



## 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 acres (“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
<b>North</b>	Vacant Residential	RM	R-4
<b>South</b>	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
<b>East</b>	Developed MultiFamily	RH	C-3
<b>West</b>	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
<b>Current</b>	RM	R-4	12	32.83	
<b>Proposed</b>	RH	R-5	18	32.83	N/A

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
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
<b>Change in Demand</b>	<b>Total gallons per day</b> Increase of 51,214.80 GPD

<b>B. Wastewater:</b>	
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
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<b>Change in Demand</b>	<b>Total gallons per day</b> Increase of 51,214.80 GPD

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
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
<b>Change in Demand</b>	Increase of 55.84	Increase of 23.93

<b>E. Solid Waste:</b> 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
<b>Change in Demand</b>	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)

<b>Impact</b>	<p>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.</p>
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**G. Transportation Analysis:**  
 Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>	2,884	221 / 264
<b>Proposed Zoning</b>	4,326	331 / 396
<b>Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>	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.

*Brad Currie*  
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

Property Owner's Signature

Date

*John Sneeep Manager*

*7/21/20/20*

STATE OF FLORIDA)  
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of July, 2020, by John A. Sneeep who is personally known to me or has produced n/a as identification.

*Patricia M. Sesta*  
Signature of Notary



<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



## Application for Zoning Atlas Map Amendment

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**11. CAPACITY ANALYSIS**

**I. Site Data:**

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<b>School Name</b>	Samuel Gains Academy	Fort Pierce Westwood Academy
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<b>Distance</b>	adjacent to site	6 miles
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**III. Transportation Analysis**

<b>G. Traffic</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
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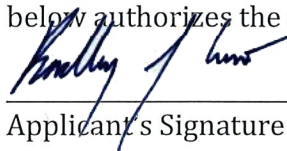
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 Applicant's Signature

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

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FP Jenkins Road, LLC	561-434-1445
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Property Owner's Name (Please Print)	Phone
9260 Dundee Drive, Lake Worth	FL 33467

Address	State	Zip
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Property Owner's Signature	Date
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*John A. Sneeep Manager*

*7/20/20*

STATE OF FLORIDA)  
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020, by John A. Sneeep who is personally known to me or has produced n/a as id

*Patricia M. Sesta*  
Signature of Notary



<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
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## CONCURRENCY CAPACITY ANALYSIS

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

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
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<b>Impact to Capacity</b>	Increase of 1,442 trips	Increase of 110 / 132 trips

**IV. Project Description**

<b>PHASING</b>		
Is this project (phase) part of a larger project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)		

<b>RESIDENTIAL DATA</b>					
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 27<sup>th</sup> 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

John Sneepe Mgr  
Owner's Signature

Patricia Sesta  
Printed Name of Notary

JOHN SNEEP MGR  
Owner's Name



9260 DUNDEE DR  
Street Address

8/11/2020  
My commission expires

LAKE WORTH FL 33467  
City, State, Zip

561-801-3543  
JOHNSNEEP@GMAIL.COM  
Telephone / Email

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 ¾ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ ; and the South ¾ 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

DoubleTimes

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:

[Signature]  
Witness Name: Sandra Nackerio  
[Signature]  
Witness Name: Richard E MEYER

Integrity Bank, a Florida corporation  
By: [Signature]  
Printed Name: HUGH J. JACKS, 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. Jacks, as VP 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]

[Signature]  
Notary Public

Printed Name: George E. Watson

My Commission Expires: 8/17/2011

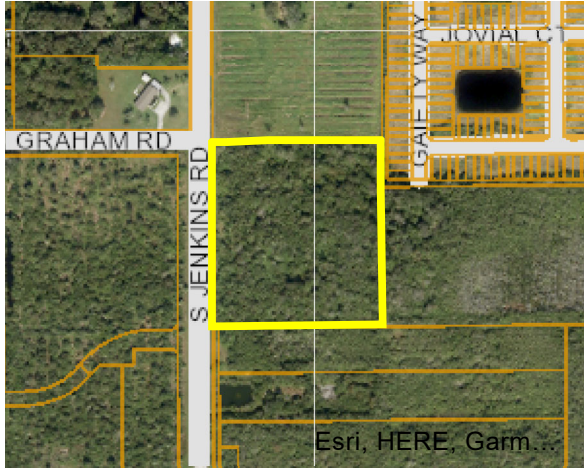
NOTARY PUBLIC-STATE OF FLORIDA  
George E. Watson  
Commission # DD690271  
Expires: AUG. 17, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.



**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	SFY1 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** 1  
**Sequence:**  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Building Type:** -  
**Story Height:**  
**No of Living Units:**  
**Total Finished** 0  
**Area:**  
**Gross Sketched** 0  
**Area:**  
**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	<a href="#">Clerk of Courts</a>
01/19/2009	\$100	0112	CT	KIRTUT Llc	3062-20	<a href="#">Clerk of Courts</a>
07/28/2005	\$100	XX04	PR	Kirtut LLC	2322-1944	<a href="#">Clerk of Courts</a>
07/28/2005	\$1,232,200	XX04	WD	Chesser Kathryn C	2322-1942	<a href="#">Clerk of Courts</a>
12/19/2004	\$0	XX01	MS	Chesser Kathryn C	2122-2413	<a href="#">Clerk of Courts</a>

