CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, November 10, 2020 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the October 13, 2020 meeting

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

   a. Comprehensive Plan Amendment - Policy 3.12.7 - Ten Year Water Supply Facilities Plan

   b. Future Land Use Map Amendment - Jenkins Point - 2107 Swain Road

7. **NEW BUSINESS**

   a. Zoning Atlas Map Amendment - Jenkins Point - 2107 Swain Road

   b. Planned Development, Development Review, & Design Review - Lawnwood Regional Medical Center - 1700 South 23rd Street

   c. Conditional Use - Sunshine Arcade - 2202 N. US Highway 1

d. Conditional Use - Single Family Home - Parcel ID: 2412-501-0125-000-1

e. Conditional Use - Dwelling Rental -1132 Granada Street

f. Conditional Use - Dwelling Rental -1507 Faber Court

g. Annexation - 2564 S. Kings Highway

h. Disposal of Surplus Property - Lots 4 and 17 of FEE and MAY's RE-S/D BLK K on Avenue E

8. **COMMENTS FROM THE PUBLIC**

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

9. **DIRECTOR'S REPORT**

10. **BOARD COMMENTS**

11. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board - 2:00 PM **5. a.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Minutes from the October 13, 2020 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 10.16.20

Form Review

Form Started By: Alicia Rosenthal Started On: 10/26/2020 12:38 PM

Final Approval Date: 11/03/2020

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, OCTOBER 13, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Marcia Baker**; **Bob Burdge**; **Gloria Johnson-Scott**; **Michael Broderick**; **Solomon Lee**; **Patricia Diaz**; **Frank Creyaufmiller**, **Chairman**

Staff Present: **Jennifer Hofmeister**, **Planning Director**
Tanya Earley, **Assistant City Attorney**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the September 8, 2020 meeting

Motion was made by Marcia Baker, and seconded by Michael Broderick to approve the minutes from the September 8, 2020 meeting.

AYE: **Bob Burdge**, **Gloria Johnson-Scott**, **Michael Broderick**, **Solomon Lee**, **Marcia Baker**, **Patricia Diaz**, **Chairman Frank Creyaufmiller**

Passed

6. NEW BUSINESS

a. **Annexation - 706 Midway Road**

Mr. Creagan gave an overview of the application. No one spoke for or against the application.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval of the proposed annexation.

AYE: **Gloria Johnson-Scott**, **Michael Broderick**, **Solomon Lee**, **Marcia Baker**, **Patricia Diaz**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

b. **Conditional Use - Single Family Home - Parcel ID: 2412-501-0123-000-7**

Mr. Creagan gave an overview of the application and answered questions from the Board on neighboring properties exceeding the height limit and driveway egress.

Board discussion ensued on eliminating the Conditional Use for exceeding the 28 foot height restriction in the South Beach overlay district due to flood elevation requirements that are mandating higher construction.

Ms. Hofmeister noted the city is currently putting together proposals to look at Seaway Drive and the South Beach overlay regulations.

Motion was made by Gloria Johnson-Scott, and seconded by Bob Burdge to approve the Conditional Use and Design Review as presented with the following condition.

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

AYE: **Michael Broderick**, **Solomon Lee**, **Marcia Baker**, **Patricia Diaz**, **Bob Burdge**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

c. **Site Plan and Conditional Use - Savannah Ridge - 3030 South US Highway 1**

Mr. Creagan gave an overview of the application and highlighted the development, previously called Pleasure Cove, will have a well thought out clubhouse, sidewalks thorough out the development and a possible entrance to the Savanna's. Mr. Creagan answered questions from the Board on the lot widths, street lighting, traffic study, school bus stops, parking of recreational vehicles and landscape buffers,

Mr. Creagan stated that a traffic study was not needed because the development was already a mobile home park and there are fewer home sites.

Ms. Hofmeister explained, at the building permit stage, sign and sealed lighting and landscape plans will be required and also a landscape bond, which requires an annual lanscape inspection.

Brian Nolan, Applicant Representative from Lucido and Associates, provided additional information on the lighting and he stated they have also obtained FDOT approval. Mr. Nolan said there is significant vegetation to buffer the FEC railway and also around the clubhouse. Mr. Nolan showed a PowerPoint presentation and he noted the 3,600 square foot "over the top" clubhouse. Mr. Nolan stated he would reach out to Mr. Sanders at the St. Lucie County School

District regarding bus stops and they are currently working with St. Lucie County trying to connect to the Savanna's.

Craig Schellbach, from YES! Communities, stated that RV vehicles are not available at the park and that entrance gates are not necessarily needed due to the on site management and constant surveillance Mr. Schellbach also explained that there is a lease to own program in place to encourage ownership and the clubhouse will not be open during a hurricane unless it is rated as a hurricane shelter.

Motion was made by Marcia Baker, **and seconded by Michael Broderick to recommend approval with the following condition:**

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

AYE: **Solomon Lee**, **Marcia Baker**, **Patricia Diaz**, **Bob Burdge**, **Gloria Johnson-Scott**, **Michael Broderick**, **Chairman Frank Creyaufmiller**

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Ms. Hofmeister provided the Board with the Evaluation Appraisal Report, (EAR), Water Supply Plan ordinance for the Board to review before the next Planning Board meeting.

9. BOARD COMMENTS

The Board had a lengthy discussion, spearheaded by Mr. Broderick, regarding the recommended items to be added to the dwelling rental conditions. Mr. Broderick stated after researching the status of the industry, other municipalities and counties, further legal consideration was needed before moving forward. Mr. Broderick highlighted that vacation rental occupancy did not drop like hotels did during COVID-19. Mr. Broderick stated that there are 670 vacation rentals in Fort pierce and a very small portion are licensed so the city has a much larger issue than violations from a small group.

Mr. Broderick suggested creating a working committee of city departments that work with dwelling rentals, and an industry representative. Mr. Broderick stated the committee is to come up with a more comprehensive and robust process tp put in place for vacation rentals now.

Chairman Creyaufmiller stated that the state laws would not have any impact on what the committee is trying to do.

Ms. Hofmeister explained that the committee would be beneficial for both parties and buy in is needed from the industry to make sure the fees make sense.

Ms. Johnson Scott said it is gratifying to get all the players together to create a solid plan instead of constantly changing the rules every month.

Ms. Diaz said a committee is imperative and she thanked Mr. Broderick for his in depth research.

Ms. Diaz stated she would be submitting a letter of resignation as she will be moving by the

end of the year.

Ms. Hofmeister introduced the new Planning intern, Mia Morrison, from Lincoln Park high school.

Chairman Creyaufmiller reminded everyone of the upcoming election.

10. ADJOURNMENT

Planning Board - 2:00 PM **6. a.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Comprehensive Plan Amendment - Policy 3.12.7 - Ten Year Water Supply Facilities Plan

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Draft Ordinance

Form Review

Form Started By: Rebeca Guerra Started On: 10/06/2020 07:50 PM

Final Approval Date: 11/03/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Planning Board Members

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: Comprehensive Plan Amendment – Policy 3.12.7
2020 FPUA Ten Year Water Supply Facilities Work Plan

BOARD DATE: November 10, 2020

STAFF REPORT

Comprehensive Plan Amendment
Policy 3.12.7
2020 FPUA Ten Year Water Supply Facilities Work Plan

Pursuant to Section 163.3177(6)(c)3 Florida Statutes, the City of Fort Pierce is required to update the Comprehensive Plan's Water Supply Facilities Work Plan. To that end, this proposed Comprehensive Plan Text Amendment seeks to revise the City's water demand projections for a planning period of ten (10) years. The attached Ordinance, which contains the proposed Work Plan as Exhibit "A," identifies alternative and traditional water supply projects and conservation and reuse activities needed to meet the projected future demands. The Work Plan itself was last amended on May 4, 2012, by the Fort Pierce Utilities Authority (FPUA).

The Technical Review Committee voted to recommend approval of the proposed Comprehensive Plan amendment. As part of its approval, the City of Fort Pierce Engineering Department recommended that Section V, Reclaimed Water, be amended to remove a reference to the construction of a plasma-arc gasification facility by St. Lucie County as the City Commission voted to terminate negotiations for this facility in April of 2012.

Attachments:
Draft Ordinance (with the Ten Year Water Supply Facilities Work Plan)

ORDINANCE NO. 20-0XX

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY OF FORT PIERCE COMPREHENSIVE PLAN BY AMENDING THE INFRASTRUCTURE ELEMENT IN ORDER TO MEET UPDATED STATUTORY REQUIREMENTS RELATED TO THE COORDINATION OF LAND USE AND WATER SUPPLY PLANNING; TO ADOPT THE WATER SUPPLY FACILITIES WORK PLAN BY REFERENCE; AND TO MAINTAIN INTERNAL CONSISTENCY OF AND WITHIN THE COMPREHENSIVE PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan by Ordinance No. K-493, and subsequently amended; and

WHEREAS, the City Commission of the City of Fort Pierce adopted through Ordinance L-264 an update to the Comprehensive Plan to include the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan dated May 4, 2012; and

WHEREAS, in order to comply with the action of the State Legislature, the City of Fort Pierce must incorporate the FPUA update to the Ten Year Water Supply Facilities Work Plan as an amendment to the Comprehensive Plan, pursuant to the Community Planning Act, Chapter 163, Florida Statutes; and

WHEREAS, the Water Supply Facilities Work Plan is intended to ensure that adequate water supplies are available to serve current and future residents of the City of Fort Pierce and the water service area; and

WHEREAS, this amendment complies with the South Florida Water Management District Upper East Coast Water Supply Plan; and

WHEREAS, the City of Fort Pierce Planning Board, acting as the Local Planning Agency, held a public meeting on November 10, 2020, to consider the Comprehensive Plan amendment and recommended approval of the amendment by a vote of X to X; and

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

SECTION 1. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Goal 3.4 - POTABLE WATER

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.12 Objective:

Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.7 Policy:

The City adopts by reference the current ~~2012~~ 2020 FPUA Ten Year Water Supply Facilities Work Plan.

SECTION 2. The FPUA Water Supply Facilities Work Plan, attached hereto as Exhibit "A," is hereby adopted in compliance with Chapter 163.3177(6)(c)(3), Florida Statutes.

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

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-0XX was duly advertised by title only in the St. Lucie News Tribune on Saturday, October 17, 2020; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced and transmitted on first reading by the City Commission of the City of Fort Pierce, Florida, on December 21, 2020; and was duly introduced and adopted on second and final reading January 4, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of January, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT "A"

Ten Year Water

Supply Facilities Work Plan

January 15, 2020

Ten Year
Water Supply Facilities
Work Plan

Fort Pierce Utilities Authority
City of Fort Pierce
St. Lucie County
Florida

January 15, 2020

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I. Introduction

In anticipation of rapid population growth, increasing water demand and the potential threat of inadequate water supplies to both the economy and the environment, the Legislature amended the Florida Water Resources Act (Chapter 373, Florida Statutes) in 1997. The amendments require the water management districts to initiate regional water supply planning in all areas of the state where anticipated sources of water were deemed inadequate to meet the projected water demands for 2020.

The water supply plans include a list of water source options, which have been identified to meet anticipated demands while sustaining water resources and related natural systems. The South Florida Water Management District Board approved the 2006 Upper East Coast Water Supply Amendment (WSA) of July 12, 2006. Local governments are required to adopt their Comprehensive Plan Amendments in conformance with the District WSA by January 1, 2008.

The 2002 Legislature expanded the local government comprehensive plan requirements to strengthen coordination of water supply planning and local land use planning. One of the most significant new requirements is a 10-year Water Supply Facilities Work Plan. The work plan must, at a minimum:

1. Project the local government's needs for at least a 10-year period;
2. Identify and prioritize the water supply facilities and sources of water that will be needed to meet those needs; and
3. Include in the local government's Five Year Schedule of Capital Improvements the capital improvements identified as needed for the first five years, including financially feasible revenue sources. A current five-year schedule must be maintained and updated annually.

In addition the following supporting data and analysis is to be provided to document the utility's water needs and its plan to meet the identified needs:

1. Description of the existing potable water facilities including the design capacity of the production and treatment facilities, the current demand, the geographic area served, relevant consumptive use permit conditions and conservation and reuse practices.
2. Maps of the major water supply facilities and transmission mains.
3. A water supply service area map.

The following report was provided to the City of Fort Pierce, Planning and Development Department by the Fort Pierce Utilities Authority for inclusion in the City of Fort Pierce's Comprehensive Plan in conformance with the requirements described above.

II. Water Supply and Facilities Information

A. Service Area

The FPUA provides potable water to the incorporated section for the City of Fort Pierce (City) and the surrounding areas of unincorporated St Lucie County, including South Hutchinson Island to the Martin County line. The FPUA also provides bulk water to North Hutchinson Island, northern St. Lucie County, and western St. Lucie County. The FPUA currently serves approximately 17,500 water accounts within the FPUA's service area (excluding bulk customers) with a service area of approximately 61 square miles.

As indicated in the FPUA Water & Wastewater Master Plan dated September 2006 and prepared by LBFH, Inc., most of the land inside the City limits is currently zoned and being utilized for residential purposes with the majority specifically zoned as medium density residential. The FPUA's Retail Service Area Boundary was established in the Bulk Water/Wastewater Agreement with St. Lucie County, which also provides for bulk sales of FPUA water and wastewater services to St. Lucie County's retail customers. The predominate medium residential zoning is generally concentrated south of Orange Avenue and north of Midway Road between US 1 and Indian River Drive. The second highest land use category is general commercial. The general commercial zoned areas tend to follow the City's main access roads (i.e. Okeechobee Road, Orange Avenue, and US 1). The vacant land inside the City limits constitutes approximately 16.7% of the total area. Approximately 28% of the area between the City limits and the Retail Service Area Boundary is currently vacant.

In the area between the City limits and the FPUA's Retail Service Area Boundary most of the land is currently zoned as "Agriculture, Residential", "Agricultural", or "Industrial, Light". Agricultural Residential is the largest of the three zoning categories. Based on future land use, the largest category is "Residential" closely followed by "Non-Agricultural Acreage". Areas of Residential lands are located throughout the area between the City limits and the FPUA Retail Service Area Boundary. Large Non-Agricultural Acreage areas are located north and west of the City limits but the largest tracts are concentrated in the northwest corner of the Retail Service Area.

B. Water Supply Facility

The Henry A. Gahn Water Treatment Facility (WTF) treats and supplies potable water to the FPUA service area. The WTF site contains two water treatment plants (WTP's) with two separate treatment processes. The original treatment plant utilizes a lime softening/dual media filtration process which is supplied from a surficial aquifer source. At times Floridan Aquifer water is blended with the shallow surficial wells for treatment in the lime softening WTP. The newer plant constructed in December 2002 uses a reverse osmosis (RO) process to treat water from the Floridan Aquifer.

Treated water from the lime softening and RO WTP's is pumped to three on-site ground storage tanks (GST's). The storage tanks feed four high service pumps (HSP's) that supply the distribution system. There are three re-pump stations located with in the distribution system.

The three ground storage tanks (GST's) at the Henry A. Gahn WTF have capacities of 1.0, 1.5, and 3.0 million gallons (MG) and were constructed in 1959, 1983, and 2000 respectively. The GST's provide water to the main high service pumps as well as the on-site pump station on 25th Street. The two older GST's are reportedly in good condition following rehabilitation in 1999 and follow-up tank inspections performed in 2013.

There are three additional storage tanks at the Jaycee Park, South Hutchinson Island, and Savannah Road re-pump stations. These tanks have capacities of 1.0, 1.0, and 1.5 MG respectively. The January 2007 Capacity Analysis Report (CAR) prepared by Global Tech for FPUA's Henry A. Gahn Water Treatment Facility indicates that no additional expansion plans for the treatment facilities are currently required. In May 2018, FPUA rerated the permitted capacity of the Henry A. Gahn Water Treatment Facility from 18.99 MGD to 23.32 MGD under Permit Number 0081062-398-WC. This sets the permitted capacity of the Lime Softening Water Treatment Process to 12.99 MGD that is to remain the same and the Reverse Osmosis Water Treatment Plant Process firm maximum capacity increases from 6.0 MGD to 10.33 MGD. The current FDEP permitted capacity is more than adequate to meet the demand growth projected over the next 10 years.

C. Raw Water Wells

FPUA currently owns and operates a total of 47 groundwater wells, including 36 wells that draw water from the surficial aquifer and 11 wells that draw water from the Floridan Aquifer. The 36 surficial wells are dedicated to the lime softening WTP along with one Floridan Aquifer well. Eight of the Floridan Aquifer wells normally provide water to the RO WTP. One Florida well is dedicated to the lime softening WTP and two of the Floridian wells could also be routed to the lime softening WTP is needed. FPUA has a continuing program to rehabilitate and improve its existing aquifer wells.

D. Water Use Permit

The South Florida Water Management District (SFWMD) issued Water Use Permit 56-00085W to the FPUA on July 11, 2007. The permit grants the FPUA an annual allocation of 7713 MG of which up to 2920 MG can come from the Surficial Aquifer with the remaining 4,793 MG to be supplied from the Floridan aquifer. Monthly restrictions on the surficial and Floridan aquifer systems are 243.20 MG and 467.98 MG, respectively. This permit expires in 2027.

III. Projected Water Demands

Fort Pierce is located in an area that has experienced a fast-paced growth rate that has recently slowed due to the impact of two hurricane strikes in recent years and a general economic slow down in the national residential construction market. The 2006 Water and Wastewater System Master Plan used a methodology for determining the future water demands that included the utilization of information on potential development activity within the FPUA Retail Service Area and a geographic information systems (GIS) analysis of land use and build able lands within the Retail Service Area.

In addition to the provision of water supply to its own service area FPUA provides water to the St. Lucie County Utilities Department (SLCUD) distribution network. Based on SLCUD's current plan it is anticipated that water will be provided to its North Hutchinson Island and Indian River Estates indefinitely. Demand growth in other areas of the County which receive bulk service from FPUA will be served through existing and new master meters serving the Northern District and the Western District.

Table 1

Fort Pierce Utilities Authority Historical Water Demands

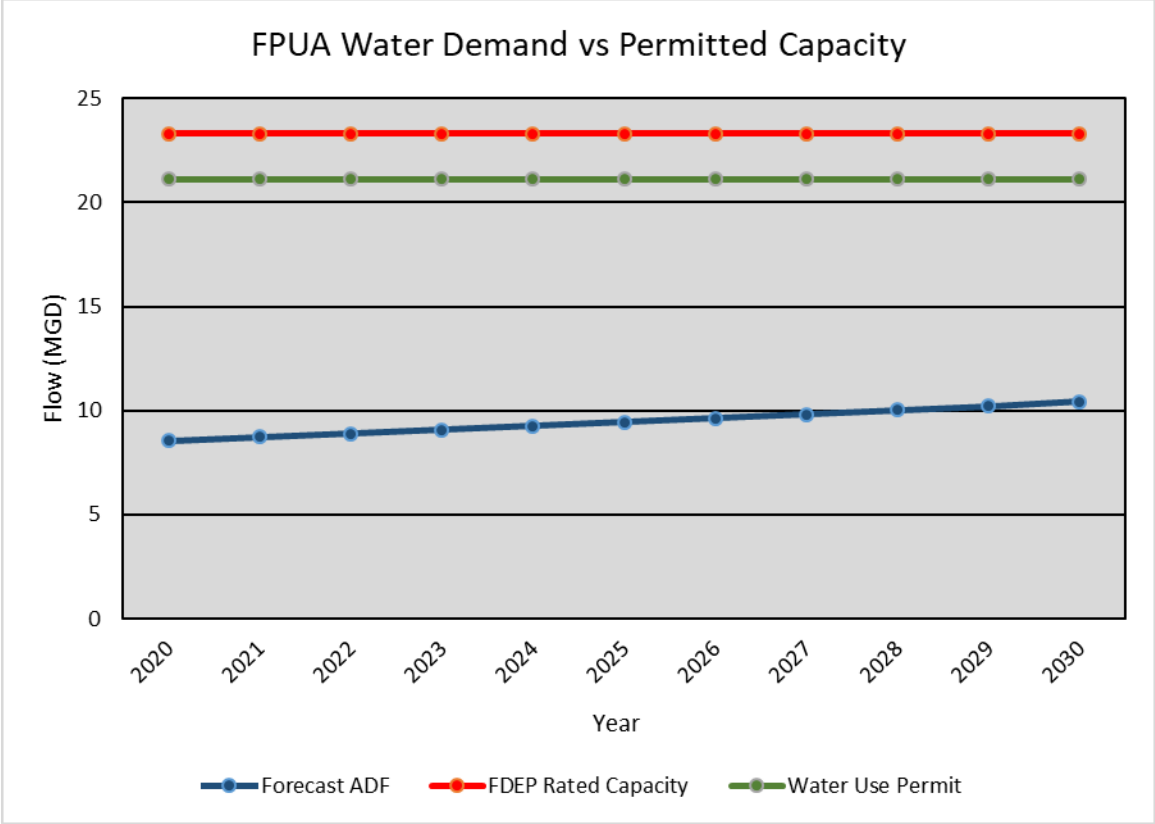
Year	Annual Average Day Flow (mgd)
2010	7.93
2011	8.05
2012	8.12
2013	7.50
2014	7.49
2015	7.54
2016	7.85
2017	8.27
2018	8.79
2019	8.39

Table 2

Fort Pierce Utilities Authority Forecast Water Demands
From SFWMD Water Use Permit (per capita demand 151 gpd)

Year	Service Population	Demand (mgd)
2020	56,674	8.55
2021	57,807	8.72
2022	58,963	8.90
2023	60,142	9.08
2024	61,345	9.26
2025	62,572	9.44
2026	63,823	9.63
2027	65,099	9.82
2028	66,401	10.02
2029	67,729	10.22
2030	69,084	10.43

Figure 1



IV. Conservation Rate Structure

The current FPUA water rate structure is a multi-tier conservation rate structure which increases the unit cost as consumption levels increase this rate applies to both residential and commercial customers. The current monthly water usage rate is shown below:

Water Usage	**Charge per 1,000 gallons**
1-3,000 gallons	$11.25 flat rate up to 3,000 gals.
3,001 to 10,000 gallons	$3.75
10,001 to 15,000 gallons	$4.69
Over 15,000 gallons	$5.62

As an enhanced conservation measure irrigation customer using in excess of 15,000 gallons per month will be charged $7.93 per 1000 gallons.

