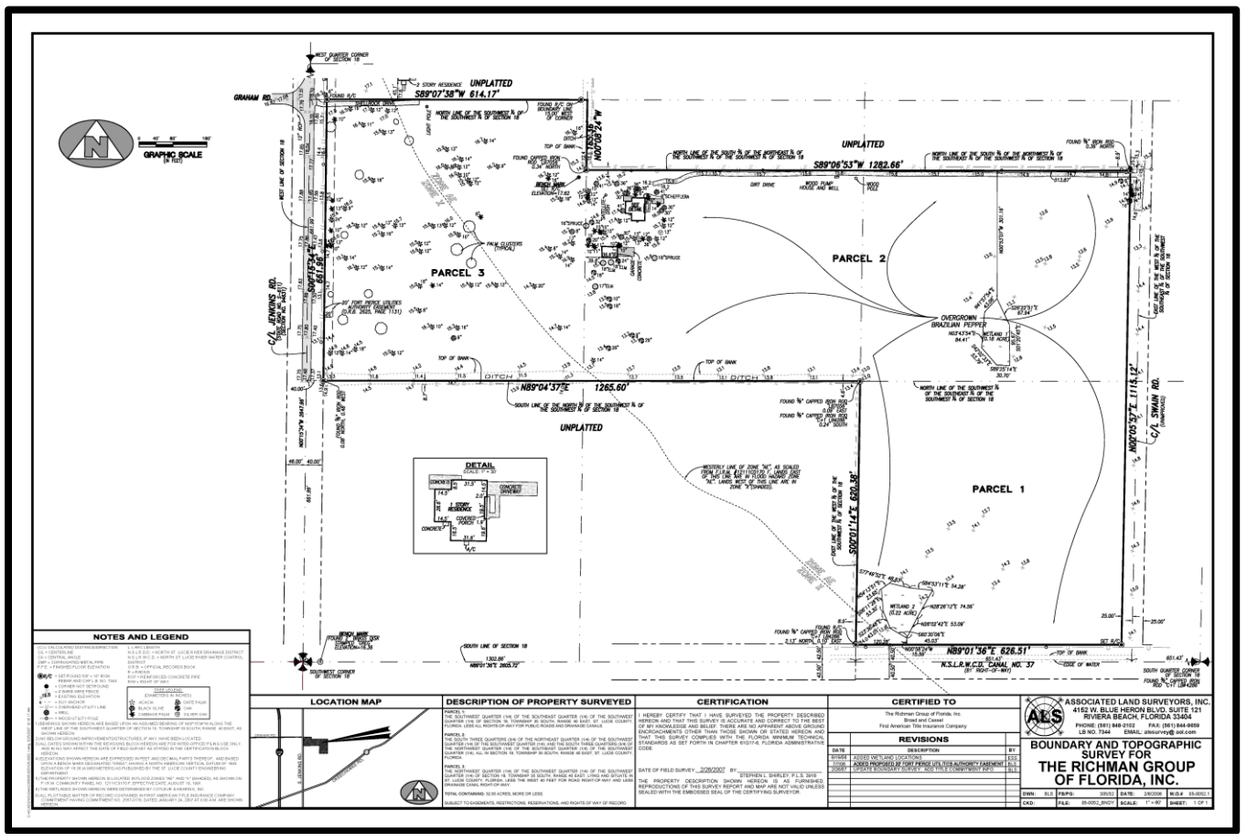
Exhibit A
Proposed Zoning Atlas Map Amendment
R-5, High Density Residential



Parcels IDs **1:** 2418-322-0002-000-2 **2:** 2418-331-0001-000-3 **3:** 2418-343-0001-000-0

Medium Density Residential (R-4) to High Density Residential (R-5) 32.83 +/- Acres

Exhibit B
Sketch and Legal Description



Parcels IDs: 2418-322-0002-000-2, 2418-331-0001-000-3, & 2418-343-0001-000-0

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

PARCEL 1:

THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4); AND THE SOUTH THREE QUARTERS (3/4) OF THE NOTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.

TOTAL CONTAINING 32.83 ACRES, MORE OR LESS.

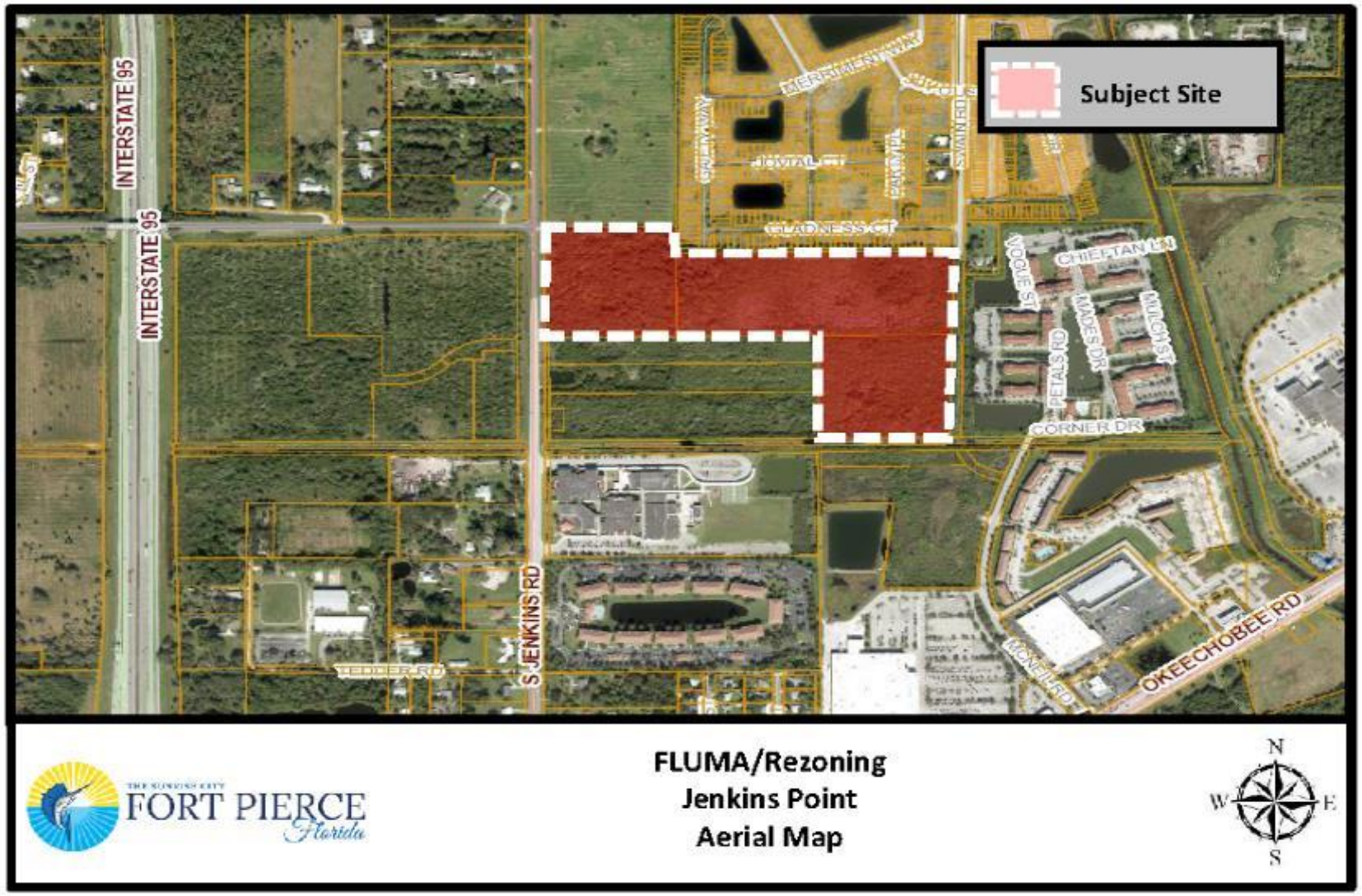
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

Petition for Future Land Use Map and Zoning Atlas Map Amendments Three (3) Parcels

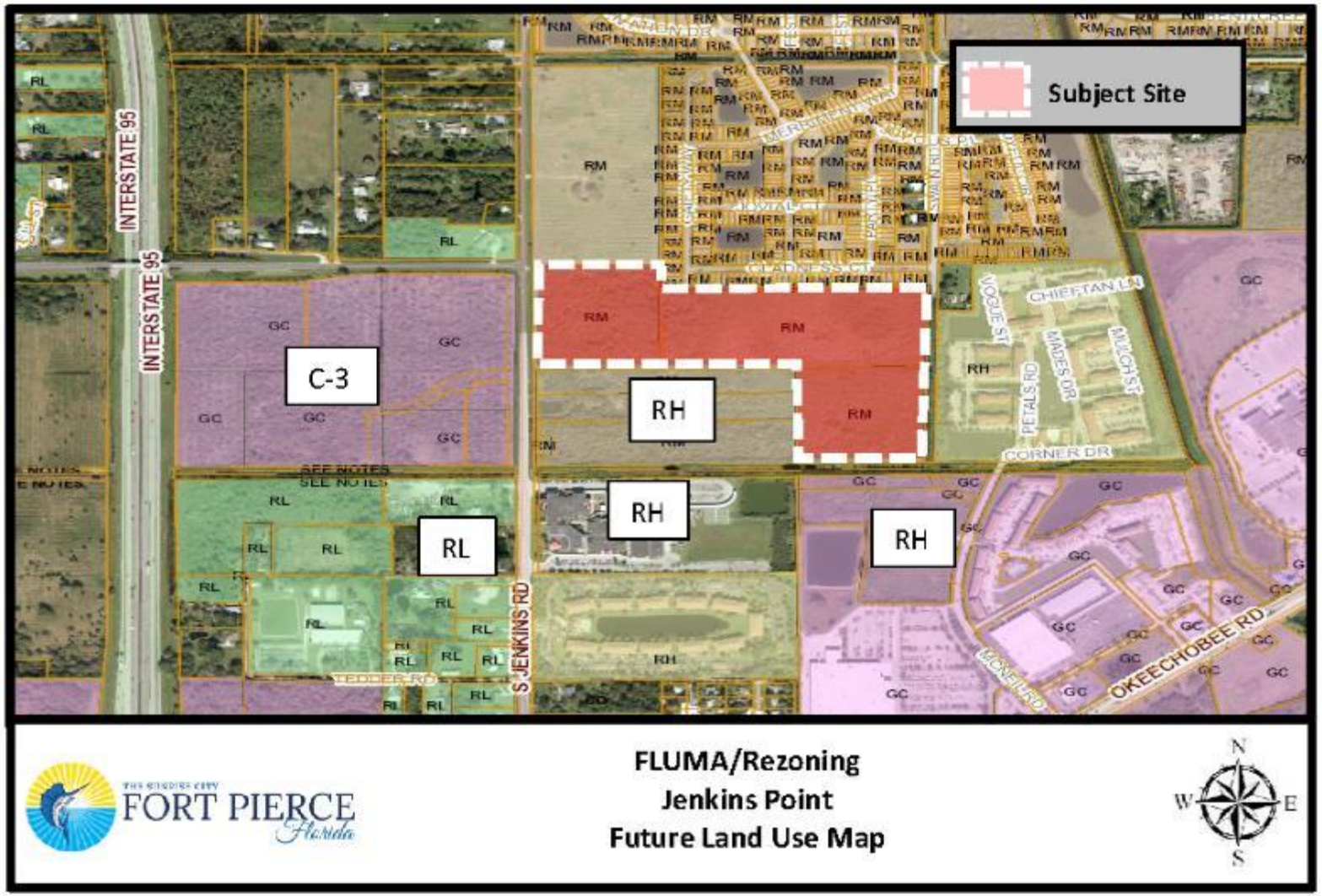


2107 Swain Road

Aerial Map

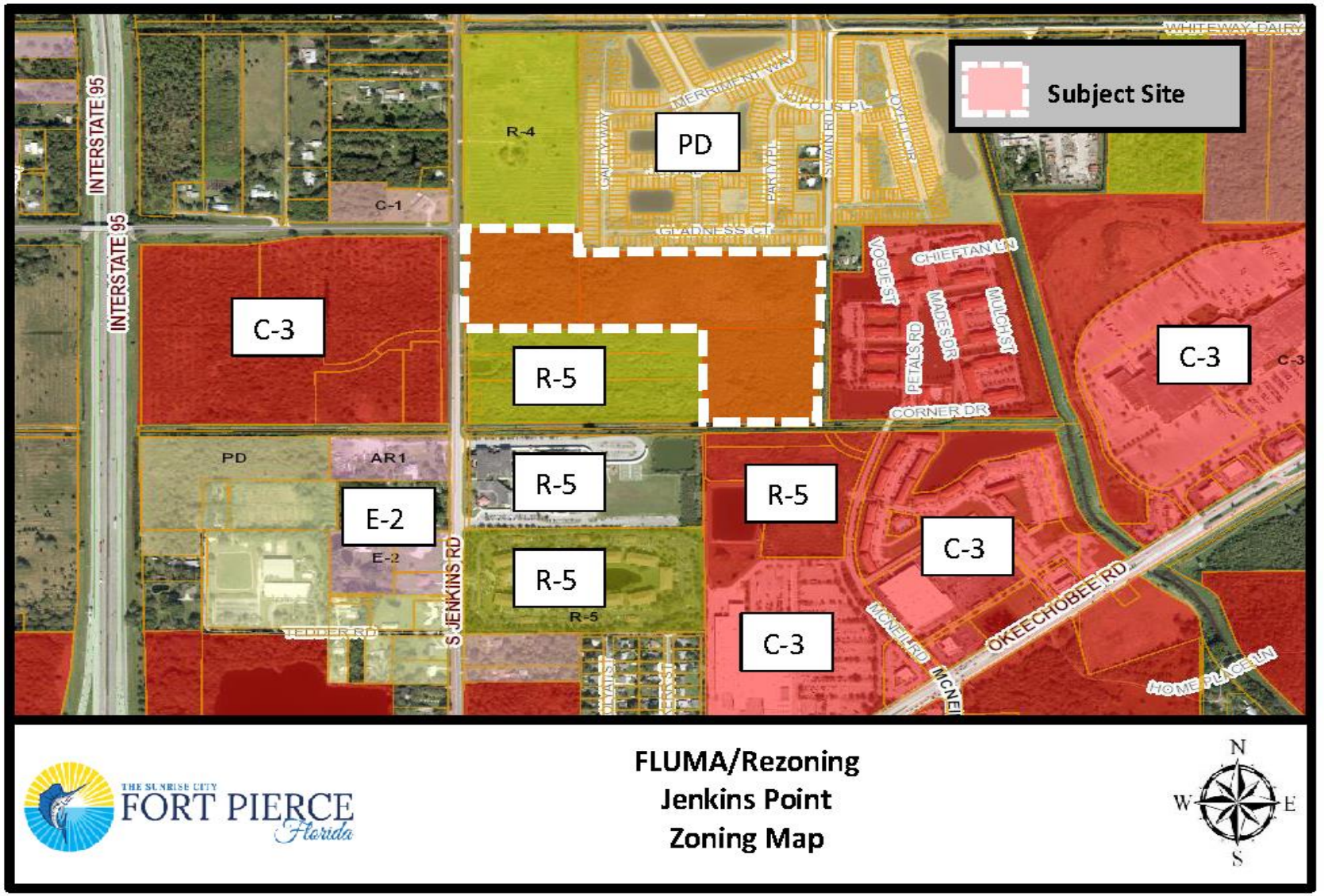

Subject Site
INTERSTATE 95
INTERSTATE 95
S JENKINS RD
GLADNESS CT
CHIEFTAN LN
VOGUE ST
MADES DR
MULCH ST
PETALS RD
CORNER DR
OKEECHOBEE RD
MCNEIL RD
TEDDER RD
FORT PIERCE
Florida
FLUMA/Rezoning
Jenkins Point
Aerial Map
N
W
E
S

Future Land Use Map



Medium Density Residential (RM) to High Density Residential (RH)

Zoning Map



Medium Density Residential (R-4) to High Density Residential (R-5)

Applicant Request

Future Land Use change for three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH)

Zoning change for three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare

Public Notification

18 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Planning Board

The Planning Board acting as the Local Planning Agency at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Future Land Use Map Amendment as presented.

The Planned Board also voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

Future Land Use Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Future Land Use Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - The Local Planning Agency voted 6-0 to recommend approval of the request as presented.
- DISAPPROVE the proposed Future Land Use Map Amendment

Zoning Atlas Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Zoning Atlas Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - Planning Board voted 6-0 to recommend approval of the request as presented.
- DISAPPROVAL the proposed Zoning Atlas Map Amendment

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2107 Swain Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Jenkins Point – 2107 Swain Road**
BOARD DATE:	December 7, 2020

STAFF REPORT

Property Owner	FP Jenkins Road LLC 9260 Dundee Drive Lake Worth, FL 33467
Representative:	Engineering, Design, & Construction Inc. 10250 SW Village Parkway, Suite 201 Port St. Lucie, Florida 34987
Requested Action:	Approval to change the Future Land Use of three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH) Approval to Rezone three (3) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)
Site Location:	2107 Swain Road
Parcel IDs:	2418-322-0002-000-2 2418-331-0001-000-3 2418-343-0001-000-0
Existing Use:	Vacant
Parcel Size:	32.83 acres
Current Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

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

Staff Analysis:

Request
In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.

The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.

Future Land Use and Zoning Designation Comparison
The subject site currently has a Future Land Use of Medium Density Residential (RM) for all three (3) of the parcels. The RM designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

The subject site is seeking a Future Land Use of High Density Residential (RH) for three (3) parcels to be consistent with the development that will be proposed on the site. The RH designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Comparably, the current zoning of R-4 allows for a maximum of 10 units per acre for conventional development and 12 units per acre for innovative development. The requested zoning of R-5 would allow for a maximum number of 15 units per acre for conventional development and 18 units per acre for innovative development.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or High Density Residential (RH), the requested high-density land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed density and layout of the site plan. As Jenkins Road is a St. Lucie County maintained roadway, any mitigation or improvements to the roadway would be coordinated among the City, County, and the applicant.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

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

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The Fort Pierce Utilities Authority has confirmed the ability to meet the water use needs to the property.

Technical Review Committee

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

Planning Board/Local Planning Agency

The Planning Board acting as the Local Planning Agency at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Future Land Use Map Amendment as presented. The Planned Board also voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

Public Notification

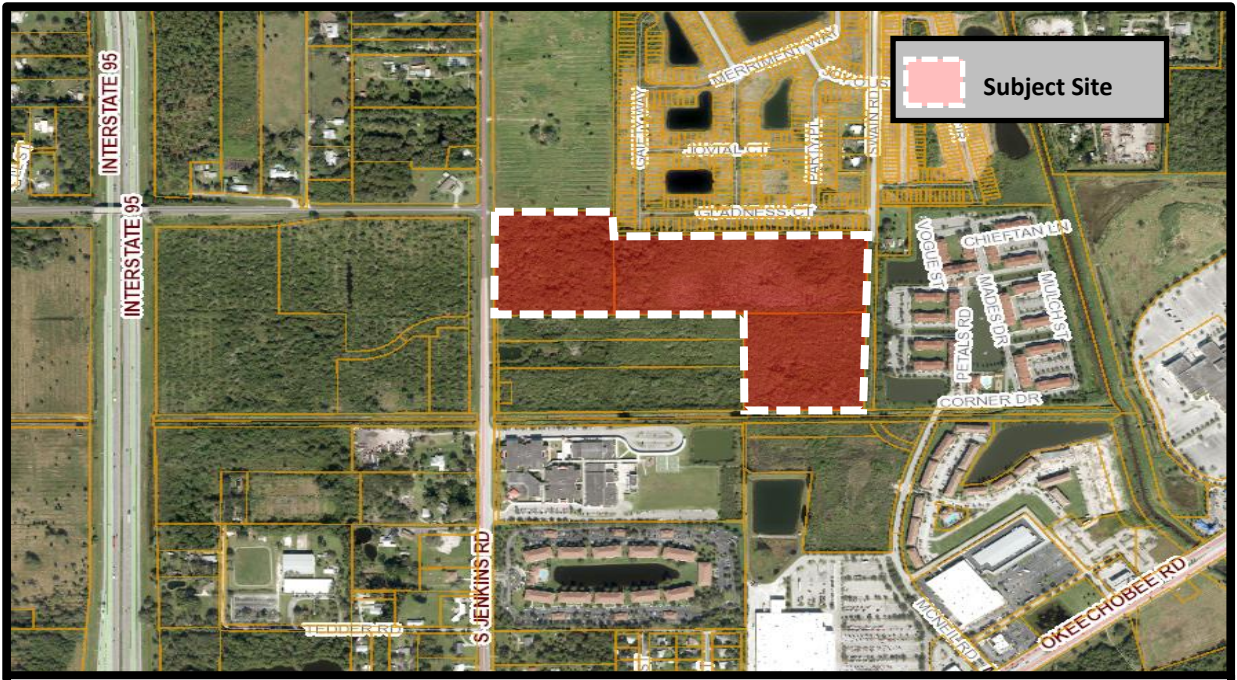
18 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Planning Staff recommends **APPROVAL** of the request as presented.

Staff Recommendation Zoning Atlas Map Amendment

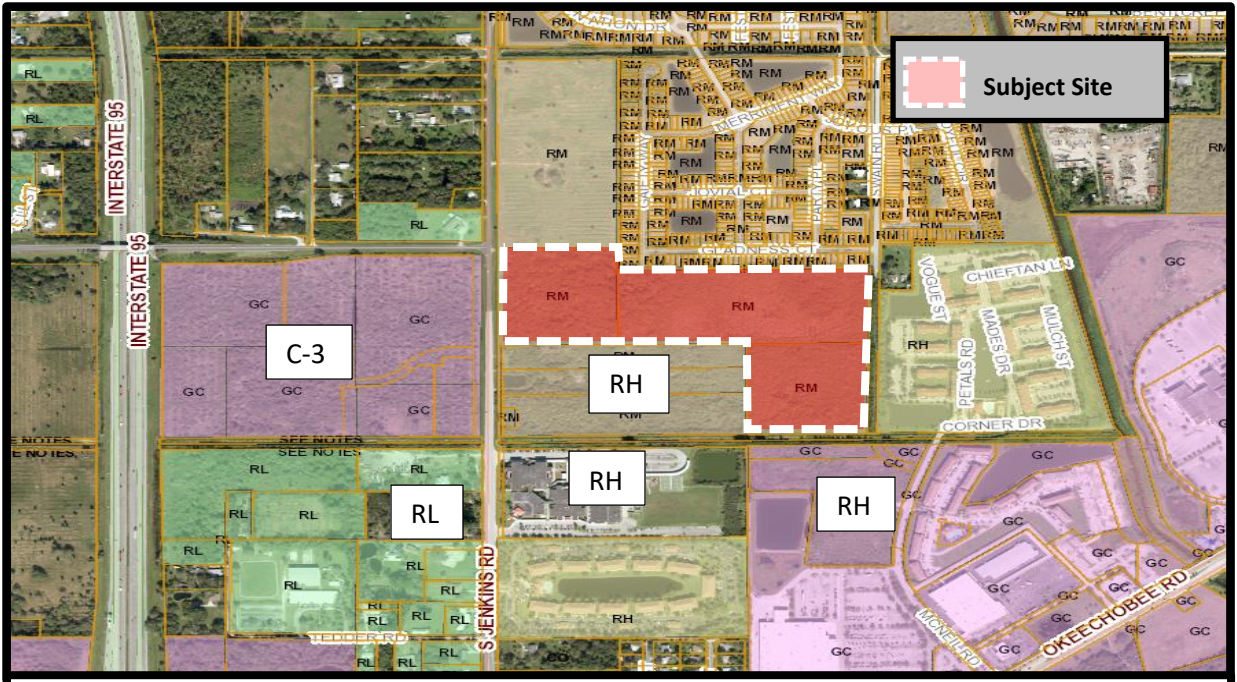
The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Planning Staff **APPROVAL** of the request as presented.



THE SUNRISE CITY FORT PIERCE Florida

FLUMA/Rezoning
Jenkins Point
Aerial Map

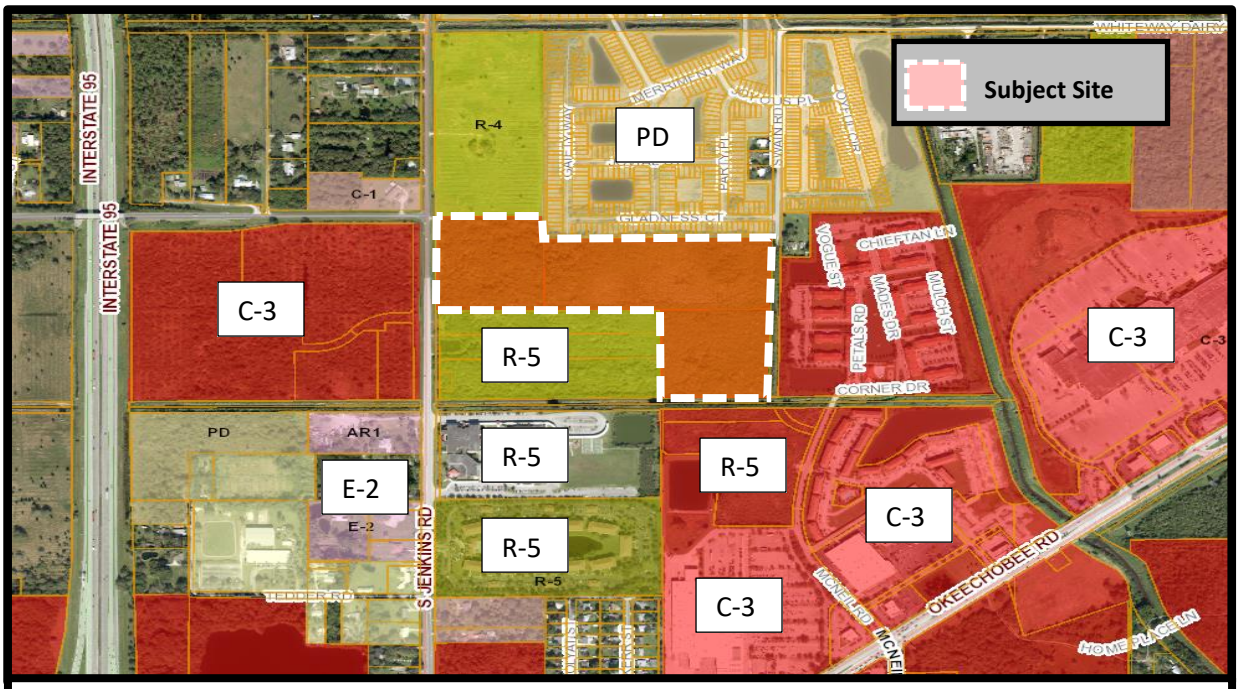
N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

FLUMA/Rezoning
Jenkins Point
Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Zoning Map

May 21, 2020

Brad Curry, Engineering Design, Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: **Jenkins Point FLUMA & Rezoning**
TECHNICAL REVIEW PROJECT: # 20-99900001

Comments:

Fort Pierce Planning:

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site specific traffic study will be required to be provided at the time of any development review application.
2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided.
3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right nest to the site.
4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

Fort Pierce Engineering:

1. No formal comments/Zoning & FLU request approved. (see attached sheet)

Fort Pierce Building:

1. No comment at this time (see attached sheet)

Fort Pierce Utilities Authority:

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

2. Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:
   - Electric service is available from Jenkins Road and along the south side of the propose development.
   - Gas service is available from Jenkins Road.
   - FPUA will require a utility easement for all propose FPUA facilities within the site.
   - See attached Electric, Gas, & Water/Sewer Maps

St. Lucie County Planning:

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs

   Background:

   Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.

   • Current: Medium Density Residential (R-4) & Medium Density Residential (RM).

   • Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC)

   Review Comments

   • The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

   • The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

   • Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

      o The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

      o Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

      o Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are important links to evaluate with these proposals.

• The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

• Has the zoning/land use designation changed for the "Blue Skies" site to the south?

• Right-of-way along Swain Road may be requested with future development.

St Lucie County Fire District:

1. No Comment

St. Lucie County Public Works

1. Comments coming soon, will be provided.

Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. 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 : Jenkins Point Rezoning & FLU Amendment – 2701 Swain Road
TRC No. 20-99900001

DATE : May 20, 2020

This is to advise you that we have completed the review of the following documents as received by this office on May 11, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] Approval of Rezoning
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

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

ENGINEERING ADVISORY COMMENTS:

1. This approval pertains to the Rezoning and FLU request only and not to any proposed site improvements. Site review will be conducted when detailed plans are submitted for review and approval.

JRA/VB/vb

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

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

Project No. 19-234.001
TIS Review
Sender's Email: smatthes@ct-eng.com

MEMORANDUM

To: Brandon C. Creagan, MCRP, LEED
Planner, City of Ft. Pierce

From: Stefan K. Matthes, P.E.

Date: September 28, 2020

RE: Jenkins Pointe
Traffic Impact Study Review

We have completed our review of the Traffic Analysis for the Jenkins Pointe Rezoning/FLU as prepared by O'Rourke Engineering and Planning dated July 10, 2020. Our review is based upon the Concurrency standards for the rezoning of the property to a maximum development potential of 590 multifamily housing units on the 32.83 acres of land as referenced in the report. Our comments are projected as follows:

1. The Traffic Analysis is limited to roadway links within the required Study Area of a 5 Mile Radius. Further analysis of the roadway network within the Study Area will be required with the development of the property.

2. The Trip Generation is based upon ITE Code 220, Multi-family House (Low-Rise), however the reference within the Tables 1 and 2 incorrectly reference ITE Code 240. Please correct the reference.

3. The Traffic Analysis concludes that the major roadway network has sufficient capacity to accommodate the change in zoning and additional development density. This is based upon a capacity related improvement to Jenkins Road being in place prior to project buildout. It should be noted that capacity improvements to Jenkins Road are not currently scheduled within any of the local or State Work programs.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.21.20
Property Address: Rezoning and Future Land Use – Jenkins Point – 2701 Swain Road

Please be advised that the project may trigger the requirements indicated below:

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

☐ 2. Pre-construction meeting with the City's Building Department is requested.

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

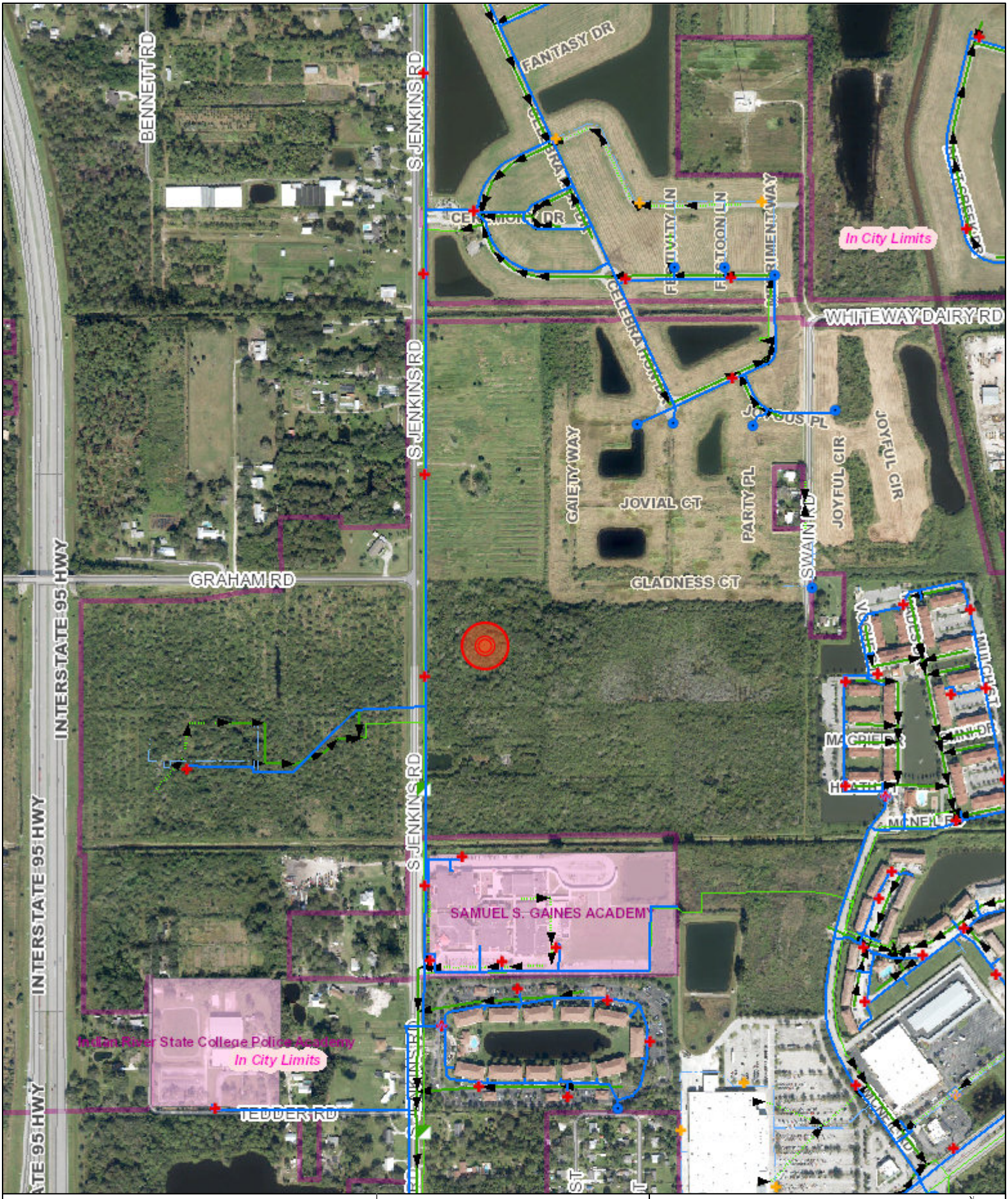
☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/20/20



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/14/2020

FPUA COMMUNITY PROUD

N

1 inch = 694 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

N

1 inch = 270 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

FPUA Utility Map

N

1 inch = 270 feet

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

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: 2701 Swain Road / Jenkins Road
2. Property Tax ID(s): 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0
3. Total Acreage: 32.83 acres
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: R-5
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant Residential
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: Change to allow for a residential development on subject property.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed MultiFamily	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: GC SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12	32.83	
Proposed	RH	R-5	18	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning Enrollment Demand	111.69	47.87
Proposed Zoning Enrollment Demand	167.53	71.80
Change in Demand	Increase of 55.84	Increase of 23.93

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	8 yards per 60 units = 52.53
Proposed Zoning	8 yards per 60 units = 78.79
Change in Demand	Increase of 26.26 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	2,884	221 / 264
Proposed Zoning	4,326	331 / 396
Change in Demand	Trips	Trips
Impact to Capacity	increase of 1,442 trips	increase of 110 / 132

12. Name of Owner(s): FP Jeknins Road, LLC
Mailing Address: 9260 Dundee Drive
City Lake Worth State FL Zip 33467
Phone # 561-434-1445
E-mail: johnsneep@gmail.com

13. Name of Applicant: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

14. Name of Representative: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature

Date 07-27-2020

10250 SW Village Parkway, Suite 201, Port St. Lucie
Address

State FL 33467 Zip

772-462-2455 | 772-408-4208 | bradcurrie@edc-inc.com
Phone | Fax | E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(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.

FP Jenkins Road, LLC 561-434-1445
Property Owner's Name (Please Print) Phone

9260 Dundee Drive, Lake Worth FL 33467
Address State Zip

John Sneep Manager 7/21/2020
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 21st day of July, 20 20, by John A. Sneep who is personally known to me or has produced n/a as identification.

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 2701 Swain Road / Jenkins Road
2. Property Tax ID(s): 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000
3. Total Acreage: 32.83 ac
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: R-5
7. Other applications being submitted concurrent with this application, if any: FLU Application

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant residential

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To allow for a esidential development

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed Multi-Family	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: GC SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12	32.83	
Proposed	RH	R-5	18	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning Enrollment Demand	111.69	47.87
Proposed Zoning Enrollment Demand	167.53	71.80
Change in Demand	Increase of 55.84	Increase of 23.93

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	8 yards per 60 units - 52.53
Proposed Zoning	8 yards per 60 units = 78.79
Change in Demand	Increase of 26.26 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed

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	2,884	221 / 264
Proposed Zoning	4,326	331 / 396
Change in Demand	Trips	Trips
Impact to Capacity	Increase of 1,442 trips	Increase of 110 / 132

12. Name of Owner(s): FP Jenkins Road, LLC
Mailing Address: 9260 Dundee Drive
City Lake Worth State FL Zip 33467
Phone # 561-434-1445
E-mail: johnsneep@gmail.com

13. Name of Applicant: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

14. Name of Representative: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 7-27-2020 Date

10250 SW Village Parkway, Suite 201, Port St. Lucie	FL	34987
Address	State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FP Jenkins Road, LLC	561-434-1445	
Property Owner's Name (Please Print)	Phone	

9260 Dundee Drive, Lake Worth	FL	33467
Address	State	Zip

John L Sneep Manager — 7/20/20

Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 20th day of July, 2020, by John A. Sneep who is personally known to me or has produced n/a as ide

Patricia M. Sesta
Signature of Notary

(Seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed Multi-Family	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: CG SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-4	12	32.83	
****Proposed**	RH	R-5	590.94	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 102,429.60 GPD
**Proposed Zoning/FLU	Total gallons per day 153,644.40 GPD
**Change in Demand	Total gallons per day Increase of 51,214.80 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/FLU	Total gallons per day 102,429.60 GPD
**Proposed Zoning/FLU	Total gallons per day 153,644.40 GPD
**Change in Demand	Total gallons per day Increase of 51,214.80 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	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Accademy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning/FLU Enrollment Demand	111.69	47.87
****Proposed Zoning/FLU Enrollment Demand**	167.53	71.80
****Change in Demand**	Increase of 55.84	Increase of 23.93

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	8 years per 60 units = 52.53
****Proposed Zoning/FLU**	8 yards per 60 units = 78.79
***Change in Demand**	Increase of 26.26 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,884	221/264
****Proposed Zoning/FLU**	4,326	331 / 396
***Change in Demand**	Trips	Trips
Impact to Capacity	Increase of 1,442 trips	Increase of 110 / 132 trips

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☑ Yes	☐ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily: 590.94	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	2 / 3 / 4	196.98 ea.	10.94 ea.	22	2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

FP Jenkins Road, LLC
9260 Dundee Drive
Lake Worth, FL 33467

AGENT CONSENT FORM

Project Name: JENKINS POINTE

Parcel ID: 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED JOHN SNEEP, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents pertaining to County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of March, 2020, by JOHN SNEEP (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
(Notary Seal) STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020

8/11/2020
My commission expires

JL Sneep Mgr
Owner's Signature

JOHN SNEEP MGR
Owner's Name

9260 DUNDEE DR
Street Address

LAKE WORTH FL 33467
City, State, Zip

561-801-3543
JOHNSNEEP@GMAIL.COM
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3317544 OR BOOK 3065 PAGE 2045, Recorded 03/04/2009 at 11:47 AM
Doc Tax: $9100.00

Prepared by and return to:
Peter S. Holton
Attorney at Law
Jones, Foster, Johnston & Stubbs, P.A.
505 South Flagler Drive Suite 1100
West Palm Beach, FL 33401
561-659-3000
File Number: **23264-19**
Will Call No.: **85**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26 day of **February, 2009** between **Integrity Bank,** whose post office address is **1315 W. Indiantown Rd., Jupiter, FL 33458,** grantor, and **FP Jenkins Road, LLC, a Florida limited liability company,** whose post office address is **9260 Dundee Drive, Lake Worth, FL 33467,** 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:

Parcel 1:

The Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS all rights-of-way for public roads and drainage canals.

Parcel 2:

The South 3/4 of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ ; and the South 3/4 of the Northwest ¼ of the Southeast ¼ of the Southwest ¼, all in Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

Northwest 1/4 of Southwest 1/4 of Southwest 1/4 of Section 18, Township 35, Range 40 East, less and except any and all rights of way for public roads and drainage canals of the North St. Lucie River Drainage District, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, conditions, dedications, limitations and easements of record, none of which are reimposed hereby, and taxes for the current year and all subsequent years.

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

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

And the grantor specially warrants to the grantee that (i) the grantor is lawfully seized of said land in fee simple; (ii) that the grantor has the right and authority to sell and convey the real property and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor; and (iii) the signatures appearing on this

Special Warranty Deed on behalf of the grantor in the capacities as indicated on the signature lines are properly authorized and binding. Other than as specifically enumerated hereunder, no other covenants or warranties express or implied, are entered into or given by this Special Warranty Deed.