**Photos**

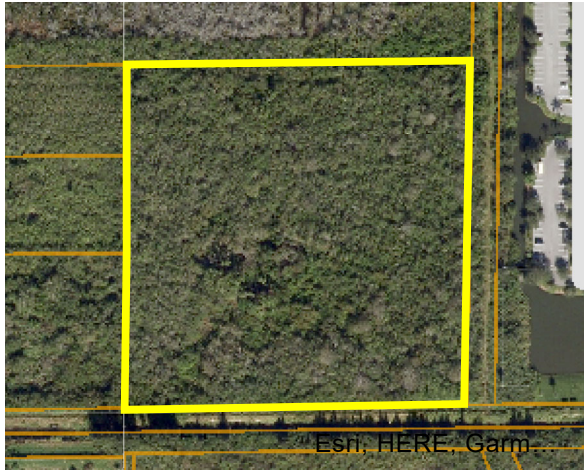




**Saint Lucie County Property Appraiser**  
 -Michelle Franklin CFA

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** 1  
**Sequence:**  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Building Type:** -  
**Story Height:**  
**No of Living Units:**  
**Total Finished** 0  
**Area:**  
**Gross Sketched** 0  
**Area:**  
**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	<a href="#">Clerk of Courts</a>
01/19/2009	\$100	0312	CT	KIRTUT Llc	3062-18	<a href="#">Clerk of Courts</a>
12/21/2004	\$1,176,500	XX02	WD	Plymale Bart	2136-2279	<a href="#">Clerk of Courts</a>
01/31/1984	\$75,000	XX00	CV		424-2396	<a href="#">Clerk of Courts</a>

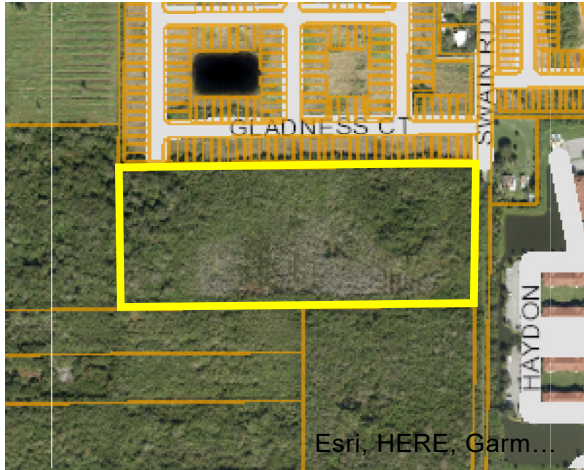




**Saint Lucie County Property Appraiser**  
 -Michelle Franklin CFA

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**

<b>Building</b>	1
<b>Sequence:</b>	
<b>Bedrooms:</b>	0
<b>Bathrooms:</b>	0
<b>Building Type:</b>	-
<b>Story Height:</b>	
<b>No of Living Units:</b>	
<b>Total Finished</b>	0
<b>Area:</b>	
<b>Gross Sketched</b>	0
<b>Area:</b>	
<b>Year Built:</b>	
<b>Effective Year:</b>	
<b>Primary Roof</b>	
<b>Cover:</b>	
<b>Primary Roof</b>	
<b>Structure:</b>	
<b>Primary Wall:</b>	
<b>A/C %:</b>	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	<a href="#">Clerk of Courts</a>
01/19/2009	\$100	0312	CT	KIRTUT Lic	3062-18	<a href="#">Clerk of Courts</a>
12/21/2004	\$1,176,500	XX02	WD	Plymale Bart	2136-2279	<a href="#">Clerk of Courts</a>
03/19/1989	\$300,000	XX00	WD	Campbell Frank J	628-1855	<a href="#">Clerk of Courts</a>

**Photos**







**O'ROURKE**  
ENGINEERING & PLANNING

**TRAFFIC ANALYSIS**

**FOR**

**Jenkins Pointe**

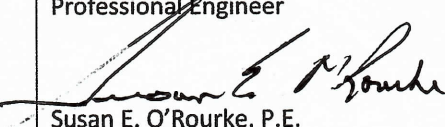
**Prepared for:**

**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  
SR20061.0**

<p>Prepared by: O'Rourke Engineering &amp; Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 7/10/2020 License #: 42684</p>
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**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*

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ROADWAY CONDITIONS	3
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PROJECT DISTRIBUTION / ASSIGNMENT	5
2040 LINK ANALYSIS / REVIEW	9
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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:

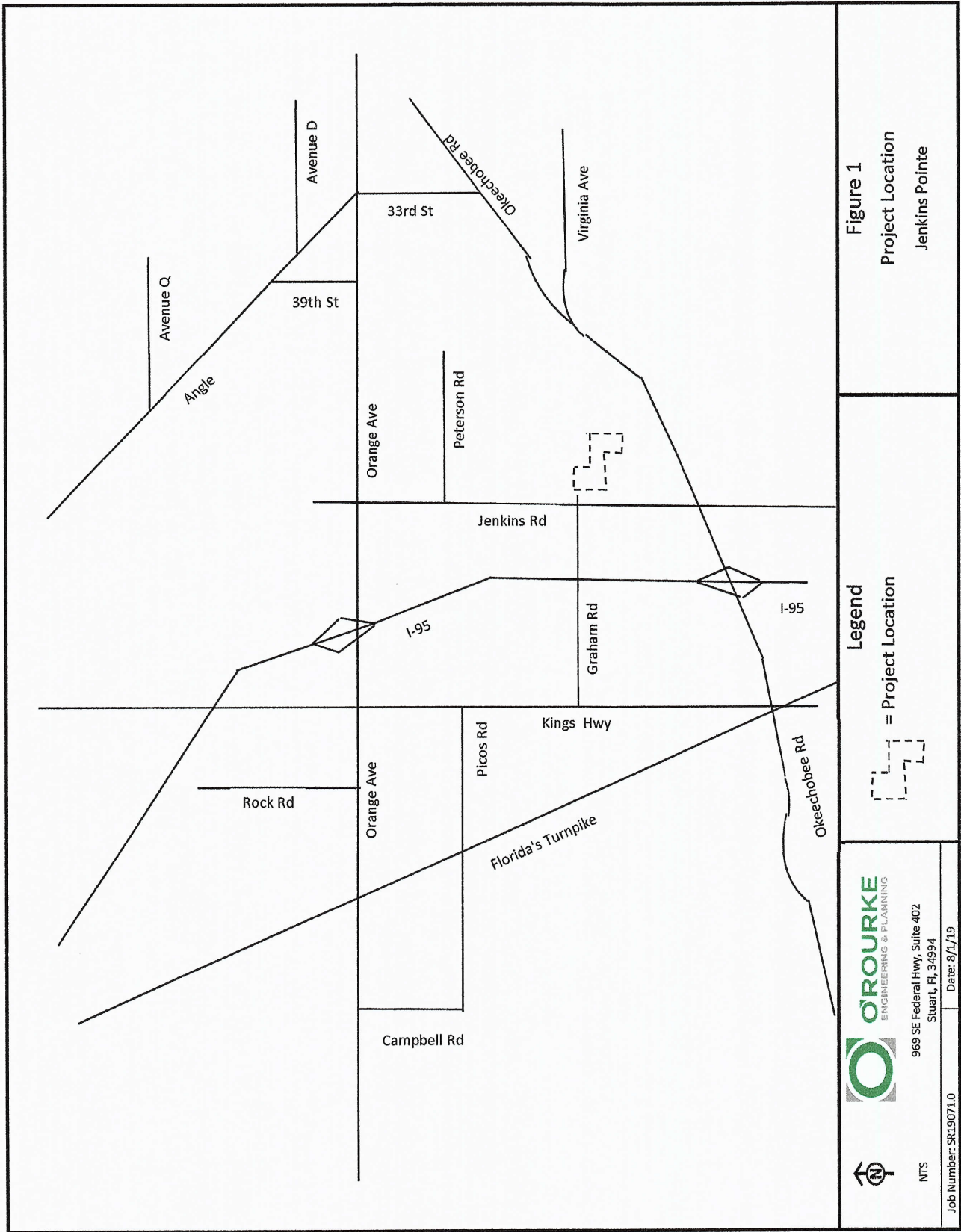
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

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.



## **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**

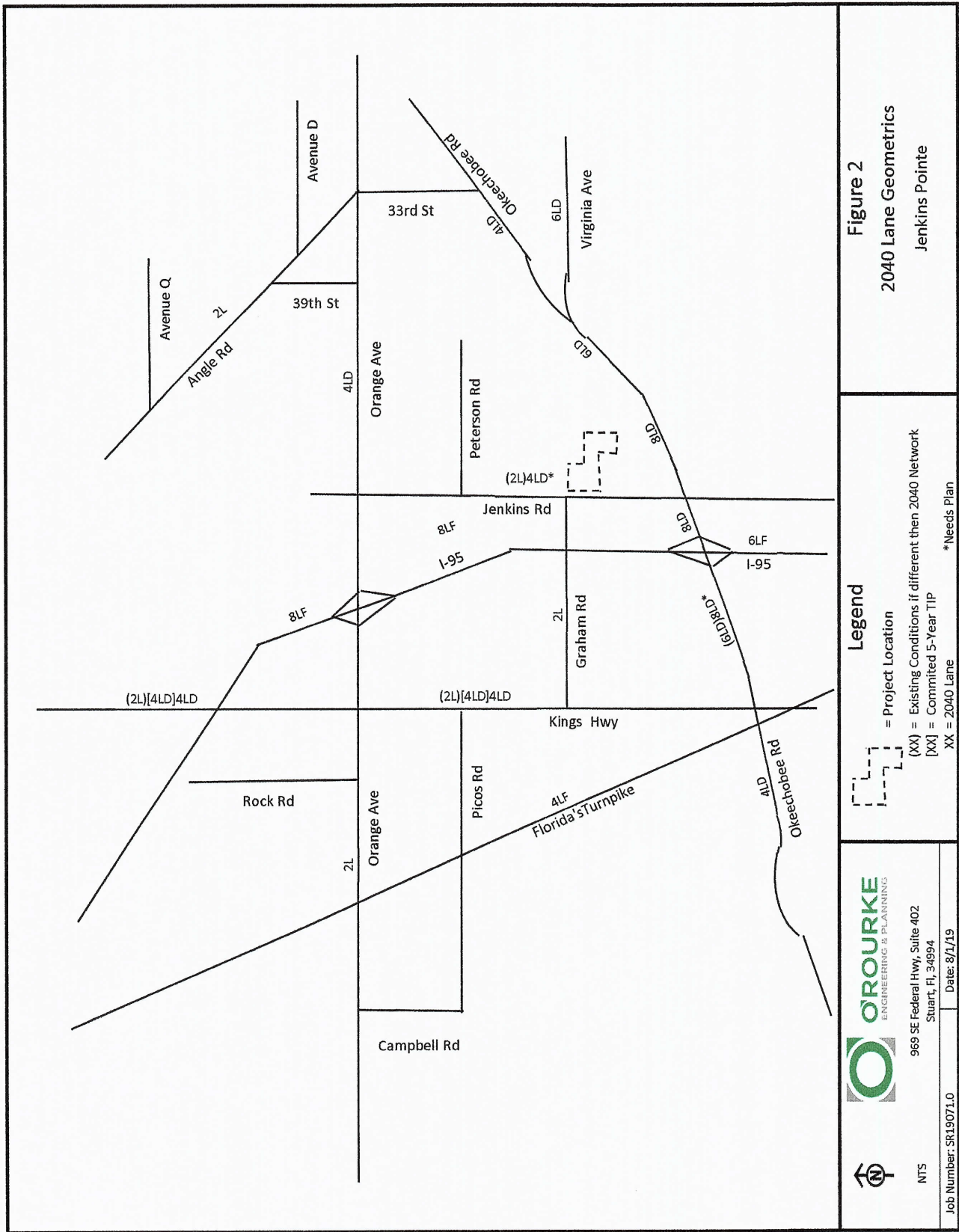
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- 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**.