V. Reclaimed Water

FPUA has no existing Reclaimed Water. Reclaimed water will be available when the Mainland Water Reclamation Facility (MWRF) is constructed.

FPUA has entered into an agreement with Florida Municipal Power Agency (FMPA) to provide reclaimed water for use in their cooling towers at their Treasure Coast Energy Center (TCEC). This agreement was executed in October 2005 between FMPA and FPUA. It binds FPUA to guarantee to reserve reclaimed water in the amount of 2.9 mgd for TCEC Unit 1. Under the agreement FMPA will periodically evaluate its reclaimed water needs and notify FPUA of changes in the required quantity of reclaimed water it will need to operate TCEC Unit 1.

The provisions of the agreement between FMPA and FPUA may limit FPUA's ability to enter into additional agreements to provide reclaimed water to other users should FPUA be required to provide the up to 11.6 MGD of reclaimed water capacity FMPA is authorized to reserve and utilize for its future TCEC Units 2, 3 and 4.

FPUA has investigated potential future reclaimed water users at locations that could become large reuse sites within an approximate two mile radius of the MWRF. Sites were identified and owners of the properties contacted to gauge the interest in the use of reuse water. At this time, with the exception of the St. Lucie County Landfill, none of the owners contacted indicated an interest or need for provision of reclaimed water service.

St. Lucie County is planning on constructing a plasma-arc gasification facility at their landfill. The facility was contacted as part of this study and personnel indicated that the water requirements for the facility were still being defined. FPUA will continue to monitor the progress of this project and inquire if it can enter into a reuse supplier agreement with the County for water needed for the new plasma-arc facility.

VI. Capital Improvement Plan

The FPUA prepares an annual capital budget which is reviewed and approved by its Board and the City of Fort Pierce City Commission. As a part of the annual budget preparation process the FPUA updates its Five Year Capital Improvement Plan. Projects included in the plan include both capital improvements which add new system capacity and replacement & rehabilitation (R&R) projects which replace components of the system which are approaching the end of their useful life. A significant portion of new water transmission capacity is constructed by developers and dedicated to FPUA as a part of the development process or through upsizing of existing water mains during the construction of roadway projects as part of City, County or State roadway projects.

Major plant capital projects include: the ongoing replacement and upgrading of existing surficial wells, the addition of a back up deep injection well for disposal of RO brine

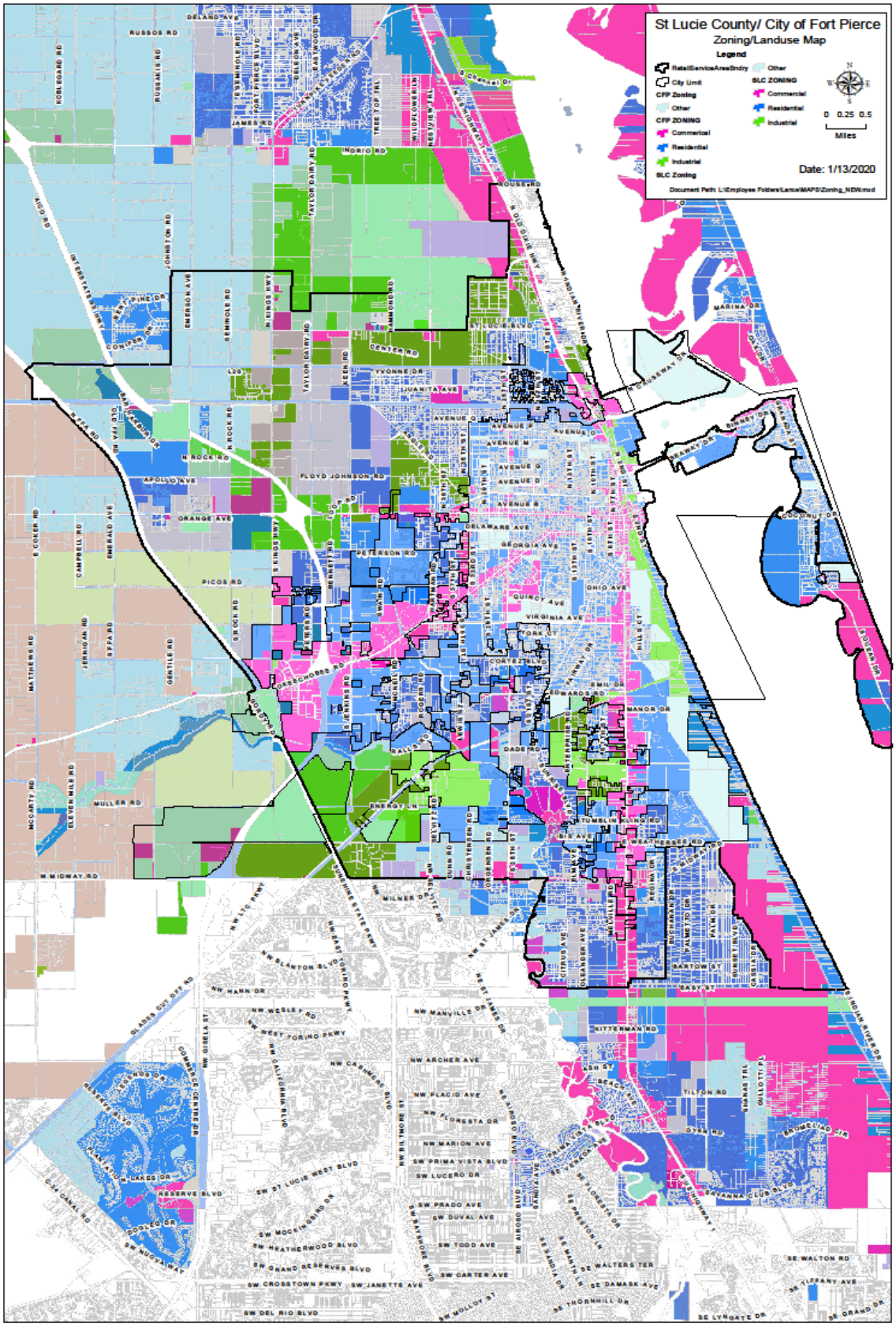
concentrate, the addition of emergency power generators for the Floridan wellfield and the construction of additional emergency power capacity for the RO plant.

Table 3

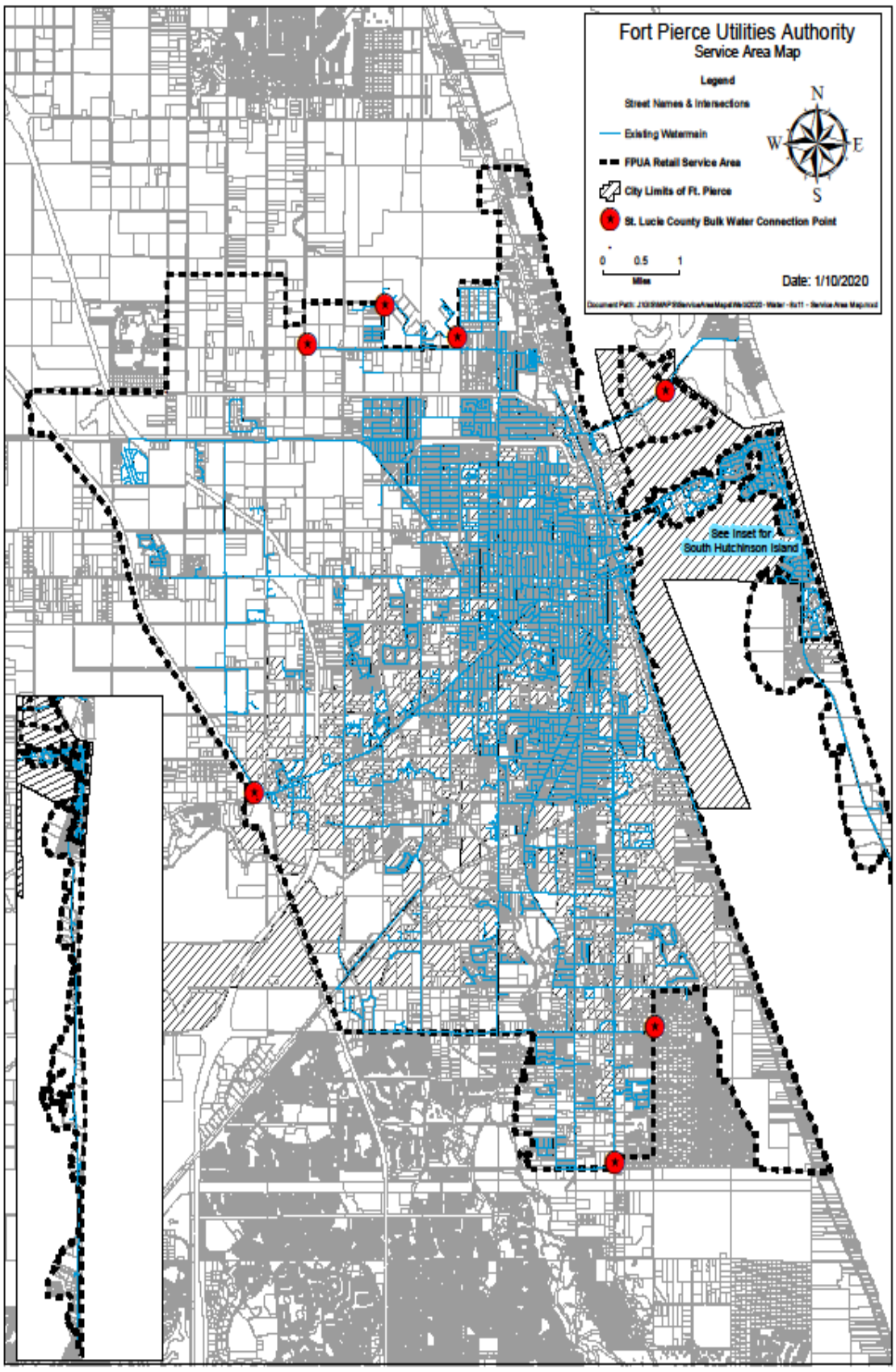
FPUA Five Year Water Capital Improvement Program FY 2020 to FY 2024

Project Title	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5-Year Total
Surficial Well Replacement	435,000	440,000	445,000	450,000	455,000	2,225,000
Fire Hydrant New Installations	12,360	12,731	13,113	13,506	13,911	65,621
New Construction-Mains	43,360	45,311	47,350	49,481	51,708	237,210
New Construction-Customer	50,000	50,000	50,000	50,000	50,000	250,000
Rehab & Replacement WM	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Governmental & Other	110,000	110,000	110,000	110,000	110,000	550,000
Water Main Looping	110,000	110,000	110,000	110,000	110,000	550,000
City Roadway Project	300,000	300,000	300,000	300,000	300,000	1,500,000
S.L.C. Roadway Projects	100,000	100,000	100,000	100,000	100,000	500,000
Kings Hwy-Okee Rd to Orange Ave	400,000					400,000
Mura MSBU	450,000					450,000
Miscellaneous MSBU	350,000	350,000	350,000	350,000	350,000	1,750,000
RO Upgrades/Electric Upgrades	315,000					315,000
Floridan Well Field Generator	500,000					500,000
Subaqueous Mains Stabilization	160,000	160,000	160,000	160,000	160,000	800,000
Customer Base Expansion	525,000	525,000	525,000	525,000		2,100,000

Appendix 1
Zoning Map


St Lucie County/ City of Fort Pierce
Zoning/Landuse Map
Legend
RetailServiceAreaBndry
City Limit
CFP Zoning
Other
CFP ZONING
Commercial
Residential
Industrial
SLC Zoning
Other
SLC ZONING
Commercial
Residential
Industrial
0 0.25 0.5
Miles
Date: 1/13/2020
Document Path: L:\Employee Folders\Lance\MAPS\Zoning_NEW.mxd

Appendix 2
Service Area and Water System Map


Fort Pierce Utilities Authority
Service Area Map
Legend
Street Names & Intersections
Existing Watermain
FPUA Retail Service Area
City Limits of Ft. Pierce
St. Lucie County Bulk Water Connection Point
0 0.5 1
Miles
Date: 1/10/2020
N
W
E
S
See Inset for South Hutchinson Island

Planning Board - 2:00 PM **6. b.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Future Land Use Map Amendment - Jenkins Point - 2107 Swain Road

LOCATION

2107 Swain Road

Parcel IDs: 2418-322-0002-000-2
2418-331-0001-000-3
2418-343-0001-000-0

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approve

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Responce to TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 11/02/2020 07:41 PM

Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Jenkins Point – 2107 Swain Road**
BOARD DATE:	November 10, 2020

STAFF REPORT

Property Owner	FP Jenkins Road LLC 9260 Dundee Drive Lake Worth, FL 33467
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH) Approval to Rezone three (3) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)
Site Location:	2107 Swain Road
Parcel IDs:	2418-322-0002-000-2 2418-331-0001-000-3 2418-343-0001-000-0
Existing Use:	Vacant
Parcel Size:	32.83 acres
Current Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

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

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.

The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Medium Density Residential (RM) for all three (3) of the parcels. The RM designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

The subject site is seeking a Future Land Use of High Density Residential (RH) for three (3) parcels to be consistent with the development that will be proposed on the site. The RH designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Comparably, the current zoning of R-4 allows for a maximum of 10 units per acre for conventional development and 12 units per acre for innovative development. The requested zoning of R-5 would allow for a maximum number of 15 units per acre for conventional development and 18 units per acre for innovative development.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or High Density Residential (RH), the requested high-density land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval a subsequent traffic study that analyzes the traffic impacts of the proposed density and layout of the site plan. As Jenkins Road is a St. Lucie County maintained roadway, any mitigation or improvements to the roadway would be coordinated among the City, County, and the applicant.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

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

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The Fort Pierce Utilities Authority has confirmed the ability to meet the water use needs to the property.

Technical Review Committee

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

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public

health, safety, convenience and general welfare; Staff recommends that the Local Planning Agency (Planning Board) forward a recommendation of **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

☑ Warranty Deed & Legal Description

☑ St. Lucie County Property Record Card

☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.

☑ Current Survey

☐ Environmental Study

☐ Traffic Impact Report

☑ *** Capacity Analysis-Separate Form

☑ Drainage Analysis

☐ Historical Report

☑ 1 CD of all documents submitted in PDF

☐ Other_____

1. Property Address/Location: 2701 Swain Road / Jenkins Road
2. Property Tax ID(s): 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0
3. Total Acreage: 32.83 acres
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: R-5
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant Residential
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: Change to allow for a residential development on subject property.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed MultiFamily	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: GC SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12	32.83	
Proposed	RH	R-5	18	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning Enrollment Demand	111.69	47.87
Proposed Zoning Enrollment Demand	167.53	71.80
Change in Demand	Increase of 55.84	Increase of 23.93

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	8 yards per 60 units = 52.53
Proposed Zoning	8 yards per 60 units = 78.79
Change in Demand	Increase of 26.26 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	2,884	221 / 264
Proposed Zoning	4,326	331 / 396
Change in Demand	Trips	Trips
Impact to Capacity	increase of 1,442 trips	increase of 110 / 132

12. Name of Owner(s): FP Jeknins Road, LLC
Mailing Address: 9260 Dundee Drive
City Lake Worth State FL Zip 33467
Phone # 561-434-1445
E-mail: johnsneep@gmail.com

13. Name of Applicant: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

14. Name of Representative: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature

Date 07-27-2020

10250 SW Village Parkway, Suite 201, Port St. Lucie
Address

State FL 33467 Zip

772-462-2455 | 772-408-4208 | bradcurrie@edc-inc.com
Phone | Fax | E-mail Address

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FP Jenkins Road, LLC 561-434-1445
Property Owner's Name (Please Print) Phone

9260 Dundee Drive, Lake Worth FL 33467
Address State Zip

John Sneep Manager 7/21/2020
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024
(Seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

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- [ ] Environmental Study
- [ ] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
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- [ ] Historical Report
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III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	2,884	221 / 264
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☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 7-27-2020 Date

10250 SW Village Parkway, Suite 201, Port St. Lucie	FL	34987
Address	State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

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FP Jenkins Road, LLC	561-434-1445	
Property Owner's Name (Please Print)	Phone	

9260 Dundee Drive, Lake Worth	FL	33467
Address	State	Zip

John L Sneep Manager — 7/20/20

Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Patricia M. Sesta
Signature of Notary

(Seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed Multi-Family	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: CG SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-4	12	32.83	
****Proposed**	RH	R-5	590.94	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
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**Proposed Zoning/FLU	Total gallons per day 153,644.40 GPD
**Change in Demand	Total gallons per day Increase of 51,214.80 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 102,429.60 GPD
**Proposed Zoning/FLU	Total gallons per day 153,644.40 GPD
**Change in Demand	Total gallons per day Increase of 51,214.80 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Accademy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning/FLU Enrollment Demand	111.69	47.87
****Proposed Zoning/FLU Enrollment Demand**	167.53	71.80
****Change in Demand**	Increase of 55.84	Increase of 23.93

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	8 years per 60 units = 52.53
****Proposed Zoning/FLU**	8 yards per 60 units = 78.79
***Change in Demand**	Increase of 26.26 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,884	221/264
****Proposed Zoning/FLU**	4,326	331 / 396
***Change in Demand**	Trips	Trips
Impact to Capacity	Increase of 1,442 trips	Increase of 110 / 132 trips

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☑ Yes ☐ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily: 590.94	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	2 / 3 / 4	196.98 ea.	10.94 ea.	22	2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

FP Jenkins Road, LLC
9260 Dundee Drive
Lake Worth, FL 33467

AGENT CONSENT FORM

Project Name: JENKINS POINTE

Parcel ID: 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED JOHN SNEEP, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents pertaining to County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of March, 2020, by JOHN SNEEP (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020
(Notary Seal)

8/11/2020
My commission expires

JL Sneep Mgr
Owner's Signature

JOHN SNEEP MGR
Owner's Name

9260 DUNDEE DR
Street Address

LAKE WORTH FL 33467
City, State, Zip

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3317544 OR BOOK 3065 PAGE 2045, Recorded 03/04/2009 at 11:47 AM
Doc Tax: $9100.00

Prepared by and return to:
Peter S. Holton
Attorney at Law
Jones, Foster, Johnston & Stubbs, P.A.
505 South Flagler Drive Suite 1100
West Palm Beach, FL 33401
561-659-3000
File Number: **23264-19**
Will Call No.: **85**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26 day of **February, 2009** between **Integrity Bank,** whose post office address is **1315 W. Indiantown Rd., Jupiter, FL 33458,** grantor, and **FP Jenkins Road, LLC, a Florida limited liability company,** whose post office address is **9260 Dundee Drive, Lake Worth, FL 33467,** grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida,** to-wit:

Parcel 1:

The Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS all rights-of-way for public roads and drainage canals.