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:

Integrity Bank, a Florida corporation

✓ Sal Naclerio
Witness Name: Salvatore Naclerio

✓ Richard E Meyer
Witness Name: Richard E MEYER

By: Hugh C Jacobs Jr
Printed Name: HUGH J. JACOBS, JR
Its: EXECUTIVE VICE PRESIDENT

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of February, 2009 by Hugh C. Jacobs, as EVP of Integrity Bank, a Florida corporation, on behalf of the corporation. He/she [✓] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
George E. Watson
Commission # DD690271
Expires: AUG. 17, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

Printed Name: George E. Watson

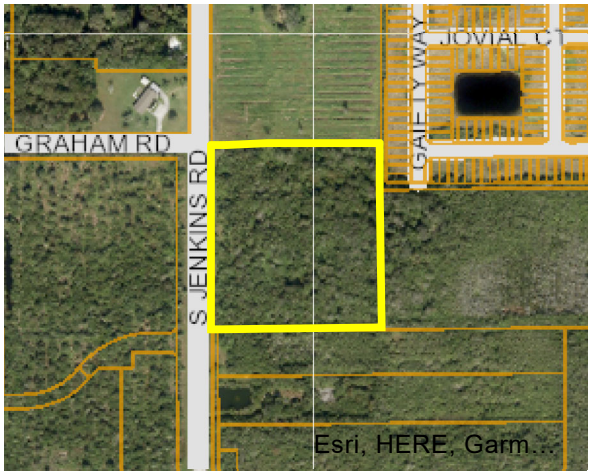
My Commission Expires: 8/17/2011

DoubleTime®

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report





Parcel

Parcel ID: 2418-322-0002-000-2
Property ID: 166716
Owner 1: FP Jenkins Road LLC
Site Address: JENKINS RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $235,000
Finished Area:
Acres: 10
Total Area: 435,600

Legal Description

Legal Description: 18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10	$175.00
Fort Pierce Stormwater Charge	2006	15	$1,035.00

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	10	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0112	CT	KIRTUT Llc	3062-20	Clerk of Courts
07/28/2005	$100	XX04	PR	Kirtut LLC	2322-1944	Clerk of Courts
07/28/2005	$1,232,200	XX04	WD	Chesser Kathryn C	2322-1942	Clerk of Courts
12/19/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report



Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$156.45

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	8.94	Acre

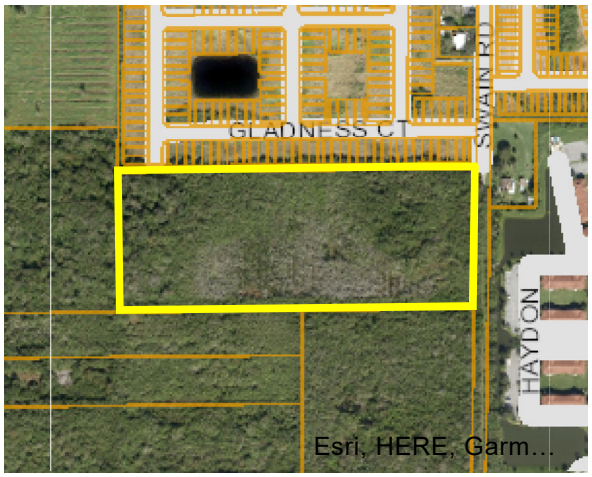
Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
01/31/1984	$75,000	XX00	CV		424-2396	Clerk of Courts

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report





Parcel

Parcel ID: 2418-331-0001-000-3
Property ID: 27285
Owner 1: FP Jenkins Road LLC
Site Address: 2107 SWAIN RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $245,400
Finished Area:
Acres: 14.6
Total Area: 635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$255.50
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

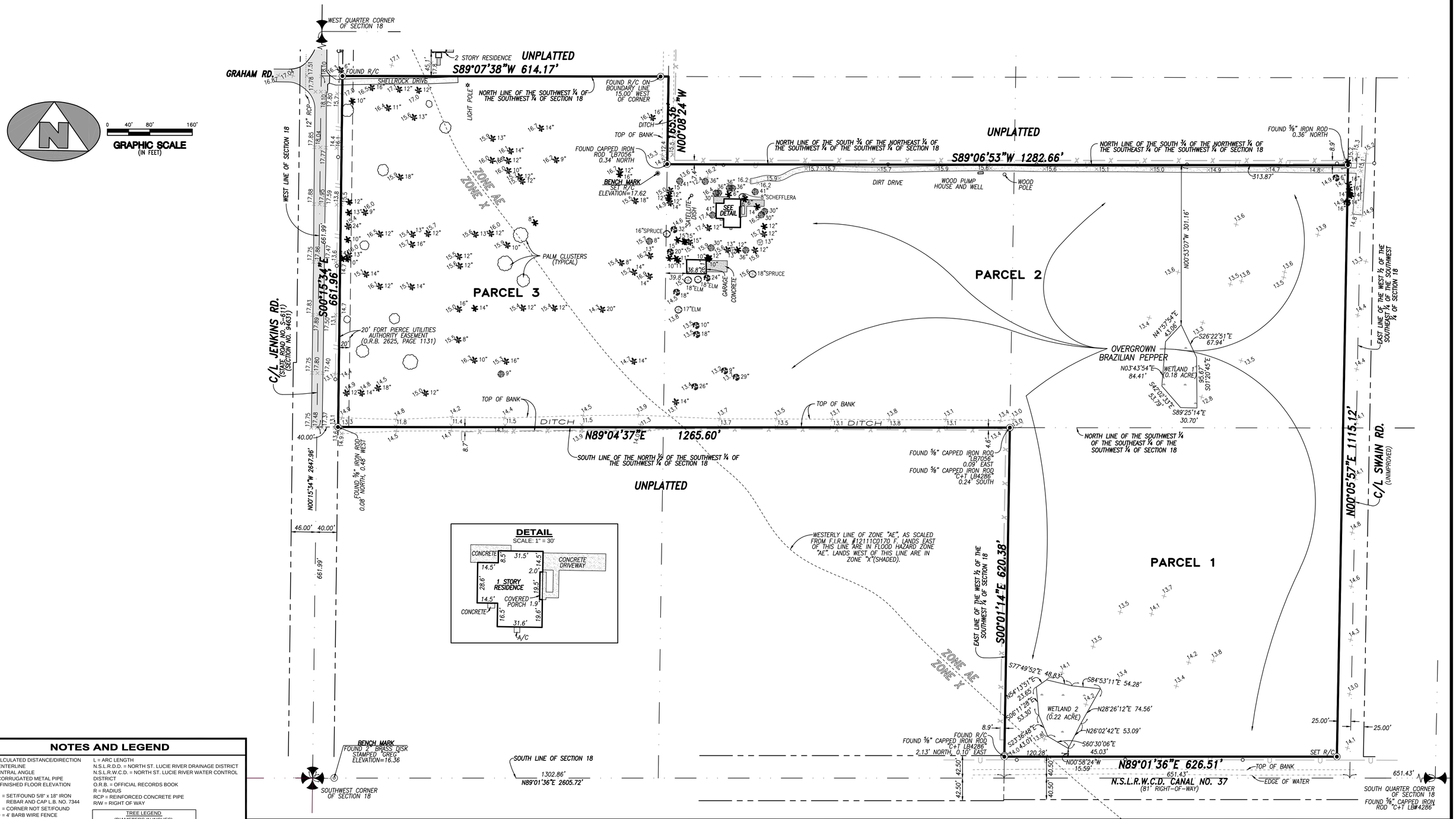
Line Number	Units	Unit Type
1	14.6	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
03/19/1989	$300,000	XX00	WD	Campbell Frank J	628-1855	Clerk of Courts

Photos





NOTES AND LEGEND

(C) = CALCULATED DISTANCE/DIRECTION
C/L = CENTERLINE
CA = CENTRAL ANGLE
CMP = CORRUGATED METAL PIPE
F.F.E. = FINISHED FLOOR ELEVATION
R/C = SET/FOUND 5/8" X 18" IRON REBAR AND CAP L.B. NO. 7344
● = CORNER NOT SET/FOUND
—x— = 4' BARB WIRE FENCE
19.8 = EXISTING ELEVATION
<— — = GUY ANCHOR
—U— = OVERHEAD UTILITY LINE
Ⓦ = WELL
—O— = WOOD UTILITY POLE

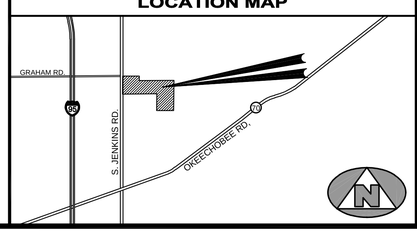
L = ARC LENGTH
N.S.L.R.D.D. = NORTH ST. LUCIE RIVER DRAINAGE DISTRICT
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORDS BOOK
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY

TREE LEGEND
(DIAMETERS IN INCHES)
ACACIA
BLACK OLIVE
CABBAGE PALM
DATE PALM
OAK
SILVER OAK

1) BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N00°15'34"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SHOWN HEREON.
2) NO BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, HAVE BEEN LOCATED.
3) ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTER-OFFICE/ FILING USE ONLY, AND IN NO WAY AFFECT THE DATE OF FIELD SURVEY AS STATED IN THE CERTIFICATION BLOCK HEREON.
4) ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, AND BASED UPON A BENCH MARK DESIGNATED "GREG", HAVING A NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATION OF 16.36 (4.9863 METERS) AS PUBLISHED BY THE ST. LUCIE COUNTY ENGINEERING DEPARTMENT.
5) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "AE" AND "X" (SHADED), AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 12111C0170 F, EFFECTIVE DATE, AUGUST 19, 1991.
6) THE WETLANDS SHOWN HEREON WERE DETERMINED BY COTLEUR & HEARING, INC.
8) ALL PLOTTABLE MATTER OF RECORD CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT HAVING COMMITMENT NO. 2557-0178, DATED JANUARY 24, 2007 AT 8:00 A.M. ARE SHOWN HEREON.

G:\ACAD\DWG\work\305\05-0052.1.dwg, 5/25/2007 10:18:17 AM

LOCATION MAP



DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1:
THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:
THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4); AND THE SOUTH THREE QUARTERS (3/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.

TOTAL CONTAINING: 32.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON AND THAT THIS SURVEY COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 2/26/2007 BY: _____
STEPHEN L. SHIRLEY, P.L.S. 3918

THE PROPERTY DESCRIPTION SHOWN HEREON IS AS FURNISHED. REPRODUCTIONS OF THIS SURVEY REPORT AND MAP ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

CERTIFIED TO

The Richman Group of Florida, Inc.
Broad and Cassel
First American Title Insurance Company

REVISIONS

DATE	DESCRIPTION	BY
6/19/06	ADDED WETLAND LOCATIONS	ESS
7/7/06	ADDED PROPOSED 20' FORT PIERCE UTILITIES AUTHORITY EASEMENT	BLS
2/26/07	UPDATE BOUNDARY SURVEY; ADD TITLE COMMITMENT INFO	BLS

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: alssurvey@ aol.com

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE RICHMAN GROUP OF FLORIDA, INC.

DWN: BLS	FB/PG:	305/32	DATE:	2/6/2006	W.O.# 05-0052.1
CKD:	FILE:	05-0052_BNDY	SCALE:	1" = 80'	SHEET: 1 OF 1

ENGINEERS ◓ SURVEYORS ◓ ENVIRONMENTAL

July 21, 2020 *Via: Electronic Mail*

City of Fort Pierce
Attn: Brandon Creagan, LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950

Re: Jenkins Point FLUMA & Rezone
TRC Project # 20- 99900001

Dear Mr. Creagan:

On behalf of our client, please find the attached response to comments received via email on May 21, 2020 for a project known as Jenkins Point FLUMA & Rezone. Each comment is identified below followed by a response in ***bold italics***.

Fort Peirce Planning Comments

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site-specific traffic study will be required to be provided at the time of any development review application.

RESPONSE: Please see attached traffic analysis as requested.

2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided?

RESPONSE: The application material and capacity analysis have been revised to remove any commercial FLU & Zoning requests.

3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right next to the site.

RESPONSE: Please see revised Capacity Analysis that depicts this change.

4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

RESPONSE: Acknowledged.

FPUA Comments

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

RESPONSE: Acknowledged.

2. *Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:*
    a. *Electric service is available from Jenkins Road and along the south side of the propose development.*
    b. *Gas service is available from Jenkins Road.*
    c. *FPUA will require a utility easement for all propose FPUA facilities within the site.*
    d. *See attached Electric, Gas, & Water/Sewer Maps*

RESPONSE: Acknowledged.

St. Lucie County Planning Comments

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs.
   Background:
   - Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.
   - Current: Medium Density Residential (R-4) & Medium Density Residential (RM).
   - Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC).

Review Comments

- The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

RESPONSE: Please see revised Capacity Analysis that corrects this.

- The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

RESPONSE: A traffic analysis is included as part of this resubmittal for review and approval by City staff.

- Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

RESPONSE: We are proposing a future connection to future roadways once they are constructed.

- The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

RESPONSE: Acknowledged.

- Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

RESPONSE: The subject property has access to Jenkins Road with the future extension of Graham Road. Other roadways are not buildable or accessible at this time.

- Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are

important links to evaluate with these proposals.

RESPONSE: Acknowledged.

- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

RESPONSE: Acknowledged.

- Has the zoning/land use designation changed for the "Blue Skies" site to the south?

RESPONSE: The Blue Sky parcel completed their FLU & Zoning amendment last year. This parcel has a Future Land Use designation of RH and an underlying Zoning designation of R-5.

- Right-of-way along Swain Road may be requested with future development.

RESPONSE: Acknowledged.

St. Lucie County Public WOrks Comments

1. Comments coming soon, will be provided.
   - Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. 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.

RESPONSE: Acknowledged.

We feel the attached response adequately addresses outstanding comments and respectfully requests that this request be scheduled for approval. If you have any questions regarding this the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Bradley J. Currie, AICP
Vice President

cc: John Sneep

Z:\EDC-2019\19-243 - Sneep - I-95 - Graham Rd Cooridor Master Plan\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-07-21_B_Creagan_City_FP_Sneep_CPA_Rezone_Rsp2Cmts_19-243.docx

O'ROURKE
ENGINEERING & PLANNING

Date: September 30, 2020

To: Brandon C. Creagan, MCRP, LEED
Planner, City of Ft. Pierce

From: Susan E. O'Rourke, P.E.

RE: Jenkins Pointe

We are in receipt of the comments by Culpepper Terpening on the Traffic Study for Jenkins Pointe dated July 10, 2020. We have the following response to comments.

1. The Traffic Analysis is limited to roadway links within the required Study Area of a 5 Mile Radius. Further analysis of the roadway network within the Study Area will be required with the development of the property.

   Response: So noted. When the project comes in for site plan review, the radius of development influence will be based on the 590 units and not the "delta" as is customary for LUPA.

2. The Trip Generation is based upon ITE Code 220, Multi-family House (Low-Rise), however the reference within the Tables 1 and 2 incorrectly reference ITE Code 240. Please correct the reference.

   Response: This was a typographical error. The Land Use code reflected in Tables 1 and 2 was revised to 220.

3. The Traffic Analysis concludes that the major roadway network has sufficient capacity to accommodate the change in zoning and additional development density. This is based upon a capacity related improvement to Jenkins Road being in place prior to project buildout. It should be noted that capacity improvements to Jenkins Road are not currently scheduled within any of the local or State Work programs.

   Response: So noted. These issues will be addressed when coming froward for a site plan. However, as identified in the traffic study, Florida Statutes provide that backlogged facilities, facilities that are deficient without the project traffic added, shall not be the responsibility of the applicant.

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Jenkins Pointe

Prepared for:

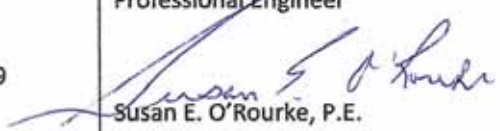
Mr. John Sneep
Manager
FP Jenkins Rd LLC
9260 Dundee Drive
Lake Worth Florida 33467

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

July 10, 2020
Revised September 30, 2020

SR20061.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 9/30/2020 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

June 4, 2020

Mr. John Sneep
Manager
FP Jenkins Rd LLC
9260 Dundee Drive
Lake Worth Florida 33467

Re: Jenkins Pointe

Dear Mr. Sneep:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for approximately 32.83 acres of land located off Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – LUPA Report – Jenkins Pointe

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT DESCRIPTION 1

ROADWAY CONDITIONS 3

PROJECT TRAFFIC 5

PROJECT DISTRIBUTION / ASSIGNMENT 5

2040 LINK ANALYSIS / REVIEW 9

FIVE YEAR ANALYSIS / REVIEW 9

CONCLUSION 9

TABLES

TABLE 1: Project Trip Generation - Buildout 6
TABLE 2: Project Trip Generation - 5 Year 7
TABLE 3: 2040 Project Percent Impact 10
TABLE 4: 2040 Link Analysis 11
TABLE 5: 5 Year Project Percent Impact 12
TABLE 6: 5 Year Link Analysis 13

FIGURES

FIGURE 1: Project Location 2
FIGURE 2: Roadway Network 4
FIGURE 3: Project Traffic Assignment 8

APPENDICES

APPENDIX A: Parcel Data
APPENDIX B: Roadway Details
APPENDIX C: St. Lucie County 2019/2020 Level of Service Report, 2040 Model Data, FDOT 2012 Quality Level of Service,
APPENDIX D: Other Project Data and Growth Rate Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 32.83 acres located off Jenkins Road in St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

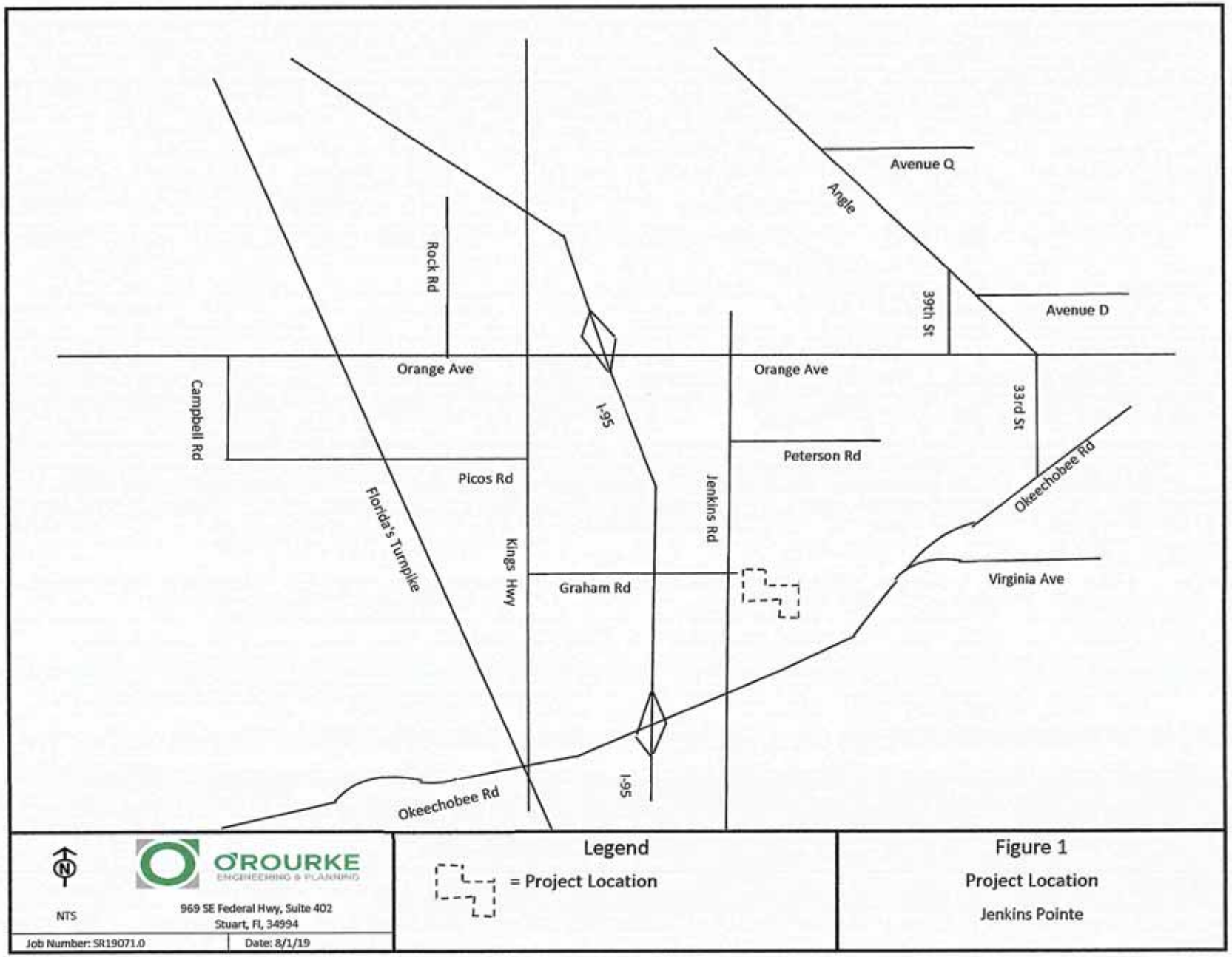
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 32.83 acres located off Jenkins Road in St. Lucie County, Florida. The property has an existing land use of RM – Residential Suburban which allows 12 single-family dwelling units per acre. Therefore, a maximum of 393 single-family dwelling units is possible with the existing future land use. The proposal is to change the land use to RH and CG, allowing 18 units per acre. Therefore, the new maximum would be 590 units.

The project location is shown in **Figure 1**. **Appendix A** provides raw parcel data.


Avenue Q
Angle
Rock Rd
39th St
Avenue D
Orange Ave
Orange Ave
Campbell Rd
I-95
33rd St
Peterson Rd
Picos Rd
Okeechobee Rd
Florida's Turnpike
Kings Hwy
Jenkins Rd
Graham Rd
Virginia Ave
I-95
Okeechobee Rd
NTS
O'ROURKE ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR19071.0
Date: 8/1/19
Legend
= Project Location
Figure 1
Project Location
Jenkins Pointe

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

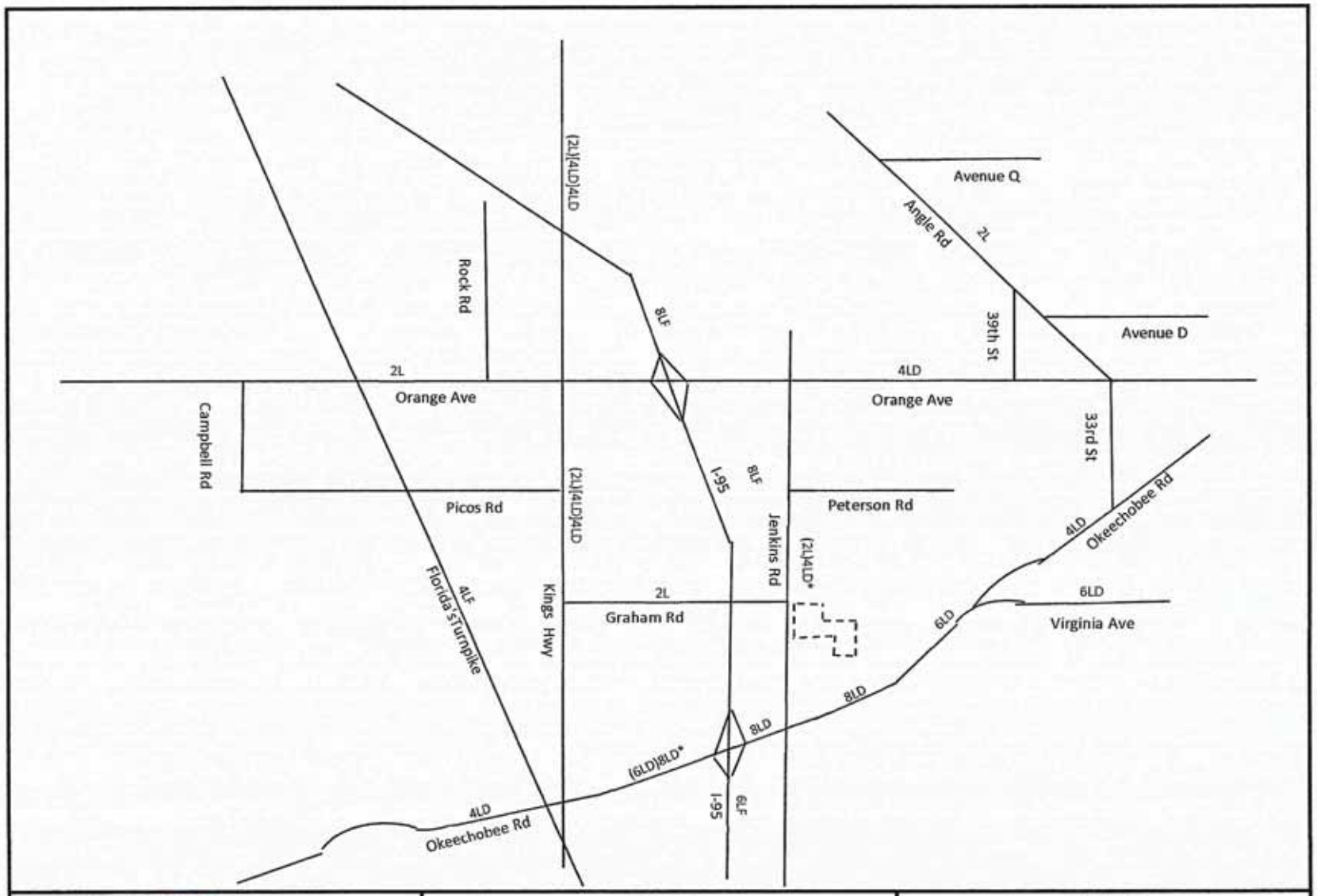
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a two-lane local roadway with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2040 LRTP needs plan, although unfunded.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes. It is shown as an eight-lane divided roadway from Kings Highway to McNeil Road in the 2040 LRTP needs plan, although unfunded.
- Orange Avenue is a four-lane divided arterial with an east/west alignment east of I-95.
- Kings Highway is a two-lane arterial with a north/south alignment and is included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2040 Network. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019/2020 Level of Service Report. These documents are included in **Appendix C.**



O'ROURKE ENGINEERING & PLANNING

NTS

969 SE Federal Hwy, Suite 402
Stuart, FL 34994

Job Number: SR19071.0 | Date: 8/1/19

Legend

= Project Location

(XX) = Existing Conditions if different then 2040 Network

[XX] = Commited 5-Year TIP

XX = 2040 Lane *Needs Plan

Figure 2

2040 Lane Geometrics

Jenkins Pointe

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Multi-family Housing (Land Use Code 240) was applied to estimate the trips generated by the 590 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, the change in future land use will result in an increase of 1,490 net new daily trips. There will be an increase of 83 net new AM peak hour trips with an increase of 19 trips entering the project and 64 trips exiting the project. There will be an increase of 87 net new PM peak hour trips with 55 trips entering the project and 32 trips exiting the project.

The project likely would take until 2040 or 20 years to buildout. An estimated 25 percent of the project, or 148 units, are expected to be completed within five years. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed using LRTP employment data and then assigned to the roadway network. Future employment data reflects 19% to the north, 17 % to the west, 43% east and 21% south from the project.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3. Appendix C** provides the supporting data for the distribution.

Table 1 - Trip Generation - Buildout

Table 1a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	590	DU	T = 7.56(X) - 40.86	50%	50%	2,210	2,210	4,420
Existing	Multifamily Housing (Low-Rise)	220	393	DU	T = 7.56(X) - 40.86	50%	50%	1,465	1,465	2,930
Net Change								**745**	**745**	**1,490**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	590	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	59	199	258
Existing	Multifamily Housing (Low-Rise)	220	393	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	40	135	175
Net Change								**19**	**64**	**83**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	590	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	181	106	287
Existing	Multifamily Housing (Low-Rise)	220	393	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	126	74	200
Net Change								**55**	**32**	**87**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip Gen - 5 Year

Table 2a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	148	DU	T = 7.56(X) - 40.86	50%	50%	539	539	1,078

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

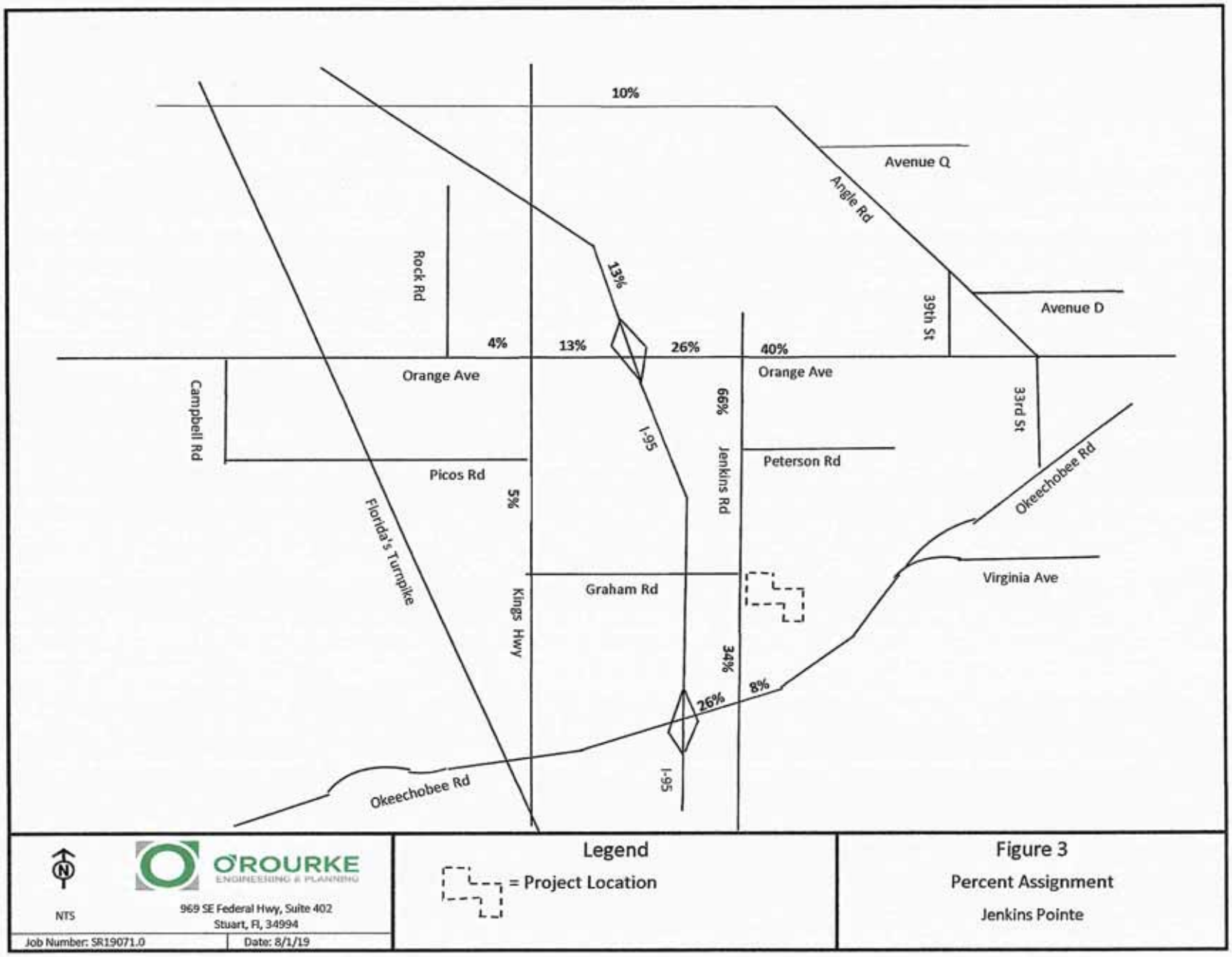
Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	148	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	16	53	69

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	148	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	53	31	84

Source: ITE 10th Edition Trip Generation Rates


10%
Avenue Q
Angle Rd
Rock Rd
13%
39th St
Avenue D
4%
13%
26%
40%
Orange Ave
Orange Ave
Campbell Rd
66%
I-95
33rd St
Peterson Rd
Picos Rd
Jenkins Rd
Okeechobee Rd
5%
Florida's Turnpike
Graham Rd
Virginia Ave
Kings Hwy
34%
8%
26%
Okeechobee Rd
I-95
N
NTS
O'ROURKE
ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR19071.0
Date: 8/1/19
Legend
= Project Location
Figure 3
Percent Assignment
Jenkins Pointe

2040 ANALYSIS

The increase in traffic associated with the change of land use for the AM and PM peak hour was tested against the 2040 cost feasible network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2040 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2040 AADT volumes were obtained from the St. Lucie County LRTP cost feasible model. These volumes were adjusted using FDOT K and D factors to obtain the 2040 Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the 2040 total traffic volumes. These volumes were then compared to the 2040 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results.

Appendix C includes the 2040 model data.

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects (committed trips) were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 6a and 6b** summarizes the results of the link analysis. As shown, Jenkins Road will operate at below levels of service with the existing network. However, since this is a deficiency before the project traffic is added, the project would assume the improvements to fix the deficiency in place when they submit for concurrency (FS 163.3180). Furthermore, the LRTP is in the process of being updated. Jenkins Road will likely be included in the Cost Feasible Network.

Appendix D includes the growth rate calculation and background traffic.

CONCLUSION

The change of land use can be accommodated within the currently funded long-range network. Therefore, the project meets the requirements for land use analysis amendments. Short term impacts will be addressed through State concurrency law.

TABLE 3a - 2040 Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	YES	920	42	4.57%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	13	1.41%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	42	6.67%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	13	2.06%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	NO	920	6	0.65%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	22	2.39%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	3	0.28%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	8	0.40%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	5	0.25%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	17	0.85%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	26	1.30%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	8	0.40%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	6	0.30%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	17	0.40%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	5	0.12%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	5	0.12%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	2	0.05%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	5	0.16%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	2	0.06%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	6	0.95%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	6	0.68%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	2	0.23%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 19
OUT: 64

TABLE 3b - 2040 Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	21	2.28%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	YES	920	36	3.91%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	21	3.33%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	YES	630	36	5.71%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	YES	920	19	2.07%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	13	0.65%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	22	1.10%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	6	0.30%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	8	0.19%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	3	0.07%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	3	0.09%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	6	0.95%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	6	0.68%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 55
OUT: 32

TABLE 4a - 2040 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 [1]	K Factor	D Factor [2]	2040 Peak Hour Volume [3]	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	7,608	0.09	0.49	336	920	42	378	4.57%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	42	382	6.67%	YES	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	22	474	2.39%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data

(3) Calculated using K and D Factors

Net In: 19

Net Out: 64

TABLE 4b - 2040 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 [1]	K Factor	D Factor [2]	2040 Peak Hour Volume [3]	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	7,608	0.09	0.51	349	920	36	385	3.91%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	21	361	3.33%	YES	66%
	Peterson Rd	Graham Rd	SB	IN	YES	7,711	0.09	0.51	354	630	36	390	5.71%	YES	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	9,852	0.09	0.49	434	920	19	453	2.07%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	11	463	1.20%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data.

(3) Calculated using K and D Factors

Net In: 55

Net Out: 32

TABLE 5a - 5-Year Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	35	3.80%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	11	1.20%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	35	5.56%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	11	1.75%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	5	0.54%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	18	1.96%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	7	0.35%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	4	0.20%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	14	0.70%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	21	1.05%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	6	0.30%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	5	0.25%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	4	0.09%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	4	0.10%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	1	0.02%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	4	0.13%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	1	0.03%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	5	0.79%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	5	0.57%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	2	0.23%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 16
Net Out: 53

TABLE 5b - Project Percent Impact - PM

Segment	from	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	NO	920	20	2.17%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	35	3.80%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	20	3.17%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	35	5.56%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	18	1.96%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	12	0.60%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	21	1.05%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	5	0.25%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	14	0.33%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	8	0.19%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	2	0.05%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	2	0.06%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	5	0.79%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	5	0.57%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 53
Net Out: 31

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	570	2.97%	660	147	807	920	35	842	3.80%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	570	2.97%	660	93	753	630	35	788	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	593	2.97%	686	100	786	920	18	804	1.96%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibility of the applicant

Net In: 16
Net Out: 53
Years Grown: 5

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	569	1.45%	611	199	810	920	35	845	3.80%	YES(4)	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	547	1.45%	587	95	682	630	20	702	3.17%	YES(4)	66%
	Peterson Rd	Graham Rd	SB	IN	YES	569	1.45%	611	141	752	630	35	787	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	547	1.45%	587	95	682	920	18	700	1.96%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	569	1.45%	611	141	752	920	11	763	1.20%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibility of the applicant

Net In: 53
Net Out: 31
Years Grown: 5

APPENDIX A

PARCEL DATA

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report





Parcel

Parcel ID:	2418-322-0002-000-2
Property ID:	166716
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$235,000
Finished Area:	
Acres:	10
Total Area:	435,600

Legal Description

Legal Description:	18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10	$180.00
Fort Pierce Stormwater Charge	2006	15	$1,035.00

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report





Parcel

Parcel ID:	2418-331-0001-000-3
Property ID:	27285
Owner 1:	FP Jenkins Road LLC
Site Address:	2107 SWAIN RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$245,400
Finished Area:	
Acres:	14.6
Total Area:	635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$262.80
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report



Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W- (19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$160.92

APPENDIX B

Roadway Details

5 Year Plan

LRTP Cost Feasible Map

FDOT 2012 QUALITY LEVEL OF SERVICE

KINGS HWY FROM NORTH OF PICOS ROAD TO NORTH OF I-95 OVERPASS
2302567 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
Length: 1.217
To: NORTH OF SR-9/I-95 OVERPASS
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		175,083					**175,083**

Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-2

Notes

KINGS HWY FROM 500 FEET S OF OKEECHOBEE ROAD TO NORTH OF PICOS ROAD
2302566 SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC'D 3/1/17
Lead Agency: MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
Length: 2.2 **To:** NORTH OF PICOS ROAD
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFSA	65,007	0	0	0	0	65,007
ROW	SA	192,741	0	0	0	0	192,741
ROW	SU	656,235	0	0	0	0	656,235
ROW	DDR	1,907,675	0	0	0	0	1,907,675
ROW	DS	7,000	0	0	0	0	7,000
		2,828,658					**2,828,658**

Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-5

B-2

Notes

KINGS HWY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	12,740,314	64,992	0	0	0	12,805,306
ROW	DIH	106,090	106,090	0	0	0	212,180
CST	DDR	0	0	0	16,120,659	0	16,120,659
CST	DIH	0	0	0	396,144	0	396,144
CST	DS	0	0	0	12,916,408	0	12,916,408
ENV	DDR	5,000	0	60,000	0	0	65,000
		12,851,404	**171,082**	**60,000**	**29,433,211**		**42,515,697**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS



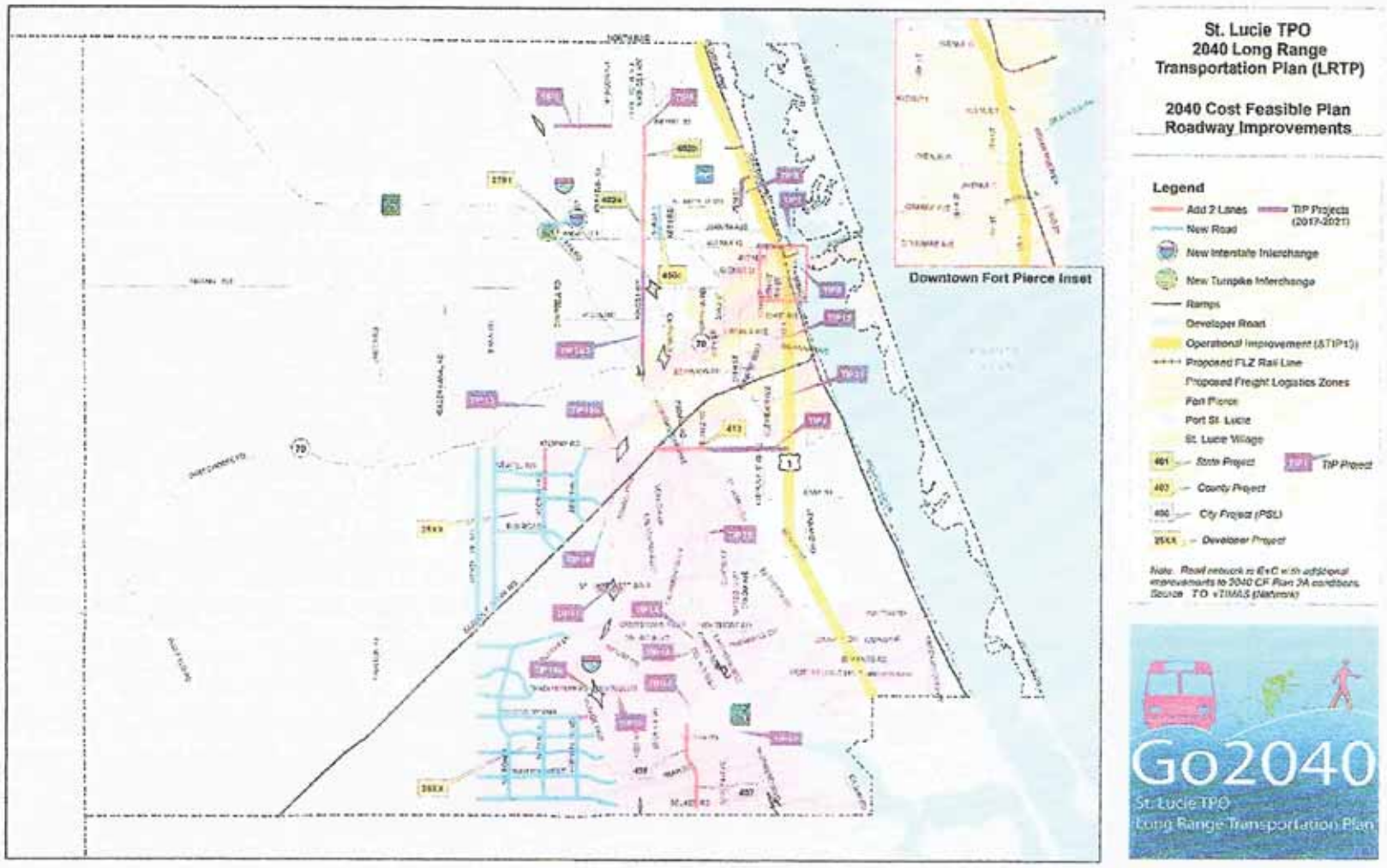
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	SU	0	656,819	0	0	0	656,819
ROW	DDR	1,004,226	684,559	2,000,000	0	0	3,688,785
ROW	DIH	133,673	0	0	0	0	133,673
CST	DDR	0	0	0	12,829,249	0	12,829,249
CST	DIH	0	0	0	387,010	0	387,010
CST	DS	0	0	0	16,583,548	0	16,583,548
ENV	DDR	75,000	0	0	0	0	75,000
		1,212,899	**1,341,378**	**2,000,000**	**29,799,807**		**34,354,084**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