**Figure 2**  
2040 Lane Geometrics  
Jenkins Pointe

**Legend**  
 = Project Location  
 (XX) = Existing Conditions if different then 2040 Network  
 [XX] = Committed 5-Year TIP  
 XX = 2040 Lane  
 \* Needs Plan



969 SE Federal Hwy, Suite 402  
Stuart, FL, 34994

Date: 8/1/19



NTS

Job Number: SR19071.0

## 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)	240	590	DU	$T = 7.56(X) - 40.86$	50%	50%	2,210	2,210	4,420
Existing	Multifamily Housing (Low-Rise)	240	393	DU	$T = 7.56(X) - 40.86$	50%	50%	1,465	1,465	2,930
<b>Net Change</b>								<b>745</b>	<b>745</b>	<b>1,490</b>

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)	240	590	DU	$\text{Ln}(T) = 0.951\text{Ln}(X) - 0.51$	23%	77%	59	199	258
Existing	Multifamily Housing (Low-Rise)	240	393	DU	$\text{Ln}(T) = 0.951\text{Ln}(X) - 0.51$	23%	77%	40	135	175
<b>Net Change</b>								<b>19</b>	<b>64</b>	<b>83</b>

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)	240	590	DU	$\text{Ln}(T) = 0.891\text{Ln}(X) - 0.02$	63%	37%	181	106	287
Existing	Multifamily Housing (Low-Rise)	240	393	DU	$\text{Ln}(T) = 0.891\text{Ln}(X) - 0.02$	63%	37%	126	74	200
<b>Net Change</b>								<b>55</b>	<b>32</b>	<b>87</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 2 - Trip Generation - 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-Risc)	240	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**

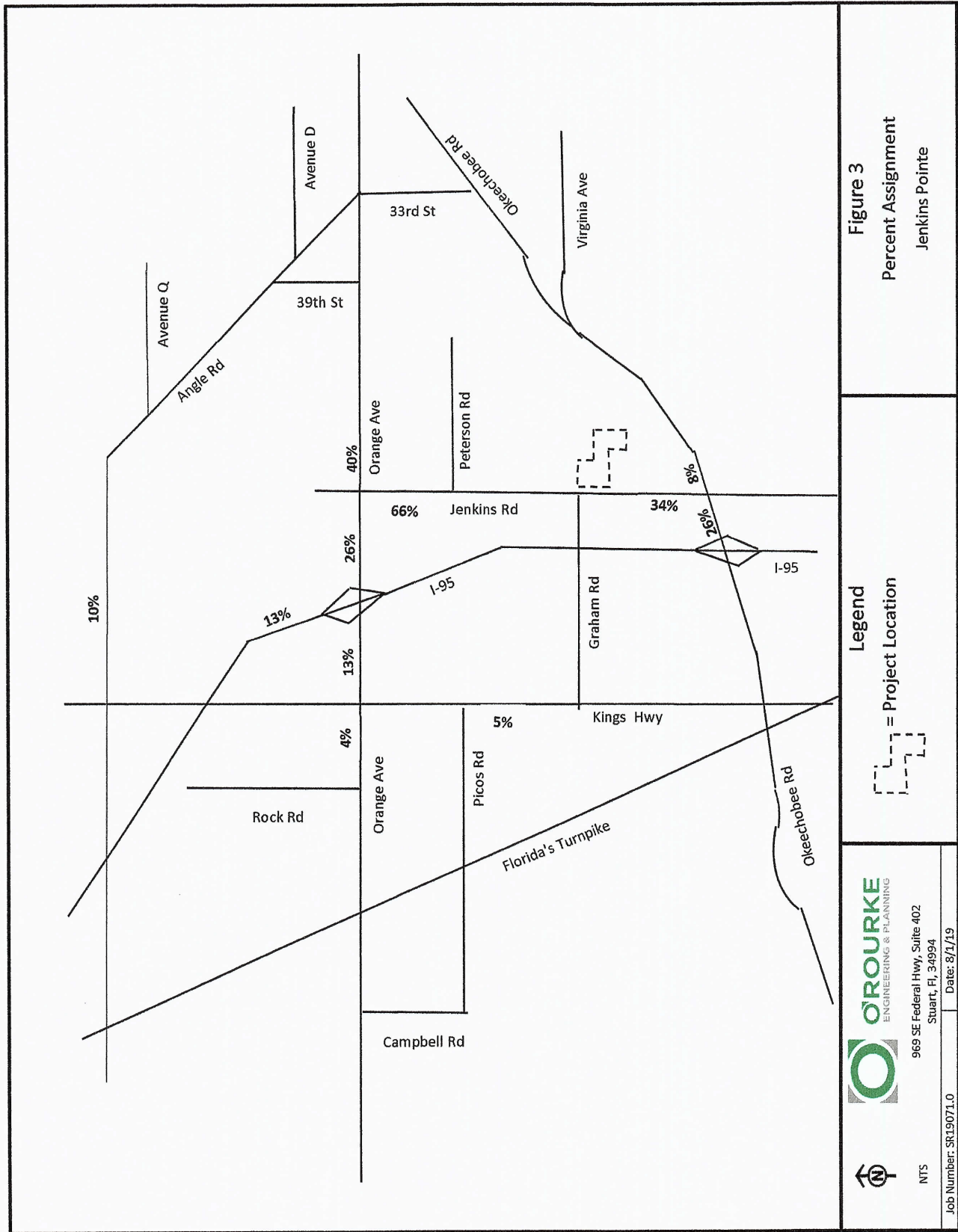
Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Risc)	240	148	DU	$\ln(T) = 0.95\ln(X) - 0.51$	23%	77%	16	53	69