Parcel 2:

The South 3/4 of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ ; and the South 3/4 of the Northwest ¼ of the Southeast ¼ of the Southwest ¼, all in Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

Northwest 1/4 of Southwest 1/4 of Southwest 1/4 of Section 18, Township 35, Range 40 East, less and except any and all rights of way for public roads and drainage canals of the North St. Lucie River Drainage District, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, conditions, dedications, limitations and easements of record, none of which are reimposed hereby, and taxes for the current year and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor specially warrants to the grantee that (i) the grantor is lawfully seized of said land in fee simple; (ii) that the grantor has the right and authority to sell and convey the real property and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor; and (iii) the signatures appearing on this

Special Warranty Deed on behalf of the grantor in the capacities as indicated on the signature lines are properly authorized and binding. Other than as specifically enumerated hereunder, no other covenants or warranties express or implied, are entered into or given by this Special Warranty Deed.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Integrity Bank, a Florida corporation

✓ Sal Naclerio
Witness Name: Salvatore Naclerio

✓ Richard E Meyer
Witness Name: Richard E MEYER

By: Hugh C Jacobs Jr
Printed Name: HUGH J. JACOBS, JR
Its: EXECUTIVE VICE PRESIDENT

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of February, 2009 by Hugh C. Jacobs, as EVP of Integrity Bank, a Florida corporation, on behalf of the corporation. He/she [✓] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

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

Notary Public

Printed Name: George E. Watson

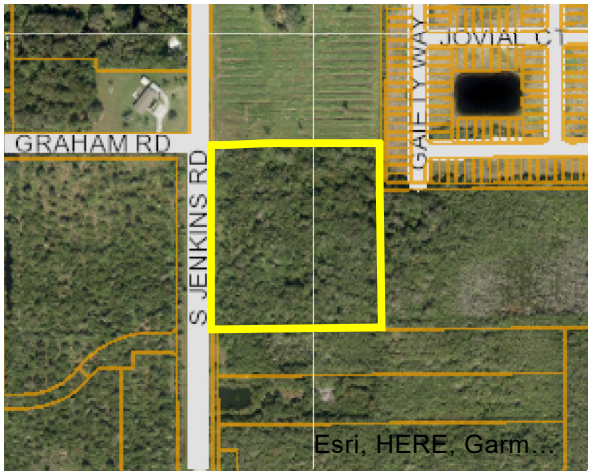
My Commission Expires: 8/17/2011

DoubleTime®

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report



Parcel

Parcel ID: 2418-322-0002-000-2
Property ID: 166716
Owner 1: FP Jenkins Road LLC
Site Address: JENKINS RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $235,000
Finished Area:
Acres: 10
Total Area: 435,600

Legal Description

Legal Description: 18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10	$175.00
Fort Pierce Stormwater Charge	2006	15	$1,035.00

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	10	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0112	CT	KIRTUT Llc	3062-20	Clerk of Courts
07/28/2005	$100	XX04	PR	Kirtut LLC	2322-1944	Clerk of Courts
07/28/2005	$1,232,200	XX04	WD	Chesser Kathryn C	2322-1942	Clerk of Courts
12/19/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report

Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$156.45

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	8.94	Acre

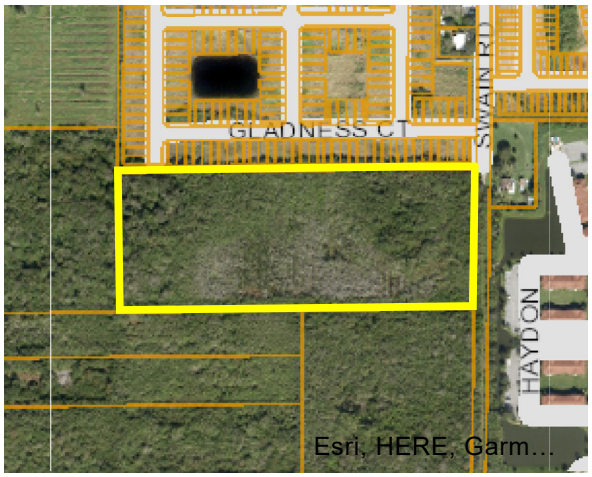
Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
01/31/1984	$75,000	XX00	CV		424-2396	Clerk of Courts

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report



Parcel

Parcel ID: 2418-331-0001-000-3
Property ID: 27285
Owner 1: FP Jenkins Road LLC
Site Address: 2107 SWAIN RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $245,400
Finished Area:
Acres: 14.6
Total Area: 635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$255.50
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

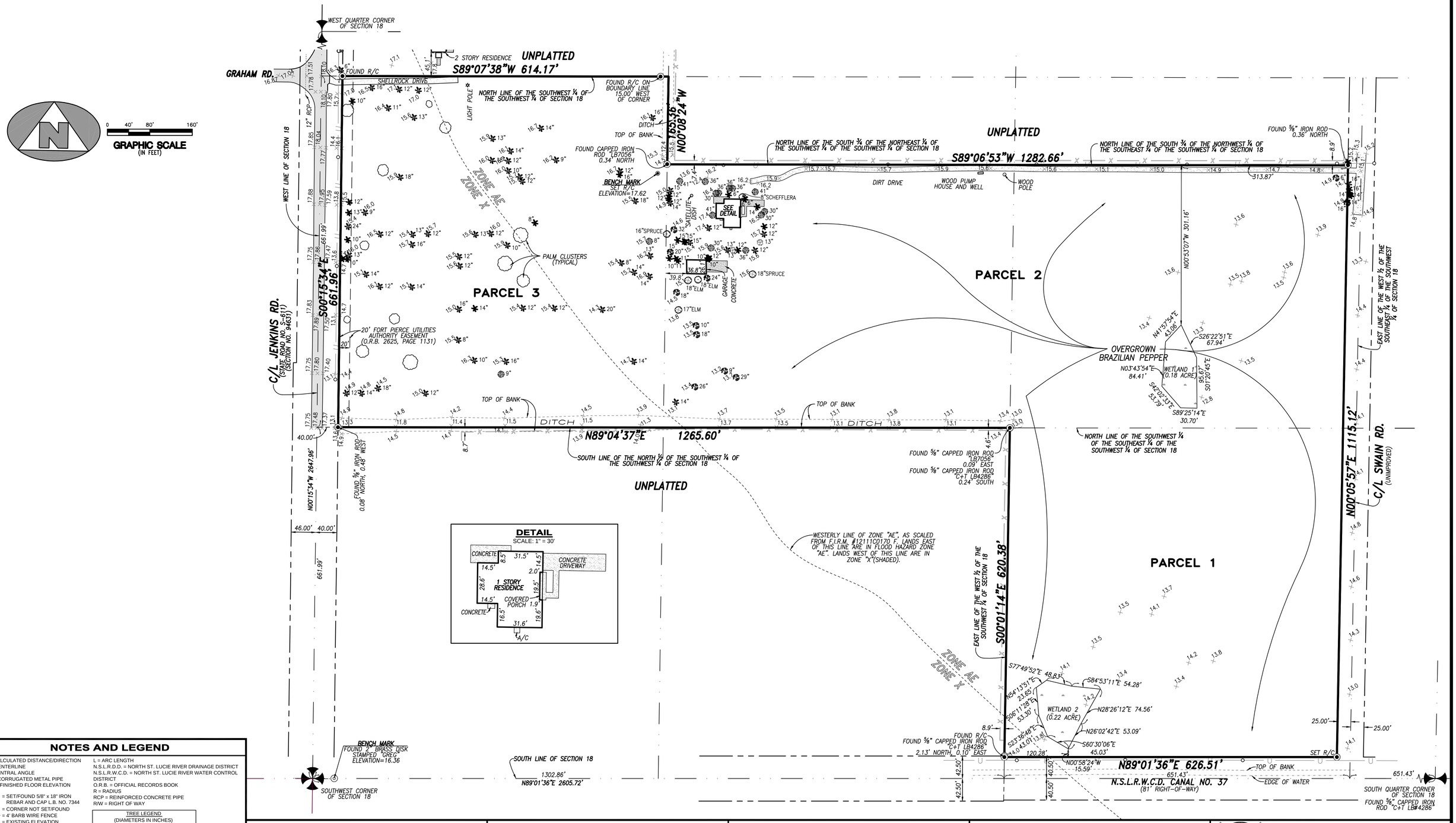
Land Lines

Line Number	Units	Unit Type
1	14.6	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
03/19/1989	$300,000	XX00	WD	Campbell Frank J	628-1855	Clerk of Courts

Photos



NOTES AND LEGEND

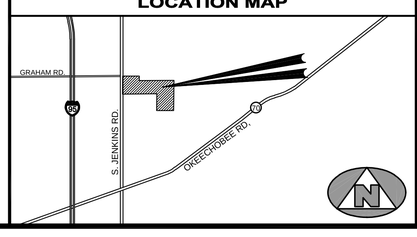
(C) = CALCULATED DISTANCE/DIRECTION
C/L = CENTERLINE
CA = CENTRAL ANGLE
CMP = CORRUGATED METAL PIPE
F.F.E. = FINISHED FLOOR ELEVATION
R/C = SET/FOUND 5/8" X 18" IRON REBAR AND CAP L.B. NO. 7344
● = CORNER NOT SET/FOUND
—x— = 4' BARB WIRE FENCE
19.8 = EXISTING ELEVATION
<— — = GUY ANCHOR
—U— = OVERHEAD UTILITY LINE
Ⓦ = WELL
—O— = WOOD UTILITY POLE

L = ARC LENGTH
N.S.L.R.D.D. = NORTH ST. LUCIE RIVER DRAINAGE DISTRICT
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORDS BOOK
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY

TREE LEGEND
(DIAMETERS IN INCHES)
ACACIA
BLACK OLIVE
CABBAGE PALM
DATE PALM
OAK
SILVER OAK

1) BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N00°15'34"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SHOWN HEREON.
2) NO BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, HAVE BEEN LOCATED.
3) ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTER-OFFICE/ FILING USE ONLY, AND IN NO WAY AFFECT THE DATE OF FIELD SURVEY AS STATED IN THE CERTIFICATION BLOCK HEREON.
4) ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, AND BASED UPON A BENCH MARK DESIGNATED "GREG", HAVING A NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATION OF 16.36 (4.9863 METERS) AS PUBLISHED BY THE ST. LUCIE COUNTY ENGINEERING DEPARTMENT.
5) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "AE" AND "X" (SHADED), AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 12111C0170 F, EFFECTIVE DATE, AUGUST 19, 1991.
6) THE WETLANDS SHOWN HEREON WERE DETERMINED BY COTLEUR & HEARING, INC.
8) ALL PLOTTABLE MATTER OF RECORD CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT HAVING COMMITMENT NO. 2557-0178, DATED JANUARY 24, 2007 AT 8:00 A.M. ARE SHOWN HEREON.

LOCATION MAP



DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1:
THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:
THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4); AND THE SOUTH THREE QUARTERS (3/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.

TOTAL CONTAINING: 32.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON AND THAT THIS SURVEY COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 2/26/2007 BY: _____
STEPHEN L. SHIRLEY, P.L.S. 3918

THE PROPERTY DESCRIPTION SHOWN HEREON IS AS FURNISHED. REPRODUCTIONS OF THIS SURVEY REPORT AND MAP ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

CERTIFIED TO

The Richman Group of Florida, Inc.
Broad and Cassel
First American Title Insurance Company

REVISIONS

DATE	DESCRIPTION	BY
6/19/06	ADDED WETLAND LOCATIONS	ESS
7/7/06	ADDED PROPOSED 20' FORT PIERCE UTILITIES AUTHORITY EASEMENT	BLS
2/26/07	UPDATE BOUNDARY SURVEY; ADD TITLE COMMITMENT INFO	BLS

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: alssurvey@ aol.com

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE RICHMAN GROUP OF FLORIDA, INC.

DWN: BLS	FB/PG:	305/32	DATE:	2/6/2006	W.O.# 05-0052.1
CKD:	FILE:	05-0052_BNDY	SCALE:	1" = 80'	SHEET: 1 OF 1

G:\ALADVND\Greg\2005\05-0052.1.dwg, 5/25/2007 10:18:17 AM

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Jenkins Pointe

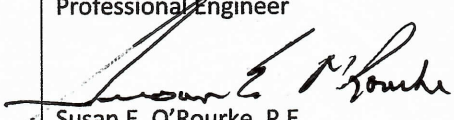
Prepared for:

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

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

O'ROURKE
ENGINEERING & PLANNING

June 4, 2020

Mr. John Sneep
Manager
FP Jenkins Rd LLC
9260 Dundee Drive
Lake Worth Florida 33467

Re: Jenkins Pointe

Dear Mr. Sneep:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for approximately 32.83 acres of land located off Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – LUPA Report – Jenkins Pointe

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 32.83 acres located off Jenkins Road in St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

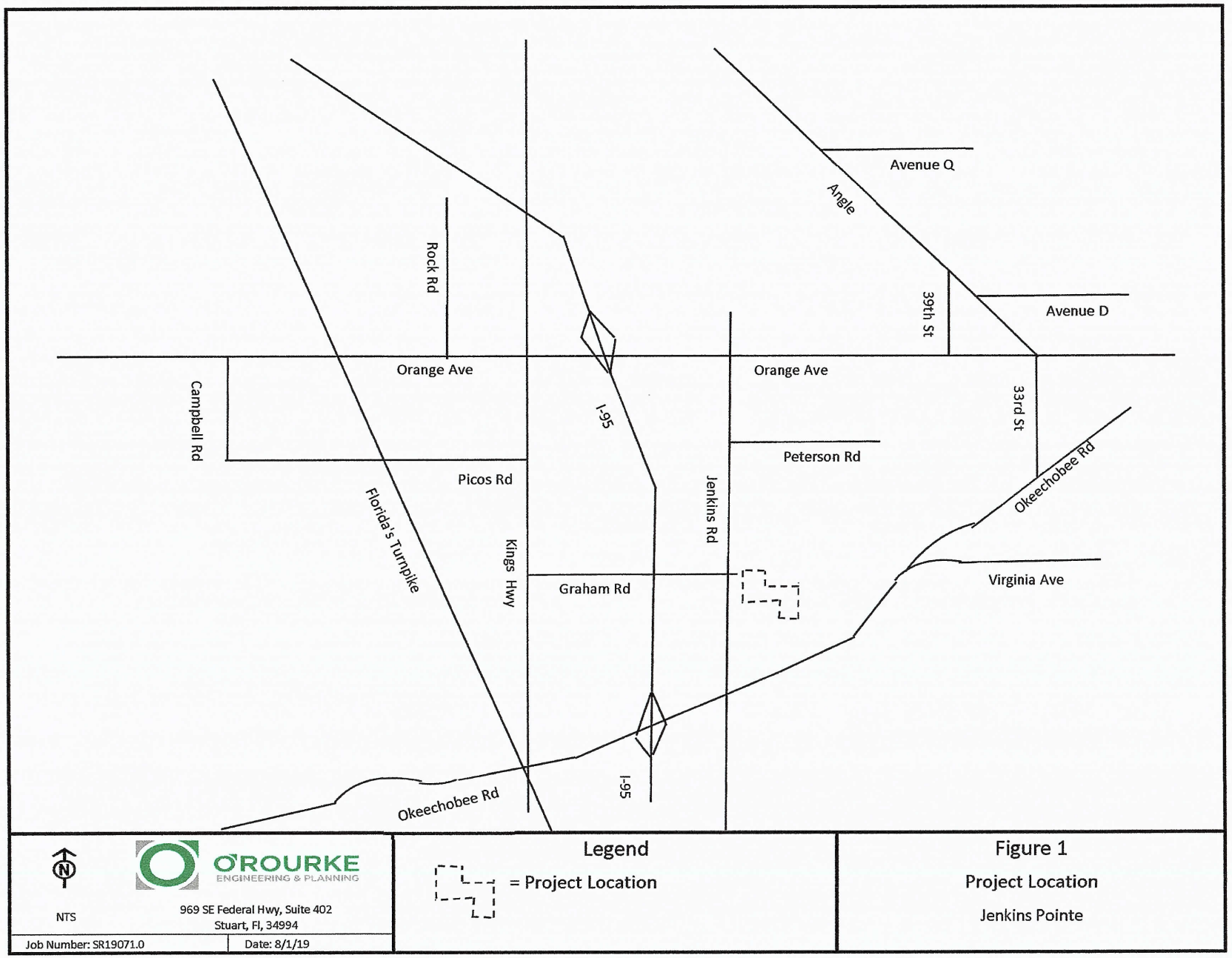
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 32.83 acres located off Jenkins Road in St. Lucie County, Florida. The property has an existing land use of RM – Residential Suburban which allows 12 single-family dwelling units per acre. Therefore, a maximum of 393 single-family dwelling units is possible with the existing future land use. The proposal is to change the land use to RH and CG, allowing 18 units per acre. Therefore, the new maximum would be 590 units.

The project location is shown in **Figure 1**. **Appendix A** provides raw parcel data.


Avenue Q
Angle
Rock Rd
39th St
Avenue D
Orange Ave
Orange Ave
Campbell Rd
I-95
33rd St
Peterson Rd
Picos Rd
Okeechobee Rd
Florida's Turnpike
Jenkins Rd
Kings Hwy
Graham Rd
Virginia Ave
I-95
Okeechobee Rd
NTS
O'ROURKE ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR19071.0
Date: 8/1/19
Legend
= Project Location
Figure 1
Project Location
Jenkins Pointe

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

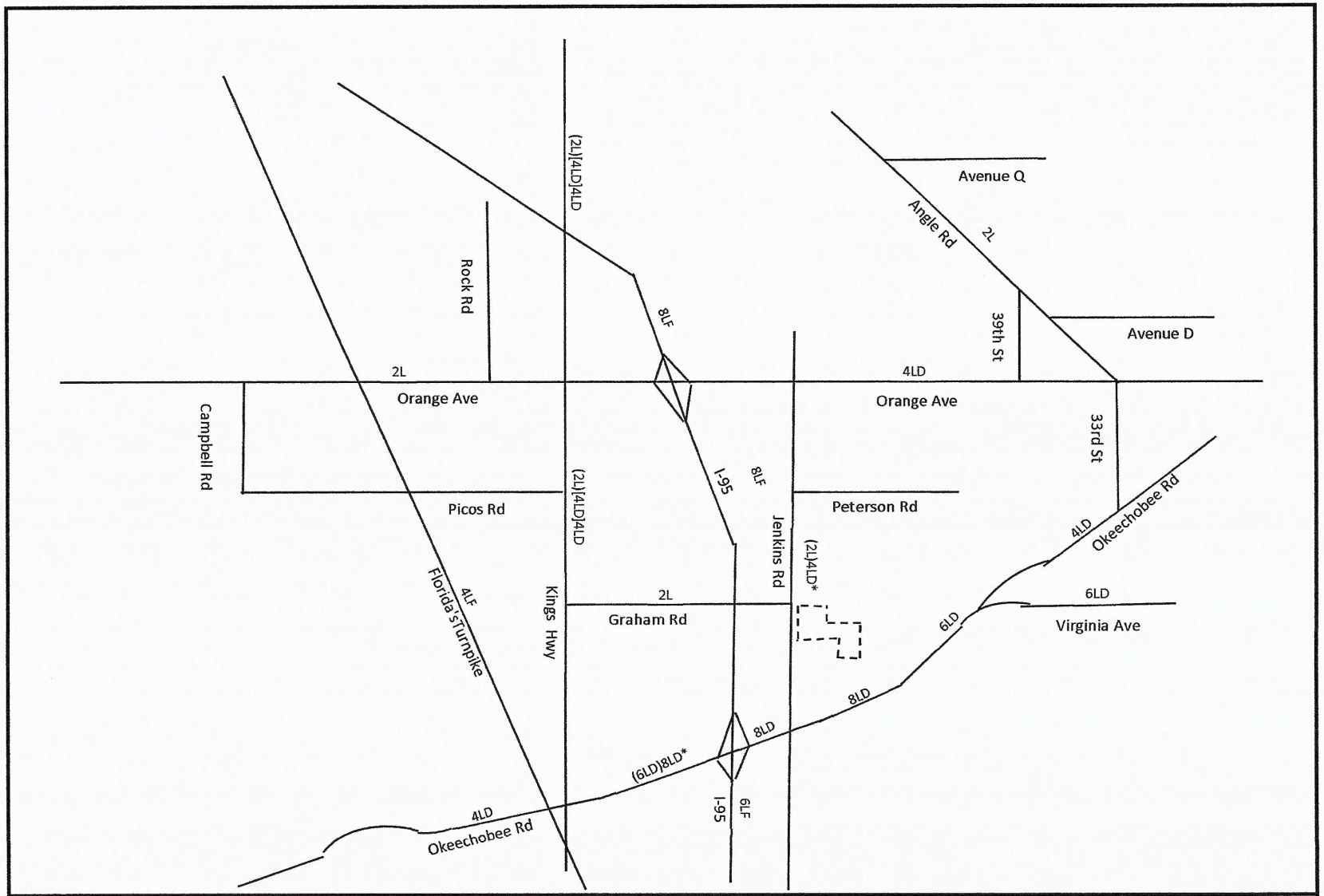
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a two-lane local roadway with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2040 LRTP needs plan, although unfunded.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes. It is shown as an eight-lane divided roadway from Kings Highway to McNeil Road in the 2040 LRTP needs plan, although unfunded.
- Orange Avenue is a four-lane divided arterial with an east/west alignment east of I-95.
- Kings Highway is a two-lane arterial with a north/south alignment and is included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2040 Network. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019/2020 Level of Service Report. These documents are included in **Appendix C.**



NTS 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: SR19071.0 Date: 8/1/19	Legend = Project Location (XX) = Existing Conditions if different then 2040 Network [XX] = Commited 5-Year TIP XX = 2040 Lane *Needs Plan	Figure 2 2040 Lane Geometrics Jenkins Pointe

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Multi-family Housing (Land Use Code 240) was applied to estimate the trips generated by the 590 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, the change in future land use will result in an increase of 1,490 net new daily trips. There will be an increase of 83 net new AM peak hour trips with an increase of 19 trips entering the project and 64 trips exiting the project. There will be an increase of 87 net new PM peak hour trips with 55 trips entering the project and 32 trips exiting the project.

The project likely would take until 2040 or 20 years to buildout. An estimated 25 percent of the project, or 148 units, are expected to be completed within five years. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed using LRTP employment data and then assigned to the roadway network. Future employment data reflects 19% to the north, 17 % to the west, 43% east and 21% south from the project.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3. Appendix C** provides the supporting data for the distribution.