Map 6-1: Go2040 Cost Feasible Plan Roadway Improvements



B-5

APPENDIX C

2040 Model Data Volumes

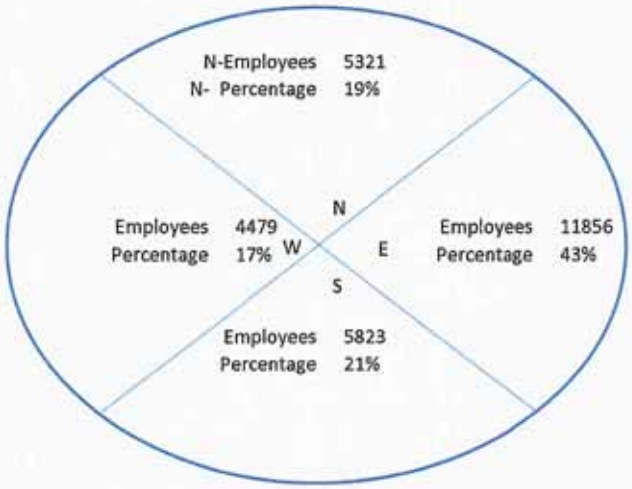
2040 Employment Data/Distribution

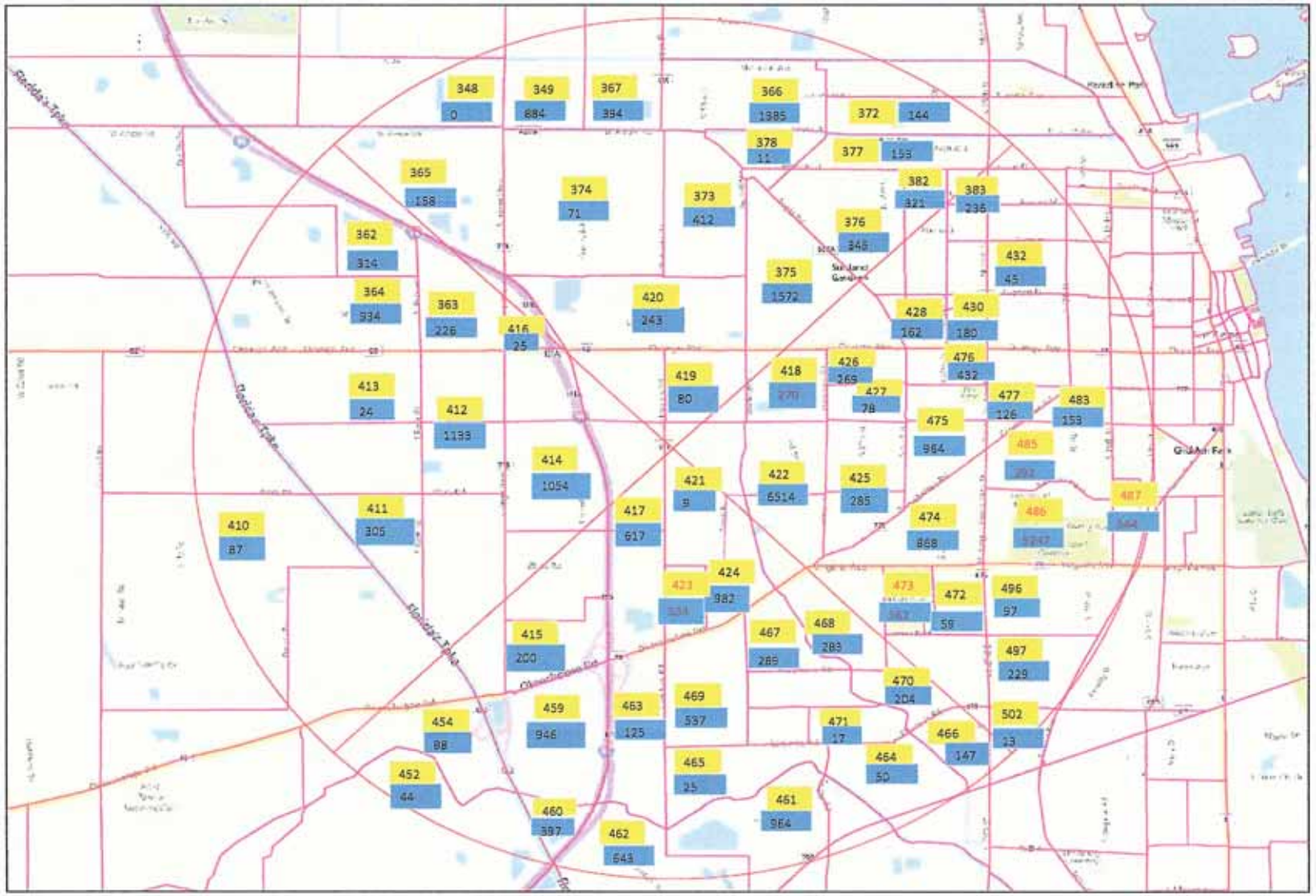
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

Distribution Based on Employment Location (2040)

Location	TAZ Number	POP	HH	Total Employees
N	348	134	73	0
N	349	1,215	296	884
W	362	1,073	589	314
W	363	0	0	226
W	364	1,463	729	934
2/3 N 1/3 W	365	114	42	158
N	366	1,229	467	1,385
N	367	220	71	394
N	372	1,393	426	144
N	373	1,328	440	412
N	374	191	81	71
2/3 N 1/3 E	375	764	229	1,572
2/3 N 1/3 E	376	1,443	470	345
N	377	706	244	153
N	378	412	133	11
1/3 N 2/3 E	382	2,744	928	321
1/3 N 2/3 E	383	2,492	862	236
W	410	603	237	87
W	411	11	5	305
W	412	653	231	1,133
W	413	138	54	24
W	414	501	201	1,054
S	415	0	0	200
2/3 N 1/3 W	416	0	0	25
1/2 S 1/2 W	417	210	82	617
1/3 N 2/3 E	418	540	173	270
2/3 N 1/3 E	419	65	22	80
N	420	127	52	243
1/2 S 1/2 E	421	6	3	9
E	422	1,686	978	6,514
S	424	1,220	480	982

Location	TAZ Number	POP	HH	Total Employees
E	425	248	86	285
E	426	38	15	269
E	427	158	55	78
E	428	419	130	162
E	430	458	153	180
E	432	517	153	45
S	452	435	145	44
2/3 S 1/3 W	454	1,542	539	98
S	459	0	0	946
S	460	25	10	397
S	461	553	143	964
S	462	73	19	643
S	463	306	143	125
S	464	289	114	50
S	465	928	327	25
2/3 S 1/3 E	466	841	336	147
S	467	287	104	289
2/3 S 1/3 E	468	410	143	283
S	469	766	256	537
1/2 S 1/2 E	470	1,000	403	204
S	471	141	51	17
E	472	891	362	59
E	474	1,630	569	868
E	475	1,535	451	964
E	476	1,233	336	432
E	477	685	189	126
E	483	658	222	153
E	496	2,041	634	97
E	497	1,205	442	229
E	502	407	142	13





NTS O'ROURKE ENGINEERING & PLANNING 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: Date:	Legend ### = TAZ Number ### = 2040 Total Employees	Figure # TAZ & Employment Distributions Jenkins Pointe

C-2

TAZ Zone & Emp Data Jenkins Pointe

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,496	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,872	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
4410.1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410.2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1586	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410.3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4800.1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800.2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,891	20,842	18,366
4800.3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	16,555	20,844	18,699
4800.4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,663	15,374	6,474	3,977	10,336	11,397	13,882	16,866	15,374
4810.1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15206	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,319	660	6,620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24,970	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,956	1,456	-836	24,970	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,326	31,444	6,444	1,451	29,035	29,994	30,386	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20,775	24,301	12,001	5,604	14,285	18,698	21,834	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	6,799	-5,158	7,404	18,332	14,332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,892	18,980	23,858	21,419

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,827	2017	2,100	789	C	0.393	807	C	0.401
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,344	2017	2,000	751	C	0.393	760	C	0.398
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2019	2,100	1,114	C	0.554	1,130	C	0.562
ANGLE RD	ORANGE AVE to AVENUE D	100	10,000	2020	790	513	D	0.649	490	D	0.620
ANGLE RD	AVENUE D to AVENUE Q	100	10,000	2020	540	513	D	0.950	490	D	0.907
ANGLE RD	AVENUE Q to 53RD ST	615	8,600	2020	600	508	D	0.847	521	D	0.868
ANGLE RD	53RD ST to KEEN RD	616	6,000	2020	630	319	C	0.532	357	C	0.595
ANGLE RD	KEEN RD to KINGS HWY	616	6,000	2020	880	319	C	0.384	357	C	0.430
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,267	2016	1,070	201	B	0.529	195	B	0.513
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	707	2017	1,070	37	B	0.088	37	B	0.088
AVENUE A	7TH ST to US 1	945034	1,189	2017	790	136	C	0.349	136	C	0.349
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,200	2017	600	147	C	0.490	136	C	0.453
AVENUE D	ANGLE RD to 29TH ST	164	3,683	2016	600	209	C	0.697	205	C	0.683
AVENUE D	29TH ST to 25TH ST	164	3,683	2016	790	209	C	0.536	205	C	0.526
AVENUE D	25TH ST to 17TH ST	163	4,289	2016	750	241	C	0.651	227	C	0.614
AVENUE D	17TH ST to 13TH ST	162	3,711	2016	750	171	C	0.462	185	C	0.500
AVENUE D	13TH ST to 10TH ST	161	2,118	2016	750	100	C	0.270	112	C	0.303
AVENUE D	10TH ST to 7TH ST	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE D	7TH ST to US 1	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE I	25TH ST to 17TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE I	17TH ST to 13TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE H	13TH ST to 7TH ST	618	1,583	2017	540	92	C	0.341	99	C	0.367
AVENUE H	7TH ST to US 1	619	1,233	2017	750	67	C	0.181	66	C	0.178
AVENUE Q	ANGLE RD to 25TH ST	700	5,700	2020	750	301	C	0.814	289	C	0.781
AVENUE Q	25TH ST to 17TH ST	701	3,937	2016	750	281	C	0.759	314	C	0.849

C-4

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

C-5

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

C-6

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

C-7

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

C-8

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

C-9

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
ORANGE AVE	7TH ST to US 1	945134	7,219	2017	300	460	D	0.767	409	D	0.682
ORANGE AVE	US 1 to 2ND ST	945133	3,645	2017	300	232	C	0.773	227	C	0.757
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,645	2017	370	232	C	0.627	227	C	0.614
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,900	2019	540	167	C	0.619	126	C	0.467
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	ROSSER BLVD to SAVONA BLVD	209	1,108	2016	630	81	C	0.135	71	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,717	2017	630	408	C	0.680	340	C	0.567
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,000	2019	920	746	C	0.857	634	C	0.729
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	15,534	2017	2,100	717	C	0.375	717	C	0.375
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,183	2017	540	94	C	0.348	80	C	0.296
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.341	86	C	0.319
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	15,868	2017	700	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	32,000	2019	3,020	1,720	C	0.585	1,731	C	0.589
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	38,000	2019	3,170	2,215	C	0.717	1,957	C	0.633
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	47,644	2017	3,020	3,186	F	1.055	2,892	C	0.984
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	48,955	2017	3,020	3,094	F	1.025	3,065	F	1.015
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,175	2017	3,020	3,027	F	1	2,653	C	0.902
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	61,616	2017	3,020	4,415	F	1.462	3,293	F	1.090
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	41,526	2017	3,020	2,499	C	0.850	2,217	C	0.754

C-10

* 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.**

APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @ 25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @29% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2017 AM	2020 AM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	593	543	2.97%

Segment	From	To	2017 PM	2020 PM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	569	545	1.45%

*Source: Traffic Counts and Level of Service Report Fall 2017
Traffic Counts and Level of Service Report Fall/Winter 2019/2020

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2017

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
I-95	ORANGE AVE to INDRIO RD	941905	42,866	2015	7,320	-	-	-	-	-	-
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	4,629	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,429	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,505	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,505	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	820	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	820	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,446	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,446	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,542	2016	790	358	C	0.918	343	C	0.879
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	0.411	343	C	0.394
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	0.178	89	C	0.241
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	0.149	245	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	0.519	404	C	0.487
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	0.624	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	0.905	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	0.624	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	0.429	158	B	0.416
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	0.578	440	C	0.579

* 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)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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

AM Peak Hour - Off-Peak Directional Volume Calculations

Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	593	570
	Peterson Rd	Graham Rd	0.51	0.49	593	570
	Graham Rd	Okeechobee Rd	0.51	0.49	593	570

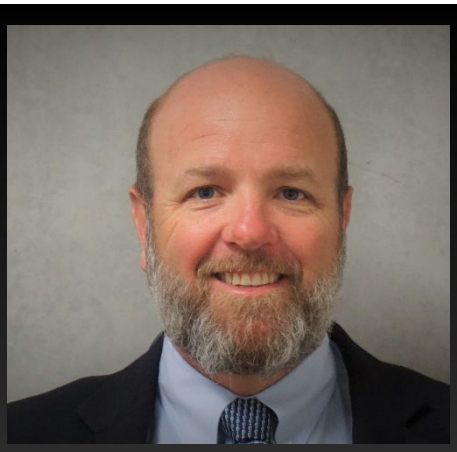
Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B

PM Peak Hour - Off-Peak Directional Volume Calculations

Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	569	547
	Peterson Rd	Graham Rd	0.51	0.49	569	547
	Graham Rd	Okeechobee Rd	0.51	0.49	569	547

Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B

Bradley Currie, AICP
Vice President



Brad Currie is a Vice President of Engineering Design & Construction, inc. He is responsible for a variety of land planning projects that encompass site planning, master planning and application submittals. His responsibilities include: research and preparation of land planning reports and development applications; preparation of and representation of Developments of Regional Impact (DRI); and directing site planning and landscaping staff. As a Planner, Brad deals primarily with preparing and submitting rezone applications and Comprehensive Plan Amendments as well as coordinating applications with clients and the public sector. Brad has also provided expert testimony in over 50 public hearings regarding land use and planning and the Application and Interpretation of Comprehensive Plans and Zoning Codes

Notable projects within governmental planning include:

Ocean Drive / Cardinal Drive Commercial District: Parking Plan & Management Strategies, City of Vero Beach.

Neighborhood Plan for Original Town and Osceola: Park Neighborhoods, City of Vero Beach

City of Vero Beach: Continuing Services for Land Planning

City of Melbourne: Evaluation & Appraisal Report

Volusia County: Evaluation & Appraisal Report: Future Land Use Element

Town of Davie: Continuing Services for Land Planning

City of Dania Beach: Comprehensive Plan: Economic Development Elements.

Professional Certifications

Bachelor of Scient, Geography (Urban Planning Emphasis) Norfolk, VA

Masters of Urban and Regional Planning (Land Development Emphasis) Florida Atlantic University, Fort Lauderdale, FL

Certified Planner, American Institute of Certified Planners, # 018348

Professional Affiliations

American Planning Association, Florida Chapter

Board of Directors, St. Lucie County Chamber of Commerce

Government Affairs Committee Chairman, St. Lucie County Chamber of Commerce

Harbor Advisory Committee Member, St. Lucie County

St. Lucie County Development Review Task Force, Chair

St. Lucie County Code Enforcement Board.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Zoning Atlas Map Amendment - 2107 Swain Road

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 11-22-2020

NOTICE BY MAIL: 11/24/2020

NOTICE BY SIGNS: 11/24/2020

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 11/25/2020

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: Zoning Atlas Map Amendment

Staff Name: Brandon C. Creagan

Staff Signature: B C

Date Mailed: 11-24-2020

Number of Mailed Letters: 18

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

November 24, 2020

Dear Property Owner(s):

The applicant, FP Jenkins Road LLC, and representative, Engineering, Design, & Construction Inc, are requesting approval of a **Rezoning** from Medium Density Residential (R-4) to High Density Residential (R-5) for three (3) parcels located at or near 2107 Swain Road in Fort Pierce, Florida. The Parcel IDs are 2418-322-0002-000-2, 2418-331-0001-000-3, & 2418-343-0001-000-0.

Legal Description:

18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W- (19A) (8.94 AC)(OR 3065-2045)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, December 7, 2020** which begins at **6:00 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 **Rezoning**. Whether you attend the meeting or not, it is requested that you please complete the comment form below and return it, so it is received by **12 p.m**. on **Monday, December 7, 2020.** Methods of returning the comment form are identified below. If you have any inquiries, or would like to review the complete application, please contact me at 772-467-3742 or bcreagan@cityoffortpierce.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

Rezoning – Jenkins Point – 2107 Swain Road No. 1

Comments:

_____

_____

_____

_____ _____

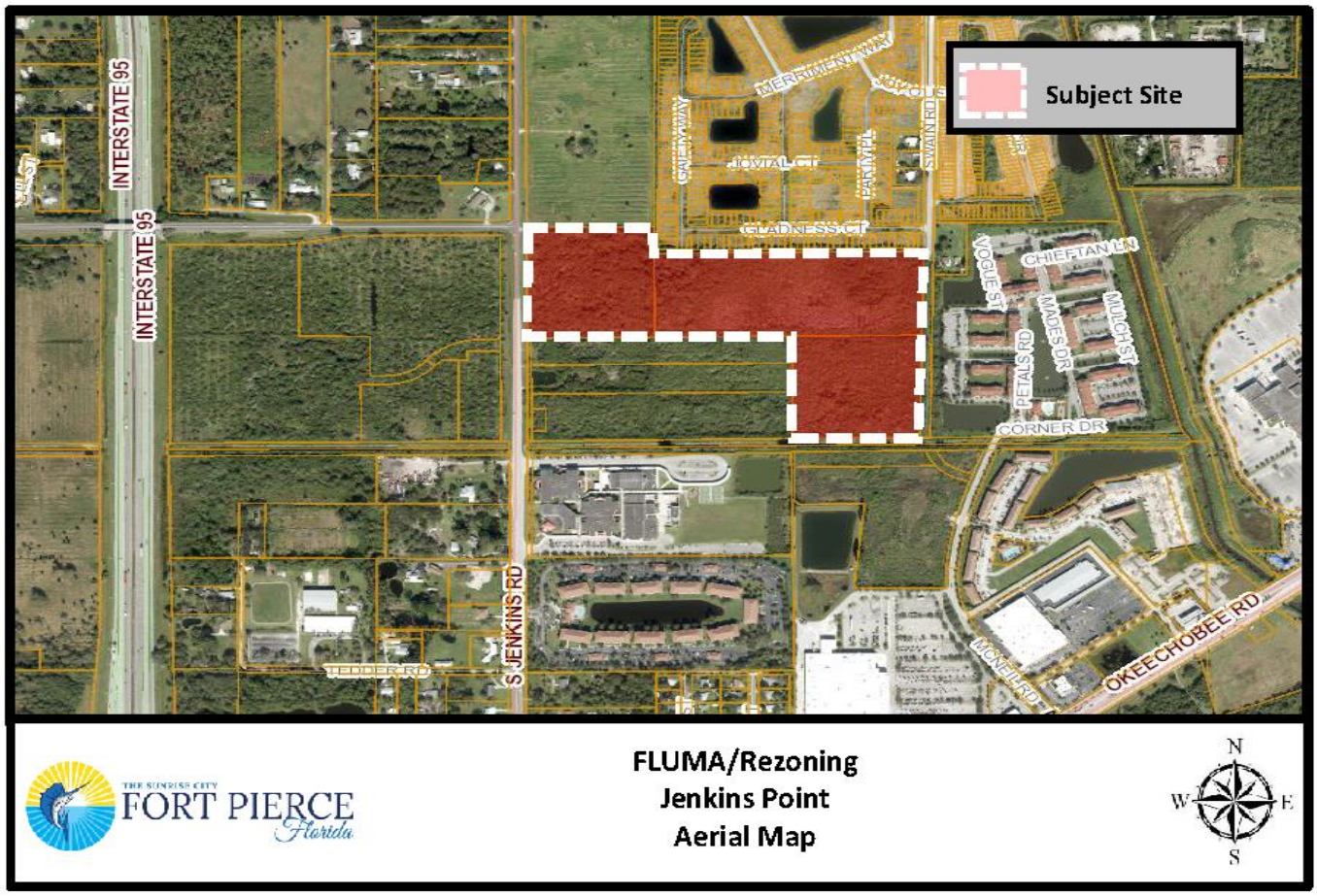
Signature **Date**

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@cityoffortpierce.com

Aerial Map

Parcel IDs: 2418-322-0002-000-2
2418-331-0001-000-3
2418-343-0001-000-0



Eric A Stoncius and April Stoncius 1
1955 S Jenkins Road
Fort Pierce, FL 34947-4328

Treasure Coast Baptist Assoc 2
PO Box 429
Fort Pierce, FL 34954-0429

Camping World POA INC. 3
171 N Aberdeen ST, Unit 400
Chicago, IL 60607-1670

FREEDOMROADS PROPERTY COMPANY LLC 4
250 Parkway Drive, Unit 270
Lincolnshire, IL 60069-4346

George N Pallas 5
1709 Swain Road
Fort Pierce, FL 34947-4334

Resurrection Life Family Worship Center Inc 6
PO Box 1224
Fort Pierce, FL 34954-1224

FP Jenkins Road LLC 7
9260 Dundee Drive
Lake Worth, FL 33467-6125

BGDN LLC 8
1820 Avenue K
Brooklyn, NY 11230-4457

NSLRWCD 9
14666 Orange Avenue
Fort Pierce, FL 34945-4511

Angel De-La-Torre and Raquel Arroyo 10
2020 Swain Road
Fort Pierce, FL 34947

Sabal Chase Harmony Housing LLC 11
8383 Craig Street, Suite 240
Indianapolis, IN 46250-3596

Celebration Pointe Master Association Inc 12
2701 Industrial Avenue 3
Fort Pierce, FL 34946-8626

Celebration Pointe Property Development LLC 13
380 Creekstone Court
Longwood, FL 32779-6115

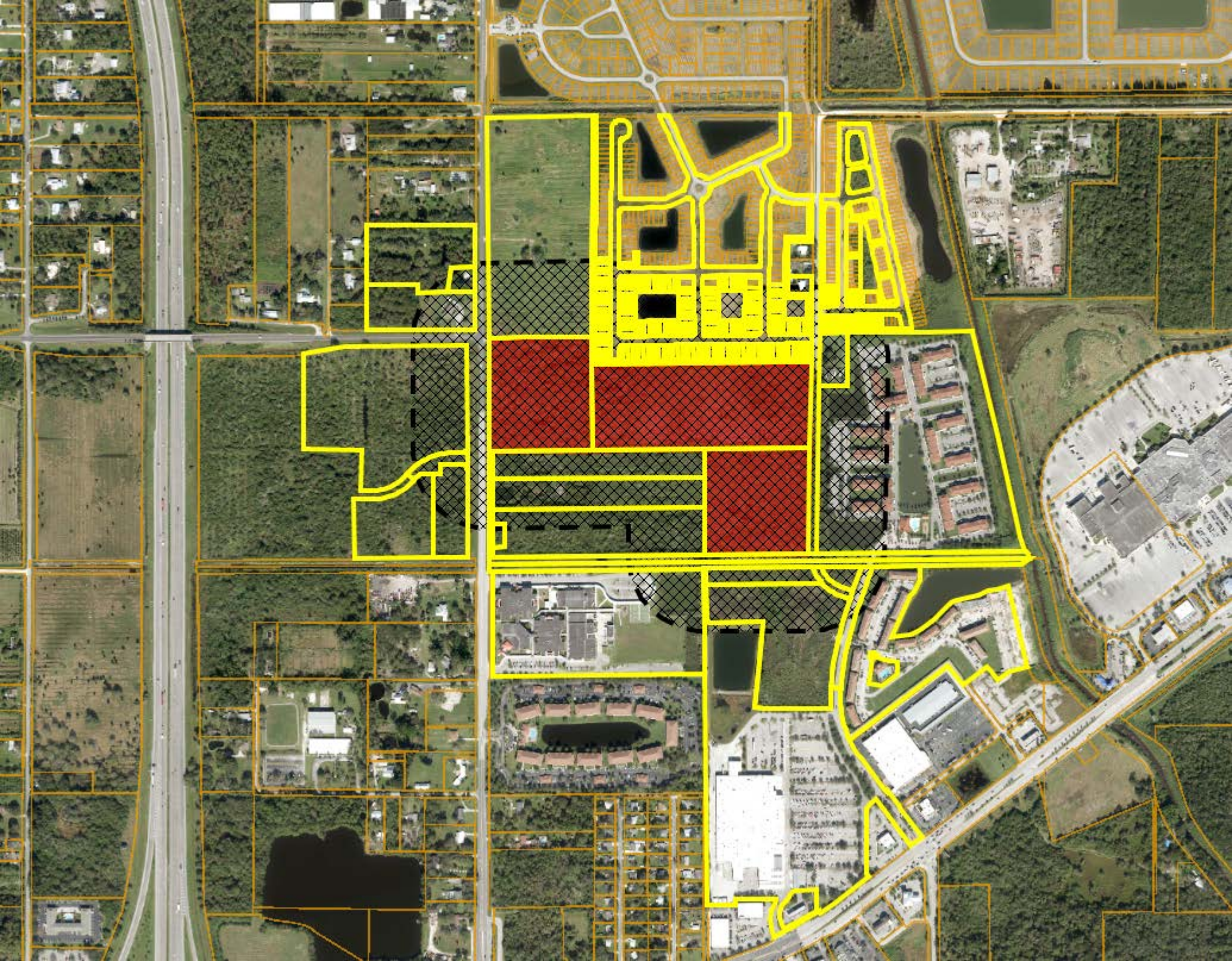
St Lucie County 14
2300 Virginia Avenue
Fort Pierce, FL 34982-5632

Portofino Landings CDD 15
5385 N Nob Hill Road
Sunrise, FL 33351-4761

School Board Of St Lucie Co FL 16
9461 Brandywine Lane
Port St Lucie, FL 34986-3307

Landings Fort Pierce LLC 17
4651 Sheridan Street, Unit 480
Hollywood, FL 33021-3430

Wal-Mart Stores East LP 18
PO Box 8050 MS 0555 Store #973
Bentonville, AR 72712-8050



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 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.

11/22/2020

Subscribed and sworn to before on November 22, 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: $124.80
Ad No: 0004475690
Customer No: 1330883
PO #: 20-032

# of Affidavits 1

CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will hold a public hearing on Monday, December 7, 2020 for first reading, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meetings which begin at 6:00 p.m.

ORDINANCE 20-032 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THREE (3) PARCELS GENERALLY LOCATED AT OR NEAR 2107 SWAIN 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.

Parcel ID's: 2418-322-0002-000-2, 2418-331-0001-000-3, and 2418-343-0001-000-0

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 11/22/2020
TCN4475690

City Commission Regular Meeting - 6:00 pm **12. f.**

Meeting Date: 12/07/2020

Re: Future Land Use Map Amendment - 2107 Swain Road - Jenkins Point

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

SUBJECT:

Legislative Hearing - Ordinance 20-031 seeking a Future Land Use Map Amendment for three (3) properties generally located at or near 2701 Swain Road from Medium Density Residential (RM) to High Density Residential (RH) FIRST READING (Transmittal Hearing)

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.
- The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.
- The Planning Board acting as the local Planning Agency at their meeting on November 10, 2020 voted 6-0 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 20-031
staff presentation
Staff Packet

Applicant Packet
Applicant Resume
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/25/2020 08:10 AM

Form Started By: Brandon Creagan
Started On: 11/24/2020 05:50 PM
Final Approval Date: 11/25/2020

ORDINANCE NO. 20-031

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 THREE (3) PARCELS GENERALLY LOCATED AT OR NEAR 2107 SWAIN ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL (RH); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance 19-033, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3184, 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 Local Planning Agency (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 adoption 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 will 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 125-136; 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:

Parcel IDs: 2418-322-0002-000-2, 2418-331-0001-000-3, & 2418-343-0001-000-0

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

PARCEL 1:

THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4); AND THE SOUTH THREE QUARTERS (3/4) OF THE NOTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.

TOTAL CONTAINING 32.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

said properties being generally located at or near 2107 Swain Road in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce Medium Density Residential (RM) to City of Fort Pierce High Density Residential (RH), as depicted on Exhibit “A”, attached hereto and incorporated herein.

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

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

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____

Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.20-031 was duly advertised in accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on Sunday, November 22, 2020, and Sunday, February __, 2021; 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 7, 2020; and was duly introduced, read by title only, and passed on second and final reading February __, 2021, 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, 2021.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

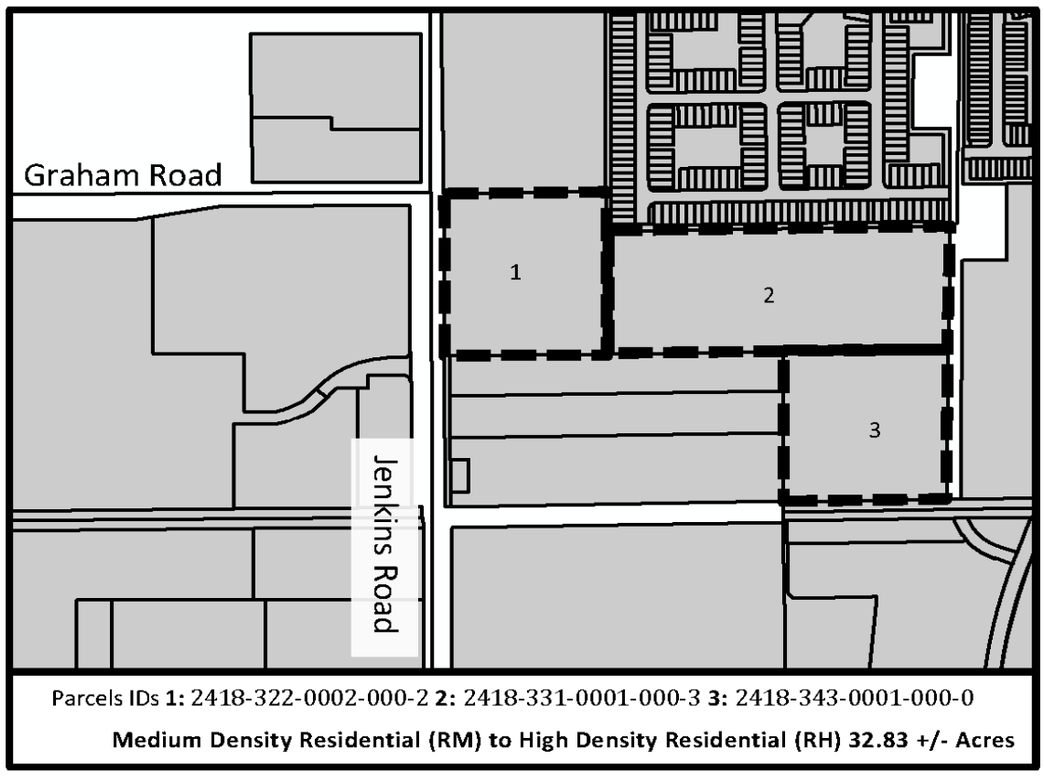
_____
Linda W. Cox
City Clerk

(City Seal)

Exhibit A

Proposed Future Land Use

High Density Residential, RH



Parcels IDs **1:** 2418-322-0002-000-2 **2:** 2418-331-0001-000-3 **3:** 2418-343-0001-000-0

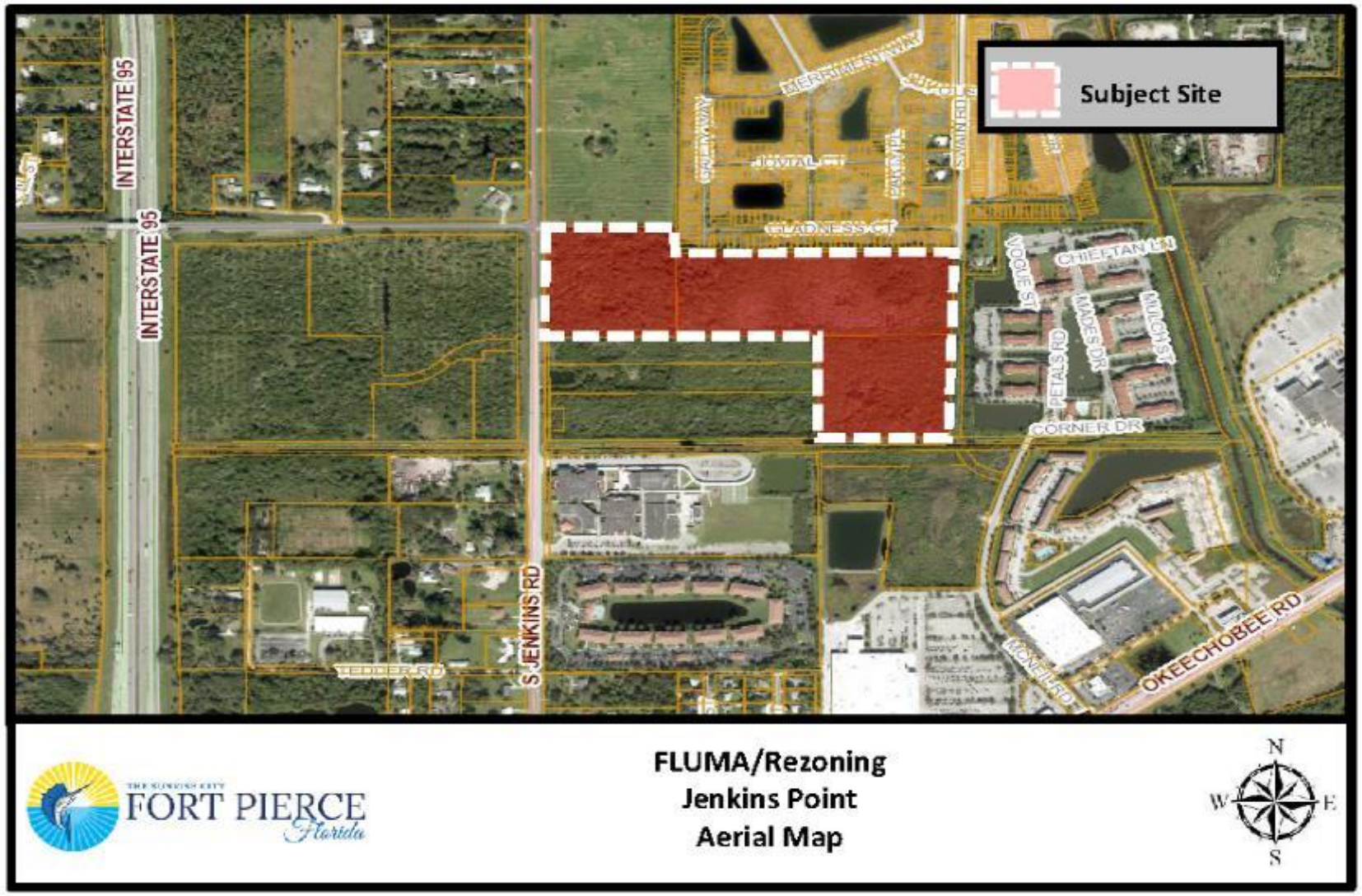
Medium Density Residential (RM) to High Density Residential (RH) 32.83 +/- Acres

Petition for Future Land Use Map and Zoning Atlas Map Amendments Three (3) Parcels

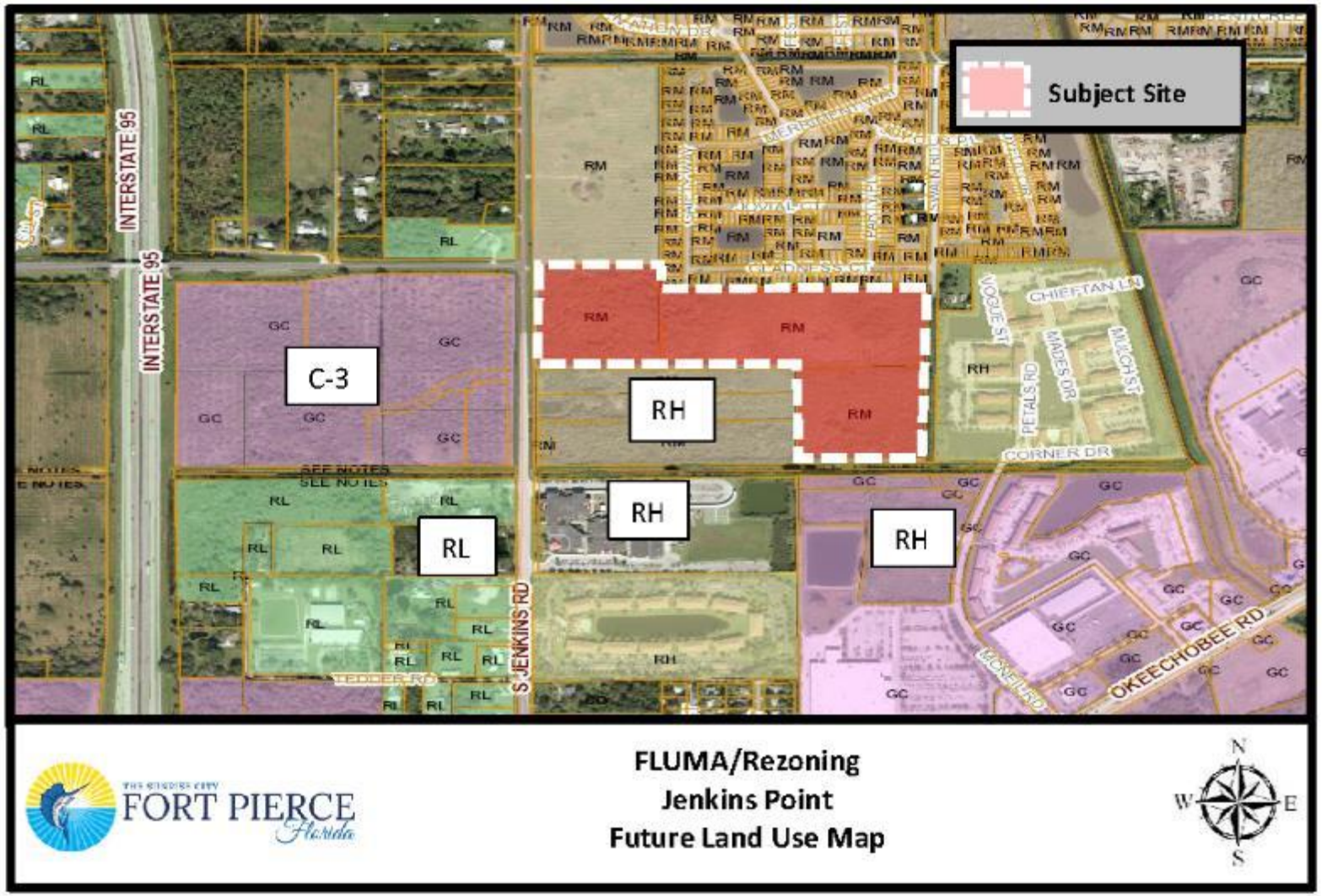


2107 Swain Road

Aerial Map

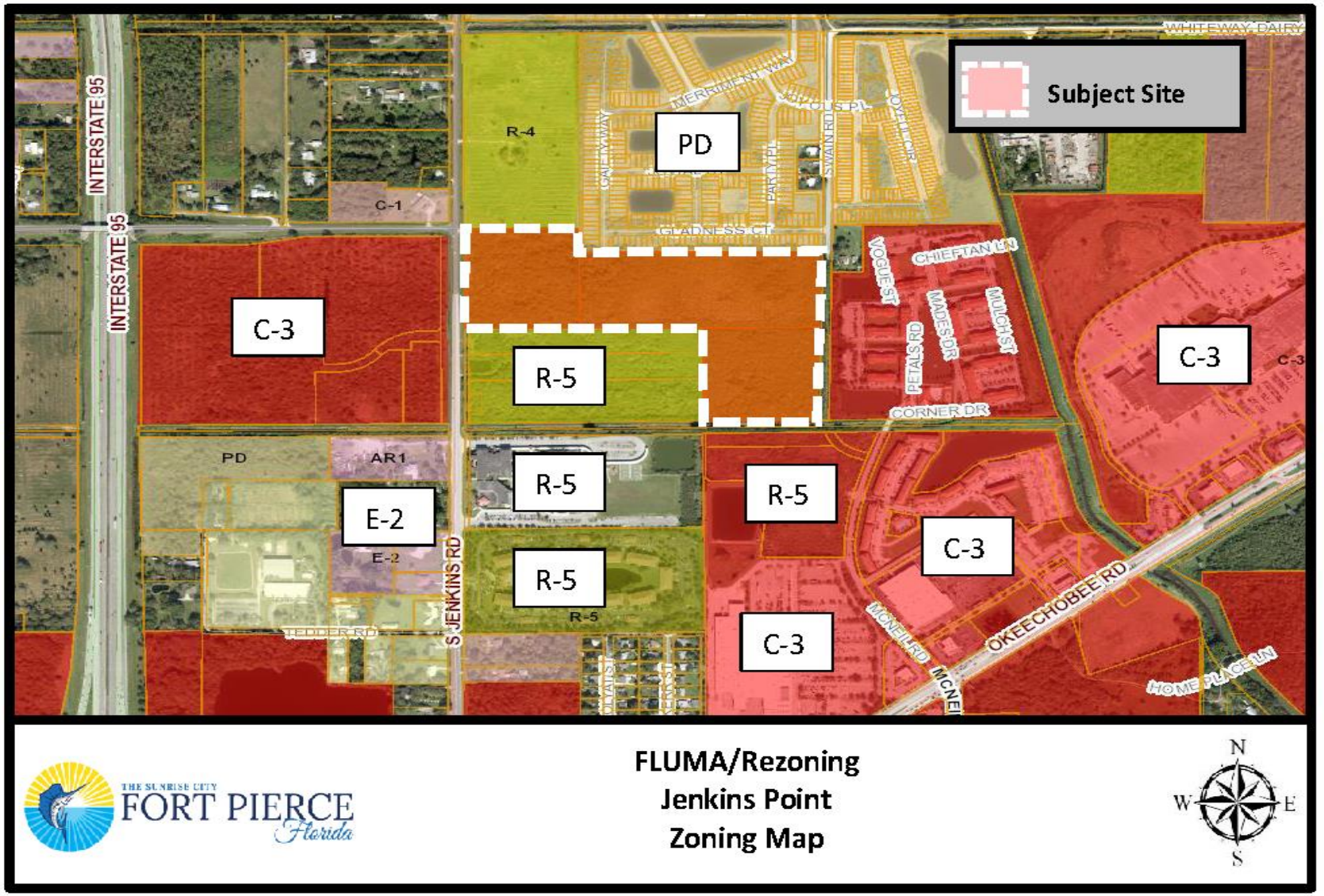

Subject Site
INTERSTATE 95
INTERSTATE 95
S JENKINS RD
GLADNESS CT
CHIEFTAN LN
VOGUE ST
MADES DR
MULCH ST
PETALS RD
CORNER DR
OKEECHOBEE RD
FLUMA/Rezoning
Jenkins Point
Aerial Map
FORT PIERCE
Florida
N
W
E
S

Future Land Use Map



Medium Density Residential (RM) to High Density Residential (RH)

Zoning Map



Medium Density Residential (R-4) to High Density Residential (R-5)

Applicant Request

Future Land Use change for three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH)

Zoning change for three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare

Public Notification

18 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Planning Board

The Planning Board acting as the Local Planning Agency at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Future Land Use Map Amendment as presented.