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-Risc)	240	148	DU	$\ln(T) = 0.89\ln(X) - 0.02$	63%	37%	53	31	84

Source: ITE 10th Edition Trip Generation Rates



## 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	4L	EB	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	4L	WB	OUT	NO	2,000	8	0.40%	13%
	I-95	Jenkins Rd	4L	EB	IN	NO	2,000	5	0.25%	26%
	I-95	Jenkins Rd	4L	WB	OUT	NO	2,000	17	0.85%	26%
	Jenkins Rd	Hartman Rd	4L	EB	OUT	NO	2,000	26	1.30%	40%
	Jenkins Rd	Hartman Rd	4L	WB	IN	NO	2,000	8	0.40%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4L	NB	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	4L	SB	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4L	NB	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	4L	SB	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4L	NB	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	4L	SB	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4L	NB	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	4L	SB	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	4L	NB	OUT	NO	2,000	6	0.30%	10%
	Orange Ave	Angle Rd	4L	SB	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	6L	EB	OUT	NO	4,240	17	0.40%	26%
	I95	Jenkins Rd	6L	WB	IN	NO	4,240	5	0.12%	26%
	Jenkins Rd	McNeill Rd	6L	EB	OUT	NO	4,040	5	0.12%	8%
	Jenkins Rd	McNeill Rd	6L	WB	IN	NO	4,040	2	0.05%	8%
	McNeill Rd	Virginia Ave	6L	EB	OUT	NO	3,170	5	0.16%	8%
	McNeill Rd	Virginia Ave	6L	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	4L	EB	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	4L	WB	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	4L	EB	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	4L	WB	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	4L	EB	OUT	NO	2,000	13	0.65%	40%
	Jenkins Rd	Hartman Rd	4L	WB	IN	NO	2,000	22	1.10%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4L	NB	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	4L	SB	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	4L	NB	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4L	SB	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	4L	NB	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4L	SB	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	4L	NB	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4L	SB	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	4L	NB	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	4L	SB	IN	NO	2,000	6	0.30%	10%
Okeechobee Rd	I95	Jenkins Rd	6L	EB	OUT	NO	4,240	8	0.19%	26%
	I95	Jenkins Rd	6L	WB	IN	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeill Rd	6L	EB	OUT	NO	4,040	3	0.07%	8%
	Jenkins Rd	McNeill Rd	6L	WB	IN	NO	4,040	4	0.10%	8%
	McNeill Rd	Virginia Ave	6L	EB	OUT	NO	3,170	3	0.09%	8%
	McNeill Rd	Virginia Ave	6L	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)	(1) AADT 2040	K Factor	(3) D Factor	2040 Peak Hour Volume <sup>(2)</sup>	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)	(1) AADT 2040	K Factor	(3) D Factor	2040 Peak Hour Volume <sup>(2)</sup>	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	5	0.34%	10%	
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	3	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%
	Graham Rd	Okeechobee Rd	SB	IN	YES	569	1.45%	611	141	752	630	35	787	5.56%	YES(4)	66%
Jenkins Rd	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**

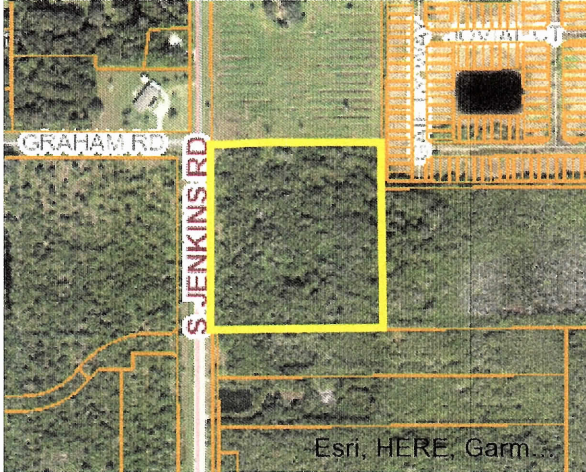
**PARCEL DATA**



**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**

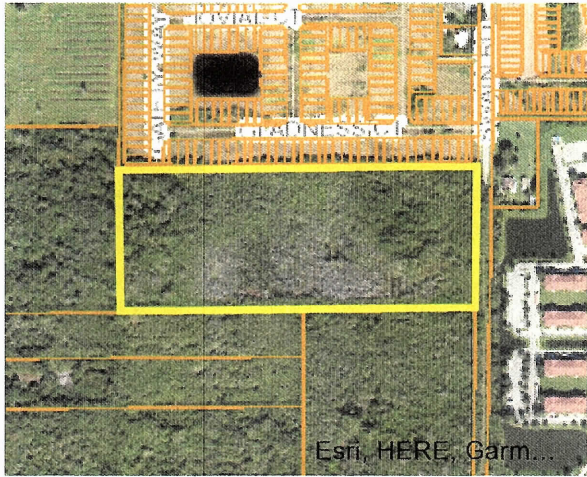
Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10	\$180.00
Fort Pierce Stormwater Charge	2006	15	\$1,035.00