Table 1 - Trip Generation - Buildout

Table 1a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	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
Net Change								**745**	**745**	**1,490**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	240	590	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	59	199	258
Existing	Multifamily Housing (Low-Rise)	240	393	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	40	135	175
Net Change								**19**	**64**	**83**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	240	590	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	181	106	287
Existing	Multifamily Housing (Low-Rise)	240	393	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	126	74	200
Net Change								**55**	**32**	**87**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip 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-Rise)	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

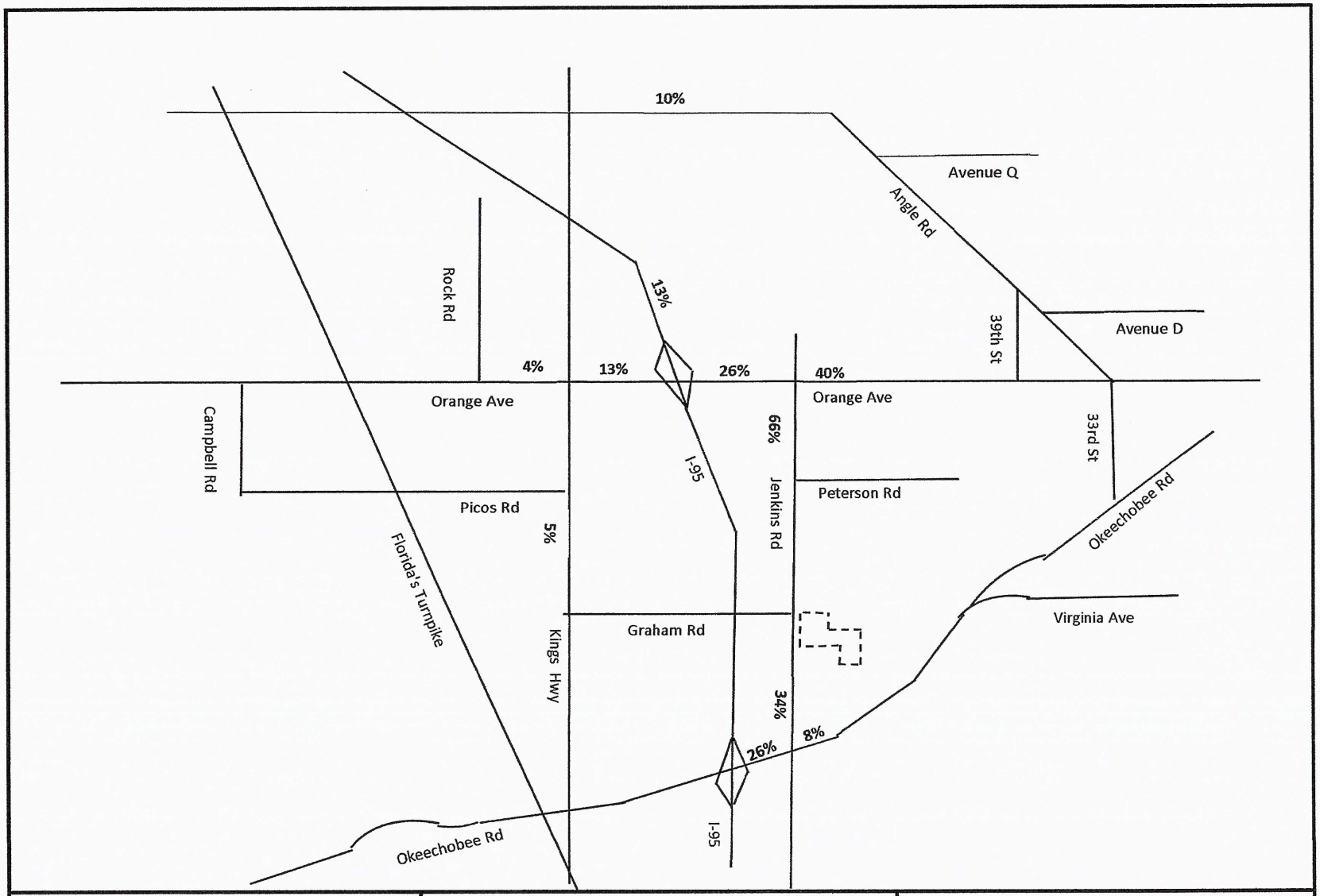
Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	240	148	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	16	53	69

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	240	148	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	53	31	84

Source: ITE 10th Edition Trip Generation Rates


10%
Avenue Q
Angle Rd
Rock Rd
13%
39th St
Avenue D
4%
13%
26%
40%
Orange Ave
Orange Ave
Campbell Rd
66%
33rd St
I-95
Jenkins Rd
Peterson Rd
Okeechobee Rd
Picos Rd
5%
Florida's Turnpike
Graham Rd
Virginia Ave
Kings Hwy
34%
8%
26%
Okeechobee Rd
I-95
N
NTS
O'ROURKE
ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR19071.0
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Legend
= Project Location
Figure 3
Percent Assignment
Jenkins Pointe

2040 ANALYSIS

The increase in traffic associated with the change of land use for the AM and PM peak hour was tested against the 2040 cost feasible network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2040 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2040 AADT volumes were obtained from the St. Lucie County LRTP cost feasible model. These volumes were adjusted using FDOT K and D factors to obtain the 2040 Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the 2040 total traffic volumes. These volumes were then compared to the 2040 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results.

Appendix C includes the 2040 model data.

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects (committed trips) were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 6a and 6b** summarizes the results of the link analysis. As shown, Jenkins Road will operate at below levels of service with the existing network. However, since this is a deficiency before the project traffic is added, the project would assume the improvements to fix the deficiency in place when they submit for concurrency (FS 163.3180). Furthermore, the LRTP is in the process of being updated. Jenkins Road will likely be included in the Cost Feasible Network.

Appendix D includes the growth rate calculation and background traffic.

CONCLUSION

The change of land use can be accommodated within the currently funded long-range network. Therefore, the project meets the requirements for land use analysis amendments. Short term impacts will be addressed through State concurrency law.

TABLE 3a - 2040 Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	YES	920	42	4.57%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	13	1.41%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	42	6.67%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	13	2.06%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	NO	920	6	0.65%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	22	2.39%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	3	0.28%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	8	0.40%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	5	0.25%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	17	0.85%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	26	1.30%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	8	0.40%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	6	0.30%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	17	0.40%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	5	0.12%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	5	0.12%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	2	0.05%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	5	0.16%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	2	0.06%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	6	0.95%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	6	0.68%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	2	0.23%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 19
OUT: 64

TABLE 3b - 2040 Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	21	2.28%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	YES	920	36	3.91%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	21	3.33%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	YES	630	36	5.71%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	YES	920	19	2.07%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	13	0.65%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	22	1.10%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	6	0.30%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	8	0.19%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	3	0.07%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	3	0.09%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	6	0.95%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	6	0.68%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 55
OUT: 32

TABLE 4a - 2040 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 (1)	K Factor	D Factor (2)	2040 Peak Hour Volume (3)	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	7,608	0.09	0.49	336	920	42	378	4.57%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	42	382	6.67%	YES	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	22	474	2.39%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data

(3) Calculated using K and D Factors

Net In: 19

Net Out: 64

TABLE 4b - 2040 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 (1)	K Factor	D Factor (2)	2040 Peak Hour Volume (3)	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	7,608	0.09	0.51	349	920	36	385	3.91%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	21	361	3.33%	YES	66%
	Peterson Rd	Graham Rd	SB	IN	YES	7,711	0.09	0.51	354	630	36	390	5.71%	YES	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	9,852	0.09	0.49	434	920	19	453	2.07%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	11	463	1.20%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data

(3) Calculated using K and D Factors

Net In: 55

Net Out: 32

TABLE 5a - 5-Year Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	35	3.80%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	11	1.20%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	35	5.56%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	11	1.75%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	5	0.54%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	18	1.96%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	7	0.35%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	4	0.20%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	14	0.70%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	21	1.05%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	6	0.30%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	5	0.25%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	4	0.09%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	4	0.10%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	1	0.02%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	4	0.13%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	1	0.03%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	5	0.79%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	5	0.57%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	2	0.23%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 16
Net Out: 53

TABLE 5b - Project Percent Impact - PM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	NO	920	20	2.17%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	35	3.80%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	20	3.17%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	35	5.56%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	18	1.96%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	12	0.60%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	21	1.05%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	5	0.25%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	14	0.33%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	8	0.19%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	2	0.05%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	2	0.06%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	5	0.79%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	5	0.57%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 53
Net Out: 31

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	570	2.97%	660	147	807	920	35	842	3.80%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	570	2.97%	660	93	753	630	35	788	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	593	2.97%	686	100	786	920	18	804	1.96%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 16
Net Out: 53
Years Grown: 5

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	569	1.45%	611	199	810	920	35	845	3.80%	YES(4)	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	547	1.45%	587	95	682	630	20	702	3.17%	YES(4)	66%
	Peterson Rd	Graham Rd	SB	IN	YES	569	1.45%	611	141	752	630	35	787	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	547	1.45%	587	95	682	920	18	700	1.96%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	569	1.45%	611	141	752	920	11	763	1.20%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 53
Net Out: 31
Years Grown: 5

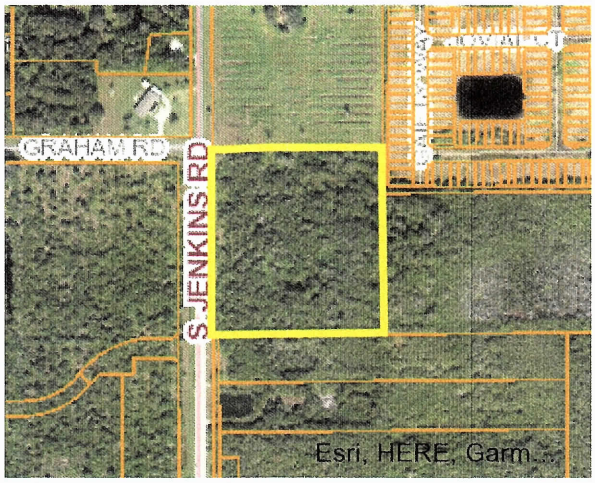
APPENDIX A

PARCEL DATA

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report



Parcel

Parcel ID:	2418-322-0002-000-2
Property ID:	166716
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$235,000
Finished Area:	
Acres:	10
Total Area:	435,600

Legal Description

Legal Description:	18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

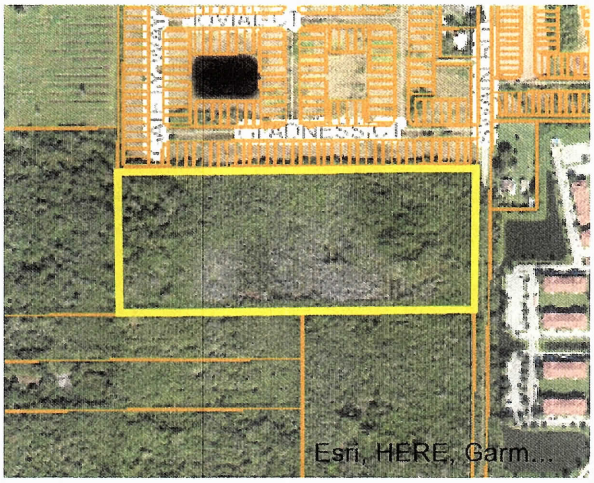
Special Assessments

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

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report



Parcel

Parcel ID:	2418-331-0001-000-3
Property ID:	27285
Owner 1:	FP Jenkins Road LLC
Site Address:	2107 SWAIN RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$245,400
Finished Area:	
Acres:	14.6
Total Area:	635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$262.80
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report

Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W- (19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$160.92

APPENDIX B

Roadway Details

5 Year Plan

LRTP Cost Feasible Map

FDOT 2012 QUALITY LEVEL OF SERVICE

KINGS HWY FROM NORTH OF PICOS ROAD TO NORTH OF I-95 OVERPASS

2302567 Non-SIS

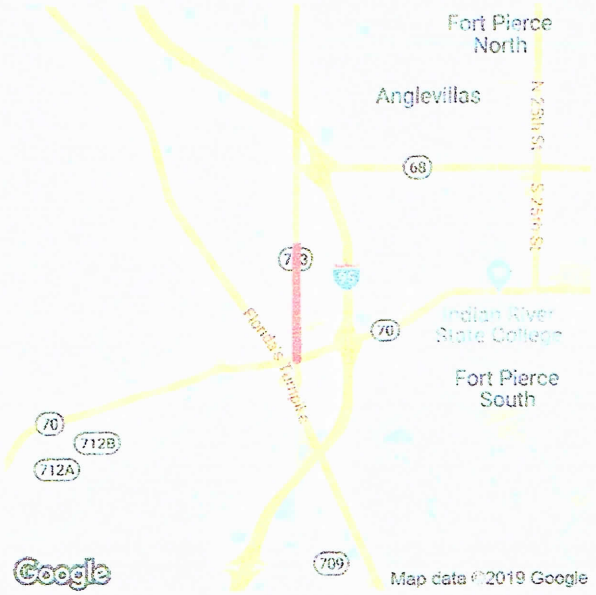
Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.217 **To:** NORTH OF SR-9/I-95 OVERPASS
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		175,083					**175,083**

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

Notes

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



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC'D 3/1/17
Lead Agency: MANAGED BY FDOT
From: 500 feet S OF OKEECHOBEE
Length: 2.2
To: NORTH OF PICOS ROAD
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFSA	65,007	0	0	0	0	65,007
ROW	SA	192,741	0	0	0	0	192,741
ROW	SU	656,235	0	0	0	0	656,235
ROW	DDR	1,907,675	0	0	0	0	1,907,675
ROW	DS	7,000	0	0	0	0	7,000
		2,828,658					**2,828,658**

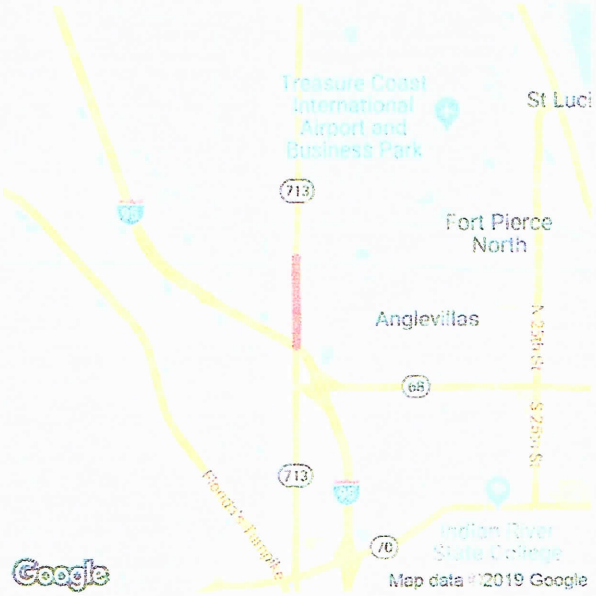
Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-5

Notes

B-2

KINGS HWY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

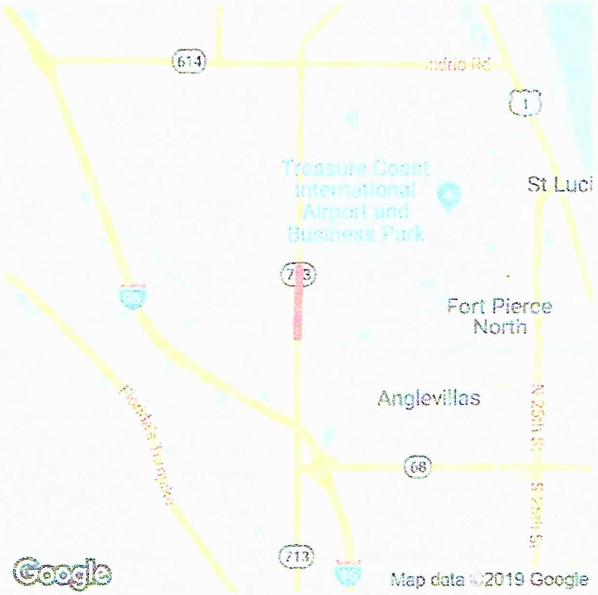
Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	12,740,314	64,992	0	0	0	12,805,306
ROW	DIH	106,090	106,090	0	0	0	212,180
CST	DDR	0	0	0	16,120,659	0	16,120,659
CST	DIH	0	0	0	396,144	0	396,144
CST	DS	0	0	0	12,916,408	0	12,916,408
ENV	DDR	5,000	0	60,000	0	0	65,000
		12,851,404	**171,082**	**60,000**	**29,433,211**		**42,515,697**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD

4383792 Non-SIS



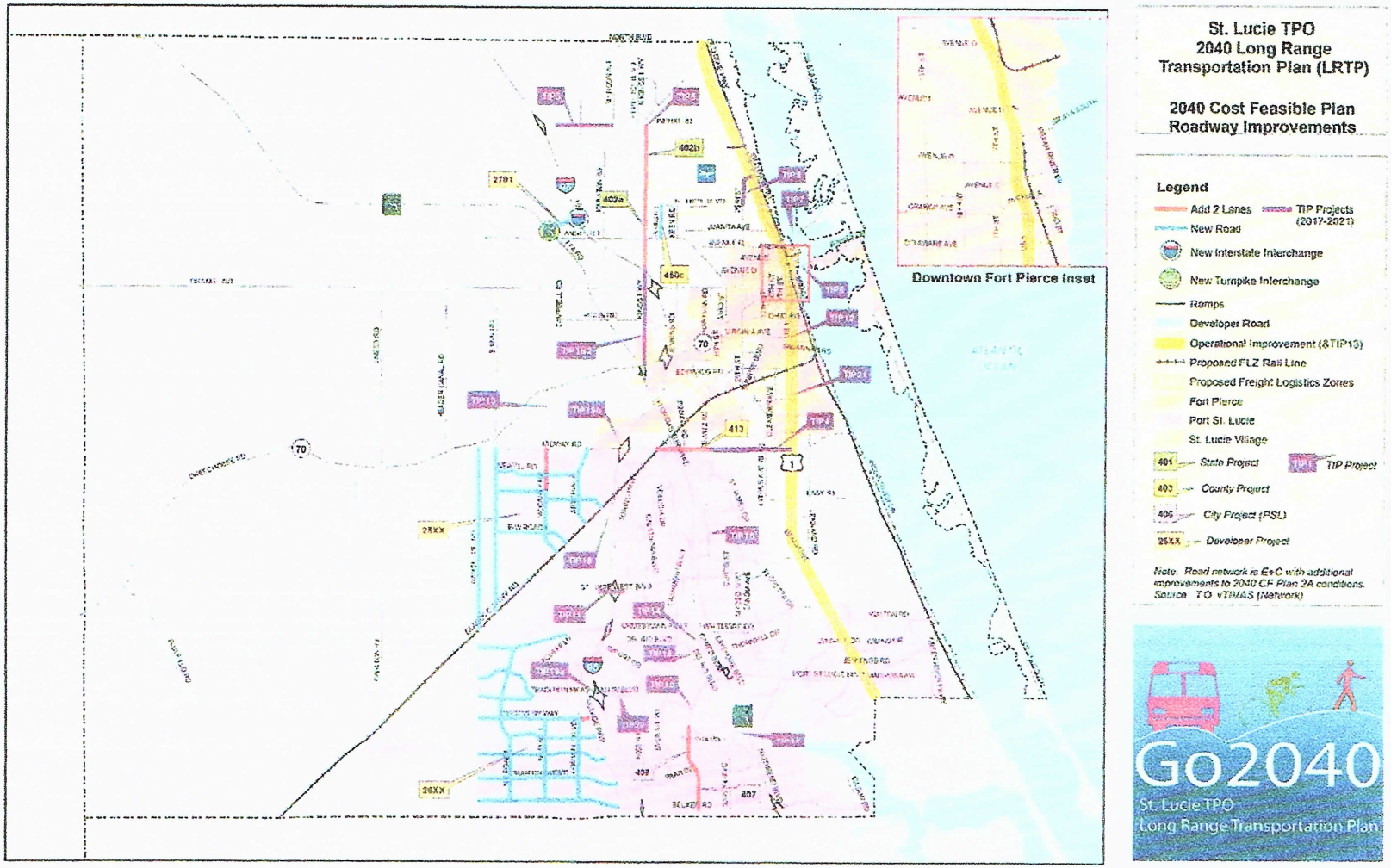
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION,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

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

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

Map 6-1: Go2040 Cost Feasible Plan Roadway Improvements



B-5

APPENDIX C

2040 Model Data Volumes

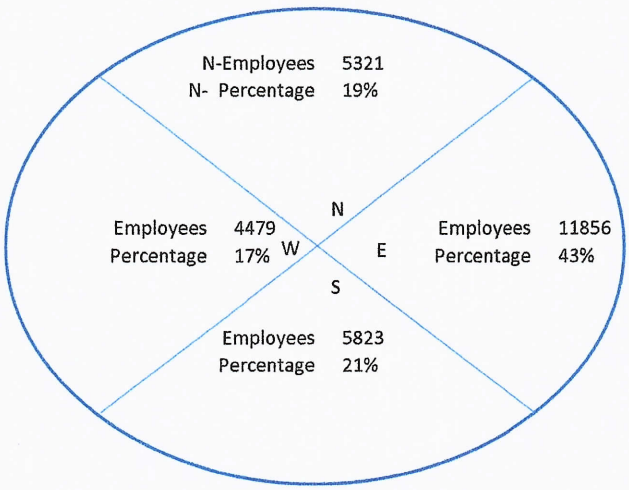
2040 Employment Data/Distribution

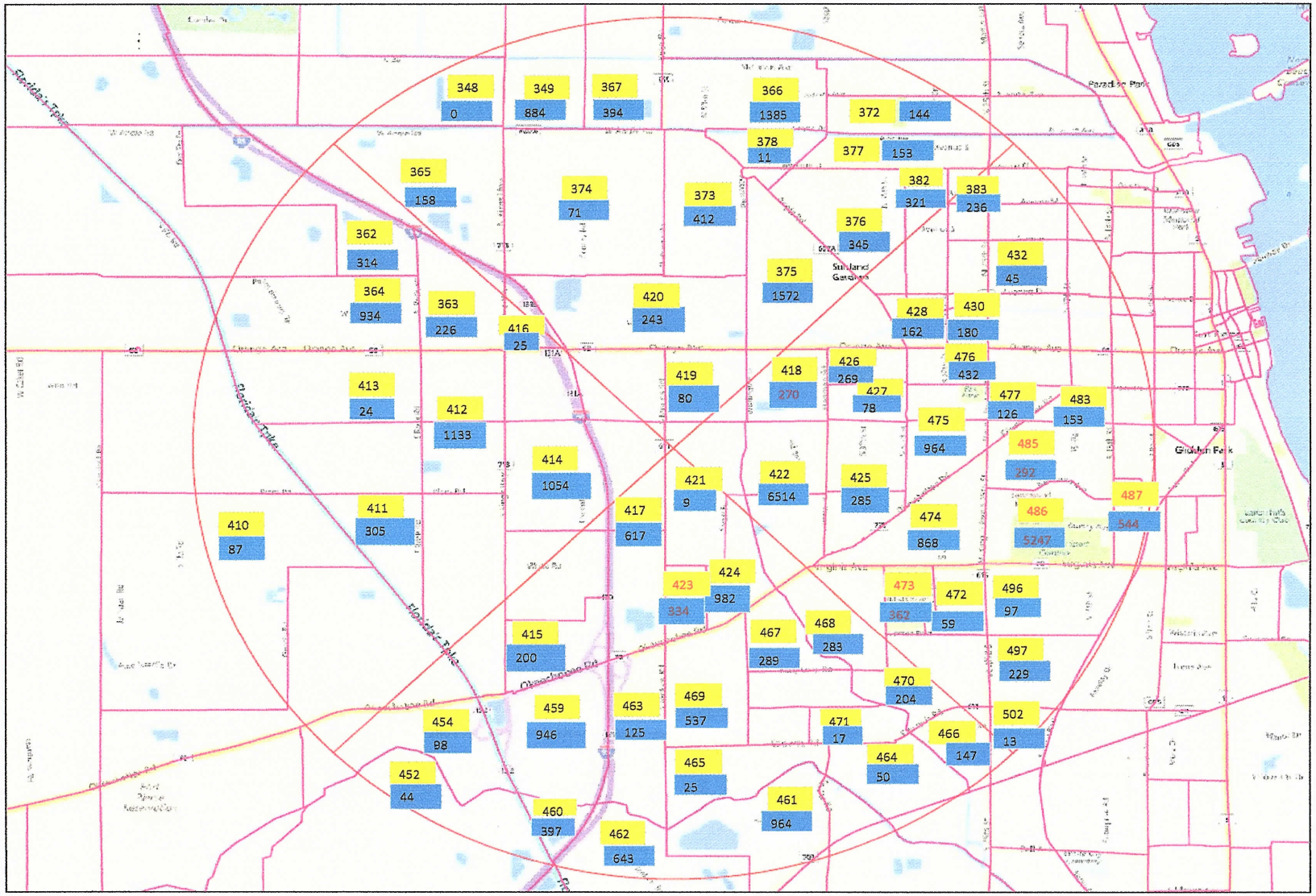
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