The Planned Board also voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

Future Land Use Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Future Land Use Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - The Local Planning Agency voted 6-0 to recommend approval of the request as presented.
- DISAPPROVE the proposed Future Land Use Map Amendment

Zoning Atlas Map Amendment

Possible actions of the City Commission:

- APPROVE the proposed Zoning Atlas Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - Planning Board voted 6-0 to recommend approval of the request as presented.
- DISAPPROVAL the proposed Zoning Atlas Map Amendment

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2107 Swain Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Jenkins Point – 2107 Swain Road**
BOARD DATE:	December 7, 2020

STAFF REPORT

Property Owner	FP Jenkins Road LLC 9260 Dundee Drive Lake Worth, FL 33467
Representative:	Engineering, Design, & Construction Inc. 10250 SW Village Parkway, Suite 201 Port St. Lucie, Florida 34987
Requested Action:	Approval to change the Future Land Use of three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH) Approval to Rezone three (3) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)
Site Location:	2107 Swain Road
Parcel IDs:	2418-322-0002-000-2 2418-331-0001-000-3 2418-343-0001-000-0
Existing Use:	Vacant
Parcel Size:	32.83 acres
Current Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

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

Staff Analysis:

Request
In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.

The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.

Future Land Use and Zoning Designation Comparison
The subject site currently has a Future Land Use of Medium Density Residential (RM) for all three (3) of the parcels. The RM designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

The subject site is seeking a Future Land Use of High Density Residential (RH) for three (3) parcels to be consistent with the development that will be proposed on the site. The RH designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Comparably, the current zoning of R-4 allows for a maximum of 10 units per acre for conventional development and 12 units per acre for innovative development. The requested zoning of R-5 would allow for a maximum number of 15 units per acre for conventional development and 18 units per acre for innovative development.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or High Density Residential (RH), the requested high-density land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed density and layout of the site plan. As Jenkins Road is a St. Lucie County maintained roadway, any mitigation or improvements to the roadway would be coordinated among the City, County, and the applicant.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

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

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The Fort Pierce Utilities Authority has confirmed the ability to meet the water use needs to the property.

Technical Review Committee

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

Planning Board/Local Planning Agency

The Planning Board acting as the Local Planning Agency at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Future Land Use Map Amendment as presented. The Planned Board also voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

Public Notification

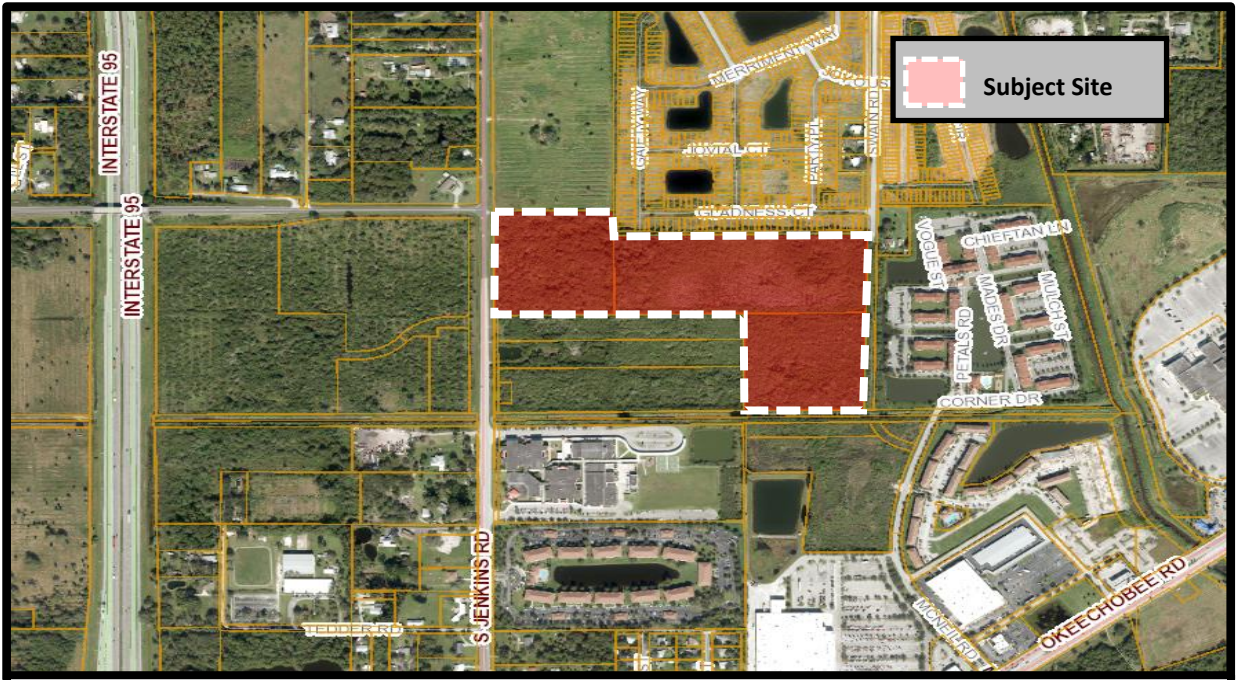
18 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Planning Staff recommends **APPROVAL** of the request as presented.

Staff Recommendation Zoning Atlas Map Amendment

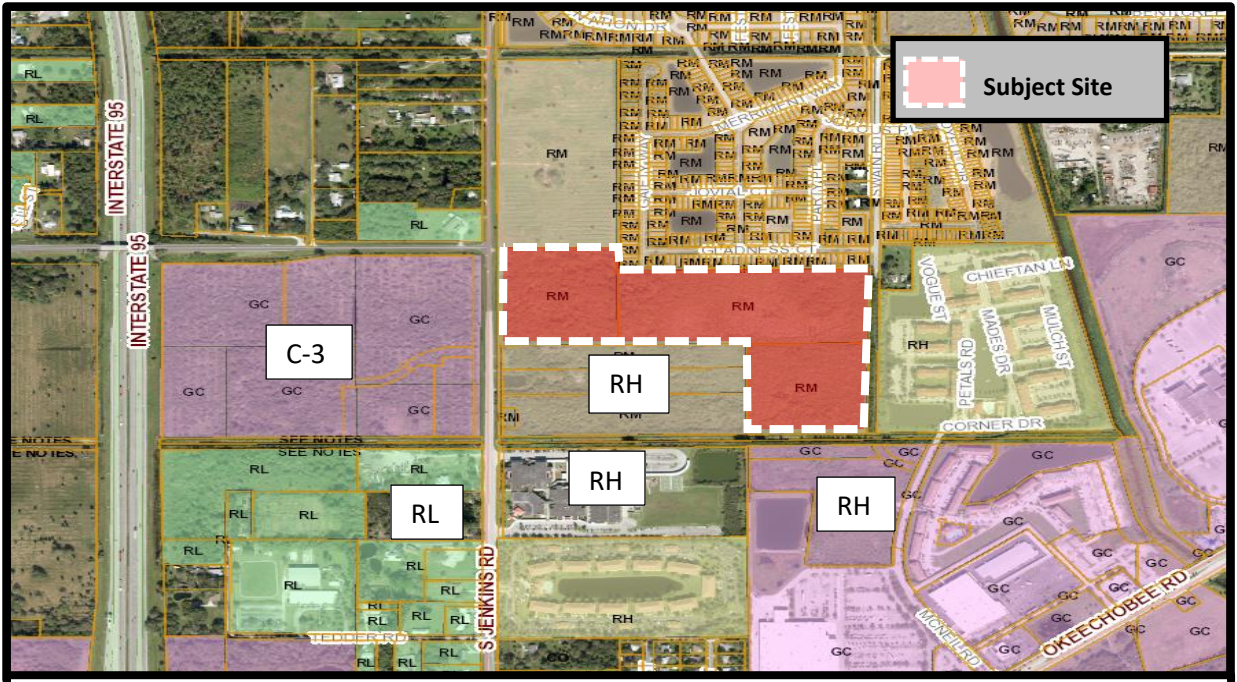
The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Planning Staff **APPROVAL** of the request as presented.



THE SUNRISE CITY FORT PIERCE Florida

FLUMA/Rezoning
Jenkins Point
Aerial Map

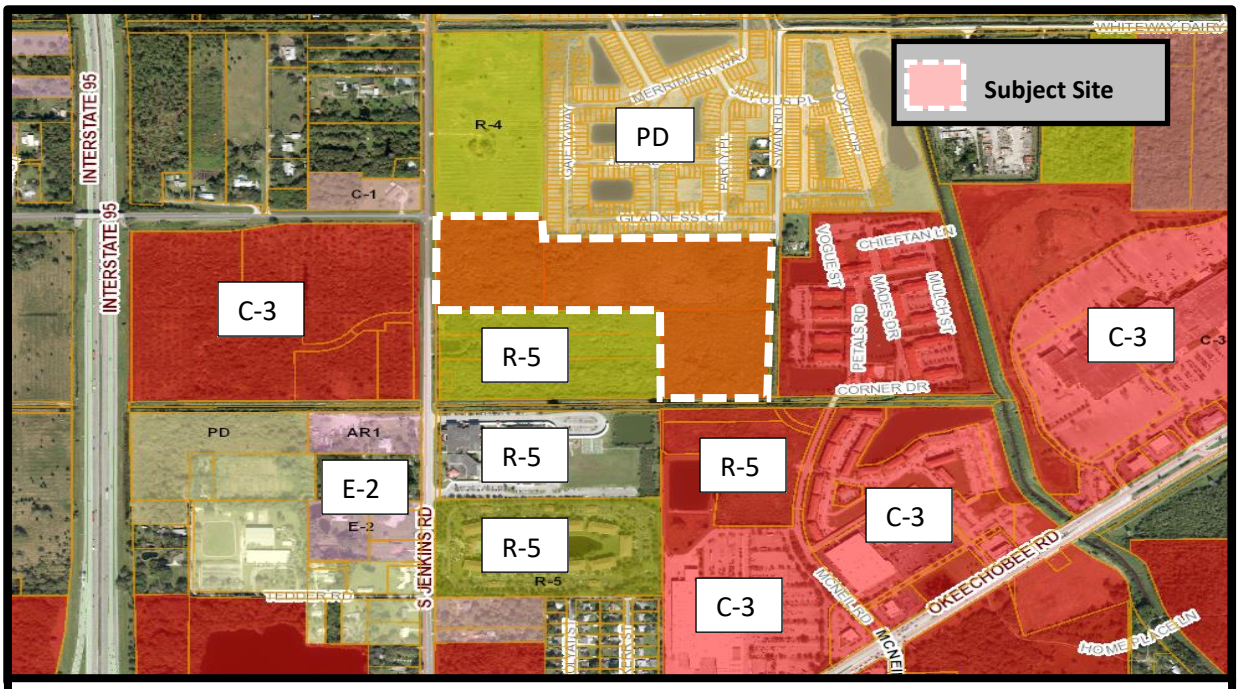
N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

FLUMA/Rezoning
Jenkins Point
Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Zoning Map

May 21, 2020

Brad Curry, Engineering Design, Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: **Jenkins Point FLUMA & Rezoning**
TECHNICAL REVIEW PROJECT: # 20-99900001

Comments:

Fort Pierce Planning:

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site specific traffic study will be required to be provided at the time of any development review application.
2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided.
3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right nest to the site.
4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

Fort Pierce Engineering:

1. No formal comments/Zoning & FLU request approved. (see attached sheet)

Fort Pierce Building:

1. No comment at this time (see attached sheet)

Fort Pierce Utilities Authority:

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

2. Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:
   - Electric service is available from Jenkins Road and along the south side of the propose development.
   - Gas service is available from Jenkins Road.
   - FPUA will require a utility easement for all propose FPUA facilities within the site.
   - See attached Electric, Gas, & Water/Sewer Maps

St. Lucie County Planning:

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs

   Background:

   Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.

   • Current: Medium Density Residential (R-4) & Medium Density Residential (RM).

   • Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC)

   Review Comments

   • The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

   • The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

   • Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

      o The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

      o Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

      o Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are important links to evaluate with these proposals.

• The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

• Has the zoning/land use designation changed for the "Blue Skies" site to the south?

• Right-of-way along Swain Road may be requested with future development.

St Lucie County Fire District:

1. No Comment

St. Lucie County Public Works

1. Comments coming soon, will be provided.

Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. 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 : Jenkins Point Rezoning & FLU Amendment – 2701 Swain Road
TRC No. 20-99900001

DATE : May 20, 2020

This is to advise you that we have completed the review of the following documents as received by this office on May 11, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] Approval of Rezoning
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

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

ENGINEERING ADVISORY COMMENTS:

1. This approval pertains to the Rezoning and FLU request only and not to any proposed site improvements. Site review will be conducted when detailed plans are submitted for review and approval.

JRA/VB/vb

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

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

Project No. 19-234.001
TIS Review
Sender's Email: smatthes@ct-eng.com

MEMORANDUM

To: Brandon C. Creagan, MCRP, LEED
Planner, City of Ft. Pierce

From: Stefan K. Matthes, P.E.

Date: September 28, 2020

RE: Jenkins Pointe
Traffic Impact Study Review

We have completed our review of the Traffic Analysis for the Jenkins Pointe Rezoning/FLU as prepared by O'Rourke Engineering and Planning dated July 10, 2020. Our review is based upon the Concurrency standards for the rezoning of the property to a maximum development potential of 590 multifamily housing units on the 32.83 acres of land as referenced in the report. Our comments are projected as follows:

1. The Traffic Analysis is limited to roadway links within the required Study Area of a 5 Mile Radius. Further analysis of the roadway network within the Study Area will be required with the development of the property.

2. The Trip Generation is based upon ITE Code 220, Multi-family House (Low-Rise), however the reference within the Tables 1 and 2 incorrectly reference ITE Code 240. Please correct the reference.

3. The Traffic Analysis concludes that the major roadway network has sufficient capacity to accommodate the change in zoning and additional development density. This is based upon a capacity related improvement to Jenkins Road being in place prior to project buildout. It should be noted that capacity improvements to Jenkins Road are not currently scheduled within any of the local or State Work programs.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.21.20
Property Address: Rezoning and Future Land Use – Jenkins Point – 2701 Swain Road

Please be advised that the project may trigger the requirements indicated below:

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

☐ 2. Pre-construction meeting with the City's Building Department is requested.

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

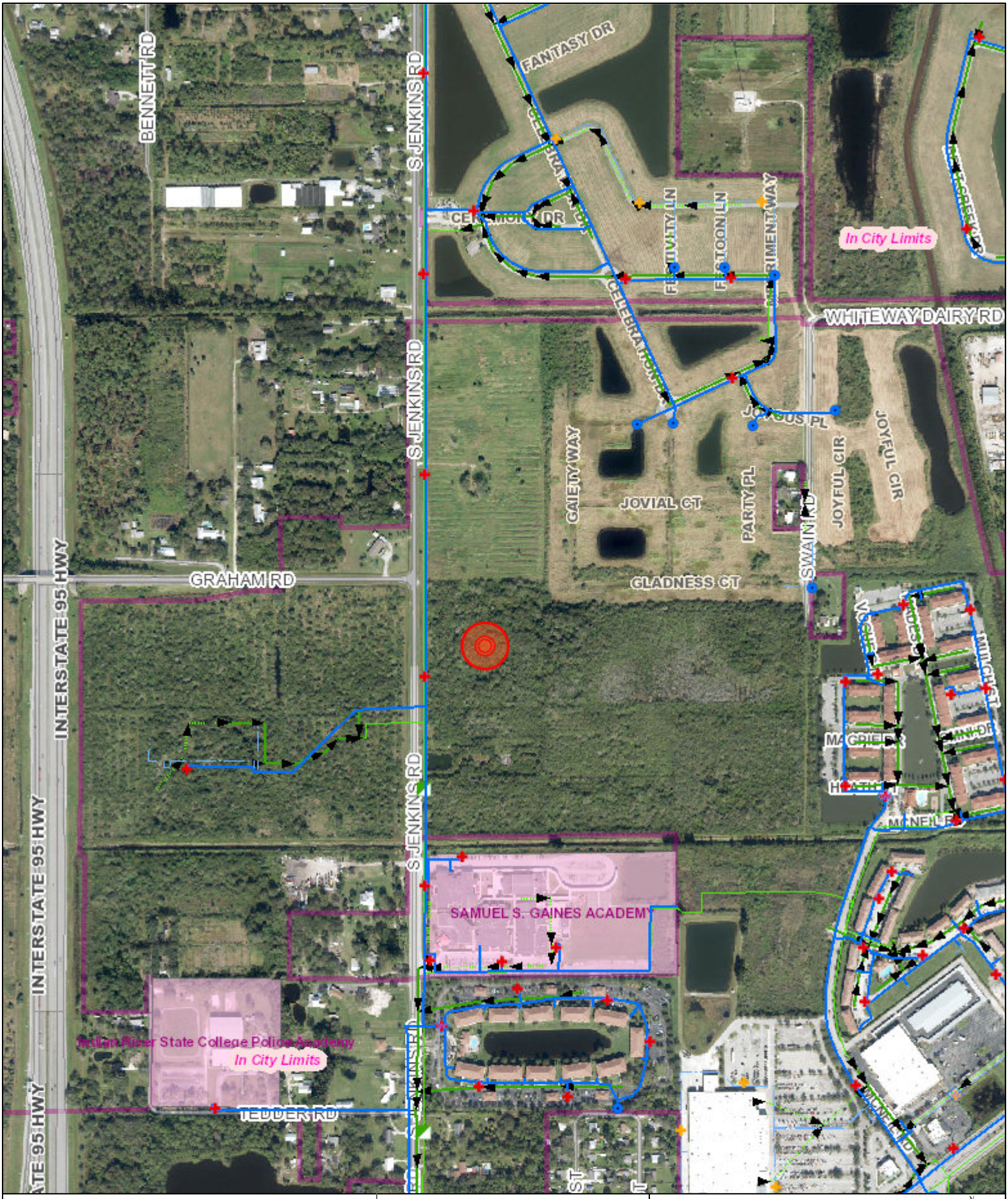
☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/20/20



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/14/2020

FPUA COMMUNITY PROUD

N

1 inch = 694 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

N

1 inch = 270 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

FPUA Utility Map

N

1 inch = 270 feet

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

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: 2701 Swain Road / Jenkins Road
2. Property Tax ID(s): 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0
3. Total Acreage: 32.83 acres
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: R-5
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant Residential
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: Change to allow for a residential development on subject property.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed MultiFamily	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: GC SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12	32.83	
Proposed	RH	R-5	18	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning Enrollment Demand	111.69	47.87
Proposed Zoning Enrollment Demand	167.53	71.80
Change in Demand	Increase of 55.84	Increase of 23.93

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	8 yards per 60 units = 52.53
Proposed Zoning	8 yards per 60 units = 78.79
Change in Demand	Increase of 26.26 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	2,884	221 / 264
Proposed Zoning	4,326	331 / 396
Change in Demand	Trips	Trips
Impact to Capacity	increase of 1,442 trips	increase of 110 / 132

12. Name of Owner(s): FP Jeknins Road, LLC
Mailing Address: 9260 Dundee Drive
City Lake Worth State FL Zip 33467
Phone # 561-434-1445
E-mail: johnsneep@gmail.com

13. Name of Applicant: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

14. Name of Representative: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature

Date 07-27-2020

10250 SW Village Parkway, Suite 201, Port St. Lucie
Address

State FL 33467 Zip

772-462-2455 | 772-408-4208 | bradcurrie@edc-inc.com
Phone | Fax | E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(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.

FP Jenkins Road, LLC 561-434-1445
Property Owner's Name (Please Print) Phone

9260 Dundee Drive, Lake Worth FL 33467
Address State Zip

John Sneep Manager 7/21/2020
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 21st day of July, 20 20, by John A. Sneep who is personally known to me or has produced n/a as identification.

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 2701 Swain Road / Jenkins Road
2. Property Tax ID(s): 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000
3. Total Acreage: 32.83 ac
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: R-5
7. Other applications being submitted concurrent with this application, if any: FLU Application

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant residential

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To allow for a esidential development

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed Multi-Family	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: GC SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12	32.83	
Proposed	RH	R-5	18	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 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	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning Enrollment Demand	111.69	47.87
Proposed Zoning Enrollment Demand	167.53	71.80
Change in Demand	Increase of 55.84	Increase of 23.93

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	8 yards per 60 units - 52.53
Proposed Zoning	8 yards per 60 units = 78.79
Change in Demand	Increase of 26.26 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed

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	2,884	221 / 264
Proposed Zoning	4,326	331 / 396
Change in Demand	Trips	Trips
Impact to Capacity	Increase of 1,442 trips	Increase of 110 / 132

12. Name of Owner(s): FP Jenkins Road, LLC
Mailing Address: 9260 Dundee Drive
City Lake Worth State FL Zip 33467
Phone # 561-434-1445
E-mail: johnsneep@gmail.com

13. Name of Applicant: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

14. Name of Representative: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 7-27-2020 Date

10250 SW Village Parkway, Suite 201, Port St. Lucie	FL	34987
Address	State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FP Jenkins Road, LLC	561-434-1445	
Property Owner's Name (Please Print)	Phone	

9260 Dundee Drive, Lake Worth	FL	33467
Address	State	Zip

John L Sneep Manager — 7/20/20

Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 20th day of July, 2020, by John A. Sneep who is personally known to me or has produced n/a as ide

Patricia M. Sesta
Signature of Notary

(Seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed Multi-Family	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: CG SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-4	12	32.83	
****Proposed**	RH	R-5	590.94	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 102,429.60 GPD
**Proposed Zoning/FLU	Total gallons per day 153,644.40 GPD
**Change in Demand	Total gallons per day Increase of 51,214.80 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/FLU	Total gallons per day 102,429.60 GPD
**Proposed Zoning/FLU	Total gallons per day 153,644.40 GPD
**Change in Demand	Total gallons per day Increase of 51,214.80 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	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Accademy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning/FLU Enrollment Demand	111.69	47.87
****Proposed Zoning/FLU Enrollment Demand**	167.53	71.80
****Change in Demand**	Increase of 55.84	Increase of 23.93

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	8 years per 60 units = 52.53
****Proposed Zoning/FLU**	8 yards per 60 units = 78.79
***Change in Demand**	Increase of 26.26 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,884	221/264
****Proposed Zoning/FLU**	4,326	331 / 396
***Change in Demand**	Trips	Trips
Impact to Capacity	Increase of 1,442 trips	Increase of 110 / 132 trips

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☑ Yes	☐ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily: 590.94	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	2 / 3 / 4	196.98 ea.	10.94 ea.	22	2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

FP Jenkins Road, LLC
9260 Dundee Drive
Lake Worth, FL 33467

AGENT CONSENT FORM

Project Name: JENKINS POINTE

Parcel ID: 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED JOHN SNEEP, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents pertaining to County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of March, 2020, by JOHN SNEEP (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
(Notary Seal) STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020

8/11/2020
My commission expires

JL Sneep Mgr
Owner's Signature

JOHN SNEEP MGR
Owner's Name

9260 DUNDEE DR
Street Address

LAKE WORTH FL 33467
City, State, Zip

561-801-3543
JOHNSNEEP@GMAIL.COM
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3317544 OR BOOK 3065 PAGE 2045, Recorded 03/04/2009 at 11:47 AM
Doc Tax: $9100.00

Prepared by and return to:
Peter S. Holton
Attorney at Law
Jones, Foster, Johnston & Stubbs, P.A.
505 South Flagler Drive Suite 1100
West Palm Beach, FL 33401
561-659-3000
File Number: **23264-19**
Will Call No.: **85**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26 day of **February, 2009** between **Integrity Bank,** whose post office address is **1315 W. Indiantown Rd., Jupiter, FL 33458,** grantor, and **FP Jenkins Road, LLC, a Florida limited liability company,** whose post office address is **9260 Dundee Drive, Lake Worth, FL 33467,** 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:

Parcel 1:

The Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS all rights-of-way for public roads and drainage canals.

Parcel 2:

The South 3/4 of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ ; and the South 3/4 of the Northwest ¼ of the Southeast ¼ of the Southwest ¼, all in Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

Northwest 1/4 of Southwest 1/4 of Southwest 1/4 of Section 18, Township 35, Range 40 East, less and except any and all rights of way for public roads and drainage canals of the North St. Lucie River Drainage District, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, conditions, dedications, limitations and easements of record, none of which are reimposed hereby, and taxes for the current year and all subsequent years.

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

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

And the grantor specially warrants to the grantee that (i) the grantor is lawfully seized of said land in fee simple; (ii) that the grantor has the right and authority to sell and convey the real property and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor; and (iii) the signatures appearing on this

Special Warranty Deed on behalf of the grantor in the capacities as indicated on the signature lines are properly authorized and binding. Other than as specifically enumerated hereunder, no other covenants or warranties express or implied, are entered into or given by this Special Warranty Deed.

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:

Integrity Bank, a Florida corporation

✓ Sal Naclerio
Witness Name: Salvatore Naclerio

✓ Richard E Meyer
Witness Name: Richard E MEYER

By: Hugh C Jacobs Jr
Printed Name: HUGH J. JACOBS, JR
Its: EXECUTIVE VICE PRESIDENT

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of February, 2009 by Hugh C. Jacobs, as EVP of Integrity Bank, a Florida corporation, on behalf of the corporation. He/she [✓] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
George E. Watson
Commission # DD690271
Expires: AUG. 17, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

Printed Name: George E. Watson

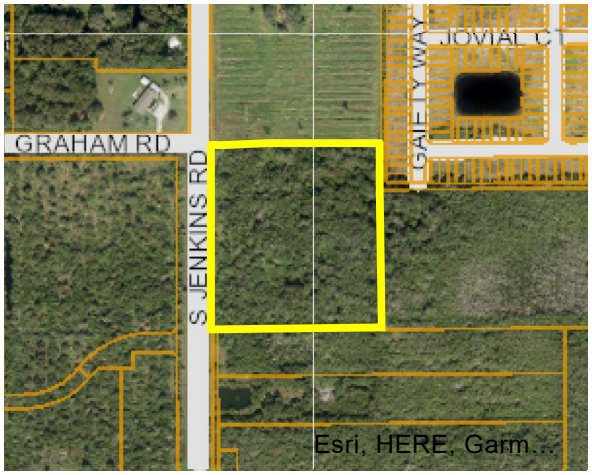
My Commission Expires: 8/17/2011

DoubleTime®

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report





Parcel

Parcel ID: 2418-322-0002-000-2
Property ID: 166716
Owner 1: FP Jenkins Road LLC
Site Address: JENKINS RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $235,000
Finished Area:
Acres: 10
Total Area: 435,600

Legal Description

Legal Description: 18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10	$175.00
Fort Pierce Stormwater Charge	2006	15	$1,035.00

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	10	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0112	CT	KIRTUT Llc	3062-20	Clerk of Courts
07/28/2005	$100	XX04	PR	Kirtut LLC	2322-1944	Clerk of Courts
07/28/2005	$1,232,200	XX04	WD	Chesser Kathryn C	2322-1942	Clerk of Courts
12/19/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report



Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$156.45

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	8.94	Acre

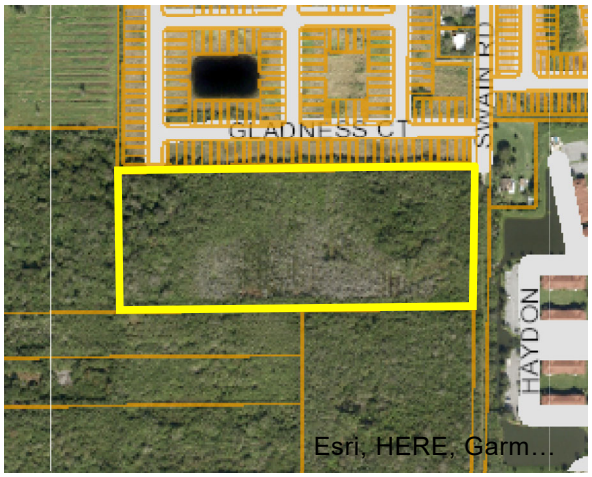
Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
01/31/1984	$75,000	XX00	CV		424-2396	Clerk of Courts

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report





Parcel

Parcel ID: 2418-331-0001-000-3
Property ID: 27285
Owner 1: FP Jenkins Road LLC
Site Address: 2107 SWAIN RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $245,400
Finished Area:
Acres: 14.6
Total Area: 635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$255.50
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

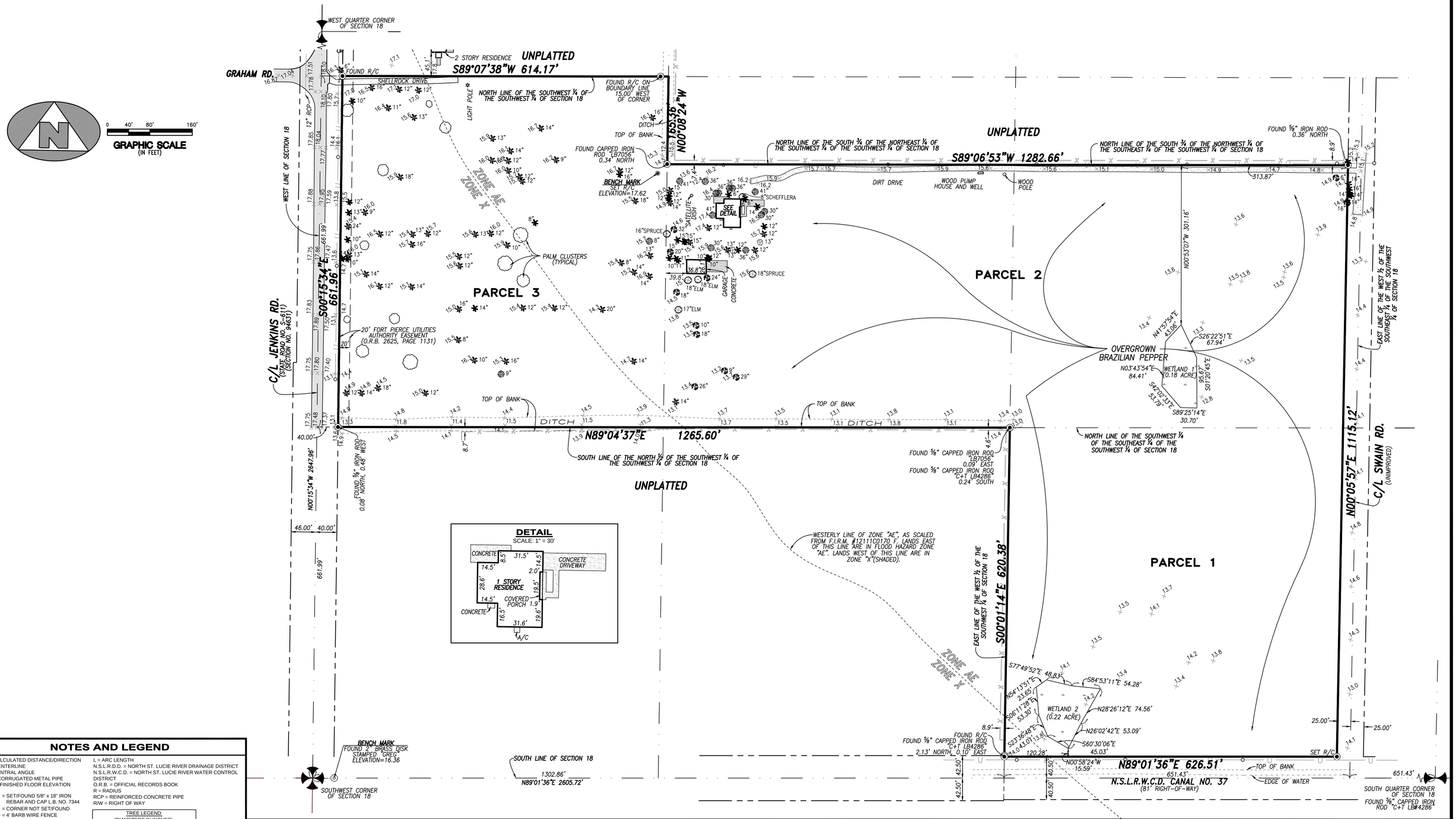
Line Number	Units	Unit Type
1	14.6	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
03/19/1989	$300,000	XX00	WD	Campbell Frank J	628-1855	Clerk of Courts

Photos





NOTES AND LEGEND

(C) = CALCULATED DISTANCE/DIRECTION
C/L = CENTERLINE
CA = CENTRAL ANGLE
CMP = CORRUGATED METAL PIPE
F.F.E. = FINISHED FLOOR ELEVATION
R/C = SET/FOUND 5/8" X 18" IRON REBAR AND CAP L.B. NO. 7344
● = CORNER NOT SET/FOUND
—x— = 4' BARB WIRE FENCE
19.8 = EXISTING ELEVATION
<— — = GUY ANCHOR
—U— = OVERHEAD UTILITY LINE
Ⓦ = WELL
—O— = WOOD UTILITY POLE

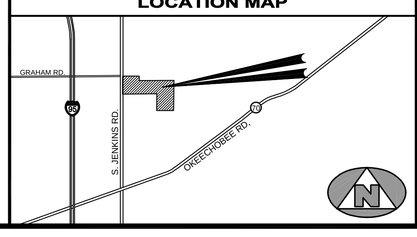
L = ARC LENGTH
N.S.L.R.D.D. = NORTH ST. LUCIE RIVER DRAINAGE DISTRICT
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORDS BOOK
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY

TREE LEGEND
(DIAMETERS IN INCHES)
ACACIA
BLACK OLIVE
CABBAGE PALM
DATE PALM
OAK
SILVER OAK

1) BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N00°15'34"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SHOWN HEREON.
2) NO BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, HAVE BEEN LOCATED.
3) ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTER-OFFICE/ FILING USE ONLY, AND IN NO WAY AFFECT THE DATE OF FIELD SURVEY AS STATED IN THE CERTIFICATION BLOCK HEREON.
4) ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, AND BASED UPON A BENCH MARK DESIGNATED "GREG", HAVING A NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATION OF 16.36 (4.9863 METERS) AS PUBLISHED BY THE ST. LUCIE COUNTY ENGINEERING DEPARTMENT.
5) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "AE" AND "X" (SHADED), AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 12111C0170 F, EFFECTIVE DATE, AUGUST 19, 1991.
6) THE WETLANDS SHOWN HEREON WERE DETERMINED BY COTLEUR & HEARING, INC.
8) ALL PLOTTABLE MATTER OF RECORD CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT HAVING COMMITMENT NO. 2557-0178, DATED JANUARY 24, 2007 AT 8:00 A.M. ARE SHOWN HEREON.

G:\ACAD\DWG\work\305\05-0052.1.dwg, 5/25/2007 10:18:17 AM

LOCATION MAP



DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1:
THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:
THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4); AND THE SOUTH THREE QUARTERS (3/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.

TOTAL CONTAINING: 32.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON AND THAT THIS SURVEY COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 2/26/2007 BY: _____
STEPHEN L. SHIRLEY, P.L.S. 3918

THE PROPERTY DESCRIPTION SHOWN HEREON IS AS FURNISHED. REPRODUCTIONS OF THIS SURVEY REPORT AND MAP ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

CERTIFIED TO

The Richman Group of Florida, Inc.
Broad and Cassel
First American Title Insurance Company

REVISIONS

DATE	DESCRIPTION	BY
6/19/06	ADDED WETLAND LOCATIONS	ESS
7/7/06	ADDED PROPOSED 20' FORT PIERCE UTILITIES AUTHORITY EASEMENT	BLS
2/26/07	UPDATE BOUNDARY SURVEY; ADD TITLE COMMITMENT INFO	BLS

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: alssurvey@ aol.com

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE RICHMAN GROUP OF FLORIDA, INC.

DWN: BLS	FB/PG:	305/32	DATE:	2/6/2006	W.O.# 05-0052.1
CKD:	FILE:	05-0052_BNDY	SCALE:	1" = 80'	SHEET: 1 OF 1

ENGINEERS ◓ SURVEYORS ◓ ENVIRONMENTAL

July 21, 2020 *Via: Electronic Mail*

City of Fort Pierce
Attn: Brandon Creagan, LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950

Re: Jenkins Point FLUMA & Rezone
TRC Project # 20- 99900001

Dear Mr. Creagan:

On behalf of our client, please find the attached response to comments received via email on May 21, 2020 for a project known as Jenkins Point FLUMA & Rezone. Each comment is identified below followed by a response in ***bold italics***.

Fort Peirce Planning Comments

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site-specific traffic study will be required to be provided at the time of any development review application.

RESPONSE: Please see attached traffic analysis as requested.

2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided?

RESPONSE: The application material and capacity analysis have been revised to remove any commercial FLU & Zoning requests.

3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right next to the site.

RESPONSE: Please see revised Capacity Analysis that depicts this change.

4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

RESPONSE: Acknowledged.

FPUA Comments

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

RESPONSE: Acknowledged.

2. *Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:*
    a. *Electric service is available from Jenkins Road and along the south side of the propose development.*
    b. *Gas service is available from Jenkins Road.*
    c. *FPUA will require a utility easement for all propose FPUA facilities within the site.*
    d. *See attached Electric, Gas, & Water/Sewer Maps*

RESPONSE: Acknowledged.

St. Lucie County Planning Comments

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs.
   Background:
   - Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.
   - Current: Medium Density Residential (R-4) & Medium Density Residential (RM).
   - Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC).