**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**

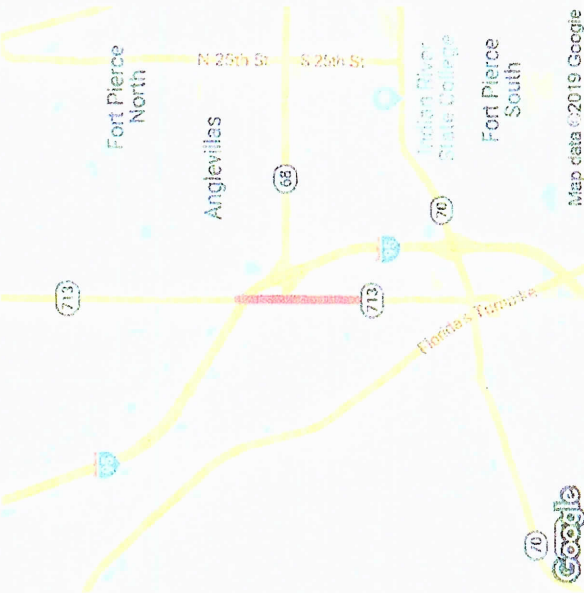
**Roadway Details**

**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**



Prior Year Cost: 71,626,501  
 Future Year Cost: 0  
 Total Project Cost: 83,381,682  
 LRTP: Page 6-2

**Project Description:** ADD LANES & RECONSTRUCT  
**Extra Description:** PE/ENGINEERING UNDER 2302566-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE  
**Lead Agency:** MANAGED BY FDOT  
**Length:** 1.217  
**Phase Group:** RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

**From:** NORTH OF PICOS RD  
**To:** NORTH OF SR-9/I-95 OVERPASS

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		<b>175,083</b>					<b>175,083</b>

Notes

**KINGS HWY FROM 500 FEET S OF OKEECHOBEE ROAD TO NORTH OF PICOS ROAD  
2302566 SIS**



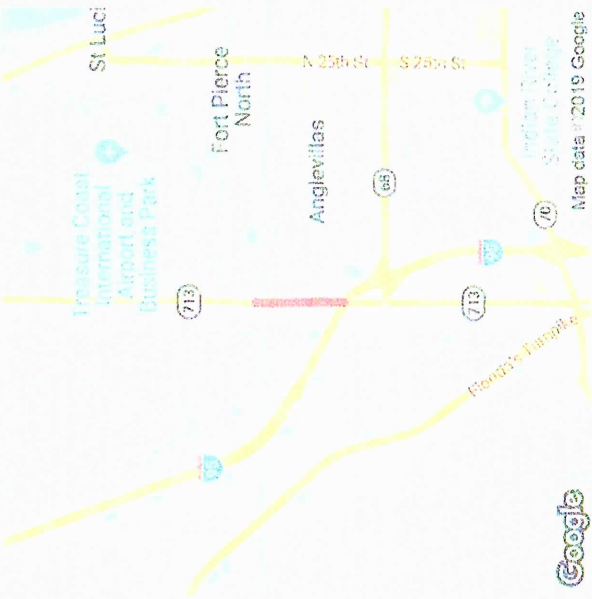
**Project Description:** ADD LANES & RECONSTRUCT  
**Extra Description:** PE/ENGINEERING UNDER 2302566-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; \$187,669 LF REC'D 3/1/17  
**Lead Agency:** MANAGED BY FDOT  
**Length:** 2.2  
**From:** 500 feet S OF OKEECHOBEE  
**To:** NORTH OF PICOS ROAD  
**Phase Group:** RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFS	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
		<b>2,828,658</b>					<b>2,828,658</b>

**Prior Year Cost: 71,626,501**  
**Future Year Cost: 0**  
**Total Project Cost: 83,381,682**  
**LRTP: Page 6-5**

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
		<b>12,851,404</b>	<b>171,082</b>	<b>60,000</b>	<b>29,433,211</b>		<b>42,515,697</b>