Distribution Based on Employment Location (2040)

Location	TAZ Number	POP	HH	Total Employees
N	348	134	73	0
N	349	1,215	296	884
W	362	1,073	589	314
W	363	0	0	226
W	364	1,463	729	934
2/3 N 1/3 W	365	114	42	158
N	366	1,229	467	1,385
N	367	220	71	394
N	372	1,393	426	144
N	373	1,328	440	412
N	374	191	81	71
2/3 N 1/3 E	375	764	229	1,572
2/3 N 1/3 E	376	1,443	470	345
N	377	706	244	153
N	378	412	133	11
1/3 N 2/3 E	382	2,744	928	321
1/3 N 2/3 E	383	2,492	862	236
W	410	603	237	87
W	411	11	5	305
W	412	653	231	1,133
W	413	138	54	24
W	414	501	201	1,054
S	415	0	0	200
2/3 N 1/3 W	416	0	0	25
1/2 S 1/2 W	417	210	82	617
1/3 N 2/3 E	418	540	173	270
2/3 N 1/3 E	419	65	22	80
N	420	127	52	243
1/2 S 1/2 E	421	6	3	9
E	422	1,686	978	6,514
S	424	1,220	480	982

Location	TAZ Number	POP	HH	Total Employees
E	425	248	86	285
E	426	38	15	269
E	427	158	55	78
E	428	419	130	162
E	430	458	153	180
E	432	517	153	45
S	452	435	145	44
2/3 S 1/3 W	454	1,542	539	98
S	459	0	0	946
S	460	25	10	397
S	461	553	143	964
S	462	73	19	643
S	463	306	143	125
S	464	289	114	50
S	465	928	327	25
2/3 S 1/3 E	466	841	336	`147
S	467	287	104	289
2/3 S 1/3 E	468	410	143	283
S	469	766	256	537
1/2 S 1/2 E	470	1,000	403	204
S	471	141	51	17
E	472	891	362	59
E	474	1,630	569	868
E	475	1,535	451	964
E	476	1,233	336	432
E	477	685	189	126
E	483	658	222	153
E	496	2,041	634	97
E	497	1,205	442	229
E	502	407	142	13





NTS O'ROURKE ENGINEERING & PLANNING 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: Date:	Legend ### = TAZ Number ### = 2040 Total Employees	Figure # TAZ & Employment Distributions Jenkins Pointe

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,872	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
4410.1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410.2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1586	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410.3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4800.1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800.2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,891	20,842	18,366
4800.3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	16,555	20,844	18,699
4800.4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,663	15,374	6,474	3,977	10,336	11,397	13,882	16,866	15,374
4810.1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15206	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,319	660	6,620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24,970	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,956	1,456	-836	24,970	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,326	31,444	6,444	1,451	29,035	29,994	30,386	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20,775	24,301	12,001	5,604	14,285	18,698	21,834	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	6,799	-5,158	7,404	18,332	14,332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,892	18,980	23,858	21,419

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AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,827	2017	2,100	789	C	0.393	807	C	0.401
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,344	2017	2,000	751	C	0.393	760	C	0.398
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2019	2,100	1,114	C	0.554	1,130	C	0.562
ANGLE RD	ORANGE AVE to AVENUE D	100	10,000	2020	790	513	D	0.649	490	D	0.620
ANGLE RD	AVENUE D to AVENUE Q	100	10,000	2020	540	513	D	0.950	490	D	0.907
ANGLE RD	AVENUE Q to 53RD ST	615	8,600	2020	600	508	D	0.847	521	D	0.868
ANGLE RD	53RD ST to KEEN RD	616	6,000	2020	630	319	C	0.532	357	C	0.595
ANGLE RD	KEEN RD to KINGS HWY	616	6,000	2020	880	319	C	0.384	357	C	0.430
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,267	2016	1,070	201	B	0.529	195	B	0.513
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	707	2017	1,070	37	B	0.088	37	B	0.088
AVENUE A	7TH ST to US 1	945034	1,189	2017	790	136	C	0.349	136	C	0.349
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,200	2017	600	147	C	0.490	136	C	0.453
AVENUE D	ANGLE RD to 29TH ST	164	3,683	2016	600	209	C	0.697	205	C	0.683
AVENUE D	29TH ST to 25TH ST	164	3,683	2016	790	209	C	0.536	205	C	0.526
AVENUE D	25TH ST to 17TH ST	163	4,289	2016	750	241	C	0.651	227	C	0.614
AVENUE D	17TH ST to 13TH ST	162	3,711	2016	750	171	C	0.462	185	C	0.500
AVENUE D	13TH ST to 10TH ST	161	2,118	2016	750	100	C	0.270	112	C	0.303
AVENUE D	10TH ST to 7TH ST	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE D	7TH ST to US 1	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE I	25TH ST to 17TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE I	17TH ST to 13TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE H	13TH ST to 7TH ST	618	1,583	2017	540	92	C	0.341	99	C	0.367
AVENUE H	7TH ST to US 1	619	1,233	2017	750	67	C	0.181	66	C	0.178
AVENUE Q	ANGLE RD to 25TH ST	700	5,700	2020	750	301	C	0.814	289	C	0.781
AVENUE Q	25TH ST to 17TH ST	701	3,937	2016	750	281	C	0.759	314	C	0.849

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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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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

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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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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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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	7TH ST to US 1	945134	7,219	2017	300	460	D	0.767	409	D	0.682
ORANGE AVE	US 1 to 2ND ST	945133	3,645	2017	300	232	C	0.773	227	C	0.757
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,645	2017	370	232	C	0.627	227	C	0.614
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,900	2019	540	167	C	0.619	126	C	0.467
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	ROSSER BLVD to SAVONA BLVD	209	1,108	2016	630	81	C	0.135	71	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,717	2017	630	408	C	0.680	340	C	0.567
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,000	2019	920	746	C	0.857	634	C	0.729
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	15,534	2017	2,100	717	C	0.375	717	C	0.375
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,183	2017	540	94	C	0.348	80	C	0.296
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.341	86	C	0.319
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	15,868	2017	700	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	32,000	2019	3,020	1,720	C	0.585	1,731	C	0.589
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	38,000	2019	3,170	2,215	C	0.717	1,957	C	0.633
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	47,644	2017	3,020	3,186	F	1.055	2,892	C	0.984
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	48,955	2017	3,020	3,094	F	1.025	3,065	F	1.015
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,175	2017	3,020	3,027	F	1	2,653	C	0.902
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	61,616	2017	3,020	4,415	F	1.462	3,293	F	1.090
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	41,526	2017	3,020	2,499	C	0.850	2,217	C	0.754

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APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

AM APPROVED PROJECTS			39 Acre Residential Development					9 Kings Center St. Lucie County					10 Village of Sunset Lakes St. Lucie County				
Road Name	From	To	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	10%	157	8	6	2	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	10%	157	8	6	2	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	1%	18	2	2	0	3%	132	9	2	7
	Peterson	Okeechobee	10%	157	8	2	6	0%	0	0	0	0	3%	132	9	2	7
	Okeechobee	Edwards	70%	1,101	56	13	43	0%	0	0	0	0	1%	44	3	1	2
	Edwards	Ten Mile Creek	100%	1,573	80	18	62	0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	10%	184	19	16	3	4%	0	12	2	10
	Kings Hwy	I-95	0%	0	0	0	0	30%	553	57	10	47	15%	0	45	36	9
	I-95	Jenkins Rd	0%	0	0	0	0	5%	92	10	2	8	1%	44	3	2	1
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	0%	0	0	0	0	1%	44	3	2	1
	Hartman	Angle Rd	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Angle	25th St	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	18%	332	34	28	6	8%	353	24	19	5
	Picos Rd	Orange Ave	0%	0	0	0	0	20%	368	38	31	7	20%	881	60	48	12
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	60%	1,105	114	94	20	40%	1,763	120	96	24
Edwards Rd.	US 1	Oleander	10%	157	8	2	6	0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	10%	157	8	2	6	0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	30%	472	24	5	19	0%	0	0	0	0	0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Crossroads Pkwy	I95	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	I95	Jenkins Rd	55%	865	44	10	34	0%	0	0	0	0	0%	0	0	0	0
	Jenkins Rd	McNeil Rd	5%	79	4	1	3	0%	0	0	0	0	0%	0	0	0	0
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
				1,573	**80**	**In**	**18**		**1,842**	**190**	**In**	**156**		**4,407**	**299**	**In**	**60**
						Out	**62**				**Out**	**34**				**Out**	**239**

Road Name	From	To	Mariner Cove Ft. Pierce					43 Bent Creek @ 50% Complete City of Fort Pierce					44 Celebration Pointe @25% Complete City of Fort Pierce				
			%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	2%	62	5	1	4	30%	478	38	9	29
	Peterson	Okeechobee	10%	207	10	2	8	2%	62	5	1	4	50%	796	63	48	15
	Okeechobee	Edwards	75%	1,554	72	60	12	0%	0	0	0	0	5%	80	6	5	2
	Edwards	Ten Mile Creek	100%	2,072	96	80	16	0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	5	2
	Kings Hwy	I-95	0%	0	0	0	0	5%	154	12	3	9	10%	159	13	10	3
	I-95	Jenkins Rd	0%	0	0	0	0	20%	616	50	12	37	25%	398	32	24	8
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	25%	771	62	16	47	5%	80	6	5	2
	Hartman	Angle Rd	0%	0	0	0	0	35%	1,079	87	65	22	15%	239	19	5	14
	Angle	25th St	0%	0	0	0	0	33%	1,017	82	61	20	10%	159	13	3	10
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	3%	92	7	6	2	2%	32	3	2	1
	Picos Rd	Orange Ave	0%	0	0	0	0	3%	92	7	6	2	2%	32	3	2	1
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	2%	62	5	4	1	3%	48	4	3	1
Edwards Rd.	US 1	Oleander	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	25%	518	24	20	4	0%	0	0	0	0	5%	80	6	2	5
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	2	5
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	2	5
	Crossroads Pkwy	I95	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	2	5
	I95	Jenkins Rd	45%	932	43	36	7	0%	0	0	0	0	5%	80	6	2	5
	Jenkins Rd	McNeil Rd	20%	414	19	16	3	0%	0	0	0	0	5%	80	6	2	5
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
				2,072	**96**	**In**	**16**		**3,082**	**248**	**In**	**62**		**1,592**	**127**	**In**	**30**
						Out	**80**				**Out**	**186**				**Out**	**96**

Road Name	From	To	37 Whispering Oaks					St. Lucie Commerce Center @25% Complete					WaWa				
			%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	70%	1,964	148	117	32	30%	509	74	16	59	15%	287	14	7	7
	Peterson	Okeechobee	12%	337	25	20	5	30%	509	74	16	59	15%	287	14	7	7
	Okeechobee	Edwards	5%	140	11	8	2	0%	0	0	0	0	15%	287	14	7	7
	Edwards	Ten Mile Creek	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	5%	140	11	8	2	90%	1,526	223	47	176	0%	0	0	0	0
	Kings Hwy	I-95	10%	281	21	17	5	50%	848	124	26	98	0%	0	0	0	0
	I-95	Jenkins Rd	60%	1,684	127	100	27	10%	170	25	5	20	0%	0	0	0	0
	Jenkins Rd	Hartman Rd	10%	281	21	17	5	5%	85	12	3	10	0%	0	0	0	0
	Hartman	Angle Rd	20%	561	42	33	9	5%	85	12	3	10	0%	0	0	0	0
	Angle	25th St	13%	365	28	22	6	5%	85	12	3	10	0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	2%	56	4	3	1	0%	0	0	0	0	0%	0	0	0	0
	Picos Rd	Orange Ave	2%	56	4	3	1	30%	509	74	59	16	0%	0	0	0	0
	Orange Ave	Angle Rd (CR603)	3%	84	6	5	1	10%	170	25	20	5	0%	0	0	0	0
Edwards Rd.	US 1	Oleander	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	5%	140	11	8	2	0%	0	0	0	0	0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	Kings Hwy	Crossroads Pkwy	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	Crossroads Pkwy	I95	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	I95	Jenkins Rd	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	Jenkins Rd	McNeil Rd	2%	56	4	3	1	0%	0	0	0	0	20%	383	18	9	9
	McNeil Rd	Virginia Ave	2%	56	4	3	1	0%	0	0	0	0	20%	383	18	9	9
				2,806	**212**	**In**	**45**		**1,695**	**248**	**In**	**52**		**1,915**	**92**	**IN**	**46**
						Out	**167**				**Out**	**196**				**OUT**	**46**

Road Name	From	To	SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
			Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	157	0	8	0	6	0	2	0	0	8	0	6	0	2
	Edwards Rd.	Bell Ave.	157	0	8	0	6	0	2	0	0	8	0	6	0	2
Jenkins Rd	Orange	Peterson	2,636	814	200	90	129	23	71	66	-18	273	-5	147	-13	124
	Peterson	Okeechobee	1,691	796	120	88	75	23	46	66	-18	191	-5	93	-11	100
	Okeechobee	Edwards	2,919	287	148	14	86	7	62	7	-3	159	-1	92	-1	67
	Edwards	Ten Mile Creek	3,645	0	176	0	98	0	78	0	0	176	0	98	0	78
Orange Ave	Rock Rd	Kings Hwy	220	1,710	29	242	16	47	13	180	-7	264	-4	58	-3	190
	Kings Hwy	I-95	594	1,400	91	181	65	26	26	145	-23	249	-5	86	-6	164
	I-95	Jenkins Rd	2,742	262	211	34	139	5	72	27	-7	239	-1	143	-5	94
	Jenkins Rd	Hartman Rd	1,175	85	93	12	39	3	53	10	-2	102	-1	41	-2	61
	Hartman	Angle Rd	1,879	85	148	12	103	3	45	10	-2	158	-1	105	-2	53
	Angle	25th St	1,541	85	122	12	86	3	36	10	-2	132	-1	88	-2	44
Kings Hwy	Okeechobee Rd	Picos Rd	533	332	38	34	30	0	8	6	-7	65	0	30	-1	13
	Picos Rd	Orange Ave	1,062	877	74	112	59	59	15	22	-19	168	-12	106	-4	34
	Orange Ave	Angle Rd (CR603)	1,956	1,275	135	139	107	20	27	26	-28	246	-4	123	-5	48
Edwards Rd.	US 1	Oleander	157	0	8	0	2	0	6	0	0	8	0	2	0	6
	Oleander	25th	157	0	8	0	2	0	6	0	0	8	0	2	0	6
	25th	Jenkins Rd	1,210	0	65	0	35	0	30	0	0	65	0	35	0	30
Okeechobee Rd	Florida's Turnpike	Kings Hwy	220	958	17	46	10	23	7	23	-4	59	-2	30	-2	28
	Kings Hwy	Crossroads Pkwy	220	958	17	46	10	23	7	23	-4	59	-2	30	-2	28
	Crossroads Pkwy	I95	220	958	17	46	10	23	7	23	-4	59	-2	30	-2	28
	I95	Jenkins Rd	2,017	958	104	46	56	23	48	23	-9	141	-5	74	-5	67
	Jenkins Rd	McNeil Rd	629	383	34	18	22	9	12	9	-4	48	-2	29	-2	19
	McNeil Rd	Virginia Ave	56	383	4	18	3	9	1	9	-1	21	-1	12	0	10

PM APPROVED PROJECTS			39 Acre Residential Development					9 Kings Center St. Lucie County					10 Village of Sunset Lakes St. Lucie County				
Road Name	**From**	**To**	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	1.0%	18	2	0	2	3.0%	132	12	8	4
	Peterson	Okeechobee	10%	157	157	12	3	0.0%	0	0	0	0	3.0%	132	12	8	4
	Okeechobee	Edwards	70%	1,101	1,101	85	24	0.0%	0	0	0	0	1.0%	44	4	3	1
	Edwards Rd.	Ten Mile Creek	100%	1,573	1,573	122	34	0.0%	0	0	0	0	0.0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	10.0%	184	22	5	17	4.0%	176	16	11	5
	Kings Hwy	I-95	0%	0	0	0	0	30.0%	553	66	52	14	15.0%	661	61	21	40
	I-95	Jenkins Rd	0%	0	0	0	0	5.0%	92	11	9	2	1.0%	44	4	1	3
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	0.0%	0	0	0	0	1.0%	44	4	1	3
	Hartman	Angle Rd	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Angle	25th St	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	18.0%	332	40	8	31	8.0%	353	32	11	21
	Picos Rd	Orange Ave	0%	0	0	0	0	20.0%	368	44	9	35	20.0%	881	81	27	54
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	60.0%	1,105	132	28	104	40.0%	1,763	162	55	107
Edwards Rd.	US 1	Oleander	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0
	Oleander	25th	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0
	25th	Jenkins Rd	30%	472	472	37	10	0.0%	0	0	0	0	0.0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Crossroads Pkwy	I95	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	I95	Jenkins Rd	55%	865	865	67	19	0.0%	0	0	0	0	0.0%	0	0	0	0
	Jenkins Rd	McNeil Rd	5%	79	79	6	2	0.0%	0	0	0	0	0.0%	0	0	0	0
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
				1,573	**156**	**In**	**34**		**1,842**	**220**	**In**	**46**		**4,407**	**405**	**In**	**268**
						Out	**122**				**Out**	**174**				**Out**	**137**

Road Name	From	To	Mariner Cove Ft. Pierce					43 Bent Creek @ 50% Complete City of Fort Pierce					44 Celebration Pointe @25% Complete City of Fort Pierce				
			%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	2.0%	62	6	4	2	30.0%	478	47	30	17
	Peterson	Okeechobee	10%	207	11	4	8	2.0%	62	6	4	2	50.0%	796	78	29	50
	Okeechobee	Edwards	75%	1,554	85	29	56	0.0%	0	0	0	0	5.0%	80	8	3	5
	Edwards Rd.	Ten Mile Creek	100%	2,072	113	38	75	0.0%	0	0	0	0	0.0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	3	5
	Kings Hwy	I-95	0%	0	0	0	0	5.0%	154	15	10	6	10.0%	159	16	6	10
	I-95	Jenkins Rd	0%	0	0	0	0	20.0%	616	61	39	23	25.0%	398	39	14	25
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	25.0%	771	76	48	28	5.0%	80	8	3	5
	Hartman	Angle Rd	0%	0	0	0	0	35.0%	1,079	107	40	67	15.0%	239	24	15	9
	Angle	25th St	0%	0	0	0	0	33.0%	1,017	101	37	64	10.0%	159	16	10	6
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2
	Picos Rd	Orange Ave	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	2.0%	62	6	2	4	3.0%	48	5	2	3
Edwards Rd.	US 1	Oleander	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Oleander	25th	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	25th	Jenkins Rd	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	Kings Hwy	Crossroads Pkwy	25%	518	28	19	10	0.0%	0	0	0	0	5.0%	80	8	5	3
	Crossroads Pkwy	I95	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	I95	Jenkins Rd	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	Jenkins Rd	McNeil Rd	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	McNeil Rd	Virginia Ave	45%	932	51	34	17	0.0%	0	0	0	0	0.0%	0	0	0	0
				2,072	**113**	**In**	**75**		**3,082**	**306**	**In**	**193**		**1,592**	**157**	**In**	**100**
						Out	**38**				**Out**	**113**				**Out**	**57**

Road Name	From	To	37 Whispering Oaks					St. Lucie Commerce Center @25% Complete					WaWa				
			%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	70.0%	1,964	237	117	120	30.0%	509	74	16	59	15%	287	16	8	8
	Peterson	Okeechobee	12.0%	337	41	20	21	30.0%	509	74	16	59	15%	287	16	8	8
	Okeechobee	Edwards	5.0%	140	17	8	9	0.0%	0	0	0	0	15%	287	16	8	8
	Edwards Rd.	Ten Mile Creek	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	5.0%	140	17	8	9	90.0%	1,526	223	47	176	0%	0	0	0	0
	Kings Hwy	I-95	10.0%	281	34	17	17	50.0%	848	124	26	98	0%	0	0	0	0
	I-95	Jenkins Rd	60.0%	1,684	203	100	103	10.0%	170	25	5	20	0%	0	0	0	0
	Jenkins Rd	Hartman Rd	10.0%	281	34	17	17	5.0%	85	12	3	10	0%	0	0	0	0
	Hartman	Angle Rd	20.0%	561	68	33	34	5.0%	85	12	3	10	0%	0	0	0	0
	Angle	25th St	13.0%	365	44	22	22	5.0%	85	12	3	10	0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	2.0%	56	7	3	3	0.0%	0	0	0	0	0%	0	0	0	0
	Picos Rd	Orange Ave	2.0%	56	7	3	3	30.0%	509	74	59	16	0%	0	0	0	0
	Orange Ave	Angle Rd (CR603)	3.0%	84	10	5	5	10.0%	170	25	20	5	0%	0	0	0	0
Edwards Rd.	US 1	Oleander	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	5.0%	140	17	8	9	0.0%	0	0	0	0	0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	Kings Hwy	Crossroads Pkwy	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	Crossroads Pkwy	I95	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	I95	Jenkins Rd	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	Jenkins Rd	McNeil Rd	2.0%	56	7	3	3	0.0%	0	0	0	0	20%	383	22	11	11
	McNeil Rd	Virginia Ave	2.0%	56	7	3	3	0.0%	0	0	0	0	20%	383	22	11	11
								0.0%	0								
				2,806	**339**	**In**	**172**		**1,695**	**248**	**In**	**52**		**1,915**	**106**	**IN**	**53**
						Out	**167**				**Out**	**196**				**OUT**	**53**