Review Comments

- The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

RESPONSE: Please see revised Capacity Analysis that corrects this.

- The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

RESPONSE: A traffic analysis is included as part of this resubmittal for review and approval by City staff.

- Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

RESPONSE: We are proposing a future connection to future roadways once they are constructed.

- The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

RESPONSE: Acknowledged.

- Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

RESPONSE: The subject property has access to Jenkins Road with the future extension of Graham Road. Other roadways are not buildable or accessible at this time.

- Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are

important links to evaluate with these proposals.

RESPONSE: Acknowledged.

- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

RESPONSE: Acknowledged.

- Has the zoning/land use designation changed for the "Blue Skies" site to the south?

RESPONSE: The Blue Sky parcel completed their FLU & Zoning amendment last year. This parcel has a Future Land Use designation of RH and an underlying Zoning designation of R-5.

- Right-of-way along Swain Road may be requested with future development.

RESPONSE: Acknowledged.

St. Lucie County Public WOrks Comments

1. Comments coming soon, will be provided.
   - Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. 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.

RESPONSE: Acknowledged.

We feel the attached response adequately addresses outstanding comments and respectfully requests that this request be scheduled for approval. If you have any questions regarding this the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Bradley J. Currie, AICP
Vice President

cc: John Sneep

Z:\EDC-2019\19-243 - Sneep - I-95 - Graham Rd Cooridor Master Plan\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-07-21_B_Creagan_City_FP_Sneep_CPA_Rezone_Rsp2Cmts_19-243.docx

O'ROURKE
ENGINEERING & PLANNING

Date: September 30, 2020

To: Brandon C. Creagan, MCRP, LEED
Planner, City of Ft. Pierce

From: Susan E. O'Rourke, P.E.

RE: Jenkins Pointe

We are in receipt of the comments by Culpepper Terpening on the Traffic Study for Jenkins Pointe dated July 10, 2020. We have the following response to comments.

1. The Traffic Analysis is limited to roadway links within the required Study Area of a 5 Mile Radius. Further analysis of the roadway network within the Study Area will be required with the development of the property.

   Response: So noted. When the project comes in for site plan review, the radius of development influence will be based on the 590 units and not the "delta" as is customary for LUPA.

2. The Trip Generation is based upon ITE Code 220, Multi-family House (Low-Rise), however the reference within the Tables 1 and 2 incorrectly reference ITE Code 240. Please correct the reference.

   Response: This was a typographical error. The Land Use code reflected in Tables 1 and 2 was revised to 220.

3. The Traffic Analysis concludes that the major roadway network has sufficient capacity to accommodate the change in zoning and additional development density. This is based upon a capacity related improvement to Jenkins Road being in place prior to project buildout. It should be noted that capacity improvements to Jenkins Road are not currently scheduled within any of the local or State Work programs.

   Response: So noted. These issues will be addressed when coming froward for a site plan. However, as identified in the traffic study, Florida Statutes provide that backlogged facilities, facilities that are deficient without the project traffic added, shall not be the responsibility of the applicant.

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Jenkins Pointe

Prepared for:

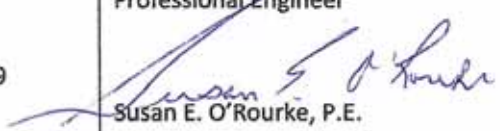
Mr. John Sneep
Manager
FP Jenkins Rd LLC
9260 Dundee Drive
Lake Worth Florida 33467

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

July 10, 2020
Revised September 30, 2020

SR20061.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 9/30/2020 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

June 4, 2020

Mr. John Sneep
Manager
FP Jenkins Rd LLC
9260 Dundee Drive
Lake Worth Florida 33467

Re: Jenkins Pointe

Dear Mr. Sneep:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for approximately 32.83 acres of land located off Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – LUPA Report – Jenkins Pointe

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT DESCRIPTION 1

ROADWAY CONDITIONS 3

PROJECT TRAFFIC 5

PROJECT DISTRIBUTION / ASSIGNMENT 5

2040 LINK ANALYSIS / REVIEW 9

FIVE YEAR ANALYSIS / REVIEW 9

CONCLUSION 9

TABLES

TABLE 1: Project Trip Generation - Buildout 6
TABLE 2: Project Trip Generation - 5 Year 7
TABLE 3: 2040 Project Percent Impact 10
TABLE 4: 2040 Link Analysis 11
TABLE 5: 5 Year Project Percent Impact 12
TABLE 6: 5 Year Link Analysis 13

FIGURES

FIGURE 1: Project Location 2
FIGURE 2: Roadway Network 4
FIGURE 3: Project Traffic Assignment 8

APPENDICES

APPENDIX A: Parcel Data
APPENDIX B: Roadway Details
APPENDIX C: St. Lucie County 2019/2020 Level of Service Report, 2040 Model Data, FDOT 2012 Quality Level of Service,
APPENDIX D: Other Project Data and Growth Rate Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 32.83 acres located off Jenkins Road in St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

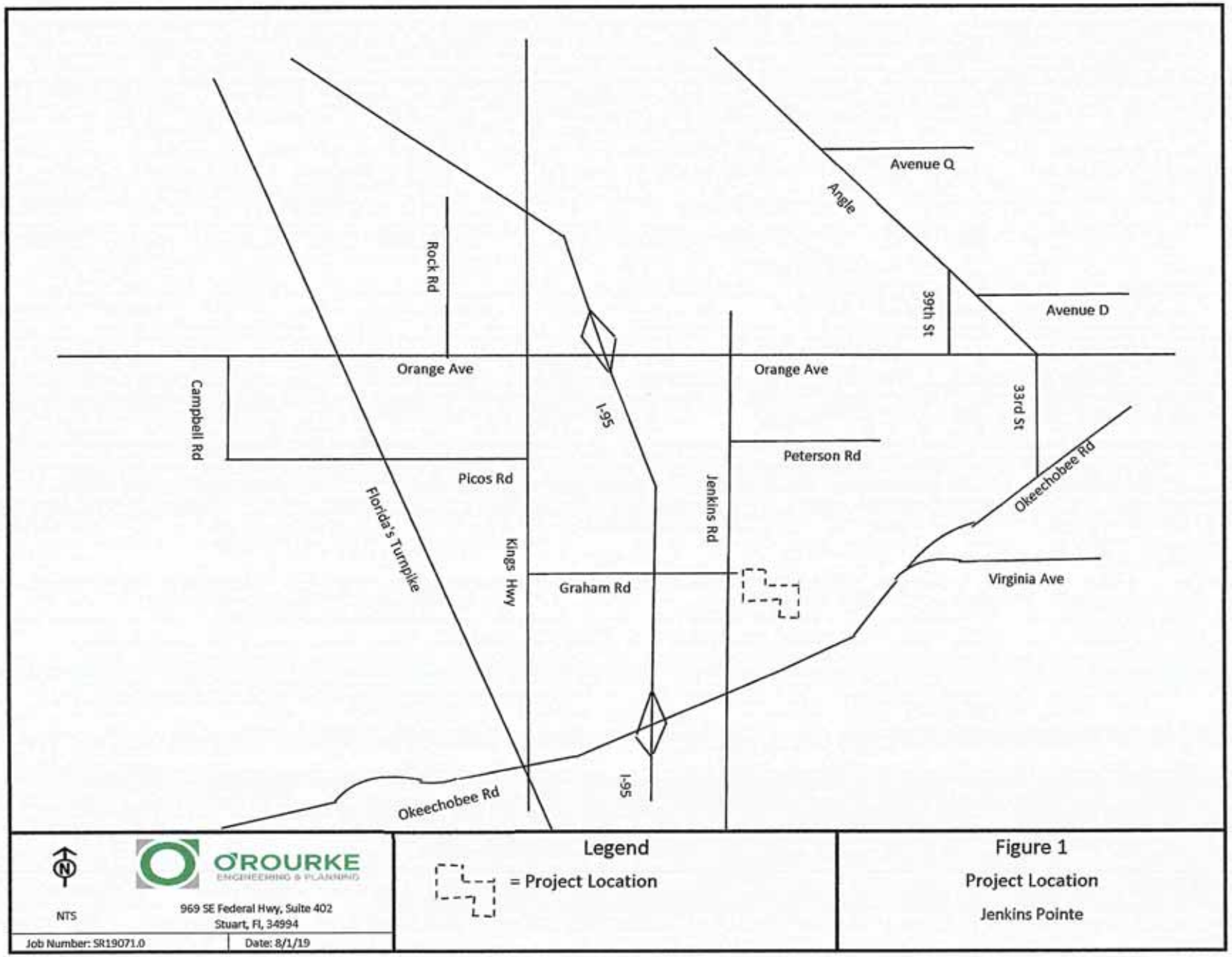
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 32.83 acres located off Jenkins Road in St. Lucie County, Florida. The property has an existing land use of RM – Residential Suburban which allows 12 single-family dwelling units per acre. Therefore, a maximum of 393 single-family dwelling units is possible with the existing future land use. The proposal is to change the land use to RH and CG, allowing 18 units per acre. Therefore, the new maximum would be 590 units.

The project location is shown in **Figure 1**. **Appendix A** provides raw parcel data.


Avenue Q
Angle
Rock Rd
39th St
Avenue D
Orange Ave
Orange Ave
Campbell Rd
I-95
33rd St
Peterson Rd
Picos Rd
Okeechobee Rd
Florida's Turnpike
Kings Hwy
Jenkins Rd
Graham Rd
Virginia Ave
I-95
Okeechobee Rd
NTS
O'ROURKE ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR19071.0
Date: 8/1/19
Legend
= Project Location
Figure 1
Project Location
Jenkins Pointe

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

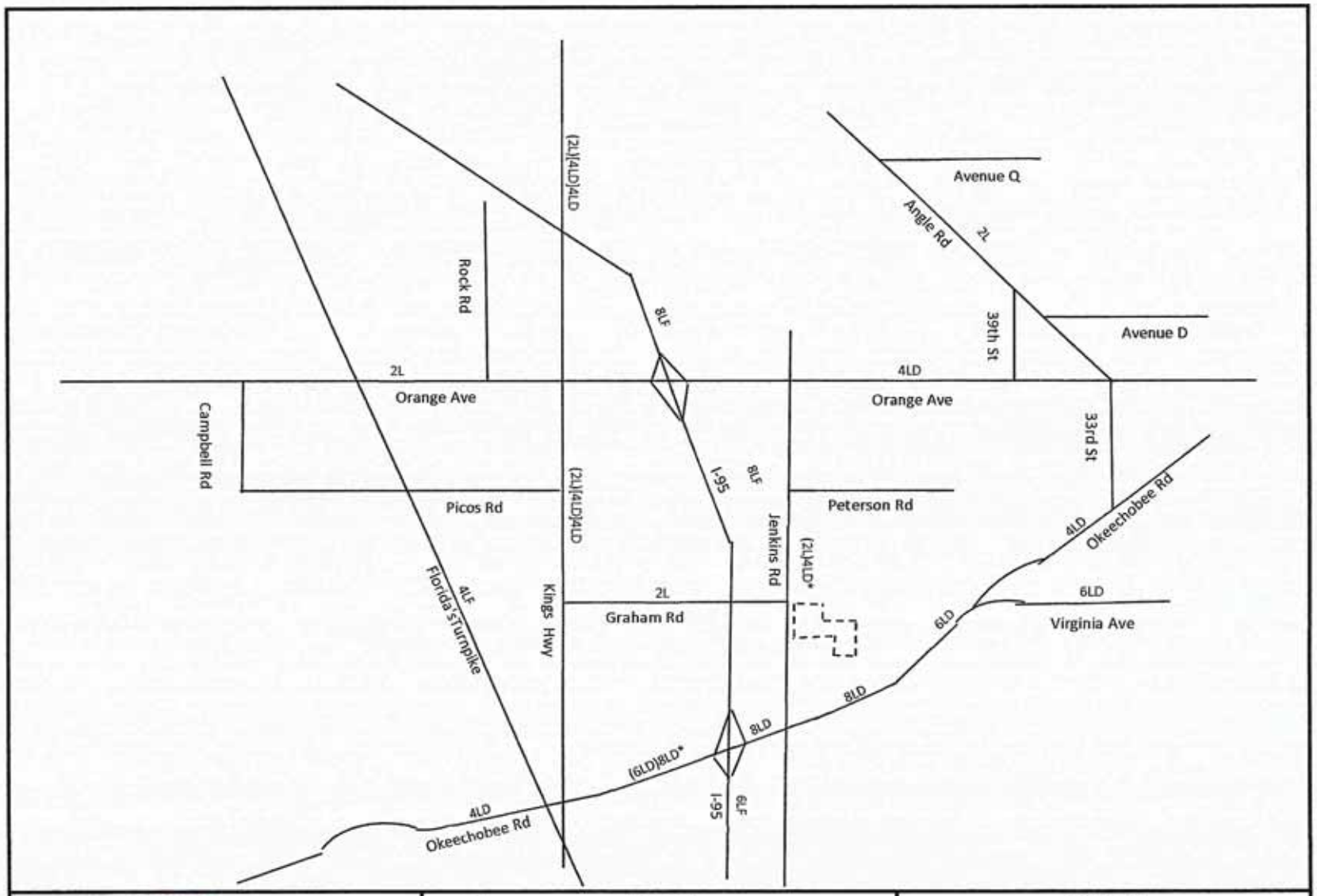
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a two-lane local roadway with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2040 LRTP needs plan, although unfunded.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes. It is shown as an eight-lane divided roadway from Kings Highway to McNeil Road in the 2040 LRTP needs plan, although unfunded.
- Orange Avenue is a four-lane divided arterial with an east/west alignment east of I-95.
- Kings Highway is a two-lane arterial with a north/south alignment and is included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2040 Network. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019/2020 Level of Service Report. These documents are included in **Appendix C.**



O'ROURKE ENGINEERING & PLANNING

NTS

969 SE Federal Hwy, Suite 402
Stuart, FL 34994

Job Number: SR19071.0 | Date: 8/1/19

Legend

= Project Location

(XX) = Existing Conditions if different then 2040 Network

[XX] = Commited 5-Year TIP

XX = 2040 Lane *Needs Plan

Figure 2

2040 Lane Geometrics

Jenkins Pointe

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Multi-family Housing (Land Use Code 240) was applied to estimate the trips generated by the 590 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, the change in future land use will result in an increase of 1,490 net new daily trips. There will be an increase of 83 net new AM peak hour trips with an increase of 19 trips entering the project and 64 trips exiting the project. There will be an increase of 87 net new PM peak hour trips with 55 trips entering the project and 32 trips exiting the project.

The project likely would take until 2040 or 20 years to buildout. An estimated 25 percent of the project, or 148 units, are expected to be completed within five years. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed using LRTP employment data and then assigned to the roadway network. Future employment data reflects 19% to the north, 17 % to the west, 43% east and 21% south from the project.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3. Appendix C** provides the supporting data for the distribution.

Table 1 - Trip Generation - Buildout

Table 1a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	590	DU	T = 7.56(X) - 40.86	50%	50%	2,210	2,210	4,420
Existing	Multifamily Housing (Low-Rise)	220	393	DU	T = 7.56(X) - 40.86	50%	50%	1,465	1,465	2,930
Net Change								**745**	**745**	**1,490**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	590	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	59	199	258
Existing	Multifamily Housing (Low-Rise)	220	393	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	40	135	175
Net Change								**19**	**64**	**83**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	590	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	181	106	287
Existing	Multifamily Housing (Low-Rise)	220	393	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	126	74	200
Net Change								**55**	**32**	**87**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip Gen - 5 Year

Table 2a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	148	DU	T = 7.56(X) - 40.86	50%	50%	539	539	1,078

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

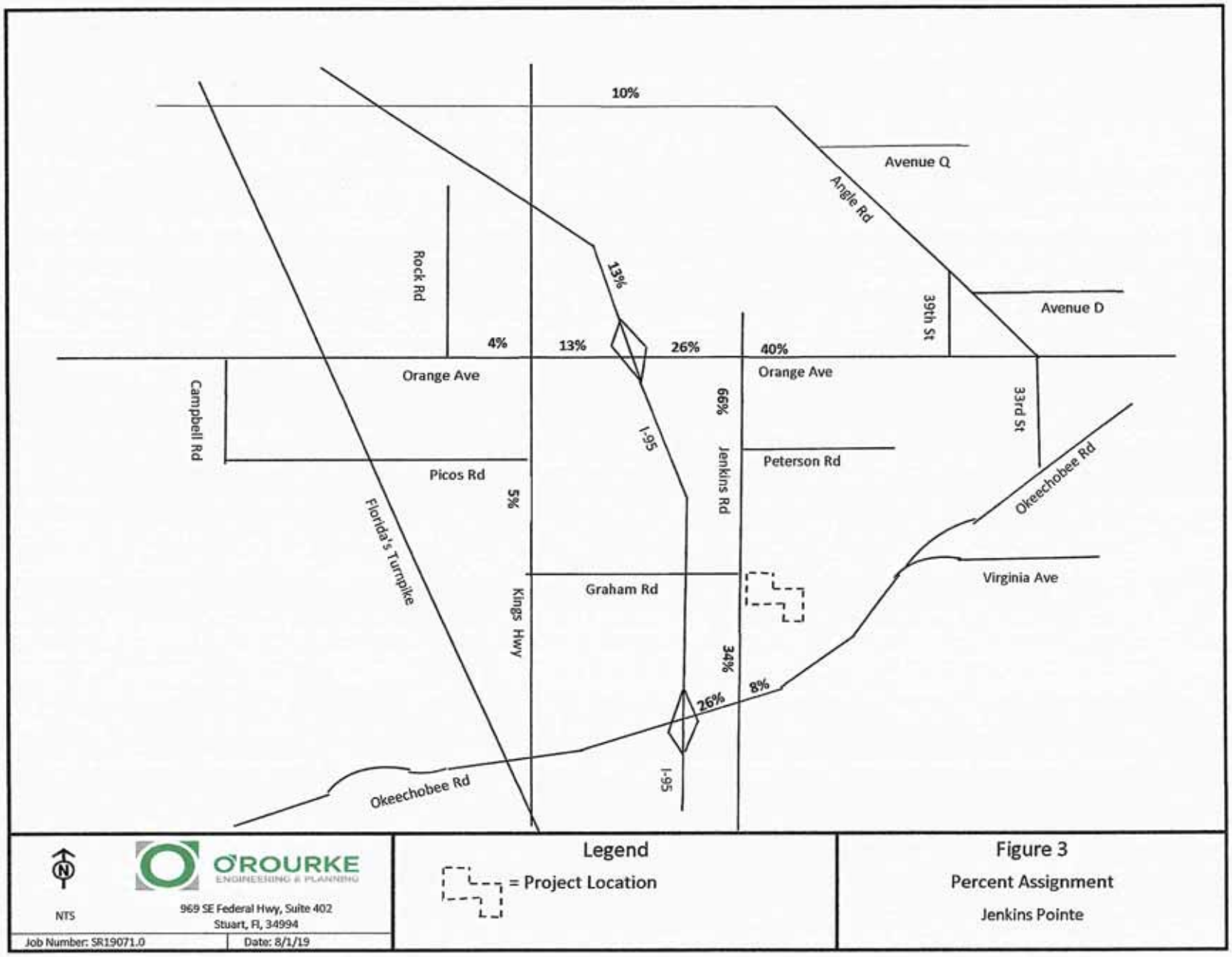
Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	148	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	16	53	69

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	220	148	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	53	31	84

Source: ITE 10th Edition Trip Generation Rates


10%
Avenue Q
Angle Rd
Rock Rd
13%
39th St
Avenue D
4%
13%
26%
40%
Orange Ave
Orange Ave
Campbell Rd
66%
I-95
33rd St
Peterson Rd
Picos Rd
Jenkins Rd
Okeechobee Rd
5%
Florida's Turnpike
Graham Rd
Virginia Ave
Kings Hwy
34%
8%
26%
Okeechobee Rd
I-95
N
NTS
O'ROURKE
ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR19071.0
Date: 8/1/19
Legend
= Project Location
Figure 3
Percent Assignment
Jenkins Pointe

2040 ANALYSIS

The increase in traffic associated with the change of land use for the AM and PM peak hour was tested against the 2040 cost feasible network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2040 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2040 AADT volumes were obtained from the St. Lucie County LRTP cost feasible model. These volumes were adjusted using FDOT K and D factors to obtain the 2040 Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the 2040 total traffic volumes. These volumes were then compared to the 2040 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results.

Appendix C includes the 2040 model data.

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects (committed trips) were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 6a and 6b** summarizes the results of the link analysis. As shown, Jenkins Road will operate at below levels of service with the existing network. However, since this is a deficiency before the project traffic is added, the project would assume the improvements to fix the deficiency in place when they submit for concurrency (FS 163.3180). Furthermore, the LRTP is in the process of being updated. Jenkins Road will likely be included in the Cost Feasible Network.

Appendix D includes the growth rate calculation and background traffic.

CONCLUSION

The change of land use can be accommodated within the currently funded long-range network. Therefore, the project meets the requirements for land use analysis amendments. Short term impacts will be addressed through State concurrency law.

TABLE 3a - 2040 Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	YES	920	42	4.57%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	13	1.41%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	42	6.67%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	13	2.06%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	NO	920	6	0.65%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	22	2.39%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	3	0.28%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	8	0.40%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	5	0.25%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	17	0.85%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	26	1.30%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	8	0.40%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	6	0.30%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	17	0.40%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	5	0.12%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	5	0.12%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	2	0.05%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	5	0.16%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	2	0.06%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	6	0.95%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	6	0.68%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	2	0.23%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 19
OUT: 64

TABLE 3b - 2040 Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	21	2.28%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	YES	920	36	3.91%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	21	3.33%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	YES	630	36	5.71%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	YES	920	19	2.07%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	13	0.65%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	22	1.10%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	6	0.30%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	8	0.19%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	3	0.07%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	3	0.09%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	6	0.95%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	6	0.68%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 55
OUT: 32

TABLE 4a - 2040 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 [1]	K Factor	D Factor [2]	2040 Peak Hour Volume [3]	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	7,608	0.09	0.49	336	920	42	378	4.57%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	42	382	6.67%	YES	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	22	474	2.39%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data

(3) Calculated using K and D Factors

Net In: 19

Net Out: 64

TABLE 4b - 2040 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 [1]	K Factor	D Factor [2]	2040 Peak Hour Volume [3]	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	7,608	0.09	0.51	349	920	36	385	3.91%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	21	361	3.33%	YES	66%
	Peterson Rd	Graham Rd	SB	IN	YES	7,711	0.09	0.51	354	630	36	390	5.71%	YES	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	9,852	0.09	0.49	434	920	19	453	2.07%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	11	463	1.20%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data.

(3) Calculated using K and D Factors

Net In: 55

Net Out: 32

TABLE 5a - 5-Year Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	35	3.80%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	11	1.20%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	35	5.56%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	11	1.75%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	5	0.54%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	18	1.96%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	7	0.35%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	4	0.20%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	14	0.70%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	21	1.05%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	6	0.30%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	5	0.25%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	4	0.09%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	4	0.10%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	1	0.02%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	4	0.13%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	1	0.03%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	5	0.79%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	5	0.57%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	2	0.23%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 16
Net Out: 53

TABLE 5b - Project Percent Impact - PM

Segment	from	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	NO	920	20	2.17%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	35	3.80%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	20	3.17%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	35	5.56%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	18	1.96%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	12	0.60%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	21	1.05%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	5	0.25%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	14	0.33%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	8	0.19%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	2	0.05%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	2	0.06%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	5	0.79%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	5	0.57%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 53
Net Out: 31

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	570	2.97%	660	147	807	920	35	842	3.80%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	570	2.97%	660	93	753	630	35	788	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	593	2.97%	686	100	786	920	18	804	1.96%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibility of the applicant

Net In: 16
Net Out: 53
Years Grown: 5

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	569	1.45%	611	199	810	920	35	845	3.80%	YES(4)	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	547	1.45%	587	95	682	630	20	702	3.17%	YES(4)	66%
	Peterson Rd	Graham Rd	SB	IN	YES	569	1.45%	611	141	752	630	35	787	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	547	1.45%	587	95	682	920	18	700	1.96%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	569	1.45%	611	141	752	920	11	763	1.20%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibility of the applicant

Net In: 53
Net Out: 31
Years Grown: 5

APPENDIX A

PARCEL DATA

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report





Parcel

Parcel ID:	2418-322-0002-000-2
Property ID:	166716
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$235,000
Finished Area:	
Acres:	10
Total Area:	435,600

Legal Description

Legal Description:	18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10	$180.00
Fort Pierce Stormwater Charge	2006	15	$1,035.00

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report





Parcel

Parcel ID:	2418-331-0001-000-3
Property ID:	27285
Owner 1:	FP Jenkins Road LLC
Site Address:	2107 SWAIN RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$245,400
Finished Area:	
Acres:	14.6
Total Area:	635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$262.80
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report



Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W- (19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$160.92

APPENDIX B

Roadway Details

5 Year Plan

LRTP Cost Feasible Map

FDOT 2012 QUALITY LEVEL OF SERVICE

KINGS HWY FROM NORTH OF PICOS ROAD TO NORTH OF I-95 OVERPASS
2302567 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
Length: 1.217
To: NORTH OF SR-9/I-95 OVERPASS
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		175,083					**175,083**

Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-2

Notes

KINGS HWY FROM 500 FEET S OF OKEECHOBEE ROAD TO NORTH OF PICOS ROAD
2302566 SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC'D 3/1/17
Lead Agency: MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
Length: 2.2 **To:** NORTH OF PICOS ROAD
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFSA	65,007	0	0	0	0	65,007
ROW	SA	192,741	0	0	0	0	192,741
ROW	SU	656,235	0	0	0	0	656,235
ROW	DDR	1,907,675	0	0	0	0	1,907,675
ROW	DS	7,000	0	0	0	0	7,000
		2,828,658					**2,828,658**

Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-5

B-2

Notes

KINGS HWY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	12,740,314	64,992	0	0	0	12,805,306
ROW	DIH	106,090	106,090	0	0	0	212,180
CST	DDR	0	0	0	16,120,659	0	16,120,659
CST	DIH	0	0	0	396,144	0	396,144
CST	DS	0	0	0	12,916,408	0	12,916,408
ENV	DDR	5,000	0	60,000	0	0	65,000
		12,851,404	**171,082**	**60,000**	**29,433,211**		**42,515,697**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS



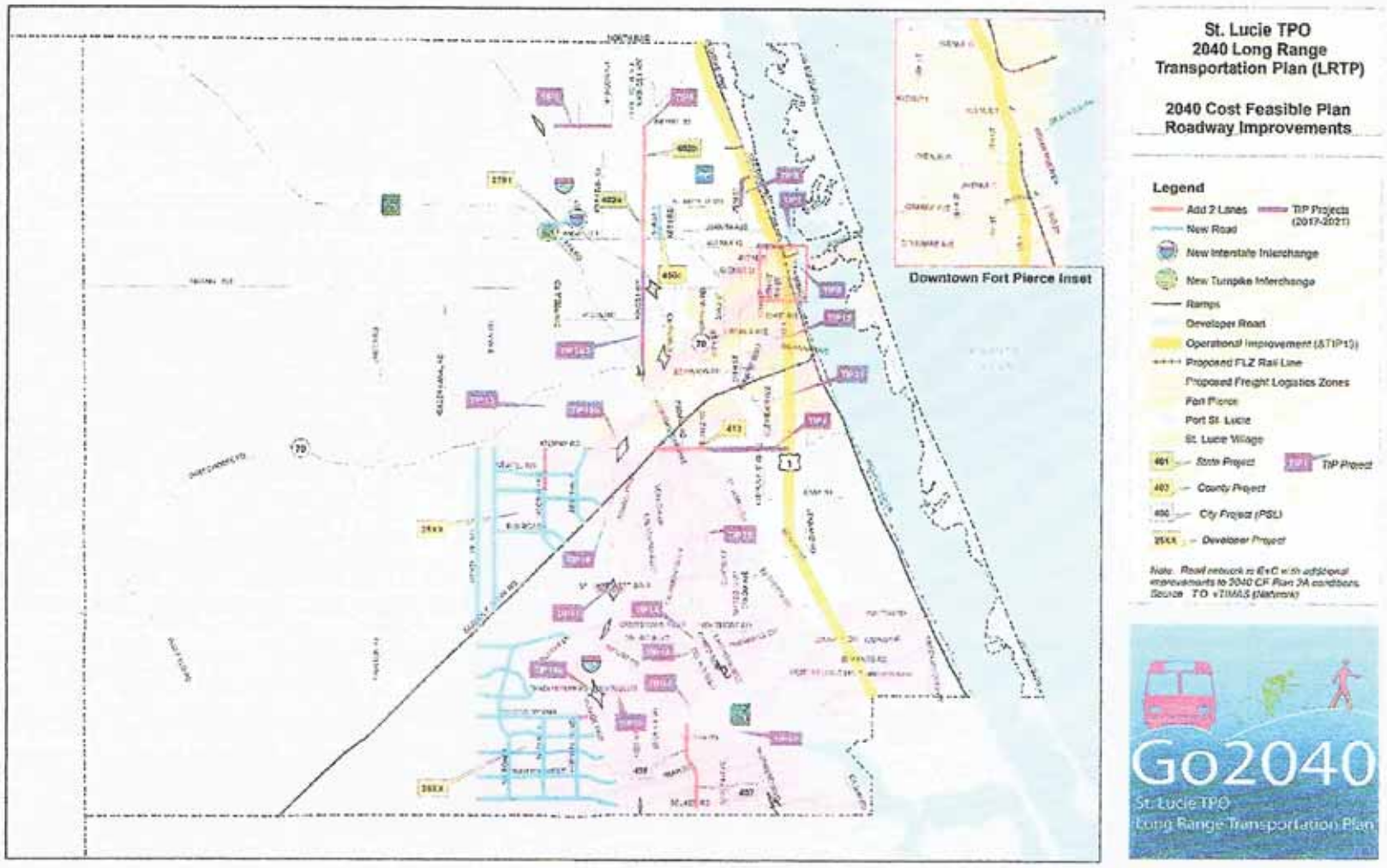
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	SU	0	656,819	0	0	0	656,819
ROW	DDR	1,004,226	684,559	2,000,000	0	0	3,688,785
ROW	DIH	133,673	0	0	0	0	133,673
CST	DDR	0	0	0	12,829,249	0	12,829,249
CST	DIH	0	0	0	387,010	0	387,010
CST	DS	0	0	0	16,583,548	0	16,583,548
ENV	DDR	75,000	0	0	0	0	75,000
		1,212,899	**1,341,378**	**2,000,000**	**29,799,807**		**34,354,084**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

Map 6-1: Go2040 Cost Feasible Plan Roadway Improvements



B-5

APPENDIX C

2040 Model Data Volumes

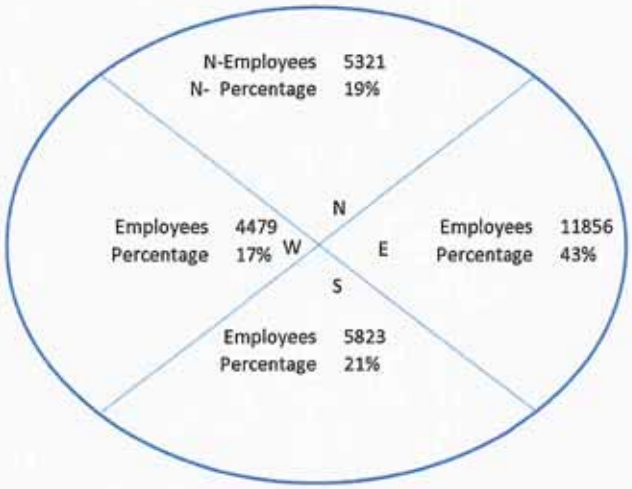
2040 Employment Data/Distribution

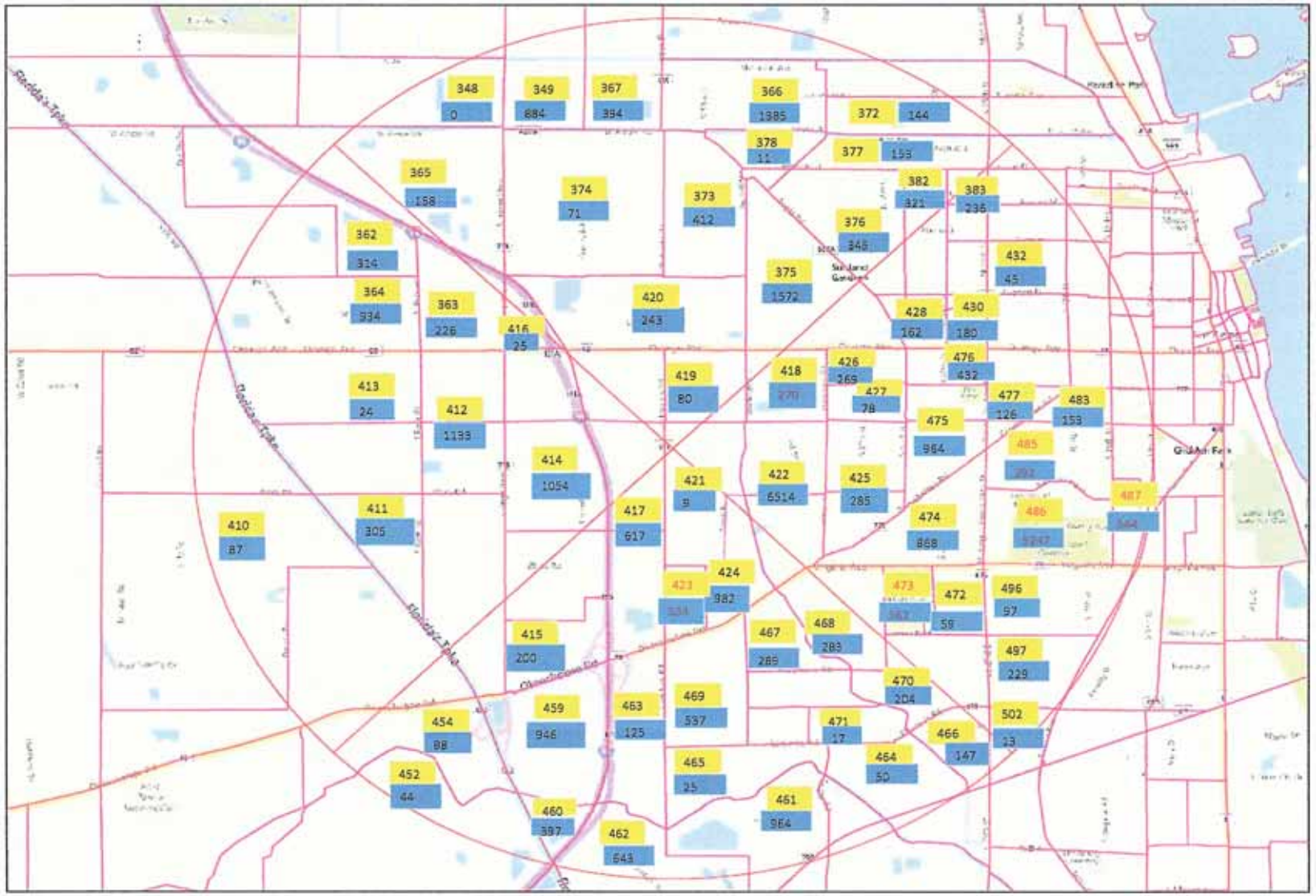
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

Distribution Based on Employment Location (2040)

Location	TAZ Number	POP	HH	Total Employees
N	348	134	73	0
N	349	1,215	296	884
W	362	1,073	589	314
W	363	0	0	226
W	364	1,463	729	934
2/3 N 1/3 W	365	114	42	158
N	366	1,229	467	1,385
N	367	220	71	394
N	372	1,393	426	144
N	373	1,328	440	412
N	374	191	81	71
2/3 N 1/3 E	375	764	229	1,572
2/3 N 1/3 E	376	1,443	470	345
N	377	706	244	153
N	378	412	133	11
1/3 N 2/3 E	382	2,744	928	321
1/3 N 2/3 E	383	2,492	862	236
W	410	603	237	87
W	411	11	5	305
W	412	653	231	1,133
W	413	138	54	24
W	414	501	201	1,054
S	415	0	0	200
2/3 N 1/3 W	416	0	0	25
1/2 S 1/2 W	417	210	82	617
1/3 N 2/3 E	418	540	173	270
2/3 N 1/3 E	419	65	22	80
N	420	127	52	243
1/2 S 1/2 E	421	6	3	9
E	422	1,686	978	6,514
S	424	1,220	480	982

Location	TAZ Number	POP	HH	Total Employees
E	425	248	86	285
E	426	38	15	269
E	427	158	55	78
E	428	419	130	162
E	430	458	153	180
E	432	517	153	45
S	452	435	145	44
2/3 S 1/3 W	454	1,542	539	98
S	459	0	0	946
S	460	25	10	397
S	461	553	143	964
S	462	73	19	643
S	463	306	143	125
S	464	289	114	50
S	465	928	327	25
2/3 S 1/3 E	466	841	336	147
S	467	287	104	289
2/3 S 1/3 E	468	410	143	283
S	469	766	256	537
1/2 S 1/2 E	470	1,000	403	204
S	471	141	51	17
E	472	891	362	59
E	474	1,630	569	868
E	475	1,535	451	964
E	476	1,233	336	432
E	477	685	189	126
E	483	658	222	153
E	496	2,041	634	97
E	497	1,205	442	229
E	502	407	142	13





NTS O'ROURKE ENGINEERING & PLANNING 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: Date:	Legend ### = TAZ Number ### = 2040 Total Employees	Figure # TAZ & Employment Distributions Jenkins Pointe

C-2

TAZ Zone & Emp Data Jenkins Pointe

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,496	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,872	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
4410.1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410.2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1586	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410.3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4800.1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800.2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,891	20,842	18,366
4800.3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	16,555	20,844	18,699
4800.4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,663	15,374	6,474	3,977	10,336	11,397	13,882	16,866	15,374
4810.1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15206	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,319	660	6,620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24,970	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,956	1,456	-836	24,970	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,326	31,444	6,444	1,451	29,035	29,994	30,386	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20,775	24,301	12,001	5,604	14,285	18,698	21,834	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	6,799	-5,158	7,404	18,332	14,332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,892	18,980	23,858	21,419

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,827	2017	2,100	789	C	0.393	807	C	0.401
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,344	2017	2,000	751	C	0.393	760	C	0.398
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2019	2,100	1,114	C	0.554	1,130	C	0.562
ANGLE RD	ORANGE AVE to AVENUE D	100	10,000	2020	790	513	D	0.649	490	D	0.620
ANGLE RD	AVENUE D to AVENUE Q	100	10,000	2020	540	513	D	0.950	490	D	0.907
ANGLE RD	AVENUE Q to 53RD ST	615	8,600	2020	600	508	D	0.847	521	D	0.868
ANGLE RD	53RD ST to KEEN RD	616	6,000	2020	630	319	C	0.532	357	C	0.595
ANGLE RD	KEEN RD to KINGS HWY	616	6,000	2020	880	319	C	0.384	357	C	0.430
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,267	2016	1,070	201	B	0.529	195	B	0.513
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	707	2017	1,070	37	B	0.088	37	B	0.088
AVENUE A	7TH ST to US 1	945034	1,189	2017	790	136	C	0.349	136	C	0.349
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,200	2017	600	147	C	0.490	136	C	0.453
AVENUE D	ANGLE RD to 29TH ST	164	3,683	2016	600	209	C	0.697	205	C	0.683
AVENUE D	29TH ST to 25TH ST	164	3,683	2016	790	209	C	0.536	205	C	0.526
AVENUE D	25TH ST to 17TH ST	163	4,289	2016	750	241	C	0.651	227	C	0.614
AVENUE D	17TH ST to 13TH ST	162	3,711	2016	750	171	C	0.462	185	C	0.500
AVENUE D	13TH ST to 10TH ST	161	2,118	2016	750	100	C	0.270	112	C	0.303
AVENUE D	10TH ST to 7TH ST	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE D	7TH ST to US 1	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE I	25TH ST to 17TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE I	17TH ST to 13TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE H	13TH ST to 7TH ST	618	1,583	2017	540	92	C	0.341	99	C	0.367
AVENUE H	7TH ST to US 1	619	1,233	2017	750	67	C	0.181	66	C	0.178
AVENUE Q	ANGLE RD to 25TH ST	700	5,700	2020	750	301	C	0.814	289	C	0.781
AVENUE Q	25TH ST to 17TH ST	701	3,937	2016	750	281	C	0.759	314	C	0.849

C-4

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

C-5

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

C-6

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

C-7

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

C-8

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

C-9

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
ORANGE AVE	7TH ST to US 1	945134	7,219	2017	300	460	D	0.767	409	D	0.682
ORANGE AVE	US 1 to 2ND ST	945133	3,645	2017	300	232	C	0.773	227	C	0.757
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,645	2017	370	232	C	0.627	227	C	0.614
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,900	2019	540	167	C	0.619	126	C	0.467
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	ROSSER BLVD to SAVONA BLVD	209	1,108	2016	630	81	C	0.135	71	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,717	2017	630	408	C	0.680	340	C	0.567
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,000	2019	920	746	C	0.857	634	C	0.729
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	15,534	2017	2,100	717	C	0.375	717	C	0.375
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,183	2017	540	94	C	0.348	80	C	0.296
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.341	86	C	0.319
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	15,868	2017	700	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	32,000	2019	3,020	1,720	C	0.585	1,731	C	0.589
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	38,000	2019	3,170	2,215	C	0.717	1,957	C	0.633
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	47,644	2017	3,020	3,186	F	1.055	2,892	C	0.984
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	48,955	2017	3,020	3,094	F	1.025	3,065	F	1.015
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,175	2017	3,020	3,027	F	1	2,653	C	0.902
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	61,616	2017	3,020	4,415	F	1.462	3,293	F	1.090
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	41,526	2017	3,020	2,499	C	0.850	2,217	C	0.754

C-10

* 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.**

APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @ 25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @29% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2017 AM	2020 AM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	593	543	2.97%

Segment	From	To	2017 PM	2020 PM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	569	545	1.45%

*Source: Traffic Counts and Level of Service Report Fall 2017
Traffic Counts and Level of Service Report Fall/Winter 2019/2020

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

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
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

* 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.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2017

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
I-95	ORANGE AVE to INDRIO RD	941905	42,866	2015	7,320	-	-	-	-	-	-
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	4,629	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,429	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,505	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,505	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	820	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	820	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,446	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,446	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,542	2016	790	358	C	0.918	343	C	0.879
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	0.411	343	C	0.394
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	0.178	89	C	0.241
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	0.149	245	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	0.519	404	C	0.487
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	0.624	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	0.905	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	0.624	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	0.429	158	B	0.416
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	0.578	440	C	0.579

* 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)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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

AM Peak Hour - Off-Peak Directional Volume Calculations

Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	593	570
	Peterson Rd	Graham Rd	0.51	0.49	593	570
	Graham Rd	Okeechobee Rd	0.51	0.49	593	570

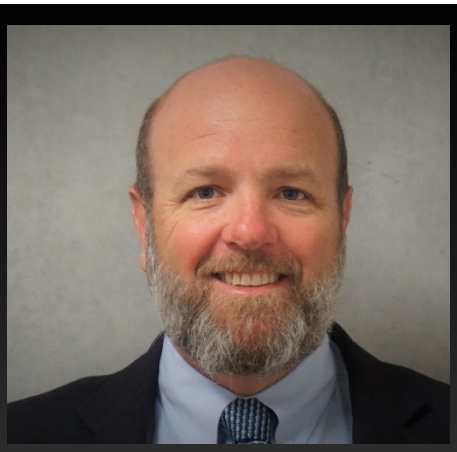
Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B

PM Peak Hour - Off-Peak Directional Volume Calculations

Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	569	547
	Peterson Rd	Graham Rd	0.51	0.49	569	547
	Graham Rd	Okeechobee Rd	0.51	0.49	569	547

Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B

Bradley Currie, AICP
Vice President



Brad Currie is a Vice President of Engineering Design & Construction, inc. He is responsible for a variety of land planning projects that encompass site planning, master planning and application submittals. His responsibilities include: research and preparation of land planning reports and development applications; preparation of and representation of Developments of Regional Impact (DRI); and directing site planning and landscaping staff. As a Planner, Brad deals primarily with preparing and submitting rezone applications and Comprehensive Plan Amendments as well as coordinating applications with clients and the public sector. Brad has also provided expert testimony in over 50 public hearings regarding land use and planning and the Application and Interpretation of Comprehensive Plans and Zoning Codes

Notable projects within governmental planning include:

Ocean Drive / Cardinal Drive Commercial District: Parking Plan & Management Strategies, City of Vero Beach.