**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**



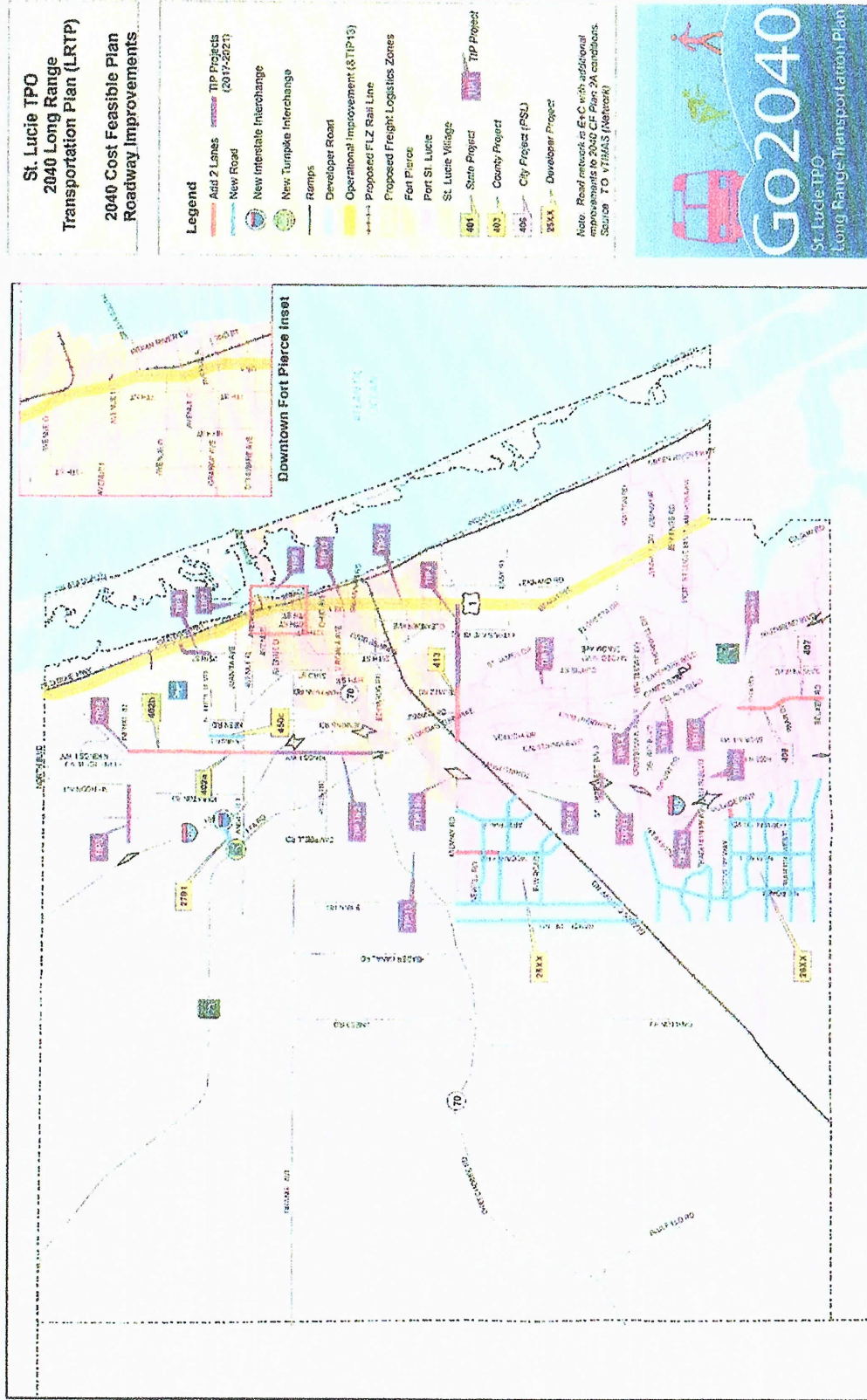
**Project Description:** ADD LANES & RECONSTRUCT  
**Extra Description:** 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5  
**Lead Agency:** MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE  
**Length:** 1.21 **To:** NORTH OF ST LUCIE BLVD  
**Phase Group:** PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024 Total
ROW	SU	0	656,819	0	0	656,819
ROW	DDR	1,004,226	684,559	2,000,000	0	3,688,785
ROW	DIH	133,673	0	0	0	133,673
CST	DDR	0	0	0	12,829,249	12,829,249
CST	DIH	0	0	0	387,010	387,010
CST	DS	0	0	0	16,583,548	16,583,548
ENV	DDR	75,000	0	0	0	75,000
		<b>1,212,899</b>	<b>1,341,378</b>	<b>2,000,000</b>	<b>29,799,807</b>	<b>34,354,084</b>