Road Name	From	To	SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
			Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	157	0	157	0	3	0	12	0	0	157	0	3	0	12
	Edwards Rd.	Bell Ave.	157	0	157	0	3	0	12	0	0	157	0	3	0	12
Jenkins Rd	Orange	Peterson	2,636	814	303	93	159	24	144	69	-19	377	-5	178	-14	199
	Peterson	Okeechobee	1,691	796	306	90	77	24	88	67	-18	378	-5	95	-13	141
	Okeechobee	Edwards	2,919	287	1215	16	128	8	95	8	-3	1227	-2	134	-2	101
	Edwards Rd.	Ten Mile Creek	3,645	0	1686	0	160	0	109	0	0	1686	0	160	0	109
Orange Ave	Rock Rd	Kings Hwy	396	1,710	41	245	22	51	19	194	-10	276	-5	68	-5	208
	Kings Hwy	I-95	1,255	1,400	126	190	53	78	73	112	-31	284	-13	118	-18	167
	I-95	Jenkins Rd	2,742	262	308	36	154	14	153	22	-7	336	-3	166	-4	171
	Jenkins Rd	Hartman Rd	1,175	85	122	12	69	3	53	10	-2	132	-1	71	-2	61
	Hartman	Angle Rd	1,879	85	198	12	88	3	110	10	-2	208	-1	90	-2	118
	Angle	25th St	1,541	85	161	12	69	3	92	10	-2	170	-1	71	-2	99
Kings Hwy	Okeechobee Rd	Picos Rd	533	332	51	40	21	8	30	31	-8	83	-2	28	-6	55
	Picos Rd	Orange Ave	1,062	877	100	118	38	68	62	50	-24	195	-9	96	-10	103
	Orange Ave	Angle Rd (CR603)	1,956	1,275	183	157	64	47	119	110	-31	308	-9	102	-22	207
Edwards Rd.	US 1	Oleander	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	Oleander	25th	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	25th	Jenkins Rd	692	0	497	0	50	0	22	0	0	497	0	50	0	22
Okeechobee Rd	Florida's Turnpike	Kings Hwy	220	958	25	52	13	26	11	26	-6	71	-3	36	-3	35
	Kings Hwy	Crossroads Pkwy	738	958	53	52	32	26	21	26	-10	95	-5	53	-5	42
	Crossroads Pkwy	I95	220	958	25	52	13	26	11	26	-6	71	-3	36	-3	35
	I95	Jenkins Rd	1,085	958	890	52	80	26	30	26	-10	932	-5	101	-5	51
	Jenkins Rd	McNeil Rd	214	383	93	22	14	11	8	11	-4	111	-2	23	-2	17
	McNeil Rd	Virginia Ave	989	383	58	22	37	11	21	11	-4	75	-2	46	-2	29

Historical Growth Rate Calculation

Segment	From	To	2017 AM	2020 AM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	593	543	2.97%

Segment	From	To	2017 PM	2020 PM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	569	545	1.45%

*Source: Traffic Counts and Level of Service Report Fall 2017
Traffic Counts and Level of Service Report Fall/Winter 2019/2020

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	42,866	2015	7,320	-	-	-	-	-	-
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	4,629	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,429	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,505	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,505	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	820	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	820	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,446	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,446	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,542	2016	790	358	C	0.918	343	C	0.879
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	0.411	343	C	0.394
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	0.178	89	C	0.241
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	0.149	245	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	0.519	404	C	0.487
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	0.624	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	0.905	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	0.624	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	0.429	158	B	0.416
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	0.578	440	C	0.579

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

AM Peak Hour - Off-Peak Directional Volume Calculations

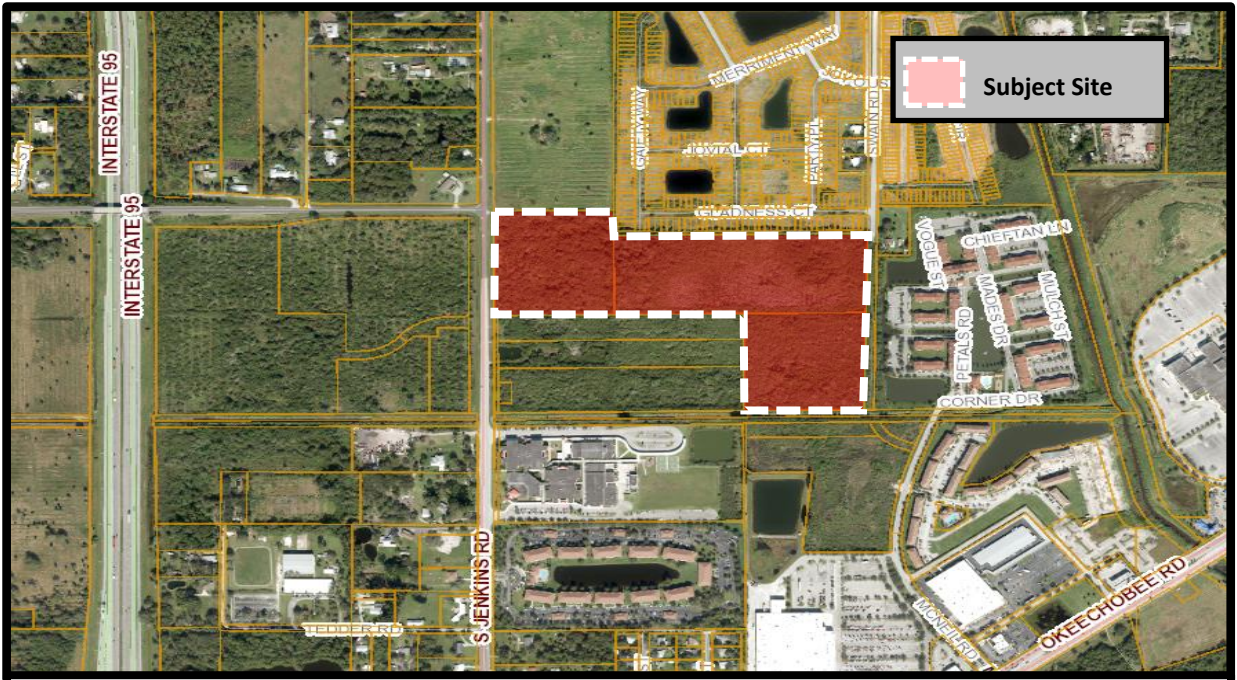
Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	593	570
	Peterson Rd	Graham Rd	0.51	0.49	593	570
	Graham Rd	Okeechobee Rd	0.51	0.49	593	570

Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B

PM Peak Hour - Off-Peak Directional Volume Calculations

Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	569	547
	Peterson Rd	Graham Rd	0.51	0.49	569	547
	Graham Rd	Okeechobee Rd	0.51	0.49	569	547

Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B



THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Aerial Map

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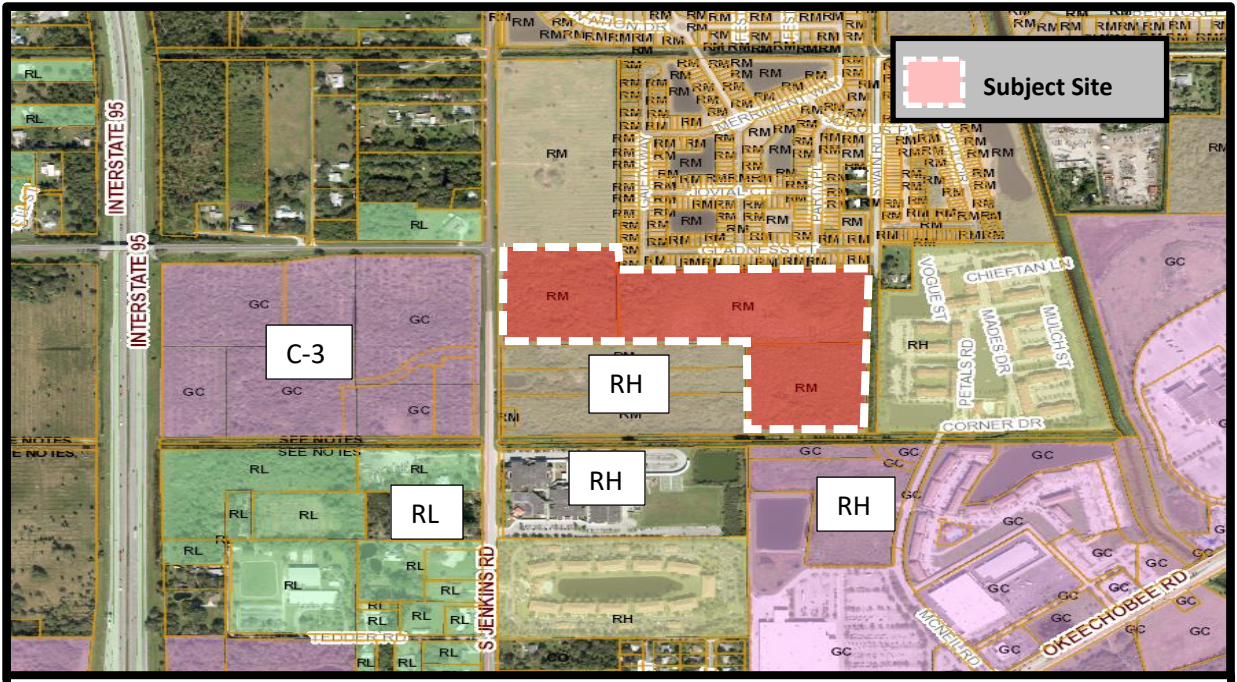

THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Future Land Use Map

N
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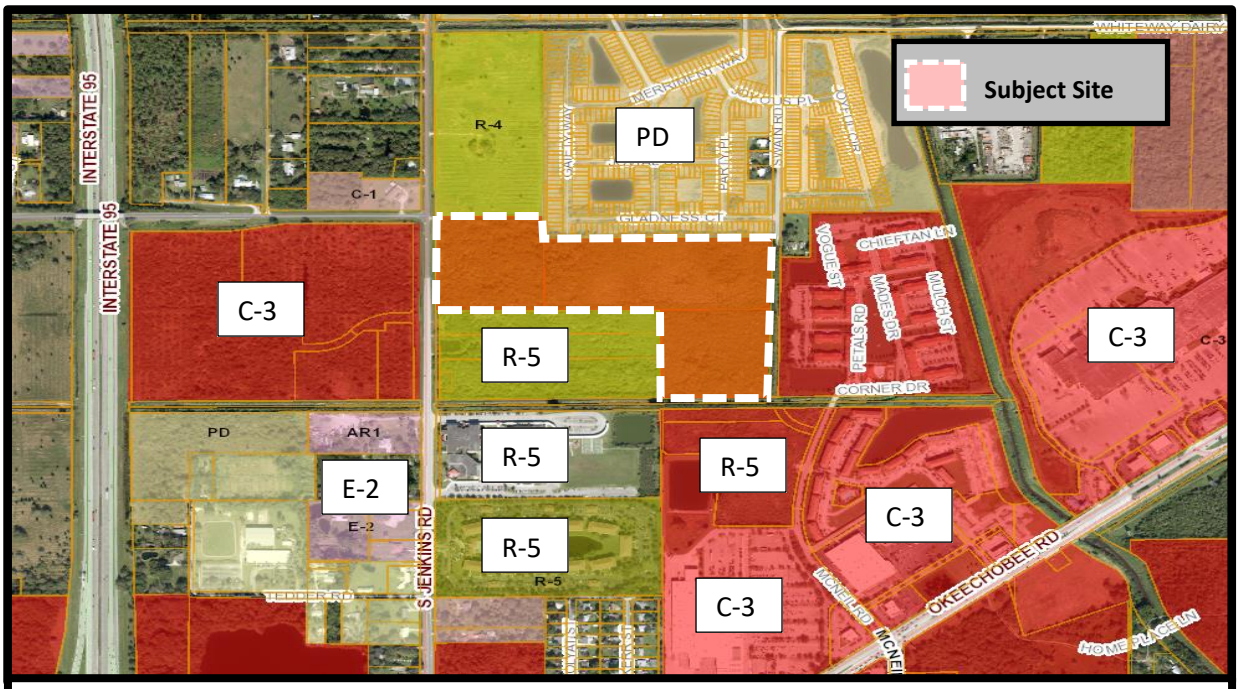


THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Zoning Map

N
W E
S

May 21, 2020

Brad Curry, Engineering Design, Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: **Jenkins Point FLUMA & Rezoning**
TECHNICAL REVIEW PROJECT: # 20-99900001

Comments:

Fort Pierce Planning:

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site specific traffic study will be required to be provided at the time of any development review application.
2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided.
3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right nest to the site.
4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

Fort Pierce Engineering:

1. No formal comments/Zoning & FLU request approved. (see attached sheet)

Fort Pierce Building:

1. No comment at this time (see attached sheet)

Fort Pierce Utilities Authority:

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

2. Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:
   - Electric service is available from Jenkins Road and along the south side of the propose development.
   - Gas service is available from Jenkins Road.
   - FPUA will require a utility easement for all propose FPUA facilities within the site.
   - See attached Electric, Gas, & Water/Sewer Maps

St. Lucie County Planning:

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs

   Background:

   Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.

   • Current: Medium Density Residential (R-4) & Medium Density Residential (RM).

   • Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC)

   Review Comments

   • The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

   • The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

   • Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

      o The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

      o Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

      o Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are important links to evaluate with these proposals.

• The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

• Has the zoning/land use designation changed for the "Blue Skies" site to the south?

• Right-of-way along Swain Road may be requested with future development.

St Lucie County Fire District:

1. No Comment

St. Lucie County Public Works

1. Comments coming soon, will be provided.

Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Jenkins Point Rezoning & FLU Amendment – 2701 Swain Road
TRC No. 20-99900001

DATE : May 20, 2020

This is to advise you that we have completed the review of the following documents as received by this office on May 11, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

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

ENGINEERING ADVISORY COMMENTS:

1. This approval pertains to the Rezoning and FLU request only and not to any proposed site improvements. Site review will be conducted when detailed plans are submitted for review and approval.

JRA/VB/vb

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.21.20
Property Address: Rezoning and Future Land Use – Jenkins Point – 2701 Swain Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

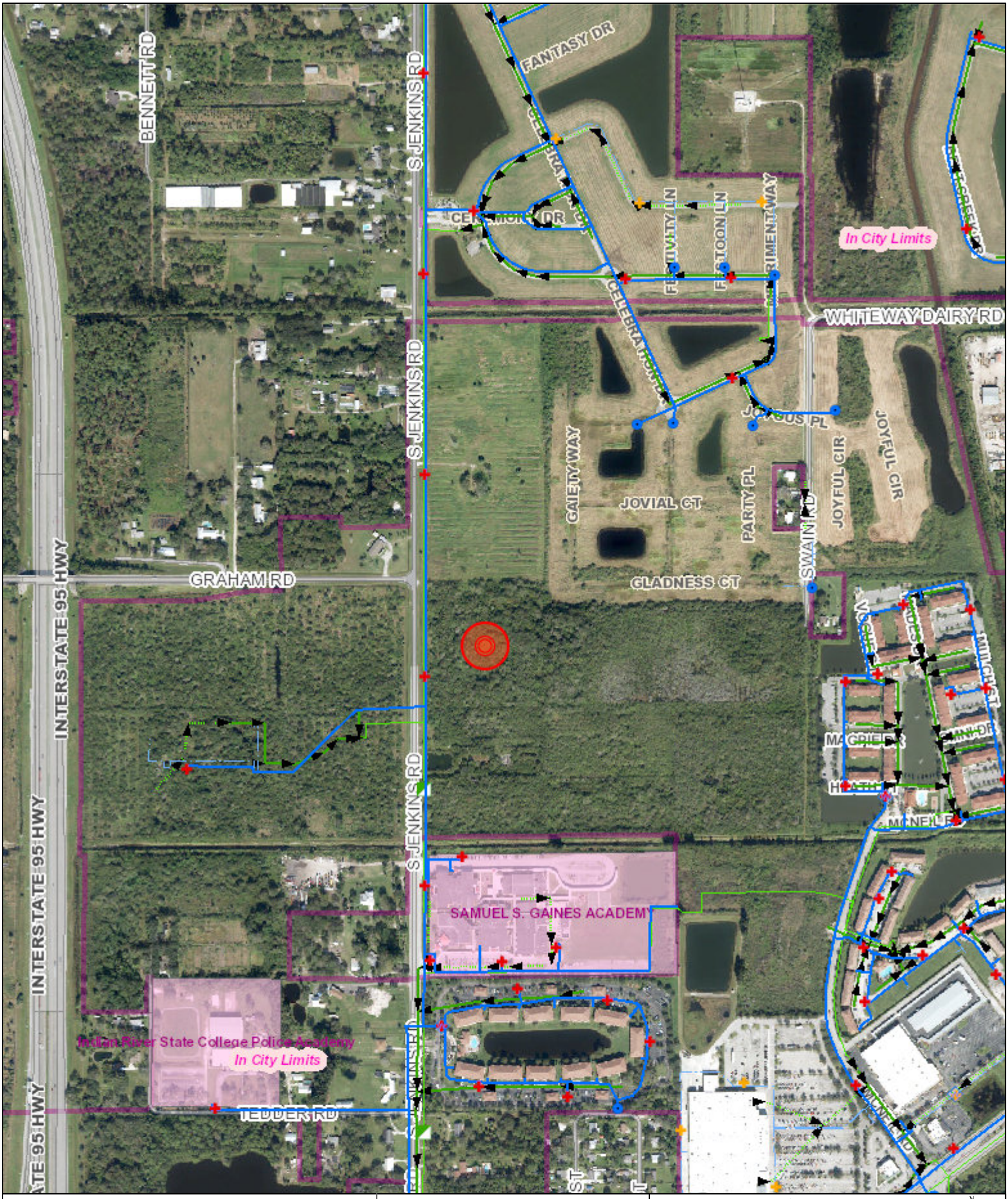
☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/20/20



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/14/2020

FPUA COMMUNITY PROUD

N

1 inch = 694 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS Lift Station

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811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

N

1 inch = 270 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
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- Lift Station

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811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

N

1 inch = 270 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

ENGINEERS ◓ SURVEYORS ◓ ENVIRONMENTAL

July 21, 2020 *Via: Electronic Mail*

City of Fort Pierce
Attn: Brandon Creagan, LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950

Re: Jenkins Point FLUMA & Rezone
TRC Project # 20- 99900001

Dear Mr. Creagan:

On behalf of our client, please find the attached response to comments received via email on May 21, 2020 for a project known as Jenkins Point FLUMA & Rezone. Each comment is identified below followed by a response in ***bold italics***.

Fort Peirce Planning Comments

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site-specific traffic study will be required to be provided at the time of any development review application.

RESPONSE: Please see attached traffic analysis as requested.

2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided?

RESPONSE: The application material and capacity analysis have been revised to remove any commercial FLU & Zoning requests.

3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right next to the site.

RESPONSE: Please see revised Capacity Analysis that depicts this change.

4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

RESPONSE: Acknowledged.

FPUA Comments

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

RESPONSE: Acknowledged.

2. *Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:*
    a. *Electric service is available from Jenkins Road and along the south side of the propose development.*
    b. *Gas service is available from Jenkins Road.*
    c. *FPUA will require a utility easement for all propose FPUA facilities within the site.*
    d. *See attached Electric, Gas, & Water/Sewer Maps*

RESPONSE: Acknowledged.

St. Lucie County Planning Comments

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs.
   Background:
   - Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.
   - Current: Medium Density Residential (R-4) & Medium Density Residential (RM).
   - Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC).

Review Comments

- The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

RESPONSE: Please see revised Capacity Analysis that corrects this.

- The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

RESPONSE: A traffic analysis is included as part of this resubmittal for review and approval by City staff.

- Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

RESPONSE: We are proposing a future connection to future roadways once they are constructed.

- The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

RESPONSE: Acknowledged.

- Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

RESPONSE: The subject property has access to Jenkins Road with the future extension of Graham Road. Other roadways are not buildable or accessible at this time.

- Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are

important links to evaluate with these proposals.

RESPONSE: Acknowledged.

- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

RESPONSE: Acknowledged.

- Has the zoning/land use designation changed for the "Blue Skies" site to the south?

RESPONSE: The Blue Sky parcel completed their FLU & Zoning amendment last year. This parcel has a Future Land Use designation of RH and an underlying Zoning designation of R-5.

- Right-of-way along Swain Road may be requested with future development.

RESPONSE: Acknowledged.

St. Lucie County Public WOrks Comments

1. Comments coming soon, will be provided.
   - Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

RESPONSE: Acknowledged.

We feel the attached response adequately addresses outstanding comments and respectfully requests that this request be scheduled for approval. If you have any questions regarding this the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Bradley J. Currie, AICP
Vice President

cc: John Sneep

Z:\EDC-2019\19-243 - Sneep - I-95 - Graham Rd Cooridor Master Plan\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-07-21_B_Creagan_City_FP_Sneep_CPA_Rezone_Rsp2Cmts_19-243.docx

Planning Board - 2:00 PM **7. a.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - Jenkins Point - 2107 Swain Road

LOCATION

2107 Swain Road

Parcel IDs: 2418-322-0002-000-2
2418-331-0001-000-3
2418-343-0001-000-0

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approve

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicants TRC Comment Response

Form Review

Form Started By: Brandon Creagan Started On: 11/02/2020 07:43 PM

Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Jenkins Point – 2107 Swain Road**
BOARD DATE:	November 10, 2020

STAFF REPORT

Property Owner	FP Jenkins Road LLC 9260 Dundee Drive Lake Worth, FL 33467
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH) Approval to Rezone three (3) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)
Site Location:	2107 Swain Road
Parcel IDs:	2418-322-0002-000-2 2418-331-0001-000-3 2418-343-0001-000-0
Existing Use:	Vacant
Parcel Size:	32.83 acres
Current Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

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

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.