Neighborhood Plan for Original Town and Osceola: Park Neighborhoods, City of Vero Beach

City of Vero Beach: Continuing Services for Land Planning

City of Melbourne: Evaluation & Appraisal Report

Volusia County: Evaluation & Appraisal Report: Future Land Use Element

Town of Davie: Continuing Services for Land Planning

City of Dania Beach: Comprehensive Plan: Economic Development Elements.

Professional Certifications

Bachelor of Scient, Geography (Urban Planning Emphasis) Norfolk, VA

Masters of Urban and Regional Planning (Land Development Emphasis) Florida Atlantic University, Fort Lauderdale, FL

Certified Planner, American Institute of Certified Planners, # 018348

Professional Affiliations

American Planning Association, Florida Chapter

Board of Directors, St. Lucie County Chamber of Commerce

Government Affairs Committee Chairman, St. Lucie County Chamber of Commerce

Harbor Advisory Committee Member, St. Lucie County

St. Lucie County Development Review Task Force, Chair

St. Lucie County Code Enforcement Board.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Future Land Use Map Amendment - 2107 Swain Road

NOTICES PROVIDED PURSUANT TO: Florida State Statutes 163.3184 & 166.041 (3)(a)

NOTICE BY NEWSPAPER: 11-22-2020

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 11/24/2020

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 LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, 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.

11/22/2020

Subscribed and sworn to before on 22nd of November, 2020

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $315.00
Ad No: GCI0539002
Customer No: 463454
PO#: PUBLIC HEARING

CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3184 & 166.041 F.S., the City Commission, of the City of Fort Pierce will on Monday, December 7, 2020 hold a public hearing for the first reading (transmittal hearing) of the enactment of a proposed ordinance at 6:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. Hwy 1, Fort Pierce, Florida.

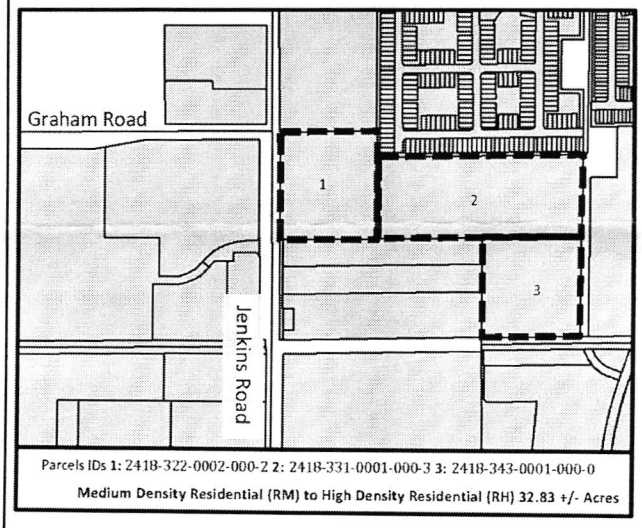
ORDINANCE 20-031 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF THREE (3) PARCELS GENERALLY LOCATED AT OR NEAR 2107 SWAIN ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO 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.

Legal description of the parcel is as follows:

PARCEL 1:
THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.
PARCEL 2:
THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUART (1/4); AND
THE SOUTH THREE QUARTERS (3/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
PARCEL 3:
THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.
TOTAL CONTAINING 32.83 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

Parcel ID's: 2418-322-0002-000-2, 2418-331-0001-000-3, & 2418-343-0001-000-0

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. Hwy 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 11/22/2020

TR-GCI0539002-01

City Commission Regular Meeting - 6:00 pm **12. g.**

Meeting Date: 12/07/2020

Re: Annexation - 2564 S. Kings Highway - Walsh Kings Highway

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

SUBJECT:

Legislative Hearing - Ordinance 20-033 - extending the territorial limits of the City of Fort Pierce, to include 2564 S. Kings Highway in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of a parcel of land along with a Future Land Use Designation of Mixed Use (MXD) and a Zoning designation of Single Family, two units per acre (E-2).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, this parcel has a Taxable Value of $592.800.

Attachments

Ordinance 20-033
staff presentation
Staff Packet
Applicant Packet
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/25/2020 08:08 AM
Form Started By: Brandon Creagan		Started On: 11/24/2020 05:13 PM

Final Approval Date: 11/25/2020

ORDINANCE NO. 20-033

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **2564 SOUTH KINGS HIGHWAY IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for municipal annexation; and

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their November 10, 2020 meeting, voted _ to _ to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on November 8, 2020, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on November 8, 2020, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and annexed into the City:

a) Parcel ID: 2324-233-0000-000-7

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

Said property containing 8.90 acres said property being generally located at 2564 South Kings Highway in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2021 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce, shall be zoned Residential Single Family two units per acre (E-2) and assigned a Future Land Use Designation of Mixed Use (MXD), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. 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 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete 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. 20-033 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, November 22, 2020 and Sunday, November 29, 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 December 7, 2020; and was duly introduced, read by title only, and passed on second and final reading December 21, 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 21st day of December, 2020.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A

Territorial Limits Extension

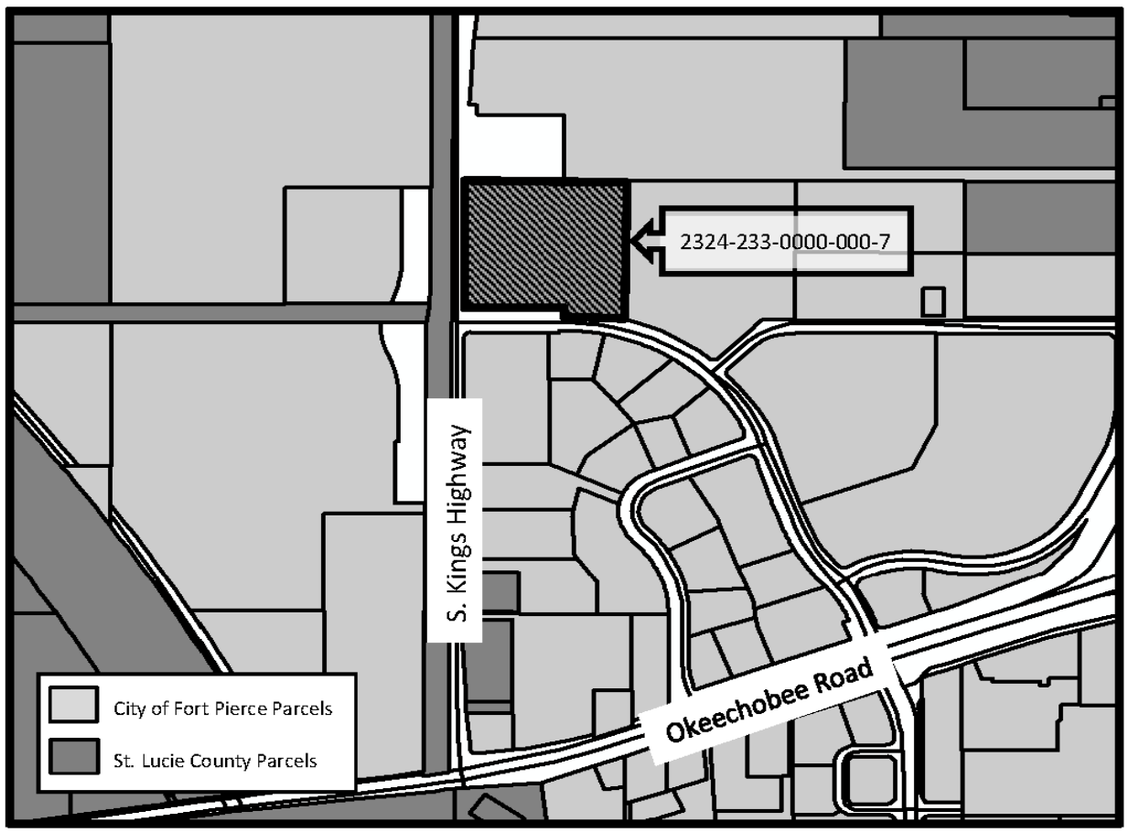
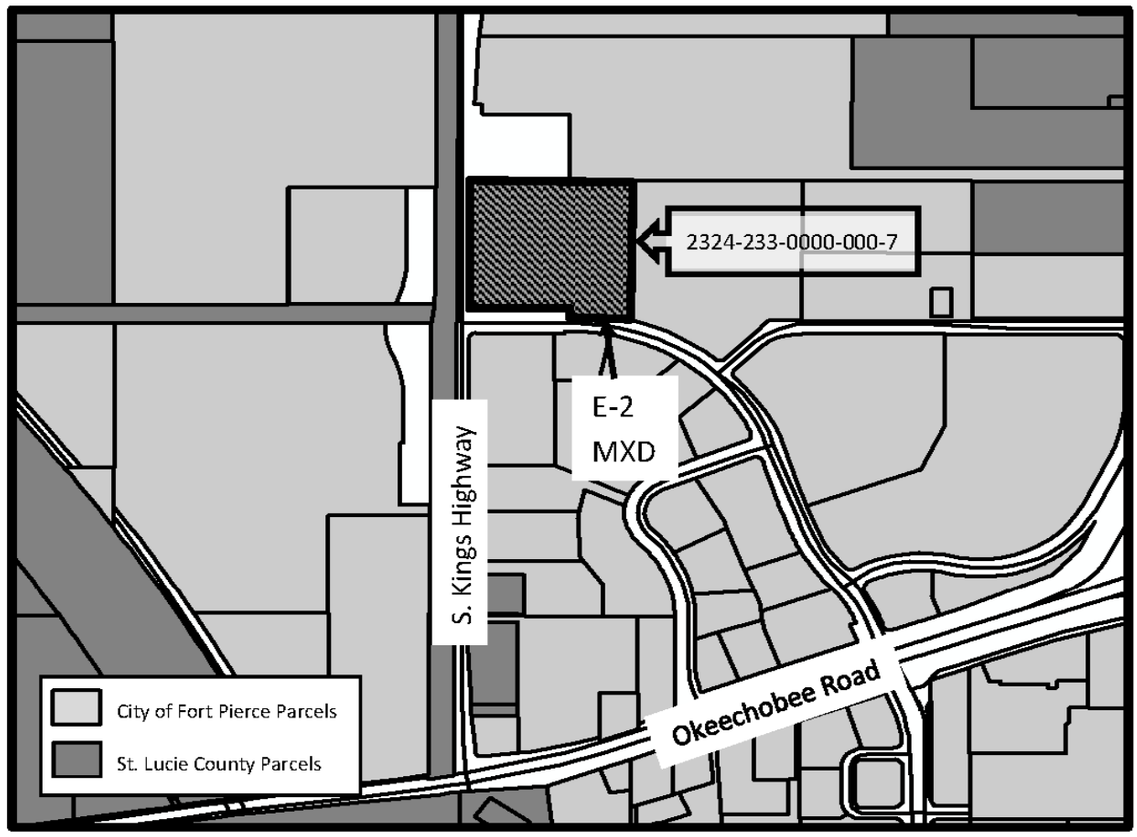


EXHIBIT B

Zoning & Future Land Use Designation Assignment



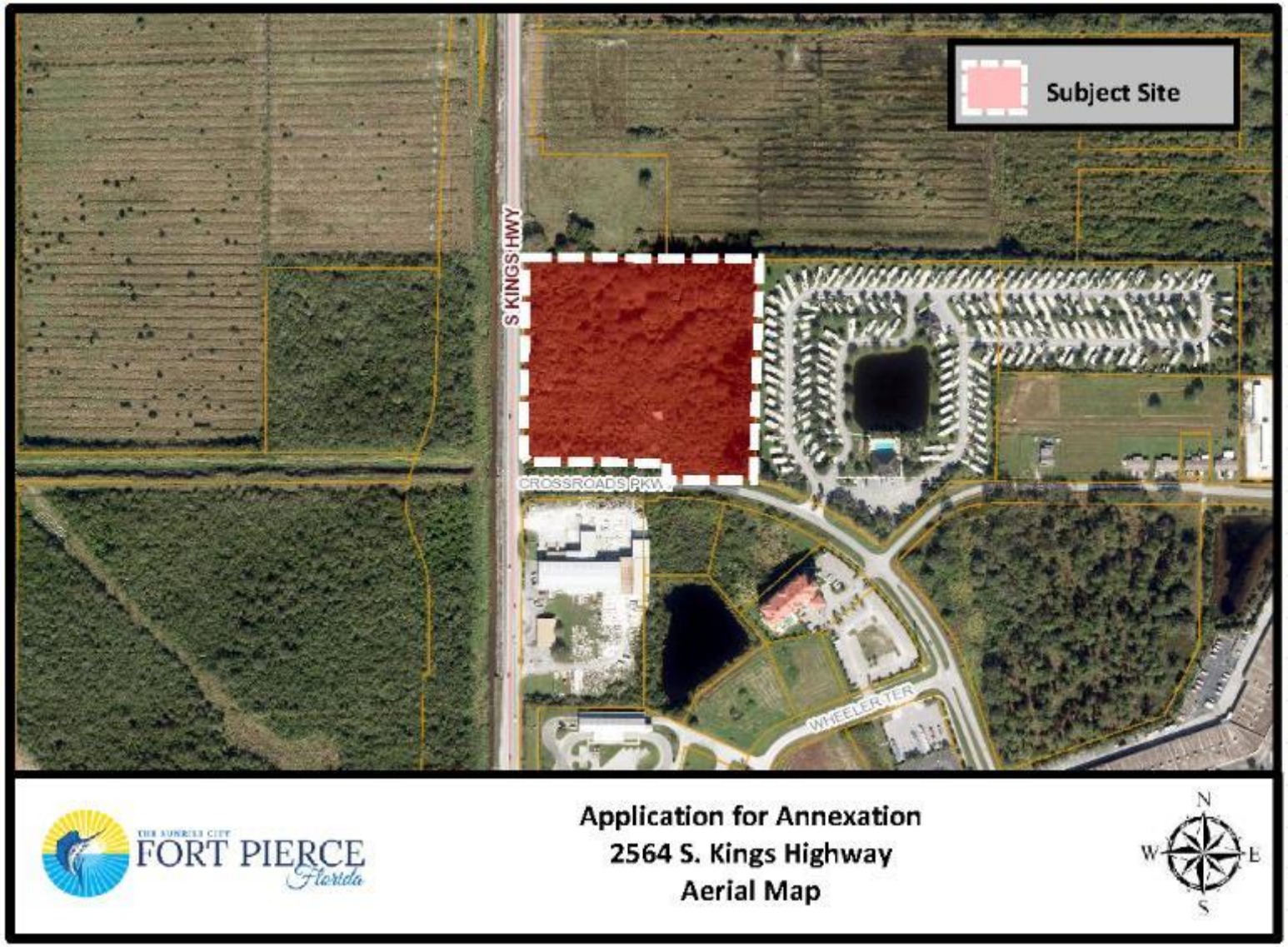
*The property to be annexed currently has a zoning of Single Family, 2 du/acre (RS-2) with a Future Land Use of Mixed Use (MXD). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of Residential Single Family, two units per acre (E-2) and have a Future Land Use Designation of Mixed Use (MXD).

Application for Annexation

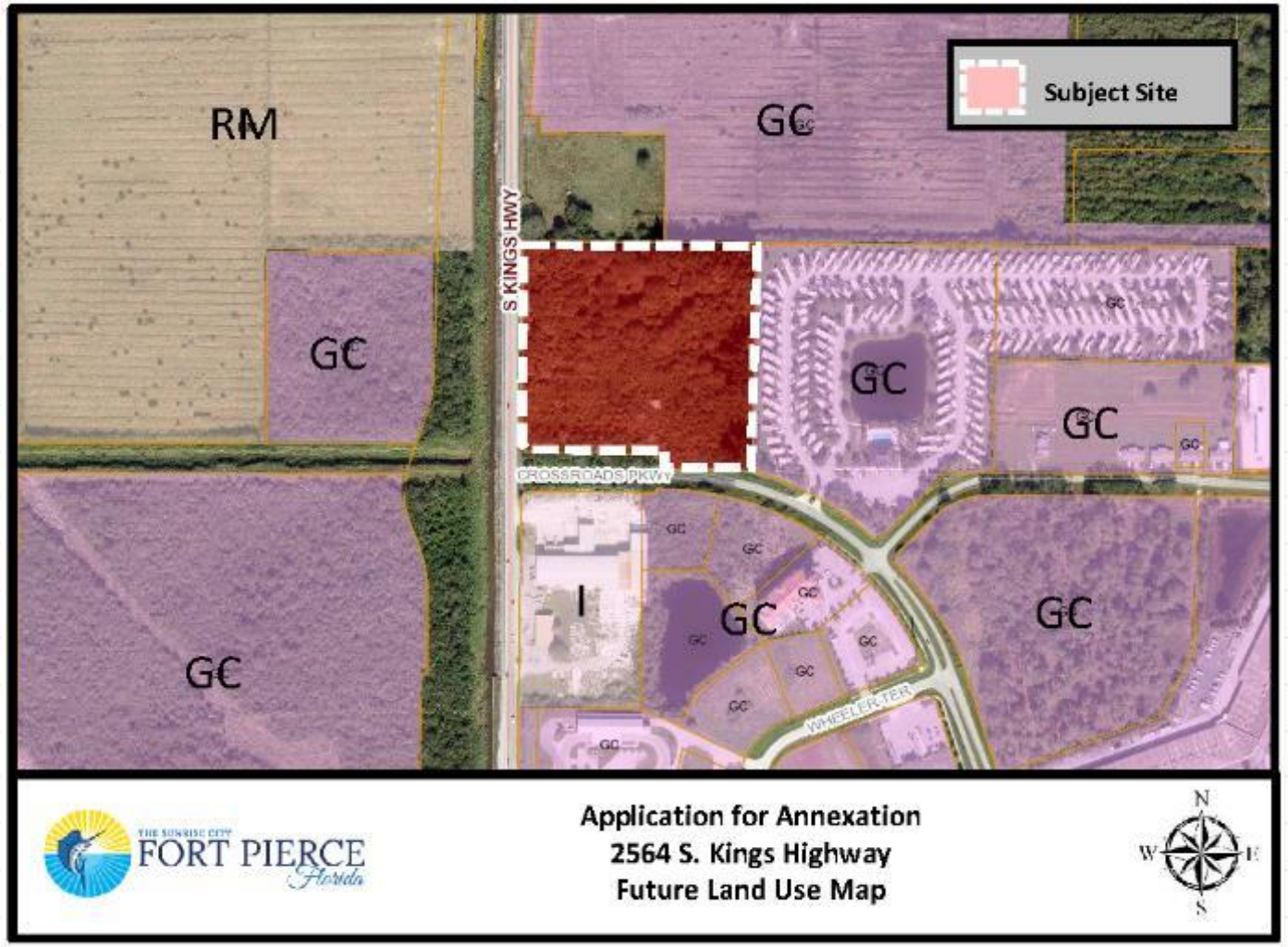


2564 S. Kings Highway

Site Aerial Map

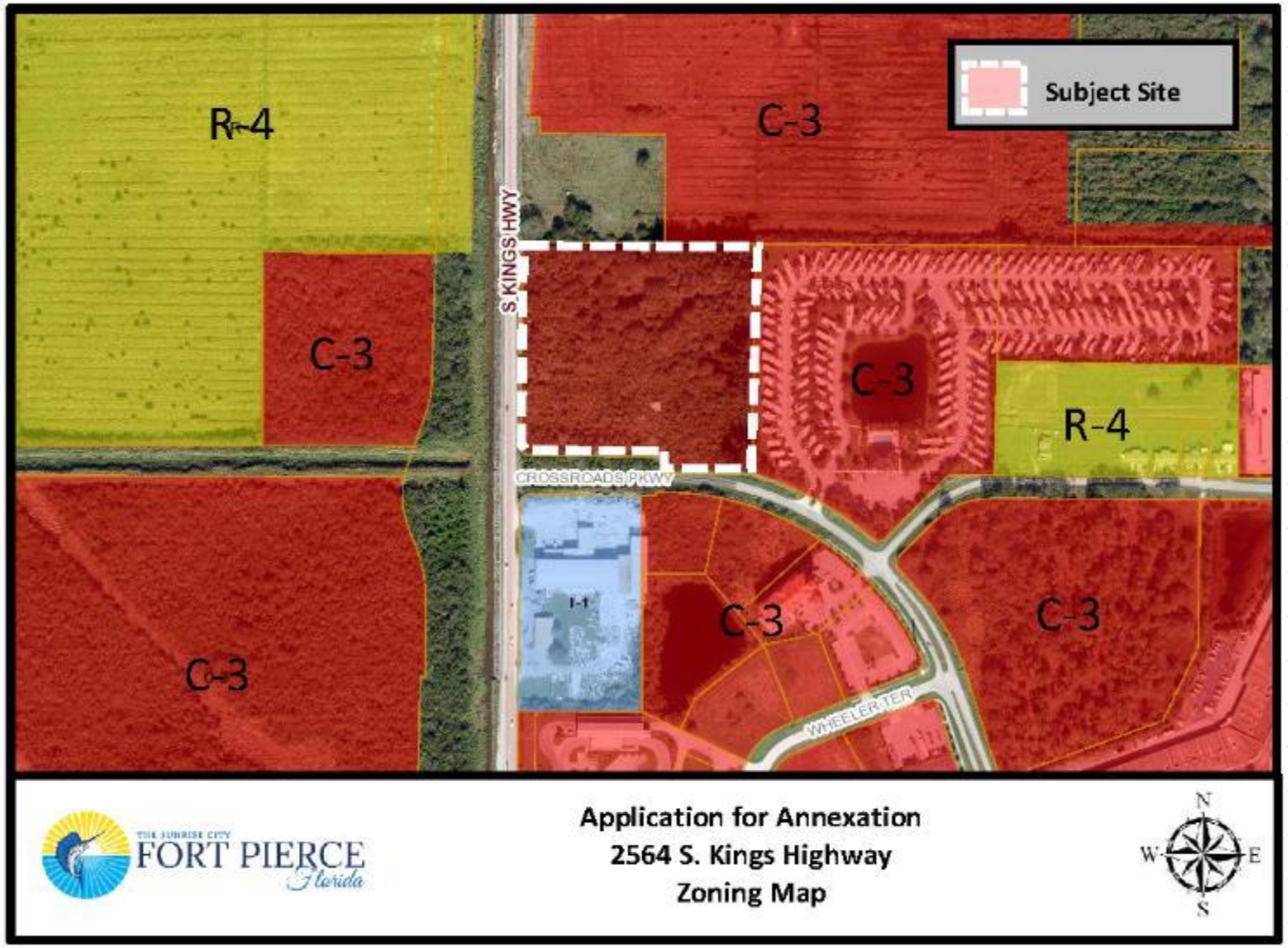


Future Land Use Map



- Current County FLU: Mixed Use (MXD)
- Proposed City FLU: Mixed Use (MXD)

Zoning Map



- Current County Zoning: Single Family, 2 du/ac (RS-2)
- Proposed City Zoning: Single Family, 2 du/ac (E-2)

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends that the Planning Board forward a recommendation of approval for the proposed annexation to the City Commission.

PB Recommendation

- Recommended **APPROVAL** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 6-0 to recommend approval

City Commission Possible Actions

- **APPROVE** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 7-0 to recommend approval
- **DISAPPROVE** of the proposed Annexation

Application for Annexation

2564 S. Kings Highway

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Annexation**
706 Midway Road

BOARD DATE: December 7, 2020

STAFF REPORT

Property Owner/Applicant: 169 Delray LLC
3201 Lakeview Drive
Delray Beach, FL 33445

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: 706 Midway Road Fort Pierce, Florida

Parcel ID: 3403-502-0041-000-6

Parcel Size: 9.49 acres

Current Future Land Use: Residential High, 15 du/ac (St. Lucie County) (RH)

Current Zoning: Commercial Neighborhood (St. Lucie County) (CN)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

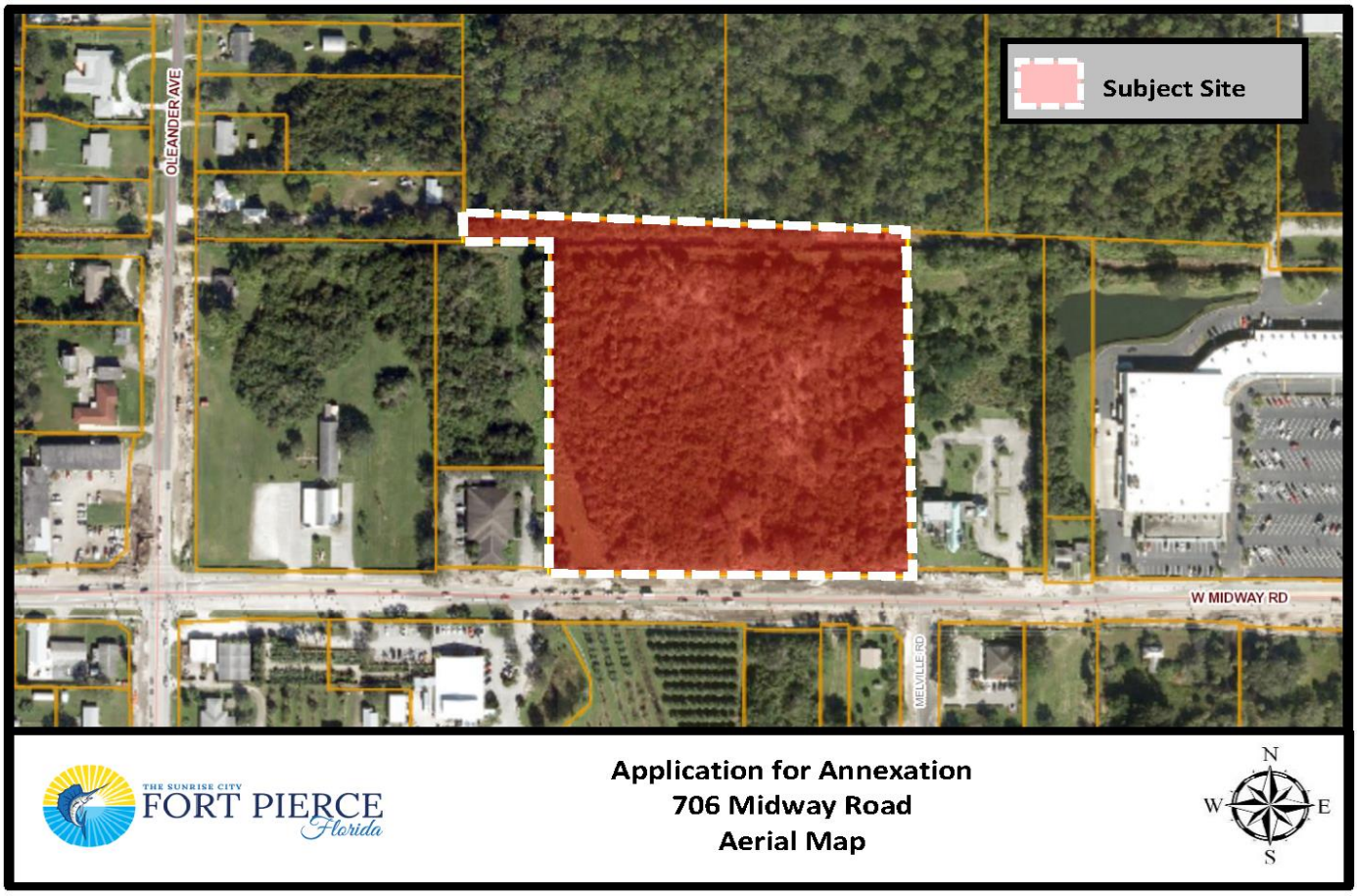
	North	East	South	West
Surrounding FLU:	RM (FP)	RH (FP)	COM & RU (SLC)	RH & P/F(SLC) RL (FP)
Surrounding Zoning:	R-4 (FP)	C-2 (FP)	CN & AG-1 (SLC)	RM-11 & RS-3 (SLC) R-2 (FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property at 706 Midway Road in Fort Pierce, Florida. The parcel ID is 3403-502-0041-000-6.



The subject property has a St. Lucie County Future Land Use designation of Residential High, 15 du/ac (RH) and a zoning designation of Commercial Neighborhood (CN). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation would be High Density Residential (RH) with a zoning classification of High Density Residential (R-5).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $775,100. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant, and the applicants wish to fully develop the property for a mixed-use development in the future.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is located in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north, east, and west that is within the City Limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of RH and R-5, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department provided notice of these annexations by mail to the St. Lucie County Administrator's Office on November 6, 2020, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Planning Board

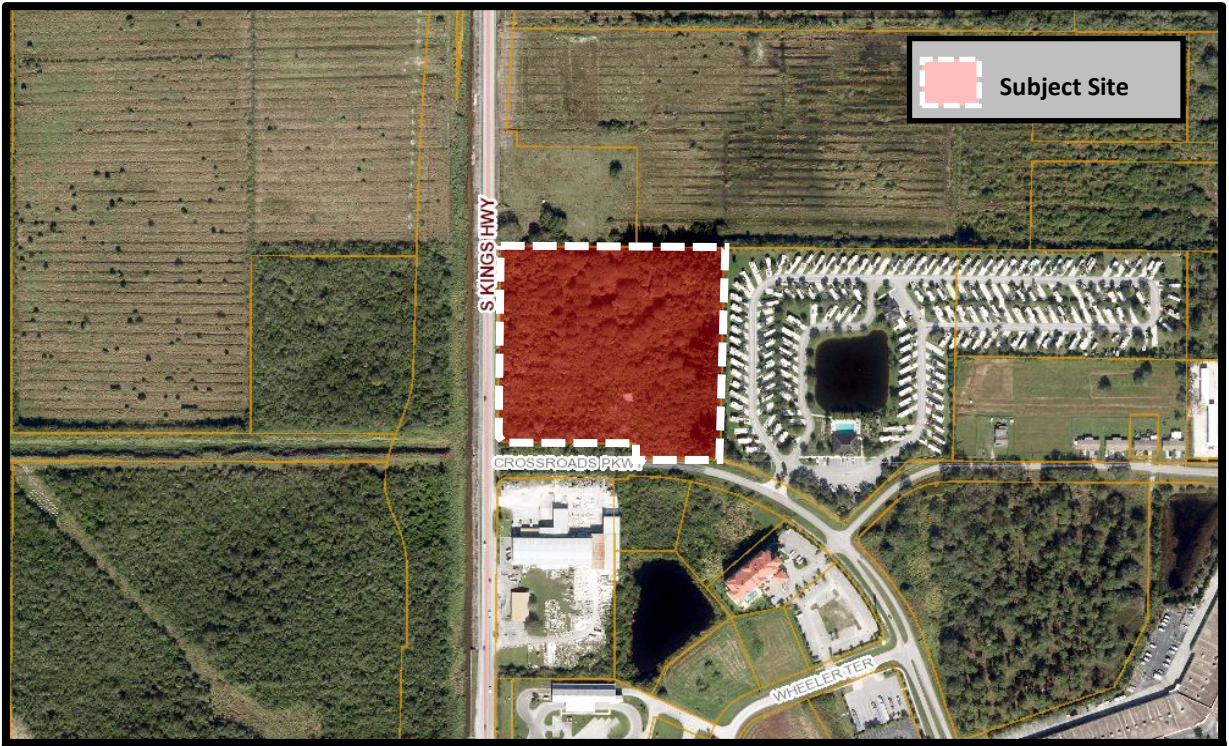
The Planning Board at their meeting on October 13, 2020 voted 7-0 to recommend approval of the request as presented.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

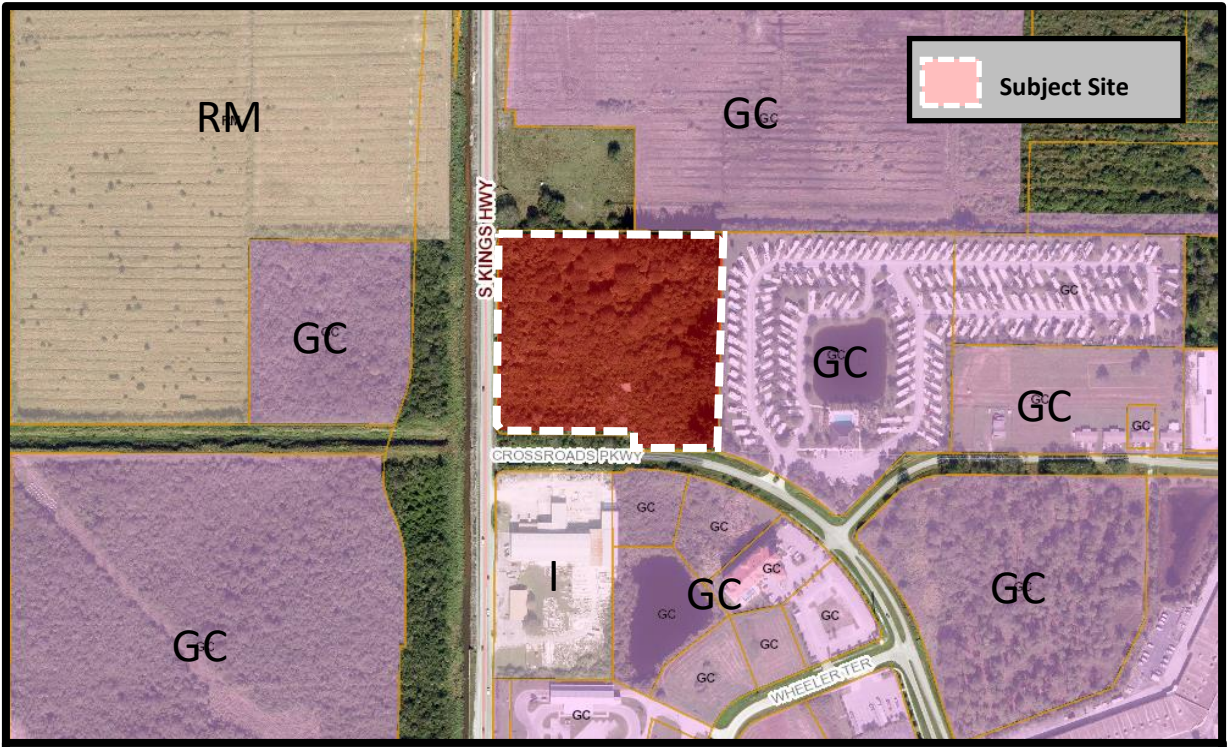
As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of RH and the Zoning designation of R-5.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2564 S. Kings Highway
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2564 S. Kings Highway
Future Land Use Map



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2564 S. Kings Highway
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

TO : Brandon Creagan, Planner

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

RECEIVED
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Annexation – 706 Midway Road
TRC No. 20-02000004

DATE : September 11, 2020

This is to advise you that we have completed the review of the following documents as received by this office on September 3, 2020:

- ☒ Annexation Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☒ Approval of Annexation
- ☐ Building Permit
- ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See attached for engineering comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\A\Annexations\706 Midway\Submittal No. 1 - 090320\Annexation Approval - 091120.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9.17.20
Property Address: Annexation – 706 Midway Road

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: 9/9/2020

Technical Review Committee meeting

September 17th, 2020

Case # 20-02000004

Planner: Brandon Creagan

Annexation

706 Midway Rd., Ft. Pierce

Comments:

No comments at this time.

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

September 17, 2020

TECHNICAL REVIEW PROJECT # 20-02000004

Annexation – 706 Midway Road

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: 2564 S. Kings Highway

2. Legal description of real property for which annexation is being requested:
24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT to POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB

   Property Tax ID: 2324-233-0000-000-7

3. Size of described property: 8.90 ac

4. Project description: Construction of 88,748 sf of flex space and 33,190 RV storage with associated site improvements.

5. Current St. Lucie County Future Land Use Designation: MXD

6. Current St. Lucie County Zoning: RS-2

7. Is this a Historic property? No

8. Appraised value: 1,500,000.00

9. Name of Owner(s): Patricia Farley

   Signature of Owner(s): _____ (Authorized Agent)
   Mailing Address: 8613 SE Banyan Tree Street
   City Hobe Sound State FL Zip 33455
   Phone _____ Fax _____

10. Name of Representative: Bradley J. Currie, AICP, Engineering Design & Construction, Inc.

Signature of representative: _____

Mailing Address: 10250 SW Village Parkway, Suite 201

City) Port St. Lucie State FL Zip 34987

Phone 772-462-2455 Fax 772-408-4208

E-mail: bradcurrie@edc-inc.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Patricia Farley
2564 S. Kings Highway
Hobe Sound, FL 33455

AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 19th day of August, 2020, by Patricia Farley (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Alexis Jan Day
Printed Name of Notary

ALEXIS JAN DAY
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 304039
MY COMMISSION EXPIRES FEB. 24, 2023
(Notary Seal)

Feb. 24, 2023
My commission expires

Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD St
Street Address

HOBE SOUND, FL. 33455
City, State, Zip

772-546-5707
Telephone / Email

ENGINEERS SURVEYORS ENVIRONMENTAL

PROJECT NARRATIVE & COVER LETTER
Walsh Kings Highway Property
Annexation Application
September 8, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage and RV storage development with associated site improvements. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2324-233-0000-000-7	2564 S. Kings Highway	8.90

This parcel is currently in the jurisdiction of St. Lucie County and has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation.

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

The attached package includes the Application for Annexation, agent authorization, warranty deed and a current survey as required.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Engineering Design & Construction, Inc. 10250 SW Village Parkway, Suite 201, Port Saint Lucie, FL 34987 772-462-2455 www.EDC-Inc.com

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3447660 OR BOOK 3176 PAGE 228, Recorded 03/05/2010 at 08:53 AM

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley,** whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Gantor(s)reside thereon.