**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



**APPENDIX C**

**2040 Model Data Volumes**

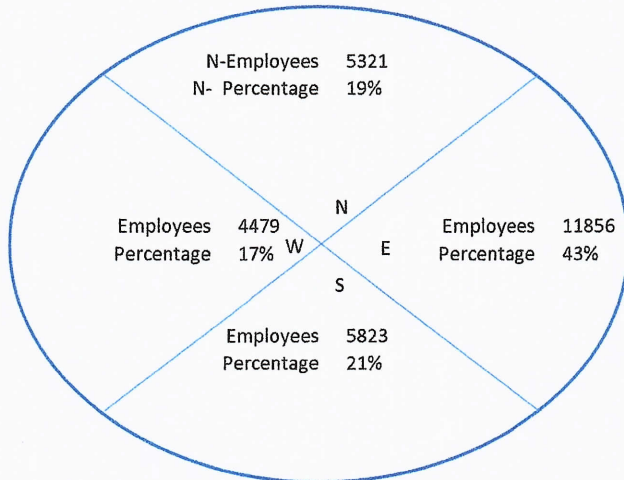
**2040 Employment Data/Distribution**

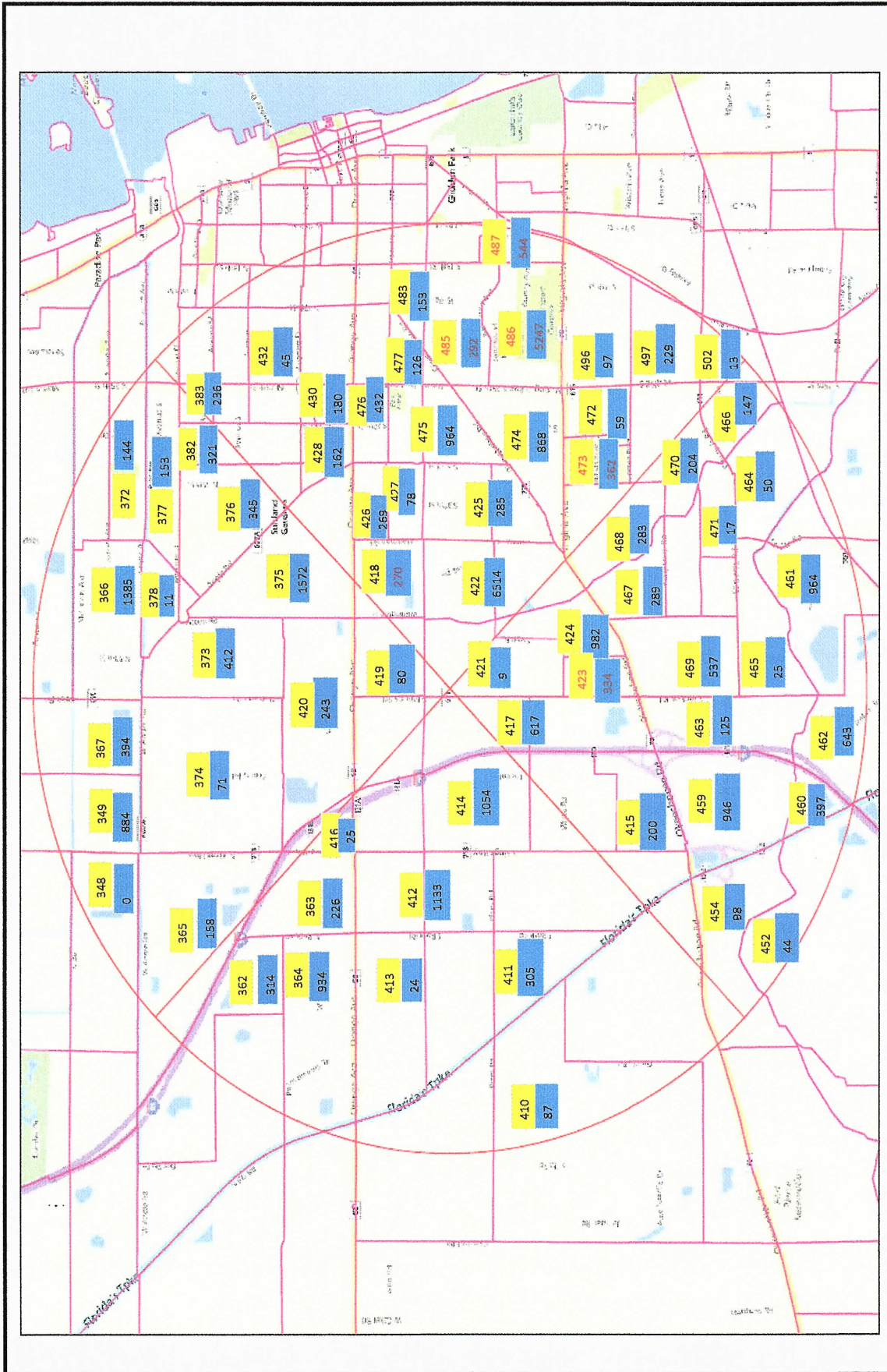
**ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT**

### 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





**Figure #**  
**TAZ & Employment Distributions**  
 Jenkins Pointe

**Legend**  
 ### = TAZ Number  
 ### = 2040 Total Employees



969 SE Federal Hwy, Suite 402  
 Stuart, FL 34994



NTS

Job Number:  
 Date:

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	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	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,812	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	2,670	-372	7,665	9,882	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	3,394	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	
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MILE 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 MILE OF GODWIN RD	GODWIN RD	CR	2U	D	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	1688	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	20,760	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,969	19,741	7,041	-4,171	14,790	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	6,692	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	20,068	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	11,084	32,723	11,223	22,739	24,970	9,986	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,966	1,466	-896	24,970	23,792	22,241	23,671	22,966
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
6290.1	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,394	51,036	51,171	51,103
6300.2	ORANGE AVE	JENKINS RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,169	13,933	16,873	15,403
6640	ORANGE AVE	CAMPBELL RD	KINGS HWY	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	14,265	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	9,167	6,527	14,206	14,892	18,980	23,858	21,419

**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 O	100	10,000	2020	540	513	D	0.950	490	D	0.907
ANGLE RD	AVENUE O 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 O	ANGLE RD to 25TH ST	700	5,700	2020	750	301	C	0.814	289	C	0.781
AVENUE O	25TH ST to 17TH ST	701	3,937	2016	750	281	C	0.759	314	C	0.849

\* 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.

**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

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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 INDRIIO 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 MEADOWWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWWOOD 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 INDRIIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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						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

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						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

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**Traffic Counts and Level of Service Report**  
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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

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						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

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**APPENDIX D**

**OTHER PROJECT DATA**

**GROWTH RATE DATA**





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

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						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.

### 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	Volume	LOS
I-95	ORANGE AVE to INDRIIO 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	343	C
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	343	C
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	89	C
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	245	C
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	404	C
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	545	C
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	545	C
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	545	C
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	158	B
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	123	B
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	123	B
JOHNSTON RD	OLD JOHNSTON RD to INDRIIO RD	675	2,000	2017	1,070	127	B	123	B
JOHNSTON RD	INDRIIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	440	C

\* 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 STANDARD, 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