The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Medium Density Residential (RM) for all three (3) of the parcels. The RM designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

The subject site is seeking a Future Land Use of High Density Residential (RH) for three (3) parcels to be consistent with the development that will be proposed on the site. The RH designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Comparably, the current zoning of R-4 allows for a maximum of 10 units per acre for conventional development and 12 units per acre for innovative development. The requested zoning of R-5 would allow for a maximum number of 15 units per acre for conventional development and 18 units per acre for innovative development.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or High Density Residential (RH), the requested high-density land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval a subsequent traffic study that analyzes the traffic impacts of the proposed density and layout of the site plan. As Jenkins Road is a St. Lucie County maintained roadway, any mitigation or improvements to the roadway would be coordinated among the City, County, and the applicant.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

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

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The Fort Pierce Utilities Authority has confirmed the ability to meet the water use needs to the property.

Technical Review Committee

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

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public

health, safety, convenience and general welfare; Staff recommends that the Local Planning Agency (Planning Board) forward a recommendation of **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

☑ Warranty Deed & Legal Description

☑ St. Lucie County Property Record Card

☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.

☑ Current Survey

☐ Environmental Study

☐ Traffic Impact Report

☑ *** Capacity Analysis-Separate Form

☑ Drainage Analysis

☐ Historical Report

☑ 1 CD of all documents submitted in PDF

☐ Other_____

1. Property Address/Location: 2701 Swain Road / Jenkins Road
2. Property Tax ID(s): 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0
3. Total Acreage: 32.83 acres
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: R-5
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant Residential
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: Change to allow for a residential development on subject property.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Residential	RM	R-4
South	SW: Vacant Residential SE: Vacant Commercial	SW: RM SE: GC	SW: R-4 SE: C-3
East	Developed MultiFamily	RH	C-3
West	NW: ROW / Vacant Comm. SW: Vacant Residential	NW: GC SW: RM	NW: C-3 SW: R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12	32.83	
Proposed	RH	R-5	18	32.83	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 102,429.60 GPD
Proposed Zoning	Total gallons per day 153,644.40 GPD
Change in Demand	**Total gallons per day** Increase of 51,214.80 GPD

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Urban District	5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Community	2.5 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
Neighborhood	1.36 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
Current Zoning Enrollment Demand	111.69	47.87
Proposed Zoning Enrollment Demand	167.53	71.80
Change in Demand	Increase of 55.84	Increase of 23.93

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	8 yards per 60 units = 52.53
Proposed Zoning	8 yards per 60 units = 78.79
Change in Demand	Increase of 26.26 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	2,884	221 / 264
Proposed Zoning	4,326	331 / 396
Change in Demand	Trips	Trips
Impact to Capacity	increase of 1,442 trips	increase of 110 / 132

12. Name of Owner(s): FP Jeknins Road, LLC
Mailing Address: 9260 Dundee Drive
City Lake Worth State FL Zip 33467
Phone # 561-434-1445
E-mail: johnsneep@gmail.com

13. Name of Applicant: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

14. Name of Representative: Brad Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature

Date 07-27-2020

10250 SW Village Parkway, Suite 201, Port St. Lucie
Address

State FL 33467 Zip

772-462-2455 | 772-408-4208 | bradcurrie@edc-inc.com
Phone | Fax | E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FP Jenkins Road, LLC 561-434-1445
Property Owner's Name (Please Print) Phone

9260 Dundee Drive, Lake Worth FL 33467
Address State Zip

John Sneep Manager 7/21/2020
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024
(Seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

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- [x] Current Survey
- [ ] Environmental Study
- [ ] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- [x] Drainage Analysis
- [ ] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

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6. Proposed Zoning Classification: R-5
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8. Describe the existing uses, improvements and structures on the amendment lands: Vacant residential

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To allow for a esidential development

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
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C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	45,251.30	45,763.44	Increase of 512.15
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	K-8	High
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City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
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F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	2,884	221 / 264
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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	
Property Owner's Name (Please Print)	Phone	

9260 Dundee Drive, Lake Worth	FL	33467
Address	State	Zip

John L Sneep Manager — 7/20/20

Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Patricia M. Sesta
Signature of Notary

(Seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

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	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-4	12	32.83	
****Proposed**	RH	R-5	590.94	32.83	N/A

II. Public Facilities Information:

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	K-8	High
School Name	Samuel Gains Accademy	Fort Pierce Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	adjacent to site	6 miles
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F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	There is currently no existing stormwater management system serving this area. Runoff is routed by various means of sheet flow, ditches, and other unmaintained conveyances. The proposed project has set aside two (2) water management tracts of appropriate size for construction of a wet detention stormwater management system to serve future development area. The wet detention system will be designed to meet the most stringent water quantity criteria of the South Florida Water Management (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. The NSLRWCD regulates the allowable discharge rates for this area of the City. The allowable rate is based on 2" of runoff from the property(s) in any 24-hour period for the 10-year, 3-day storm event. This allowable discharge criteria is based on area and not coverage of impervious. As such this rate has been historically established across the associated acreage and will be maintained for the proposed stormwater management system. The project will be required to construct a perimeter berm elevation that attenuates the 25-year, 3-day storm event within the system. The project will construct and maintain its own storm sewer system that will be designed to serve the 5-year, 1-day storm event. No existing storm sewer is anticipated to be utilized to serve this development area. No canals, existing or proposed, are anticipated to serve this development (excluding the NSLRWCD Canal which functions as the outfall for the associated drainage area, designed to 10-year, 3-day storm). As such, stormwater management systems designed to such standards have a rebuttable presumption by rule of no adverse impacts to water quantity.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,884	221/264
****Proposed Zoning/FLU**	4,326	331 / 396
***Change in Demand**	Trips	Trips
Impact to Capacity	Increase of 1,442 trips	Increase of 110 / 132 trips

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☑ Yes ☐ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily: 590.94	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	2 / 3 / 4	196.98 ea.	10.94 ea.	22	2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

FP Jenkins Road, LLC
9260 Dundee Drive
Lake Worth, FL 33467

AGENT CONSENT FORM

Project Name: JENKINS POINTE

Parcel ID: 2418-322-0002-000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED JOHN SNEEP, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents pertaining to County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of March, 2020, by JOHN SNEEP (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020
(Notary Seal)

8/11/2020
My commission expires

JL Sneep Mgr
Owner's Signature

JOHN SNEEP MGR
Owner's Name

9260 DUNDEE DR
Street Address

LAKE WORTH FL 33467
City, State, Zip

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3317544 OR BOOK 3065 PAGE 2045, Recorded 03/04/2009 at 11:47 AM
Doc Tax: $9100.00

Prepared by and return to:
Peter S. Holton
Attorney at Law
Jones, Foster, Johnston & Stubbs, P.A.
505 South Flagler Drive Suite 1100
West Palm Beach, FL 33401
561-659-3000
File Number: **23264-19**
Will Call No.: **85**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26 day of **February, 2009** between **Integrity Bank,** whose post office address is **1315 W. Indiantown Rd., Jupiter, FL 33458,** grantor, and **FP Jenkins Road, LLC, a Florida limited liability company,** whose post office address is **9260 Dundee Drive, Lake Worth, FL 33467,** grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida,** to-wit:

Parcel 1:

The Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS all rights-of-way for public roads and drainage canals.

Parcel 2:

The South 3/4 of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ ; and the South 3/4 of the Northwest ¼ of the Southeast ¼ of the Southwest ¼, all in Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

Northwest 1/4 of Southwest 1/4 of Southwest 1/4 of Section 18, Township 35, Range 40 East, less and except any and all rights of way for public roads and drainage canals of the North St. Lucie River Drainage District, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, conditions, dedications, limitations and easements of record, none of which are reimposed hereby, and taxes for the current year and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor specially warrants to the grantee that (i) the grantor is lawfully seized of said land in fee simple; (ii) that the grantor has the right and authority to sell and convey the real property and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor; and (iii) the signatures appearing on this

Special Warranty Deed on behalf of the grantor in the capacities as indicated on the signature lines are properly authorized and binding. Other than as specifically enumerated hereunder, no other covenants or warranties express or implied, are entered into or given by this Special Warranty Deed.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Integrity Bank, a Florida corporation

✓ Sal Naclerio
Witness Name: Salvatore Naclerio

✓ Richard E Meyer
Witness Name: Richard E MEYER

By: Hugh C Jacobs Jr
Printed Name: HUGH J. JACOBS, JR
Its: EXECUTIVE VICE PRESIDENT

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of February, 2009 by Hugh C. Jacobs, as EVP of Integrity Bank, a Florida corporation, on behalf of the corporation. He/she [✓] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

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

Notary Public

Printed Name: George E. Watson

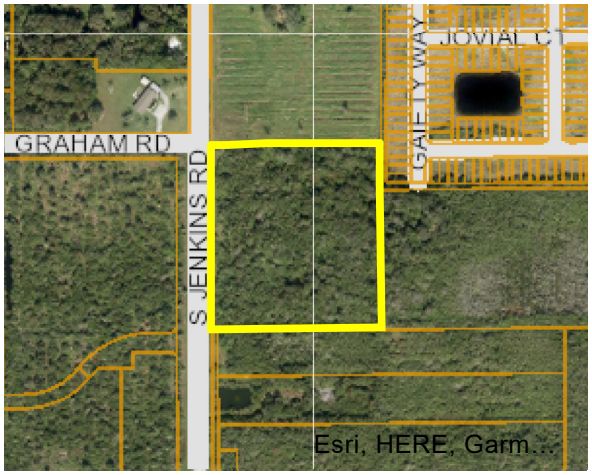
My Commission Expires: 8/17/2011

DoubleTime®

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report



Parcel

Parcel ID: 2418-322-0002-000-2
Property ID: 166716
Owner 1: FP Jenkins Road LLC
Site Address: JENKINS RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $235,000
Finished Area:
Acres: 10
Total Area: 435,600

Legal Description

Legal Description: 18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	10	$175.00
Fort Pierce Stormwater Charge	2006	15	$1,035.00

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	10	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0112	CT	KIRTUT Llc	3062-20	Clerk of Courts
07/28/2005	$100	XX04	PR	Kirtut LLC	2322-1944	Clerk of Courts
07/28/2005	$1,232,200	XX04	WD	Chesser Kathryn C	2322-1942	Clerk of Courts
12/19/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report

Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$156.45

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	8.94	Acre

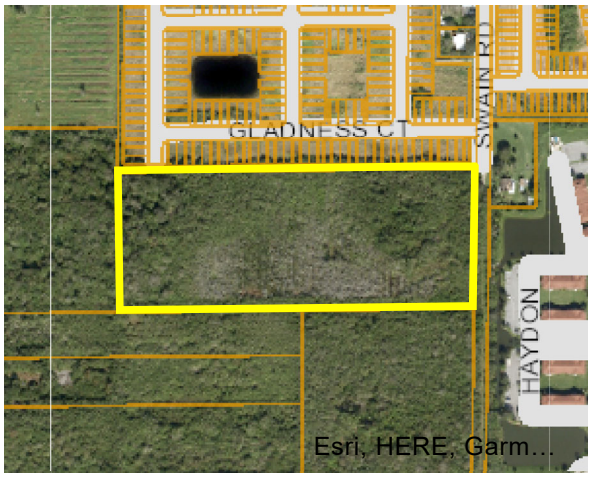
Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
01/31/1984	$75,000	XX00	CV		424-2396	Clerk of Courts

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, March 27, 2020

Parcel Report



Parcel

Parcel ID: 2418-331-0001-000-3
Property ID: 27285
Owner 1: FP Jenkins Road LLC
Site Address: 2107 SWAIN RD

Owner

Owner 1: FP Jenkins Road LLC
Owner 2:
Owner 3:
Mailing Address: 9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $245,400
Finished Area:
Acres: 14.6
Total Area: 635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$255.50
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

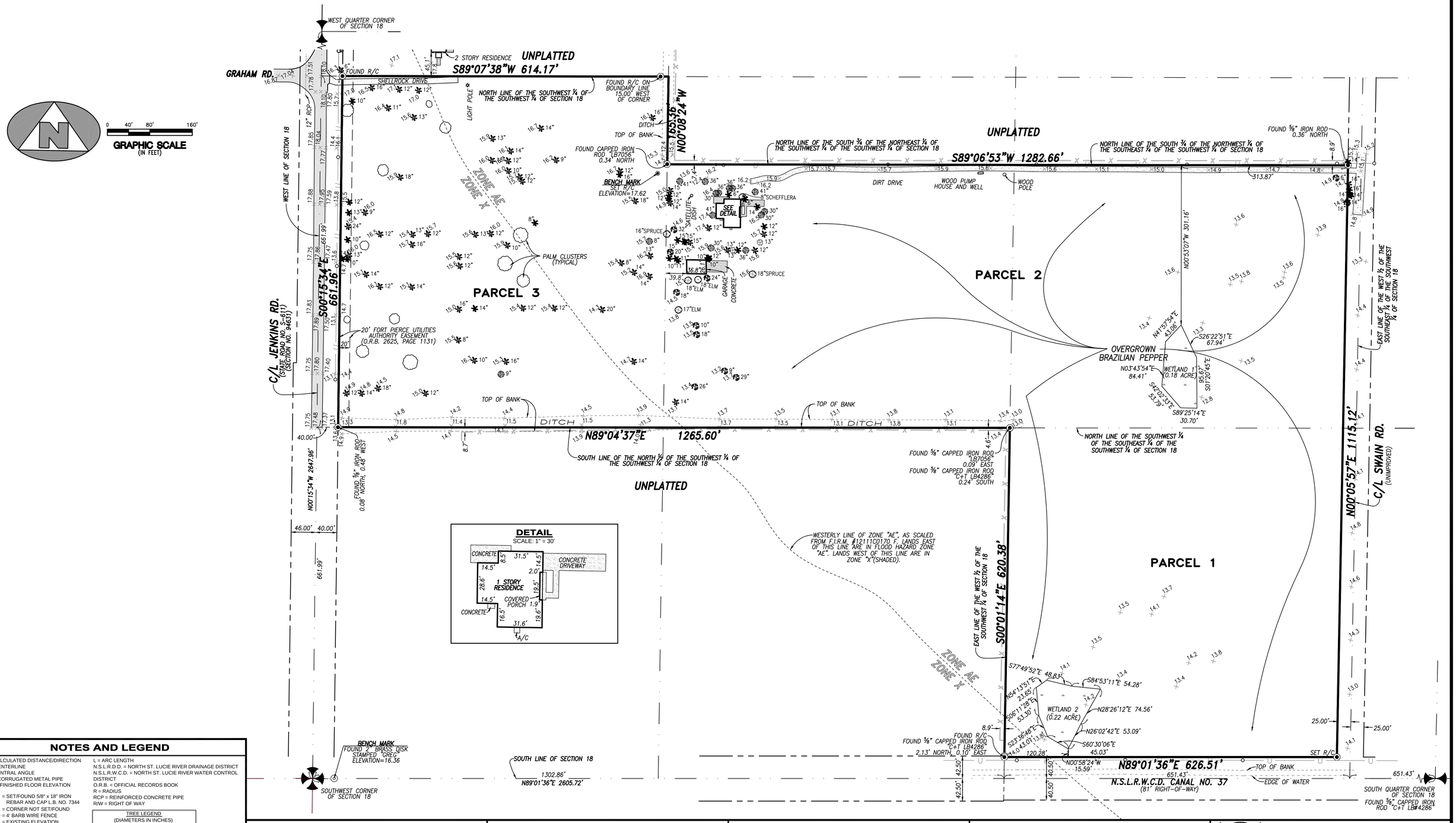
Land Lines

Line Number	Units	Unit Type
1	14.6	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/25/2009	$1,300,000	0205	SP	Integrity Bank	3065-2045	Clerk of Courts
01/19/2009	$100	0312	CT	KIRTUT Llc	3062-18	Clerk of Courts
12/21/2004	$1,176,500	XX02	WD	Plymale Bart	2136-2279	Clerk of Courts
03/19/1989	$300,000	XX00	WD	Campbell Frank J	628-1855	Clerk of Courts

Photos



NOTES AND LEGEND

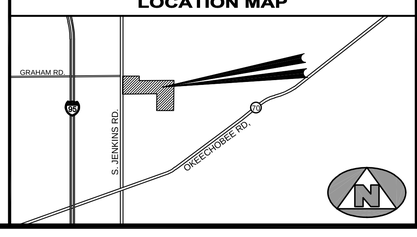
(C) = CALCULATED DISTANCE/DIRECTION
C/L = CENTERLINE
CA = CENTRAL ANGLE
CMP = CORRUGATED METAL PIPE
F.F.E. = FINISHED FLOOR ELEVATION
R/C = SET/FOUND 5/8" X 18" IRON REBAR AND CAP L.B. NO. 7344
● = CORNER NOT SET/FOUND
—x— = 4' BARB WIRE FENCE
19.8 = EXISTING ELEVATION
<— — = GUY ANCHOR
—U— = OVERHEAD UTILITY LINE
Ⓦ = WELL
—O— = WOOD UTILITY POLE

L = ARC LENGTH
N.S.L.R.D.D. = NORTH ST. LUCIE RIVER DRAINAGE DISTRICT
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORDS BOOK
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY

TREE LEGEND
(DIAMETERS IN INCHES)
ACACIA
BLACK OLIVE
CABBAGE PALM
DATE PALM
OAK
SILVER OAK

1) BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N00°15'34"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SHOWN HEREON.
2) NO BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, HAVE BEEN LOCATED.
3) ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTER-OFFICE/ FILING USE ONLY, AND IN NO WAY AFFECT THE DATE OF FIELD SURVEY AS STATED IN THE CERTIFICATION BLOCK HEREON.
4) ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, AND BASED UPON A BENCH MARK DESIGNATED "GREG", HAVING A NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATION OF 16.36 (4.9863 METERS) AS PUBLISHED BY THE ST. LUCIE COUNTY ENGINEERING DEPARTMENT.
5) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "AE" AND "X" (SHADED), AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 12111C0170 F, EFFECTIVE DATE, AUGUST 19, 1991.
6) THE WETLANDS SHOWN HEREON WERE DETERMINED BY COTLEUR & HEARING, INC.
8) ALL PLOTTABLE MATTER OF RECORD CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT HAVING COMMITMENT NO. 2557-0178, DATED JANUARY 24, 2007 AT 8:00 A.M. ARE SHOWN HEREON.

LOCATION MAP



DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1:
THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:
THE SOUTH THREE QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4); AND THE SOUTH THREE QUARTERS (3/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS DRAINAGE CANAL RIGHT-OF-WAY.

TOTAL CONTAINING: 32.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON AND THAT THIS SURVEY COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 2/26/2007 BY: _____
STEPHEN L. SHIRLEY, P.L.S. 3918

THE PROPERTY DESCRIPTION SHOWN HEREON IS AS FURNISHED. REPRODUCTIONS OF THIS SURVEY REPORT AND MAP ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

CERTIFIED TO

The Richman Group of Florida, Inc.
Broad and Cassel
First American Title Insurance Company

REVISIONS

DATE	DESCRIPTION	BY
6/19/06	ADDED WETLAND LOCATIONS	ESS
7/7/06	ADDED PROPOSED 20' FORT PIERCE UTILITIES AUTHORITY EASEMENT	BLS
2/26/07	UPDATE BOUNDARY SURVEY; ADD TITLE COMMITMENT INFO	BLS

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: alssurvey@ aol.com

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE RICHMAN GROUP OF FLORIDA, INC.

DWN: BLS	FB/PG:	305/32	DATE:	2/6/2006	W.O.# 05-0052.1
CKD:	FILE:	05-0052_BNDY	SCALE:	1" = 80'	SHEET: 1 OF 1

G:\ALADVND\Greg\2005\05-0052.1.dwg, 5/25/2007 10:18:17 AM

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Jenkins Pointe

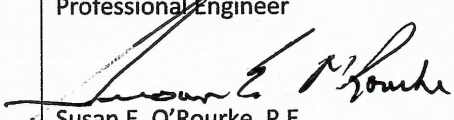
Prepared for:

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

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

O'ROURKE
ENGINEERING & PLANNING

June 4, 2020

Mr. John Sneep
Manager
FP Jenkins Rd LLC
9260 Dundee Drive
Lake Worth Florida 33467

Re: Jenkins Pointe

Dear Mr. Sneep:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for approximately 32.83 acres of land located off Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – LUPA Report – Jenkins Pointe

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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:

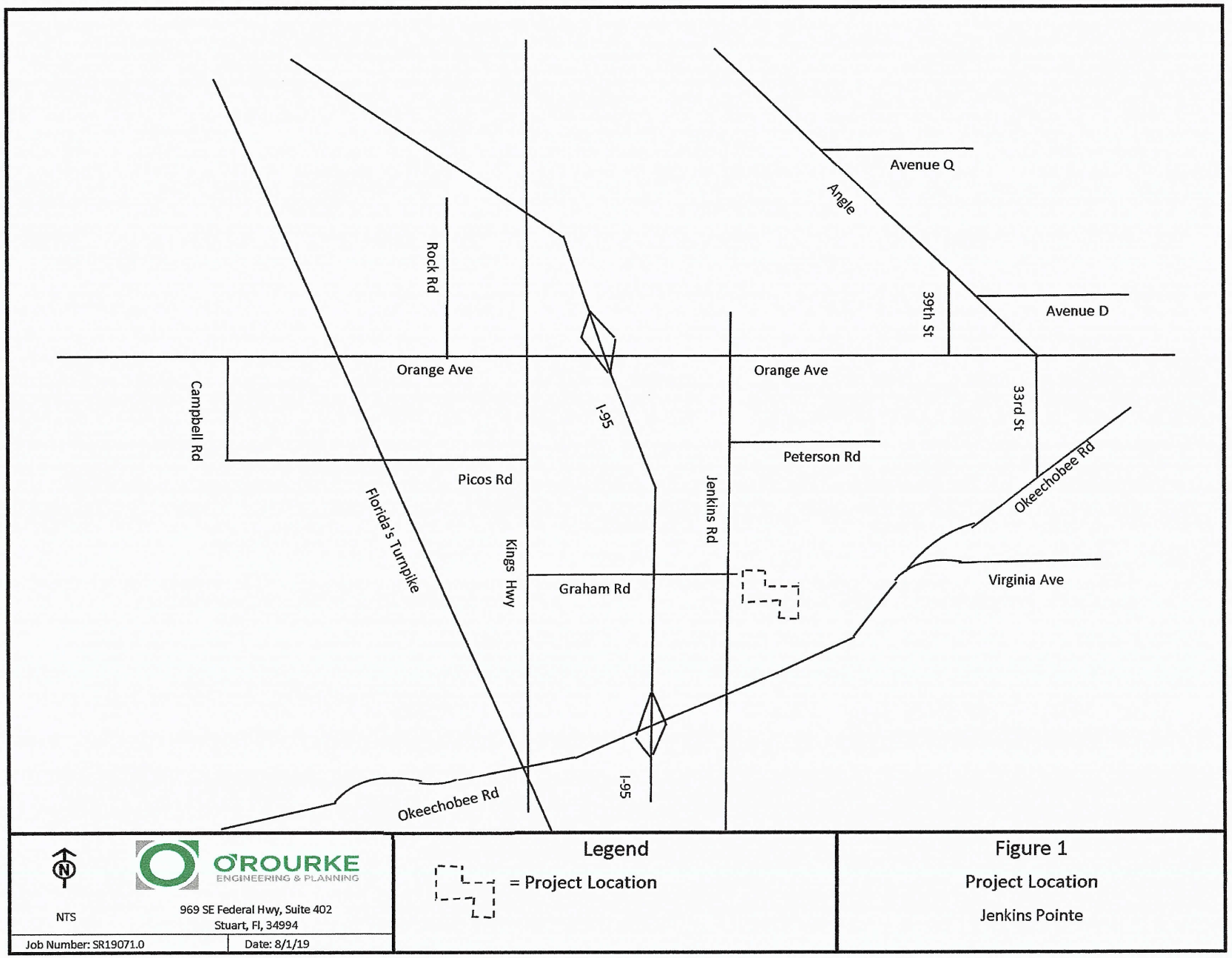
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

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.