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2324-233-0000-000-7**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Jennifer Vincelio

Witness Printed Name Debbie McCormick

Jack Corley (Seal)
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

(Seal)
Address:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FLDR2. as identification.

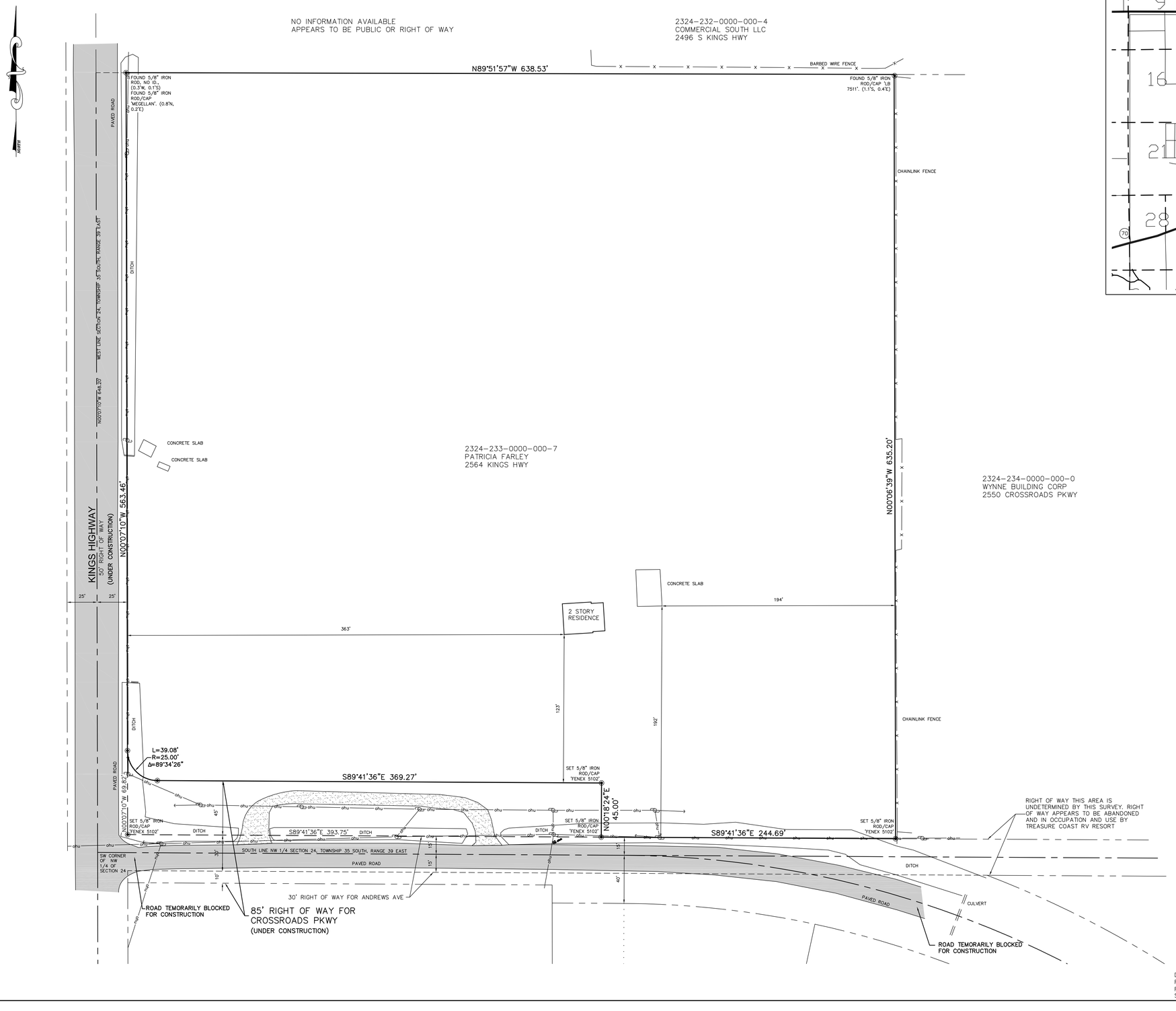
DEBBIE MCCORMICK
MY COMMISSION # DD 679380
EXPIRES: September 26, 2011
Bonded Thru Notary Public Underwriters

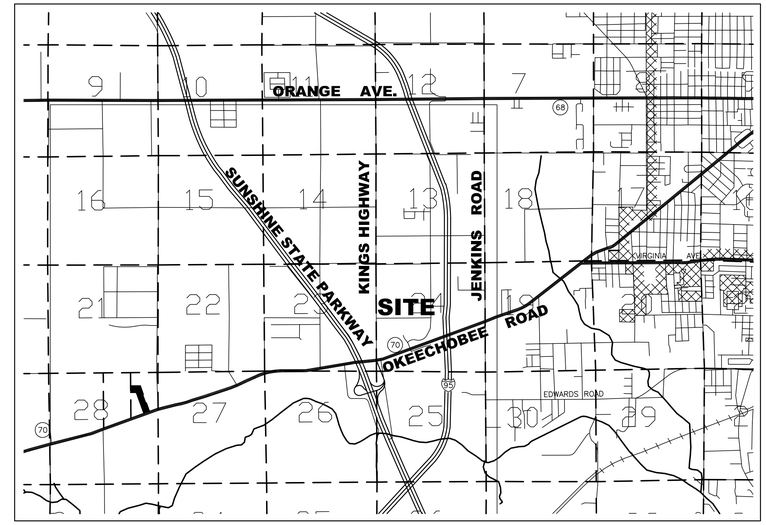
Notary Public
Print Name: Debbie McCormick
My Commission Expires: 9-26-11

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





LOCATION MAP
(NOT OT SCALE)

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NAD83, FLORIDA EAST ZONE 901 AS REFERENCED ALONG THE WEST LINE OF SECTION 25-35-39.
2.. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP #1211C0167J, 2-16-2012..
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. THIS SURVEY PREPARED WITHOUT TITLE POLICY.
4. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
5. "○" = POWER POLE; "——>" = GUY WIRE; "-ohu-" = OVERHEAD UTILITIES

AREA NOTES:

GROSS AREA SUBJECT PARCEL:	430,726 SQ.FT.	(9.89 ACRES)
LESS RIGHT OF WAY KINGS/ANDREWS:	25,783 SQ.FT.	(0.59 ACRES)
LESS RIGHT OF WAY CROSSROADS:	17,858 SQ.FT.	(0.41 ACRES)
NET AREA SUBJECT PARCEL:	387,085 SQ.FT.	(8.89 ACRES)

BOUNDARY SURVEY

PARCEL IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

RIGHT OF WAY NOTE:

RIGHT OF WAYS SHOWN ARE TAKEN FROM ST. LUCIE COUNTY TAX MAPS, PLAT OF ST. LUCIE CROSSROADS (PLAT BOOK 30, PAGE 8), FDOT ROADWAY PLANS SLC PROJECT #94010 AND PROPERTY APPRAISER'S ON-LINE PARCELS.

DRAWING DATE: 2/2/2020
FIELD DATE: 1/30/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXCO@BELLSOUTH.NET
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - 2564 S. Kings Highway

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 11-22-2020 & 11-29-2020

NOTICE BY MAIL: 11-6-2020 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 11/24/2020

City Commission Regular Meeting - 6:00 pm **12. h.**

Meeting Date: 12/07/2020

Re: Annexation - 706 Midway Road - 169 Delray LLC

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

SUBJECT:

Legislative Hearing - Ordinance 20-034 - extending the territorial limits of the City of Fort Pierce, to include 706 Midway Road in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of a parcel of land along with a Future Land Use Designation of High Density Residential (RH) and a Zoning designation of High Density Residential (R-5).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, this parcel has a Taxable Value of $775,100.

Attachments

Ordinance 20-034
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/25/2020 08:09 AM
Form Started By: Brandon Creagan		Started On: 11/24/2020 04:01 PM

Final Approval Date: 11/25/2020

ORDINANCE NO. 20-034

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **706 MIDWAY ROAD IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for municipal annexation; and

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their October 13, 2020 meeting, voted 7 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on November 8, 2020, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on November 8, 2020, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and annexed into the City:

a) Parcel ID: 3403-502-0041-000-6

LOT 23, SHEENS MAP OF WHITE CITY, SECCTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND EASEMENTS FOR DRAINAGE CANALS AND SUBJECT TO EASEMENT OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 137, PAGE 108, PUBLIC RECORDS OF ST. PUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THAT LAND LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF MIDWAY ROAD AS ESTABLISHED IN RIGHT OF WAY MAINTENANCE MAP RECORDED IN PLAT BOOK 20, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO LESS AND EXCEPT THAT PARCEL DESCRIBED IN O.R. BOOK 644, PAGE 482, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Said property containing 9.49 acres said property being generally located at 706 Midway Road in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2021 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce, shall be zoned High Density Residential (R-5) and assigned a Future Land Use Designation of High Density Residential (RH), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. 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 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete 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. 20-034 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, November 22, 2020 and Sunday, November 29, 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 December 7, 2020; and was duly introduced, read by title only, and passed on second and final reading December 21, 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 21st day of December, 2020.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A

Territorial Limits Extension

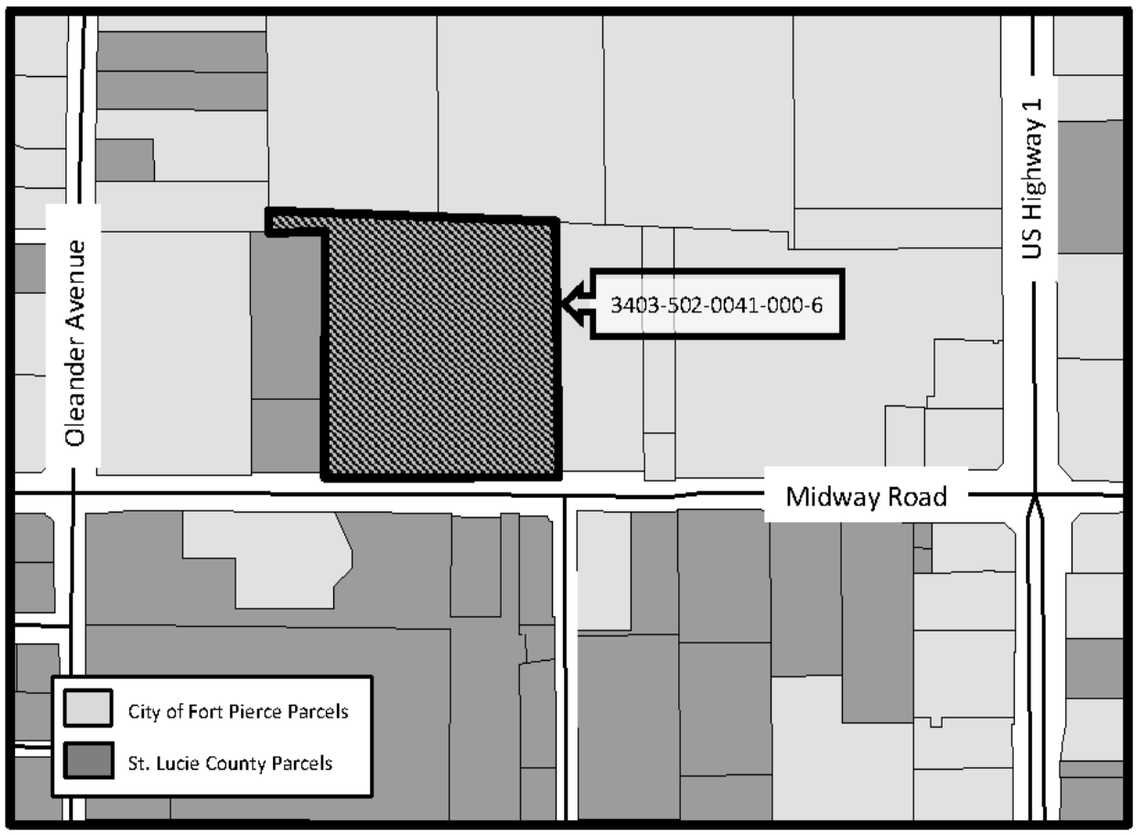
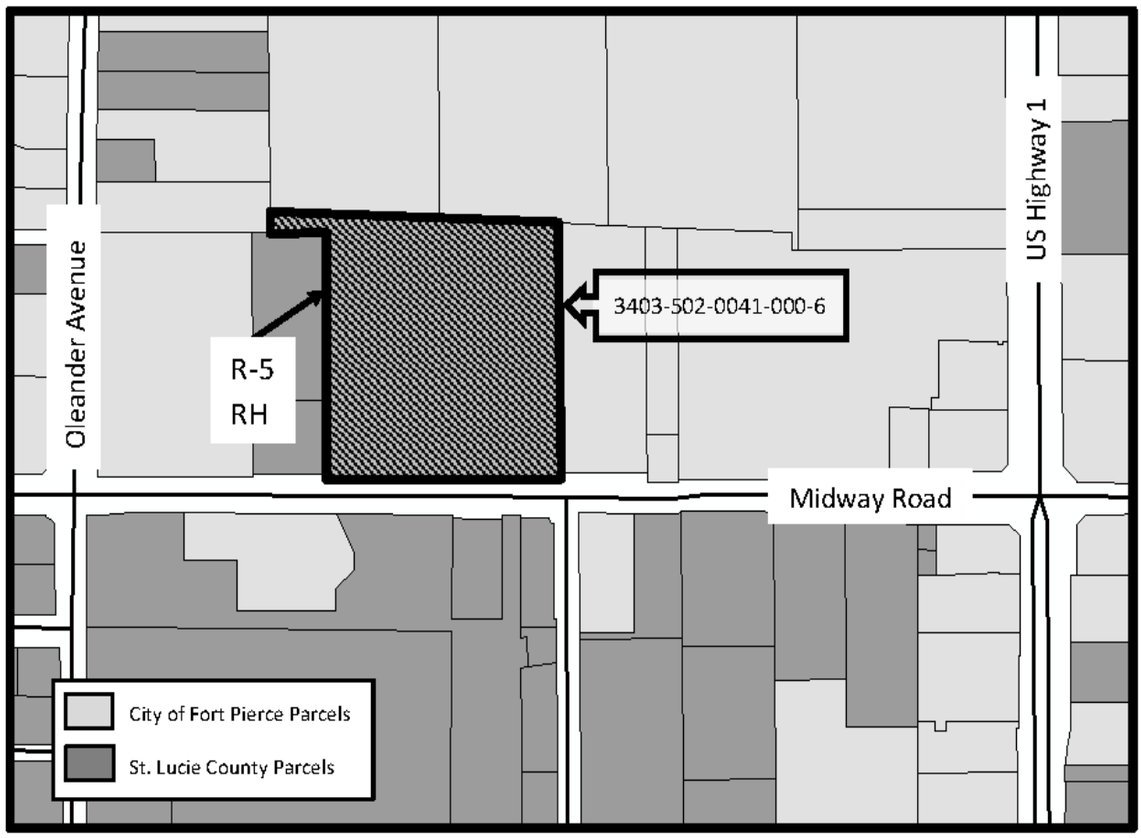


EXHIBIT B

Zoning & Future Land Use Designation Assignment



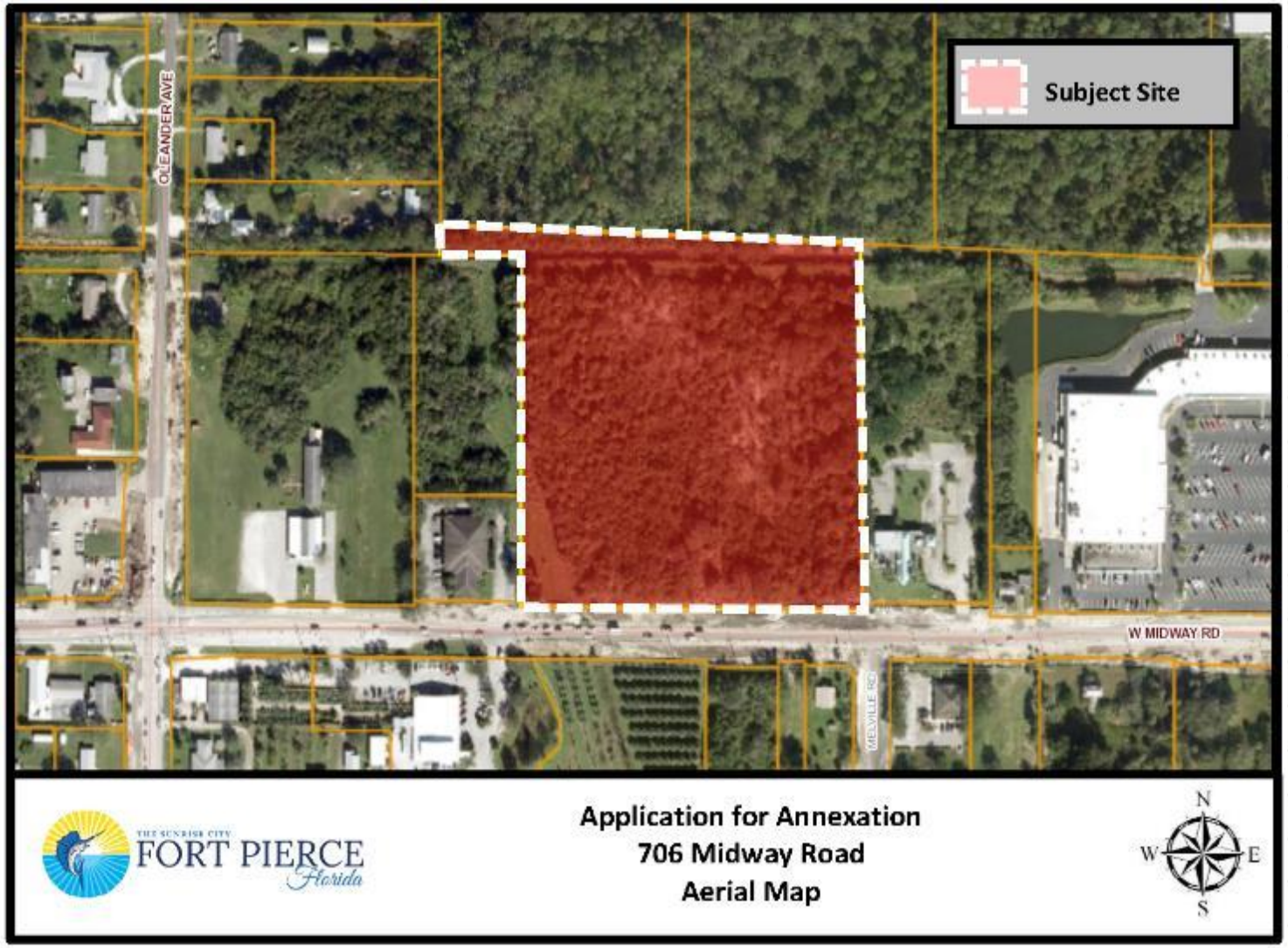
*The property to be annexed currently has a zoning of Commercial Neighborhood (CN) with a Future Land Use of Residential High, 15 du/ac (RH). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of High Density Residential (R-5) and have a Future Land Use Designation of High Density Residential (R-5).

Application for Annexation

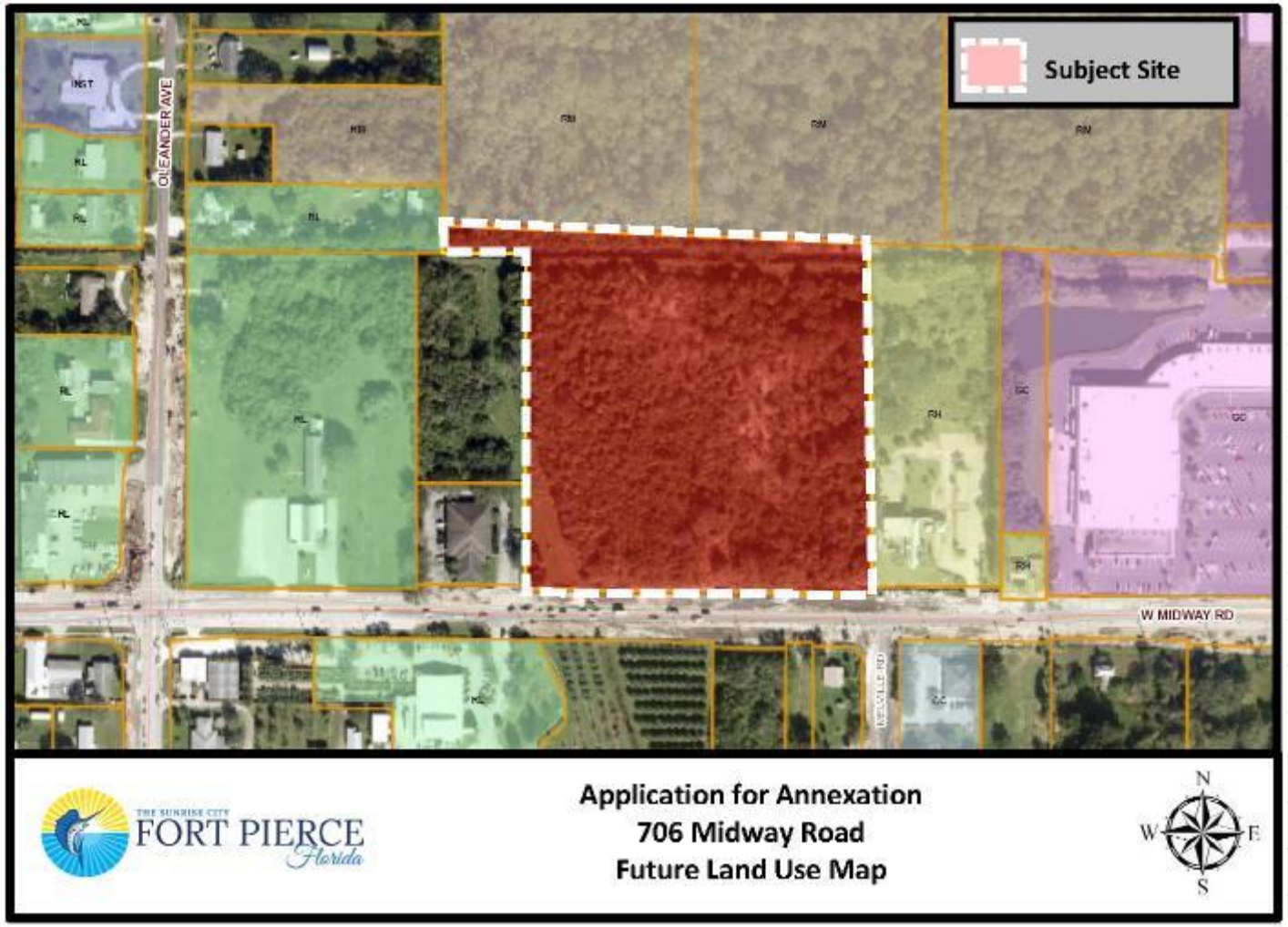


706 Midway Road

Site Aerial Map

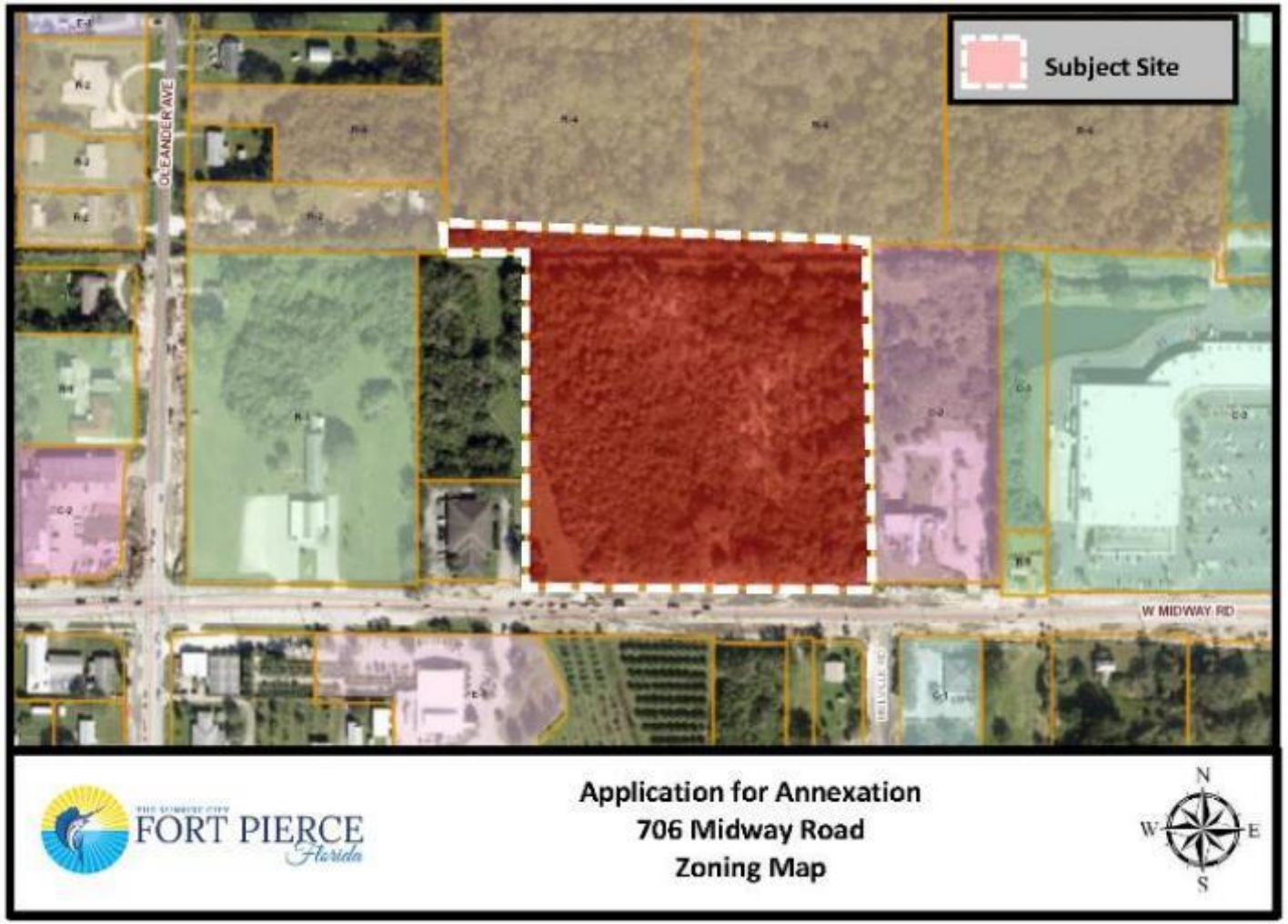


Future Land Use Map



- Current County FLU: Residential High, 15 du/ac (RH)
- Proposed City FLU: High Density Residential (RH)

Zoning Map



- Current County Zoning: Commercial Neighborhood (CN)
- Proposed City Zoning: High Density Residential (R-5)

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends that the Planning Board forward a recommendation of approval for the proposed annexation to the City Commission.

Planning Board Recommendation

NOVEMBER 10, 2020

- **RECOMMENDED APPROVAL** of the proposed Annexation

City Commission Possible Actions

- **APPROVE** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 7-0 to recommend approval
- **DISAPPROVE** of the proposed Annexation.

Application for Annexation

706 Midway Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Annexation**
706 Midway Road

BOARD DATE: December 7, 2020

STAFF REPORT

Property Owner/Applicant: 169 Delray LLC
3201 Lakeview Drive
Delray Beach, FL 33445

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: 706 Midway Road Fort Pierce, Florida

Parcel ID: 3403-502-0041-000-6

Parcel Size: 9.49 acres

Current Future Land Use: Residential High, 15 du/ac (St. Lucie County) (RH)

Current Zoning: Commercial Neighborhood (St. Lucie County) (CN)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

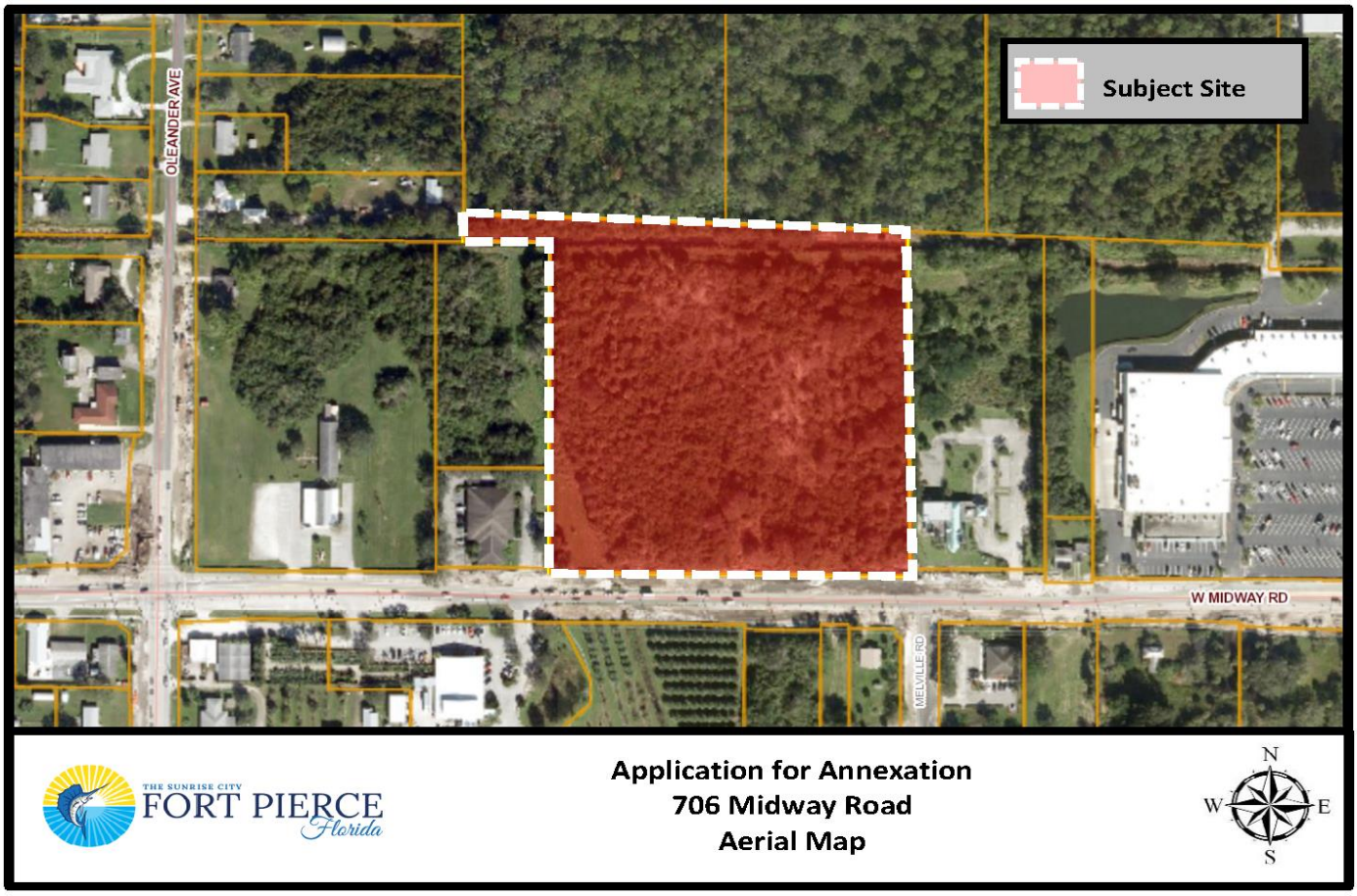
	North	East	South	West
Surrounding FLU:	RM (FP)	RH (FP)	COM & RU (SLC)	RH & P/F(SLC) RL (FP)
Surrounding Zoning:	R-4 (FP)	C-2 (FP)	CN & AG-1 (SLC)	RM-11 & RS-3 (SLC) R-2 (FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property at 706 Midway Road in Fort Pierce, Florida. The parcel ID is 3403-502-0041-000-6.



The subject property has a St. Lucie County Future Land Use designation of Residential High, 15 du/ac (RH) and a zoning designation of Commercial Neighborhood (CN). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation would be High Density Residential (RH) with a zoning classification of High Density Residential (R-5).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $775,100. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant, and the applicants wish to fully develop the property for a mixed-use development in the future.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is located in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north, east, and west that is within the City Limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of RH and R-5, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department provided notice of these annexations by mail to the St. Lucie County Administrator's Office on November 6, 2020, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Planning Board

The Planning Board at their meeting on October 13, 2020 voted 7-0 to recommend approval of the request as presented.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

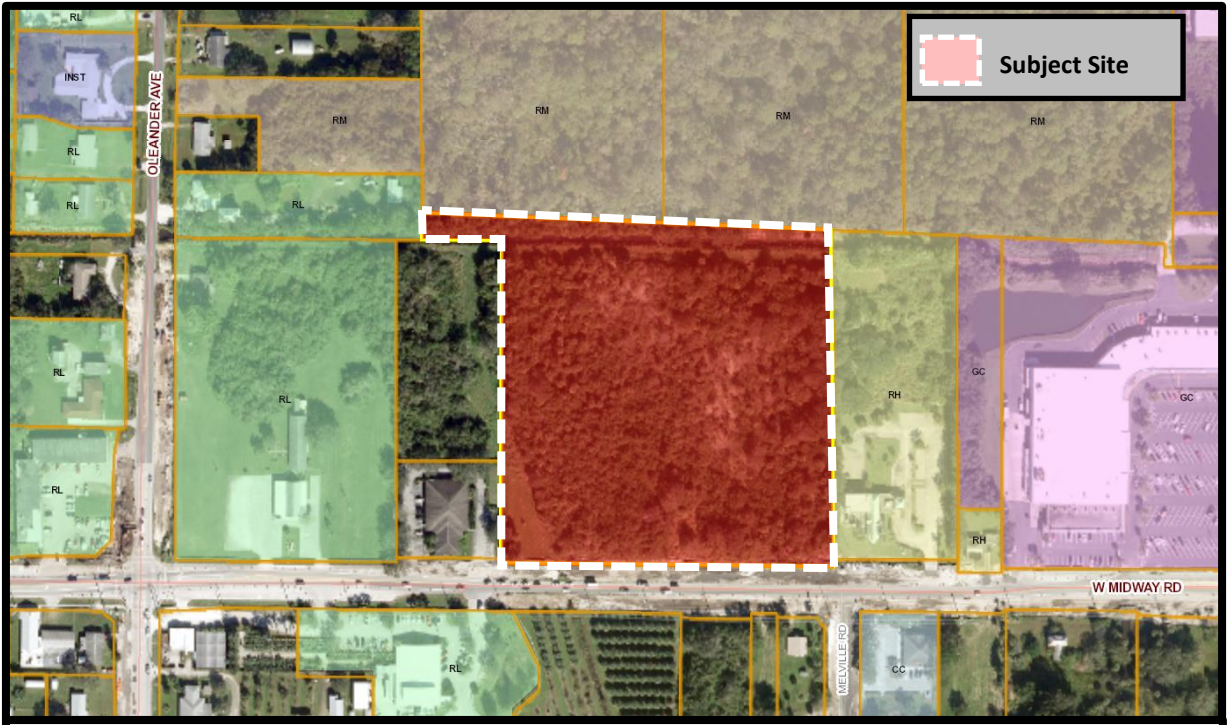
As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of RH and the Zoning designation of R-5.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
706 Midway Road
Aerial Map

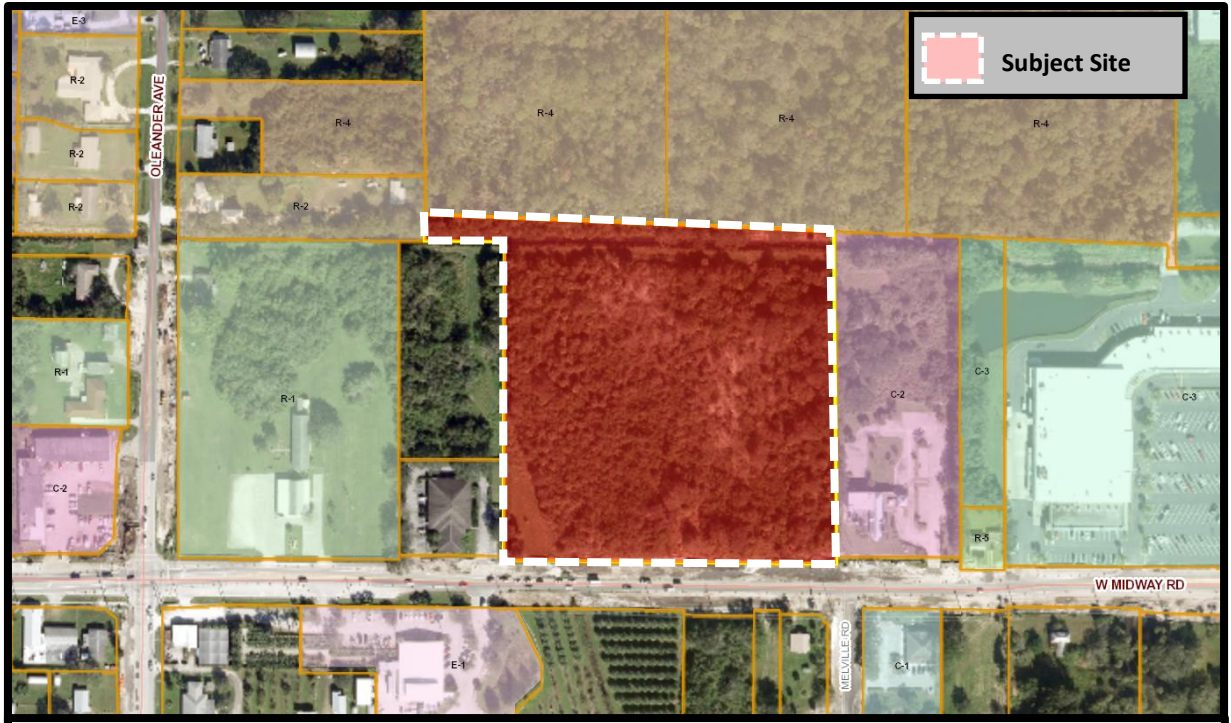
N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
706 Midway Road
Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
706 Midway Road
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

TO : Brandon Creagan, Planner

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

RECEIVED
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Annexation – 706 Midway Road
TRC No. 20-02000004

DATE : September 11, 2020

This is to advise you that we have completed the review of the following documents as received by this office on September 3, 2020:

- ☒ Annexation Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☒ Approval of Annexation
- ☐ Building Permit
- ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See attached for engineering comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\A\Annexations\706 Midway\Submittal No. 1 - 090320\Annexation Approval - 091120.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9.17.20
Property Address: Annexation – 706 Midway Road

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: 9/9/2020

Technical Review Committee meeting

September 17th, 2020

Case # 20-02000004

Planner: Brandon Creagan

Annexation

706 Midway Rd., Ft. Pierce

Comments:

No comments at this time.

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

September 17, 2020

TECHNICAL REVIEW PROJECT # 20-02000004

Annexation – 706 Midway Road

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: _____

2. Legal description of real property for which annexation is being requested:

_____

_____

Property Tax ID: _____

3. Size of described property: _____

4. Project description: _____

_____

5. Current St. Lucie County Future Land Use Designation: _____

6. Current St. Lucie County Zoning: _____

7. Is this a Historic property? _____

8. Appraised value: _____

9. Name of Owner(s): _____

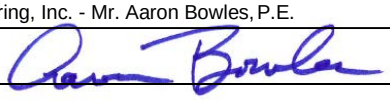
Signature of Owner(s): _____

Mailing Address: _____

City _____ State _____ Zip _____

Phone _____ Fax _____

10. Name of Representative: MBV Engineering, Inc. - Mr. Aaron Bowles, P.E.

Signature of representative: 

Mailing Address: 1835 20th Street

City) Vero Beach State FL Zip 32960

Phone 772-569-0035 Fax 772-778-3617

E-mail: aaronb@mbveng.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

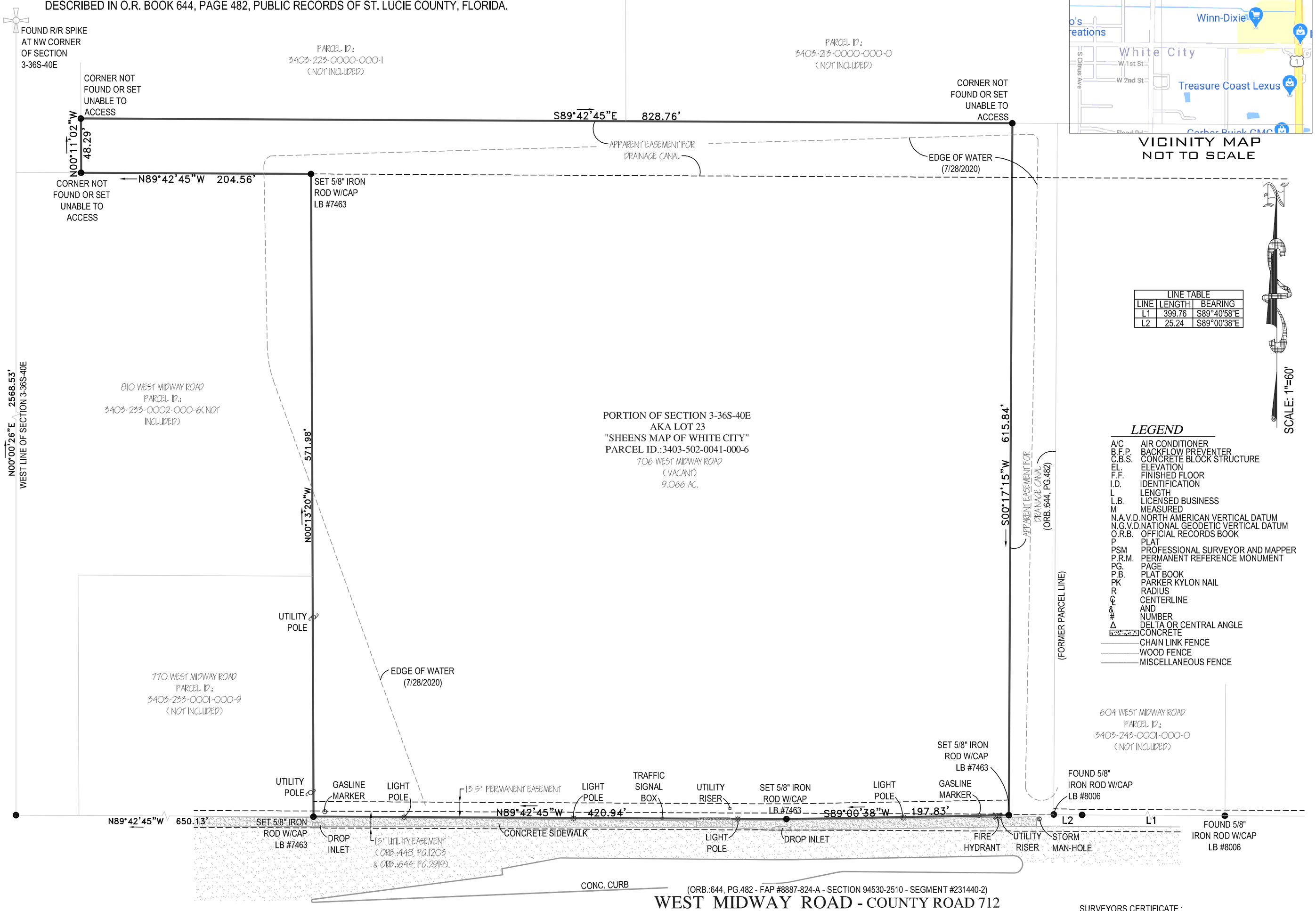
File Number:_____ Check No:_____ Receipt No: _____

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

Ordinance No:_____ Date Approved: _____

LEGAL DESCRIPTION

LOT 23, SHEENS MAP OF WHITE CITY, SECCTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND EASEMENTS FOR DRAINAGE CANALS AND SUBJECT TO EASEMENT OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 137, PAGE 108, PUBLIC RECORDS OF ST. PUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THAT LAND LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF MIDWAY ROAD AS ESTABLISHED IN RIGHT OF WAY MAINTENANCE MAP RECORDED IN PLAT BOOK 20, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO LESS AND EXCEPT THAT PARCEL DESCRIBED IN O.R. BOOK 644, PAGE 482, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	399.76	S89°40'58"E
L2	25.24	S89°00'38"E

SCALE: 1"=60'

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERN BOUNDARY LINE, HAVING A BEARING OF N89°42'45"W.

Flood Zone: X (NAVD88)
Community Number: 120285
Panel: 12111C0277
Suffix: K
Base Flood Elevation:
FIRM Date: 2/19/2020
FIRM Effect./Rev Date: 2/19/2020

KENNETH J. OSBORNE CERTIFICATE NO. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DATE OF FIELD WORK:07/28/2020
DATE OF MAP:07/29/2020

SURVEYORS CERTIFICATE :
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY OF
706 W MIDWAY ROAD
FORT PIERCE, FL 34982

PREPARED FOR:
169 DELRAY LLC

Project	Sheet
C-19490	1 OF 1
Date: 07/29/2020	
Scale: 1"=60'	

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - 706 Midway Road

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 11-22-2020 & 11-29-2020

NOTICE BY MAIL: 11-6-2020 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 11/24/2020

City Commission Regular Meeting - 6:00 pm **13. a.**

Meeting Date: 12/07/2020

Re: KFPB Appointments

SUBJECT:

Resolution 20-R60 appointing members to the Keep Fort Pierce Beautiful Board.

SUMMARY:

The terms of Shirley Walker and Martha Wright (Horticulture) representing City of Fort Pierce are expiring on 11/4/2020 and 12/14/2020 respectively. Additionally, the terms of the PD and Code employee slots are also expiring.

RECOMMENDATION:

Review applications that have been submitted for consideration of appointment to fill the City Resident seat.

ALTERNATIVES:

Continue to seek applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Public Works

Attachments

20-R60
Bryant (FP)
Hayes (FP)
Walker (FP)
Wright (FP - Horticulture)

Form Review

Form Started By: Linda Cox Started On: 10/19/2020 02:32 PM
Final Approval Date: 11/17/2020

RESOLUTION NO. 20-R60

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD**; 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 and/or reappointed by the City Commission to serve as members of the Keep Fort Pierce Beautiful Advisory Board; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Position	
_____	City Resident	12/6/2022
Martha Wright	City Resident – Horticulture	12/6/2022
Jorge Goz	City Employee – Police	12/6/2022
Janey Vanderhorst	City Employee - Code	12/6/2022

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 7th day of December, 2020.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, ESQ.
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
SEP 08 2020
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board;Communitywide Council;Community Redevelopment Agency Advisory Committee;Fort Pierce Utilities Authority; Infrastructure Surtax Citizen Oversight Committee;Keep Fort Pierce Beautiful Advisory Board;Planning Board;Police Community Advisory Comn

Name: Charles E Bryant	Phone: 7723537266
Home Address: City/Zip Code: 2300 Avenue P Fort Pierce Fl 34950	How long at this address? 32 Years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: IT Analyst/ Business Owner	
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:	Applicant Email Address: cebryant4@gmail.com
Date: 08/27/2020	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@cityoffortpierce.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: Keep Fort Pierce Beautiful, Planning , CRA Advisory , Communitywide council

Name: Wyatt Sixshooter Hayes	Phone: 772-204-6138
Home Address: City/Zip Code: 1105 S. 11th St., Fort Pierce, 34950	How long at this address? 4 years
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation: Substitute Teacher, Permit Runner	
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? I'd like to , eventually, run for office in the city. I would first like to get a better grasp of the community in which I live.	
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: Linda Hudson	Applicant Email Address: Wyatts.hayes@gmail.com
Date: 7/16/2020	Applicant's Signature Wyatt S. Hayes

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@cityoffortpierce.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: Keep Ft. Pierce Beautiful

Name: Shirley Walker	Phone: 772-465-5580
Home Address: City/Zip Code: 705 Grandview Blvd 34982	How long at this address? 41 years
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: closed antique business last year	
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: Keep Ft. Pierce Beautiful Advisory Board	
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: swalker2011@att.net
Date: 10-14-2020	Applicant's Signature Shirley Walker

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@cityoffortpierce.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: _____

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
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:	Applicant Email Address:
Date:	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@cityoffortpierce.com

City Commission Regular Meeting - 6:00 pm **15. a.**

Meeting Date: 12/07/2020

Re:

SUBJECT:

Reports

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

City Manager's Report
Purchase Orders

Form Review

Form Started By: Linda Cox Started On: 12/02/2020 05:11 PM
Final Approval Date: 12/02/2020

FORT PIERCE INSIDER





TABLE OF CONTENTS

3 FEATURED STORY
8 POLICE DEPARTMENT
10 PLANNING DEPARTMENT
12 CONSTRUCTION SPOTLIGHT
14 BUILDING DEPARTMENT
16 PUBLIC WORKS DEPARTMENT
18 INDIAN HILLS GOLF COURSE
19 FORT PIERCE CITY MARINA
20 NEW BUSINESSES

HOME FOR THE HOLIDAYS



JOE SWEAT, MARKETING SPECIALIST

There's nothing quite like being home for the holidays. There is always something to look forward to in Fort Pierce no matter the season. Each one brings something new and exciting that leaves a lasting impression, especially for Christmas time. Fort Pierce is a slow-paced kind of town; it goes with the flow of things and never really fits into that busy holiday rush like other big cities. Who wants to sip coffee just to have it run down the front of you because you were bum-rushed by shoppers? Humbug!

The City of Fort Pierce strives each year to ensure that you and your loved ones experience a cozy, laid back Christmas. The Annual Holiday Lights Spectacular is always a treat. The sound of children running around Marina Square, laughing and playing while the Dancing Palms light up the waterfront with Christmas music is a picture perfect sight, but there's always more.





The City of Fort Pierce wants to make sure your holiday season is very merry and bright and invites you and yours to explore all the wonderful decorations throughout the city. The City of Fort Pierce Public Works Department has added new displays this year to help make those holiday memories last.

Complete List of Fort Pierce Holiday Decorations:

- S 10th St. and Georgia (The Garden Center)
- 17th St. and Avenue Q Roundabout
- The Sunrise Boulevard Roundabout
- Avenue D from US Highway 1 to 13th Street
- 13th St. Plaza on Avenue D
- City Hall 100 North US Highway 1
- Orange Avenue US Highway 1 to Indian River Drive
- Selfie Spots on 2nd St, Orange Avenue and Avenue A
- Indian River Drive and Avenue A
- Avenue A just East of US1
- South Beach Park S A1A & Crestview Dr.
- South Jetty Park Seaway Dr. & S. A1A
- Seaway Dr. East of the bridge
- Holiday Lights Spectacular - Marina Square, 1 Avenue A

For more info on the Holiday Lights Spectacular or City decorations, please call 772-467-3031





THANKSGIVING FOOD DRIVE



The City of Fort Pierce spent back-to-back days serving the community a memorable Thanksgiving To-Go Meal. The Drive-Thru efforts led by Audria Moore-Wells, Special Projects Coordinator for the City of Fort Pierce, and in partnership with the Treasure Food Bank and Palm Beach Harvest served over 750 vehicles per day for two days. Each vehicle received a frozen turkey, fruits, vegetables, holiday fixings, and more!









Thank you to Pastor Rakhsham Cain, Pastor Vernon J. Shazier, the Fort Pierce Explorer Post 477, Anne Burns, Mai Morrison, Essence Thompson, Rafaela Mendez, Joseph Richardson, Betty Bradwell, Rev. Jonathan Ingram, Clerk of Court-elect, Michelle Miller, Commissioner-elect, Curtis Johnson Jr., City of Fort Pierce employees, Fort Pierce Police Officer, Damian Spotts, Fort Pierce Police Community Service Officer, Mandral Gibson, Fort Pierce Police IT Analyst, Alfonso Fernandez, Kaitlyn Ballard, Grants Admin Assistant Fort Pierce Police Officer Sr. Accounting Clerk, Nancy Barboza, Cassandra Jackson, and Hordanel Hidalgo, City Hall Security Guard.

Thank you, volunteers! You made these events possible and hearts happy for a truly grateful Thanksgiving!





WRAPPING UP

The City of Fort Pierce recently completed phase 3 of artistically wrapping traffic signal boxes in different locations throughout the city. A HUGE shout out to some of our awesome local photographers as well as St. Lucie County, St. Lucie Public Schools, and IRSC - Indian River State College for sharing such beautiful artwork. The final phase is in progress now and is projected to be completed after the new year. Stay tuned!















GRADUATING CITIZENS ACADEMY MEMBERS

MIKE JACHLES, PUBLC AFFAIRS MANAGER

Seven Fort Pierce residents, including a sitting commissioner and commissioner-elect, graduated from Class 2020-01 of the Citizens Police Academy, a two-month program designed to familiarize participants with procedures and programs within the department. Some of the topics covered included professional traffic stops, criminal investigations and crime scene investigation, body worn cameras, less-lethal weapons, K-9, marine unit, drone and the Milo Range Training System, when a situation can turn deadly in an instant. The graduation ceremony was held November 17. Pictured, L to R, Commissioner-elect Curtis Johnson Jr., Jaser Colin, Chief Diane Hobley-Burney, Harold Albury, Quenithia Wright, Commissioner Tom Perona. Two graduates, not pictured, were unable to attend the graduation ceremony.







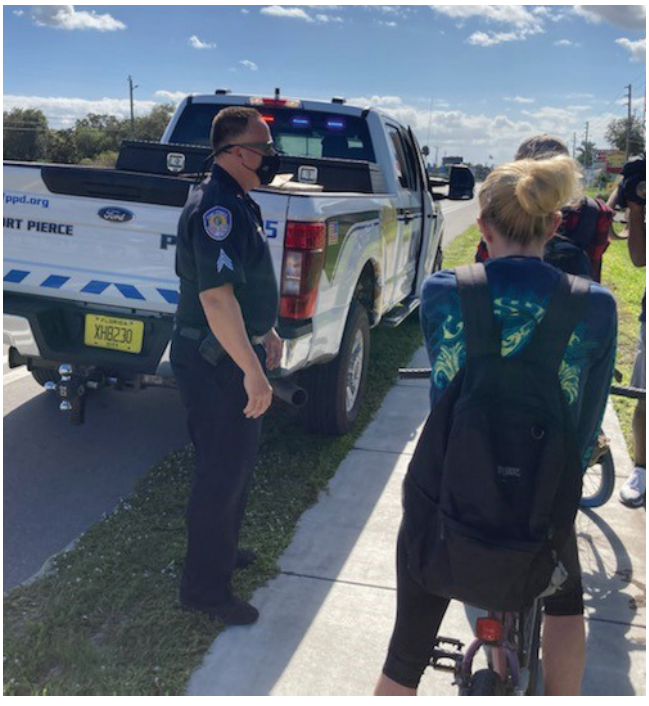




Left to right: Chief Diane Hobley-Burney, Boys and Girls Club CEO Will Armstead, Port St. Lucie Asst. Chief Richard Del Toro

MEMORIAL TURKEY GIVEAWAY

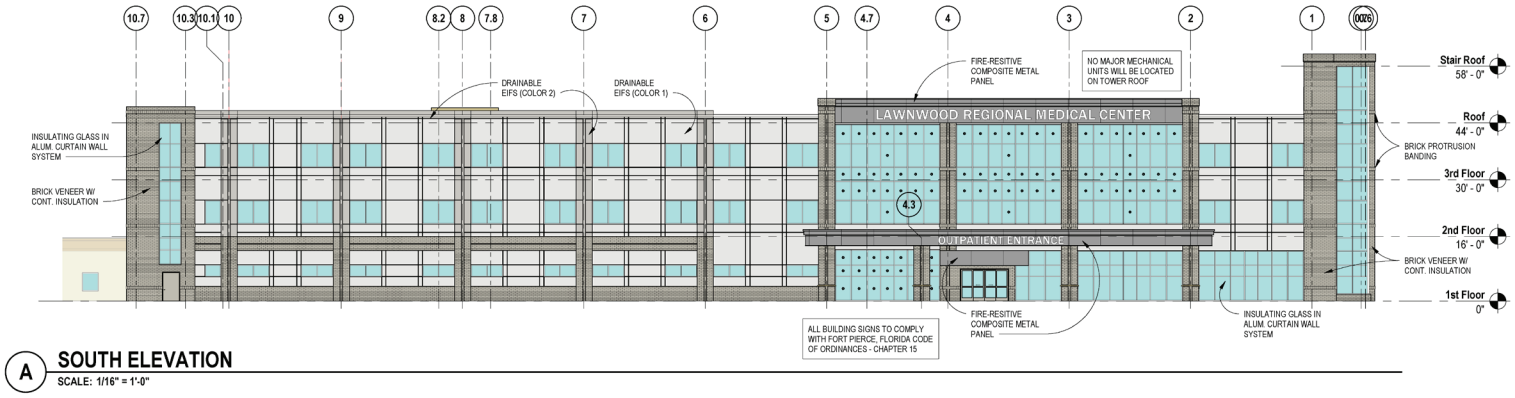
The Fort Pierce Police Department was honored to participate in the Fifth Annual Sylvia Tommie Memorial Turkey Giveaway, with the Treasure Coast Hope for the Homeless Foundation. It was held November 24 in memory of the founder of Sylvia's Flower Patch II on Avenue D. Son Alexander Tommie organizes the event each year to honor her memory. The Treasure Coast Hope for the Homeless Foundation was started in 2011 by two daughters of public servants, Richard Del Toro and former Fort Pierce Police Department's Ed Cunningham. Over $2,400 worth of turkeys were donated this year to help families who wouldn't otherwise have a Thanksgiving dinner.



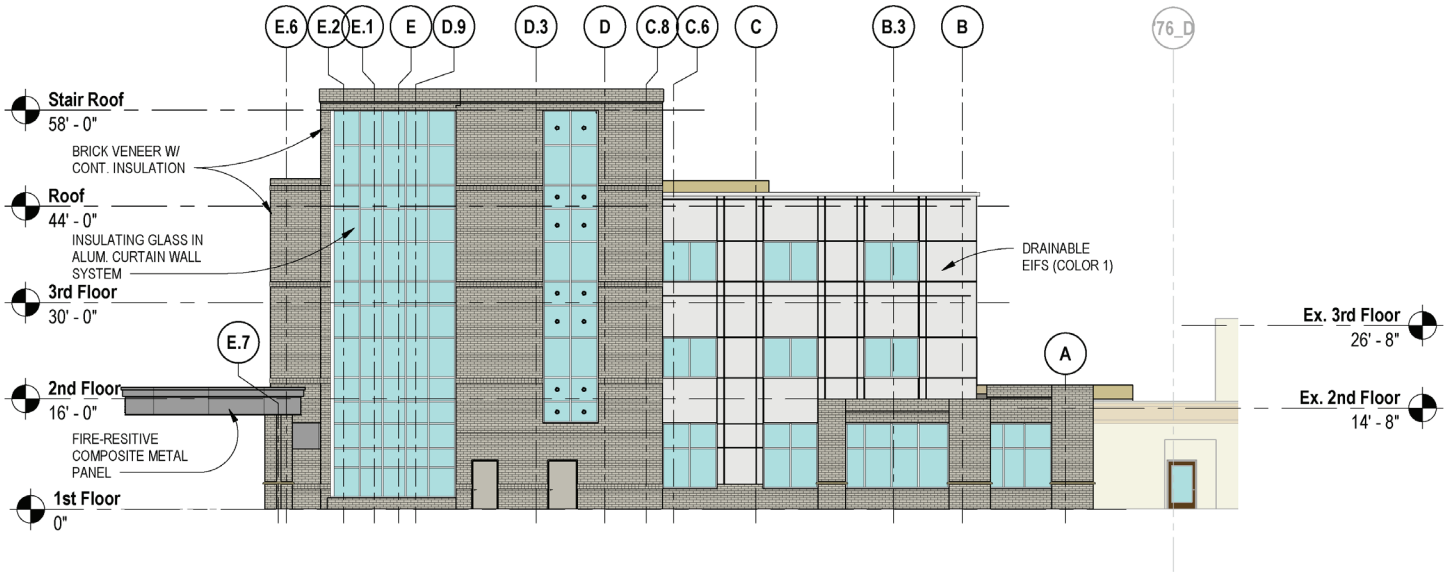
ALERT TODAY, ALIVE TOMORROW

The Fort Pierce Police Department took to the streets November 18 to educate bicyclists, pedestrians and drivers for operation Alert Today, Alive Tomorrow. It's an initiative to reduce serious crashes involving pedestrians and bicyclists in areas where they are most likely to occur. Sgt. Brian MacNaught and other officers started out at U. S. 1 and Midway Road for the first day of the program. In addition to educating those who are traveling by foot, bike or car, they are providing free safety swag - bicycle helmets, lights and more. Other areas they'll be concentrating on include Orange Avenue near Interstate 95. Alert Today, Alive Tomorrow is part of a state initiative made possible by the Florida Department of Transportation, the University of North Florida and Institute of Police Technology and Management (IPTM). The program will continue into the spring of 2021.

LAWNWOOD EXPANSION



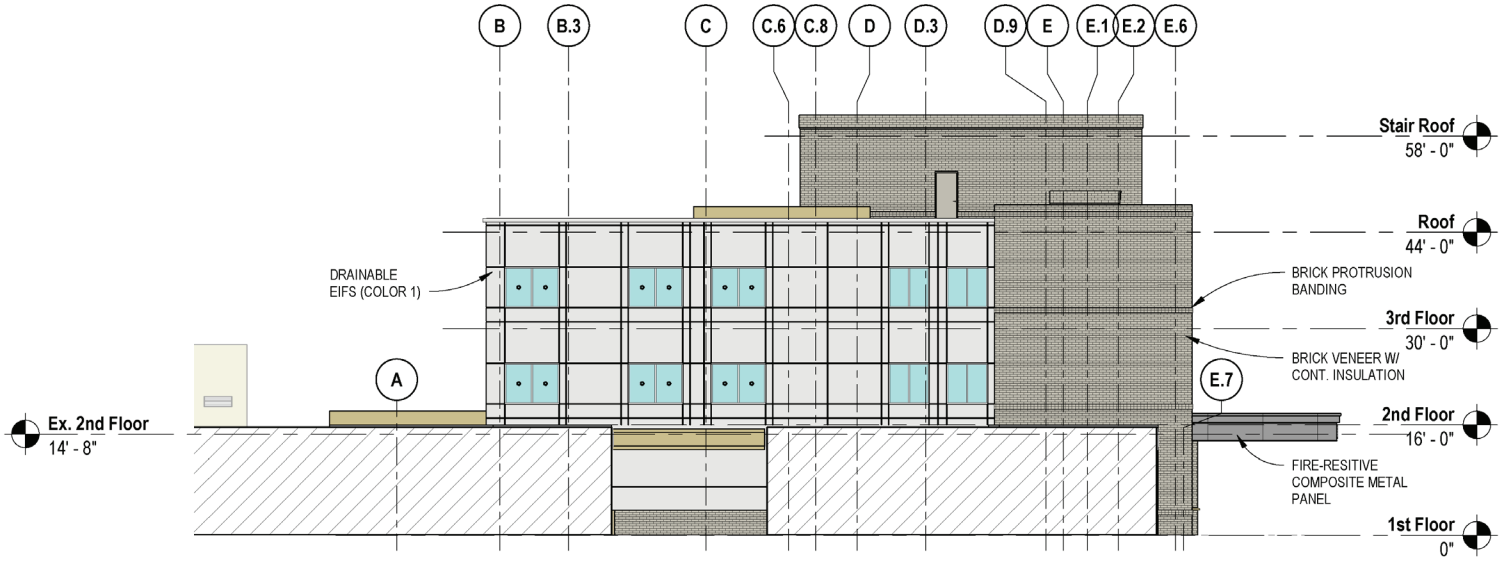
A **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



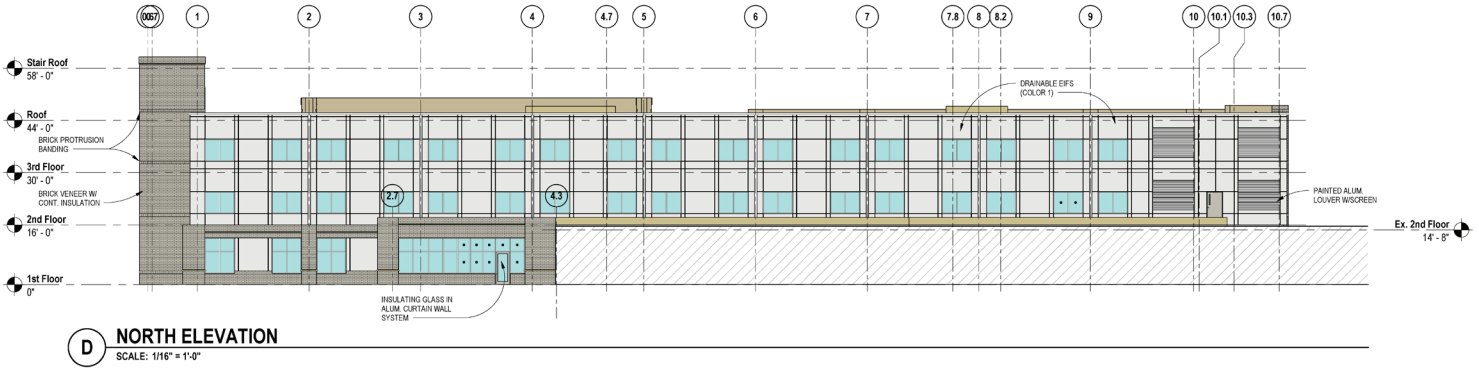
B **EAST ELEVATION**
SCALE: 1/16" = 1'-0"

The expansion of the Lawnwood Medical Center, located at 1700 South 23rd Street, was the big-ticket item for review and recommendation by the Planning Department. Lawnwood, a 380-bed facility, received more than $100 million to expand the pre-operative and recovery areas which will triple the size of the existing rooms, add three (3) operating rooms and 32 beds in the medical surgical unit. The expansion project will also create more parking in addition to other enhancements. When completed, Lawnwood will be a 424-bed facility and the hospital will be able to accommodate the growing needs of surrounding communities while enhancing the patient experience.
The proposal was processed as a Planned Development (PD) to allow for a phased development of the hospital as governed by an approved Master Site Plan (MSP). The standards and procedures of the MSP are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City the authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The five (5) phases of the Master Plan will involve the following:



C **WEST ELEVATION**
SCALE: 1/16" = 1'-0"



D **NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

- Phase 1: The construction of a three (3) story addition,
- Phase 2: A 3rd floor shell build out,
- Phase 3: An Emergency Department addition with a helipad, and a 4th Floor addition,
- Phase 4: A 5th Floor addition for a maximum height of 75 feet, and
- Phase 5: A Parking Structure.

Additional parking and landscape improvements will be provided with each phase of development. Phasing the renovations of the parking will allow the hospital to function adequately during each of the phased site improvements. Should it be determined that surface parking is not sufficient to accommodate visitors at the main campus, additional parking of 550 parking spaces will be addressed with the construction of a parking structure during the last phase of redevelopment.

The landscape plan consists of the following:

- 88 trees, which will feature the Gumbo Limbo, Ligustrum, Crape Myrtle, and Southern Live Oak,
- 30 palm trees, which will feature Pygmy Date Palm, Royal Palm, and the Cabbage Palmetto, and
- 86 shrubs

CONSTRUCTION SPOTLIGHT

Citrus Avenue Bridge Repairs:

Repairs to the 63-year-old bridge are well underway. The damaged concrete deck has been repoured and numerous concrete spall repairs on the bridge's underdeck, fascia, and piles have been completed. The bridge has a total of ten spans with spans 9 and 10 situated over FEC R/W. Sandblasting of metal components situated on spans 1 thru 5 have been completed. Primer application on spans 1 and 2 has been finalized and inspected.



A change in the lane closures has been implemented so that work on the eastbound bridge deck can be accomplished. This work includes joint sealant replacement along with concrete spall repairs on the bridge deck, bridge fascia, and the bridge diaphragm. The total construction cost is $1,062,928 and the project is funded with $662,928 from the Half-Cent Surtax proceeds and $400,000 from the City's General Fund. Anticipated construction completion is April 2021.





North 8th Street Roadway Improvements (Avenue D to Avenue E):

The roadway improvements for this project will include drainage, new curb and gutter, sidewalks, and roadway reconstruction. The 30% design plan was delivered, and review comments were provided to Culpepper & Terpening.

South 5th Street Roadway Improvements (Boston to Delaware):

Roadway improvements are proposed along S. 5th Street between Boston Avenue and Delaware Avenue. Improvements will include drainage conduit upsizing, resurfacing of the roadway, new curb and gutter, sidewalks, brick paver crosswalks, decorative street lighting, landscaping, and irrigation. FPUA will also be upgrading the potable water lines in this area. 100% design plans have been forwarded to utility providers for review and so they may finalize their utility design. Construction commencement in Spring 2021.

North 17th Street (Orange Ave to Ave D) Roadway Improvements:

The Avenue D intersection improvements are complete, and the intersection was re-opened on Friday, November 13th. Final drainage installation and water service transfers are underway. FPUA continues to underground electrical service from Avenue D to Canal Terrace.







7-Eleven, located at 2496 Edwards Rd. is the latest recipient of the Building Department's Temporary Use Agreement. The Temporary Use Agreement allows 7-Eleven to operate prior to the issuance of the Certificate of Occupancy while they continue to resolve all remaining issues and prepare for their grand opening.

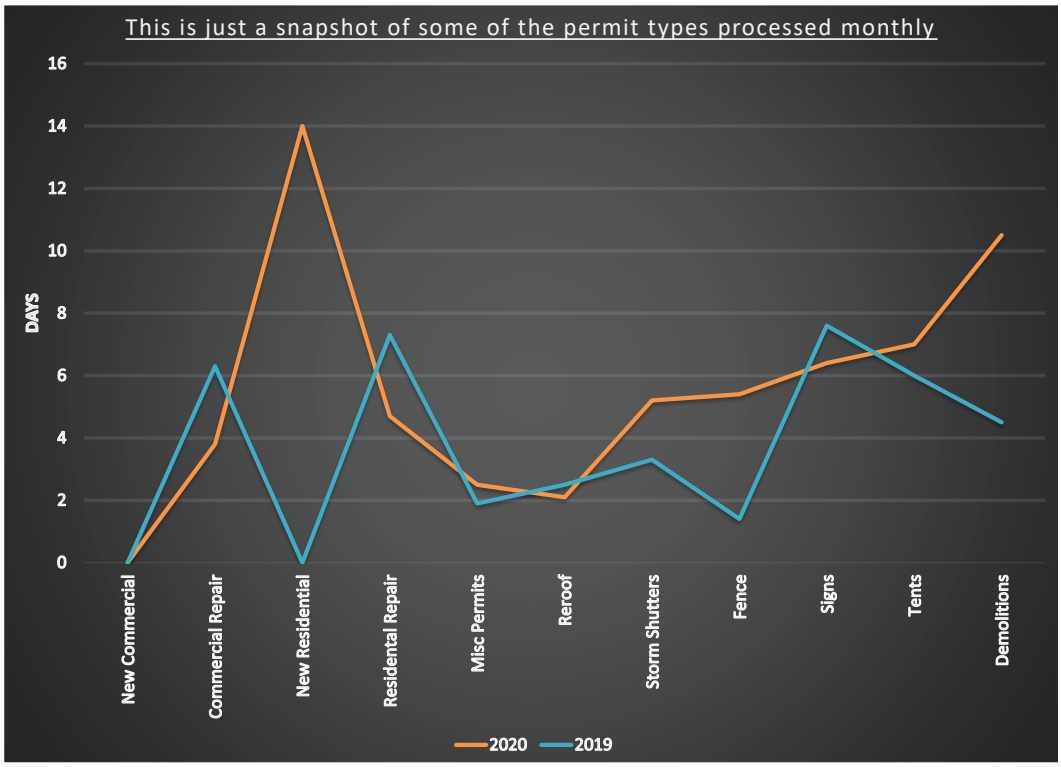


Oleander Properties of Fort Pierce LLC and Southern City Development Inc have teamed up to construct five new duplexes on the 3500 block of South 7th Street just north of Revels Lane. The duplexes are in various stages of construction with two duplexes in the early stages of construction, two duplexes preparing for final inspections and one duplex has already received a Certificate of Occupancy.

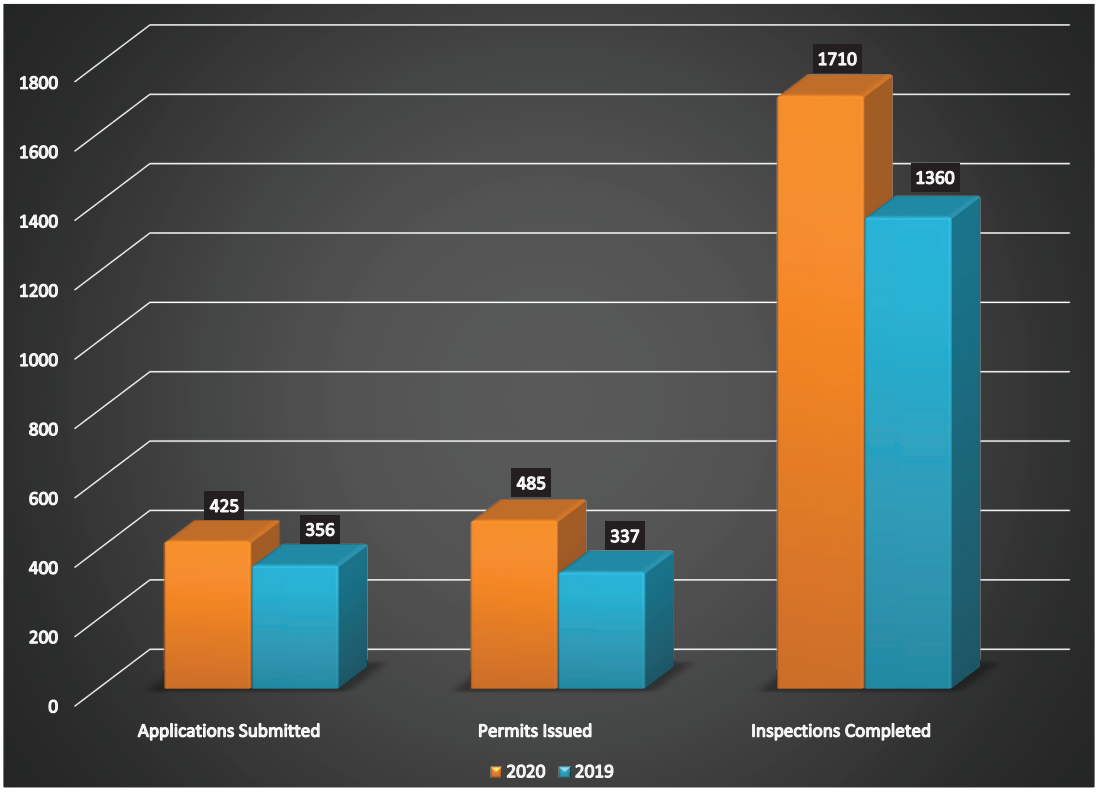
BUILDING CHARTS FOR NOVEMBER 2020

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





PAUL BERTRAM, PARKS AND GROUNDS MANAGER

As the holidays approach us and our families and friends start to prepare for the holiday season Fort Pierce Public Works Department kicks off the season to be jolly a few weeks early. If you have been up early and out and about you may have noticed a lot of city vehicles with flashers flaring, large bucket trucks roaring and personnel working throughout the evening. Please do not be alarmed. It is your very own friendly Public Works Department setting up your holiday decorations. This year, we have added a few new decorations and changed some holiday color schemes to add some new spice to our holiday show. One of the new features is a 35-foot-tall Holiday Tree in the Sunrise Roundabout. The new holiday tree was designed and constructed on site by your Public Works Department. Our traditional holiday poinsettias have arrived and are being planted all around the city for a burst of holiday color. As in many years in the past, the Public Works Team is proud to announce that the 2020 Holiday Season Lights will be on display Friday November 27th for all to enjoy. We would like to invite everyone to come out and enjoy the sights and sounds of Our Beautiful City of Fort Pierce Florida! Please take the time to thank your Mayor, Commissioners and City Manager for their commitment to keeping the City of Fort Pierce Florida the number one city to enjoy the outdoor holiday festivities.







Every Wednesday | Green Market | Marina Square | 12pm - 6:30pm
Every Saturday | Jazz Market | Marina Square | 8am – 1pm
Every Saturday | Downtown Farmers Market | Marina Square | 8am – 12pm
1/1/21 Friday Fest – Marina Square 5pm – 9pm
1/9/21 Bridge Busters 5K - Veterans Park & South Beach Bridge 6am – 11am
1/16/21 Run for the Coach – Veteran's Park 6am – 11am

RIVER WALK CENTER SALES REPORT NOVEMBER 2020

CLASSES	$1518.59
PARK PERMITS	$947.56
SPECIAL EVENTS	$1475.00
FACILITY	$6357.90
TOTAL	**$10,299.05**



DANIEL VISCONTI, IHGC MANAGER

Following a busy summer where we averaged almost 115 players per day between May 1st and September 30th, we are excited for peak season as we are already having a great start to our fiscal year. With rounds in excess of 1,000 more than last year to date and revenues up almost $20,000 through the first three weeks of November versus last year, we hope that Mother Nature helps to provide a productive and prosperous 2020-2021!!

Our annual "Turkey Shootout" held on Thanksgiving morning each year was SOLD OUT! With 116 players in attendance, everyone had a great time and collectively we raised numerous food items and $300 in cash for the Treasure Coast Food Bank!!

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 summer maintenance projects.

INDIAN HILLS SALES REPORT	10/2020	11/2020
GOLF ROUNDS	3201	3471
GOLF FEES	$61,424.46	$74,830.25
RANGE TOKENS	$1,529.39	$626.38
MEMBERSHIP PASS	$2,243.69	$4,815.74
FOOD & BEVERAGES	$6,999.60	$8,213.82
MERCHANDISE	$4,853.85	$4,513.35
TOTAL	**$77,050.99**	**$92,999.54**



CITY MARINA FINANCIAL REPORT

	AUGUST	SEPTEMBER	NOVEMBER
Dockage Reservations	62	62	108
Monthly Dockage	$127,941.97	$132,770.55	$111,649.16
Transient Dockage	$29,181.04	$21,139.18	$37,591.28
Electricity	$3,167.88	$2,071.16	$3,431.23
Retail	$10,858.08	$9,559.39	$11,508.31
Gas Sales	$31,949.07	$26,423.88	$20,813.56
Diesel Sales	$23,153.45	$18,095.04	$31,808.91
TOTALS	**$226,251.49**	**$210,059.20**	**$216,802.45**



WELCOME NEW BUSINESSES!

2ND STREET ART
A-MANATEE PAINTING, INC.
ABERNETHY, LISA
BAGLIVO, NICOLE A
BESPOKE DEVELOMENT LLC
BLC TRUST HOLDINGS, LLC
BLESSED FOREVER CANDLE COMPANY
BO, WANG M.D.
BOUSIGNAC CARE LLC
BUTLER, TERRY
CATERPILLAR INSURANCE COMPANY
COOPER, LESLIE P.A.
EASTEC SAFETY LLC
FLAMINGO MINI MART INC
FLORIDA TCM CORP
FORT PROPERTIES
FUSIONSFL LLC
GRACE WELLNESS CENTER LLC
GRANADOS, FRANCISCO
INTERMETRO FIBER LLC
J&H HANDYMEN SERVICE & REPAIR,
KLUEPPELBERG, SHERRY
LABCORP
LAND MINISTRIES, INC
LAWSON COMMERCIAL SERVICES LLC
LIBERTY MEDICAL SUPPLY LLC
MANHATTANLIFE ASSURANCE CO.
MICHEAL GREGORY BANACK DBA
MSPHAIRCARE L.L.C.
NASSAU LIFE AND ANNUITY COMPAN
PATRIOT GENERAL INSURANCE CO.
PEACE PIPE
SEPULVEDA, CARMEN
SHINY SHELL CAR WASH
SOUNDTECH SECURITY, INC
STOREY, MAUREEN
SUBLIME LAWN & ORNAMENTAL PEST
THE CELL PHONE HOSPITAL
THE FAMILY SHOP LLC
THE FRENCHIE CONNECT LLC
THE GUARANTEE COMPANY OF NORTH
TRIPLE AAA TRANSPORTATION
TUFF SHED INC
UNICO AIR CONDITIONING COMPANY
UNUM INSURANCE COMPANY
US SPECIALTY INSURANCE COMPANY
W&V SERVICES LLC
WILLIAMS, ANTHONY
WINTER RENTALS



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.

WWW.CITYOFFORTPIERCE.COM ▪ FACEBOOK.COM/FTPIERCE

Purchase Order Approvals between $10,000 and $50,000 by the City Manager from November 1, 2020 to November 30, 2020

1. Purchase Orders

   a. Approval of additional Blanket Purchase Orders for the Public Works Department for Fiscal Year 2020-2021 not to exceed the amount of $40,000 for the rental of refuse trucks.

   b. Approve Blanket Purchase Order for the Sunrise Theatre in the amount not to exceed $50,000 for I-Heart Media/Radio & Digital Services.

   c. Purchase approval for Smarsh, Inc., Portland, OR, for annual archiving platform renewal in the amount not to exceed $39,820.00.

   d. Approve Close Construction, LLC as the most responsive bidder to RFP No. 2020-047 for an amount not to exceed $35,000.00 for the rehabilitation of 2001 Avenue M, funded by the State Housing Initiatives Partnership (SHIP).

   e. Purchase approval for Beachside LLC., Canton, GA for Notes Domino Hosting annual renewal in the amount not to exceed $14,400.00.

   f. Approve Blanket Purchase Orders in the amount not to exceed $42,000 for various established vendors that have provided services regularly to the Sunrise Theatre.

   g. Approve Blanket Purchase Orders in the amount not to exceed $48,000 for various established vendors that have provided services regularly to the Sunrise Theatre

   h. Approve Blanket Purchase Order in the amount not to exceed $50,000 for chiller replacement & installation of new equipment at the Sunrise Theatre.