Avenue Q
Angle
Rock Rd
39th St
Avenue D
Orange Ave
Orange Ave
Campbell Rd
I-95
33rd St
Peterson Rd
Picos Rd
Okeechobee Rd
Florida's Turnpike
Jenkins Rd
Kings Hwy
Graham Rd
Virginia Ave
I-95
Okeechobee Rd
NTS
O'ROURKE ENGINEERING & PLANNING
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number: SR19071.0
Date: 8/1/19
Legend
= Project Location
Figure 1
Project Location
Jenkins Pointe

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

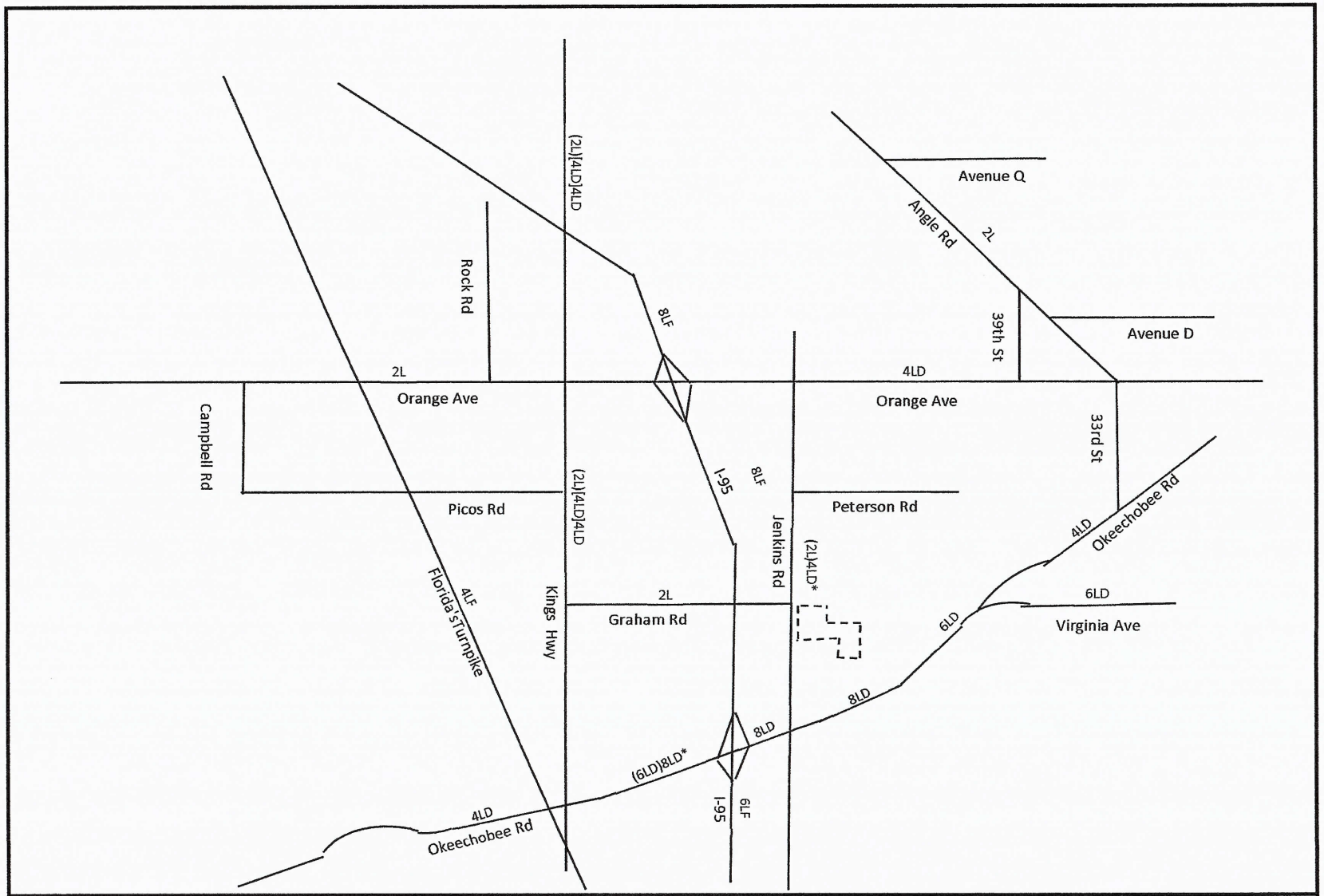
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a two-lane local roadway with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2040 LRTP needs plan, although unfunded.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes. It is shown as an eight-lane divided roadway from Kings Highway to McNeil Road in the 2040 LRTP needs plan, although unfunded.
- Orange Avenue is a four-lane divided arterial with an east/west alignment east of I-95.
- Kings Highway is a two-lane arterial with a north/south alignment and is included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2040 Network. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019/2020 Level of Service Report. These documents are included in **Appendix C.**



NTS 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: SR19071.0 Date: 8/1/19	Legend = Project Location (XX) = Existing Conditions if different then 2040 Network [XX] = Commited 5-Year TIP XX = 2040 Lane *Needs Plan	Figure 2 2040 Lane Geometrics Jenkins Pointe

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Multi-family Housing (Land Use Code 240) was applied to estimate the trips generated by the 590 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, the change in future land use will result in an increase of 1,490 net new daily trips. There will be an increase of 83 net new AM peak hour trips with an increase of 19 trips entering the project and 64 trips exiting the project. There will be an increase of 87 net new PM peak hour trips with 55 trips entering the project and 32 trips exiting the project.

The project likely would take until 2040 or 20 years to buildout. An estimated 25 percent of the project, or 148 units, are expected to be completed within five years. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed using LRTP employment data and then assigned to the roadway network. Future employment data reflects 19% to the north, 17 % to the west, 43% east and 21% south from the project.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3. Appendix C** provides the supporting data for the distribution.

Table 1 - Trip Generation - Buildout

Table 1a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	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
Net Change								**745**	**745**	**1,490**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	240	590	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	59	199	258
Existing	Multifamily Housing (Low-Rise)	240	393	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	40	135	175
Net Change								**19**	**64**	**83**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	240	590	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	181	106	287
Existing	Multifamily Housing (Low-Rise)	240	393	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	126	74	200
Net Change								**55**	**32**	**87**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip 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-Rise)	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-Rise)	240	148	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	16	53	69

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Proposed	Multifamily Housing (Low-Rise)	240	148	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	53	31	84

Source: ITE 10th Edition Trip Generation Rates

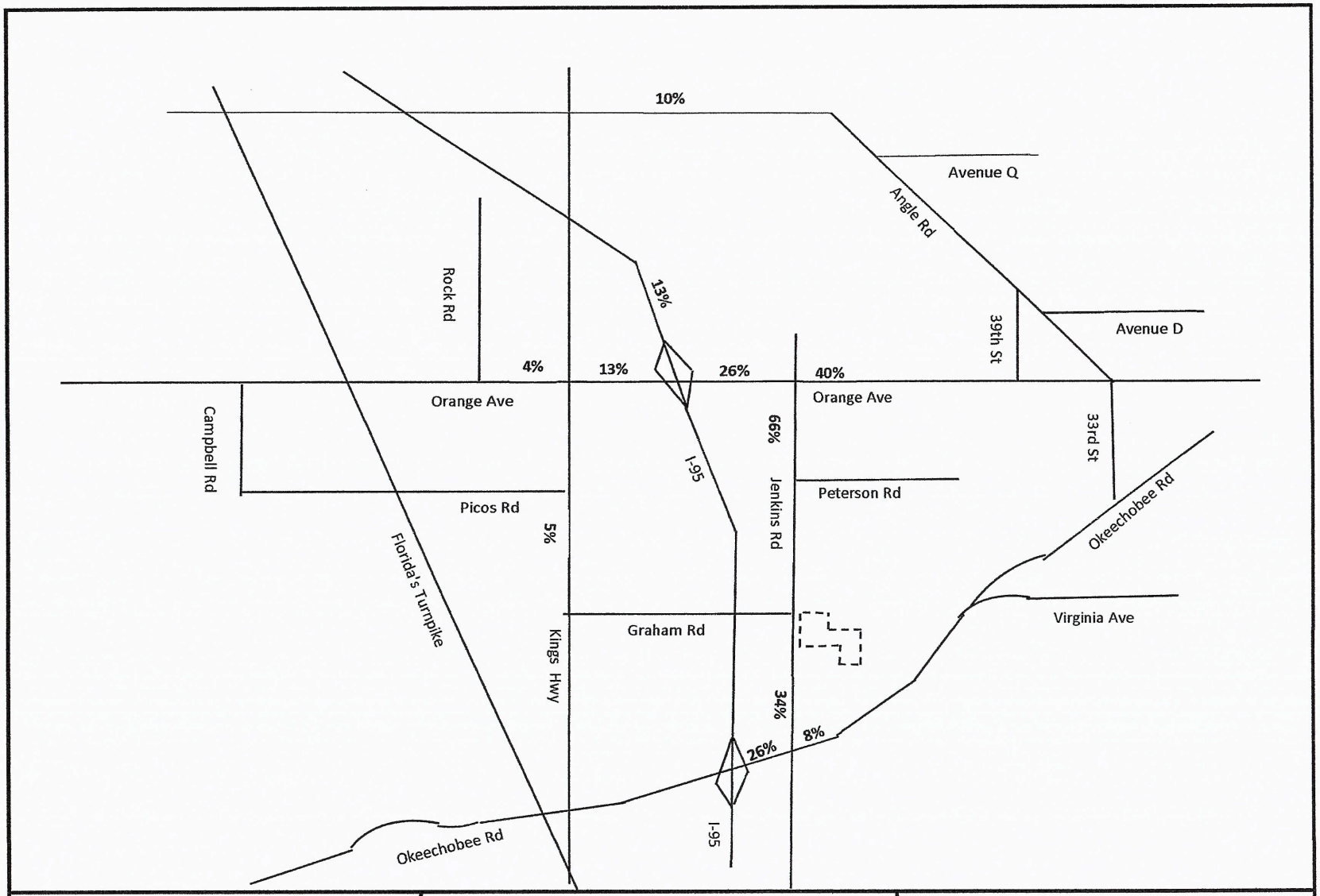

10%
Avenue Q
Angle Rd
Rock Rd
13%
39th St
Avenue D
4%
13%
26%
40%
Orange Ave
Orange Ave
Campbell Rd
66%
33rd St
I-95
Jenkins Rd
Peterson Rd
Okeechobee Rd
Picos Rd
5%
Florida's Turnpike
Graham Rd
Virginia Ave
Kings Hwy
34%
8%
26%
Okeechobee Rd
I-95
N
NTS
O'ROURKE
ENGINEERING & PLANNING
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Figure 3
Percent Assignment
Jenkins Pointe

2040 ANALYSIS

The increase in traffic associated with the change of land use for the AM and PM peak hour was tested against the 2040 cost feasible network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2040 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2040 AADT volumes were obtained from the St. Lucie County LRTP cost feasible model. These volumes were adjusted using FDOT K and D factors to obtain the 2040 Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the 2040 total traffic volumes. These volumes were then compared to the 2040 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results.

Appendix C includes the 2040 model data.

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects (committed trips) were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 6a and 6b** summarizes the results of the link analysis. As shown, Jenkins Road will operate at below levels of service with the existing network. However, since this is a deficiency before the project traffic is added, the project would assume the improvements to fix the deficiency in place when they submit for concurrency (FS 163.3180). Furthermore, the LRTP is in the process of being updated. Jenkins Road will likely be included in the Cost Feasible Network.

Appendix D includes the growth rate calculation and background traffic.

CONCLUSION

The change of land use can be accommodated within the currently funded long-range network. Therefore, the project meets the requirements for land use analysis amendments. Short term impacts will be addressed through State concurrency law.

TABLE 3a - 2040 Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	YES	920	42	4.57%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	13	1.41%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	42	6.67%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	13	2.06%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	NO	920	6	0.65%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	22	2.39%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	3	0.28%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	8	0.40%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	5	0.25%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	17	0.85%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	26	1.30%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	8	0.40%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	6	0.30%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	17	0.40%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	5	0.12%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	5	0.12%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	2	0.05%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	5	0.16%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	2	0.06%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	6	0.95%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	6	0.68%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	2	0.23%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 19
OUT: 64

TABLE 3b - 2040 Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	21	2.28%	66%
	Orange Ave	Peterson Rd	2L	SB	IN	YES	920	36	3.91%	66%
	Peterson Rd	Graham Rd	2L	NB	OUT	YES	630	21	3.33%	66%
	Peterson Rd	Graham Rd	2L	SB	IN	YES	630	36	5.71%	66%
	Graham Rd	Okeechobee Rd	2L	NB	IN	YES	920	19	2.07%	34%
	Graham Rd	Okeechobee Rd	2L	SB	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	2L	EB	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	2L	WB	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	4LD	EB	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	4LD	WB	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	4LD	EB	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,000	13	0.65%	40%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,000	22	1.10%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	4LD	NB	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	4LD	SB	IN	NO	2,000	6	0.30%	10%
Okeechobee Rd	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	8	0.19%	26%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	3	0.07%	8%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	3	0.09%	8%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	2L	EB	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	2L	WB	IN	NO	630	6	0.95%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	6	0.68%	10%

(1) 2040 Cost Feasible Roadway Network, using FDOT 2012 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

IN: 55
OUT: 32

TABLE 4a - 2040 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 (1)	K Factor	D Factor (2)	2040 Peak Hour Volume (3)	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	7,608	0.09	0.49	336	920	42	378	4.57%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	42	382	6.67%	YES	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	22	474	2.39%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data

(3) Calculated using K and D Factors

Net In: 19

Net Out: 64

TABLE 4b - 2040 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2040 (1)	K Factor	D Factor (2)	2040 Peak Hour Volume (3)	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	7,608	0.09	0.51	349	920	36	385	3.91%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	7,711	0.09	0.49	340	630	21	361	3.33%	YES	66%
	Peterson Rd	Graham Rd	SB	IN	YES	7,711	0.09	0.51	354	630	36	390	5.71%	YES	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	9,852	0.09	0.49	434	920	19	453	2.07%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	9,852	0.09	0.51	452	920	11	463	1.20%	YES	34%

(1) St. Lucie County 2040 LRTP Model

(2) Calculated using FDOT Hourly Count Data

(3) Calculated using K and D Factors

Net In: 55

Net Out: 32

TABLE 5a - 5-Year Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	35	3.80%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	11	1.20%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	35	5.56%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	11	1.75%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	5	0.54%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	18	1.96%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	7	0.35%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	4	0.20%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	14	0.70%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	21	1.05%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	6	0.30%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	5	0.25%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	4	0.09%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	4	0.10%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	1	0.02%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	4	0.13%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	1	0.03%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	5	0.79%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	5	0.57%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	2	0.23%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 16
Net Out: 53

TABLE 5b - Project Percent Impact - PM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	NO	920	20	2.17%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	35	3.80%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	20	3.17%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	35	5.56%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	18	1.96%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	11	1.20%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	2	0.19%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	1	0.09%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	7	0.35%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	4	0.20%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	14	0.70%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	8	0.40%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	12	0.60%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	21	1.05%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	3	0.15%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	5	0.25%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	14	0.33%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	8	0.19%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	2	0.05%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	4	0.10%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	2	0.06%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	4	0.13%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	3	0.48%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	5	0.79%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	3	0.34%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	5	0.57%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 53
Net Out: 31

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	570	2.97%	660	147	807	920	35	842	3.80%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	570	2.97%	660	93	753	630	35	788	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	593	2.97%	686	100	786	920	18	804	1.96%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 16
Net Out: 53
Years Grown: 5

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	569	1.45%	611	199	810	920	35	845	3.80%	YES(4)	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	547	1.45%	587	95	682	630	20	702	3.17%	YES(4)	66%
	Peterson Rd	Graham Rd	SB	IN	YES	569	1.45%	611	141	752	630	35	787	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	547	1.45%	587	95	682	920	18	700	1.96%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	569	1.45%	611	141	752	920	11	763	1.20%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 53
Net Out: 31
Years Grown: 5

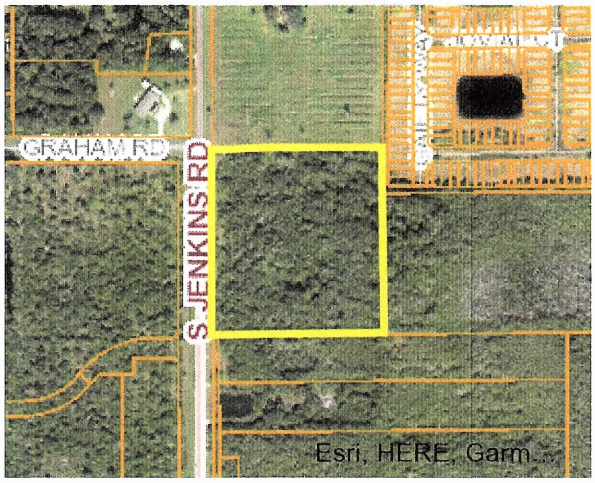
APPENDIX A

PARCEL DATA

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report



Parcel

Parcel ID:	2418-322-0002-000-2
Property ID:	166716
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$235,000
Finished Area:	
Acres:	10
Total Area:	435,600

Legal Description

Legal Description:	18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$235,000	$0	$235,000	$0	$186,340	$0	$186,340	$48,660	$0
2018	$235,000	$0	$235,000	$0	$169,400	$0	$169,400	$65,600	$0
2017	$166,400	$0	$166,400	$0	$154,000	$0	$154,000	$12,400	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

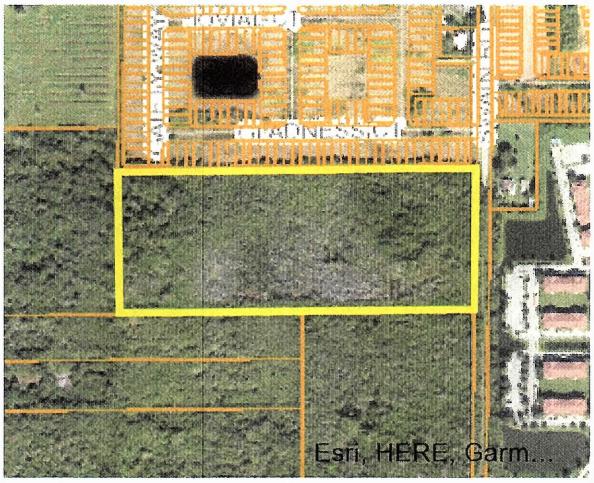
Special Assessments

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

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report



Parcel

Parcel ID:	2418-331-0001-000-3
Property ID:	27285
Owner 1:	FP Jenkins Road LLC
Site Address:	2107 SWAIN RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$245,400
Finished Area:	
Acres:	14.6
Total Area:	635,976

Legal Description

Legal Description: 18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$245,400	$0	$245,400	$0	$210,298	$0	$210,298	$35,102	$0
2018	$245,400	$0	$245,400	$0	$191,180	$0	$191,180	$54,220	$0
2017	$173,800	$0	$173,800	$0	$173,800	$0	$173,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	14.6	$262.80
Fort Pierce Stormwater Charge	2005	23.1	$1,593.90

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 10, 2020

Parcel Report

Parcel

Parcel ID:	2418-343-0001-000-0
Property ID:	27292
Owner 1:	FP Jenkins Road LLC
Site Address:	JENKINS RD

Owner

Owner 1:	FP Jenkins Road LLC
Owner 2:	
Owner 3:	
Mailing Address:	9260 Dundee DR Lake Worth, FL 33467-6125

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$174,700
Finished Area:	
Acres:	8.94
Total Area:	389,426.4

Legal Description

Legal Description: 18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W- (19A) (8.94 AC)(OR 3065-2045)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$174,700	$0	$174,700	$0	$133,233	$0	$133,233	$41,467	$0
2018	$174,700	$0	$174,700	$0	$121,121	$0	$121,121	$53,579	$0
2017	$123,800	$0	$123,800	$0	$110,110	$0	$110,110	$13,690	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2014	14	$966.00
North St. Lucie Water Management District	2013	8.94	$160.92

APPENDIX B

Roadway Details

5 Year Plan

LRTP Cost Feasible Map

FDOT 2012 QUALITY LEVEL OF SERVICE

KINGS HWY FROM NORTH OF PICOS ROAD TO NORTH OF I-95 OVERPASS

2302567 Non-SIS

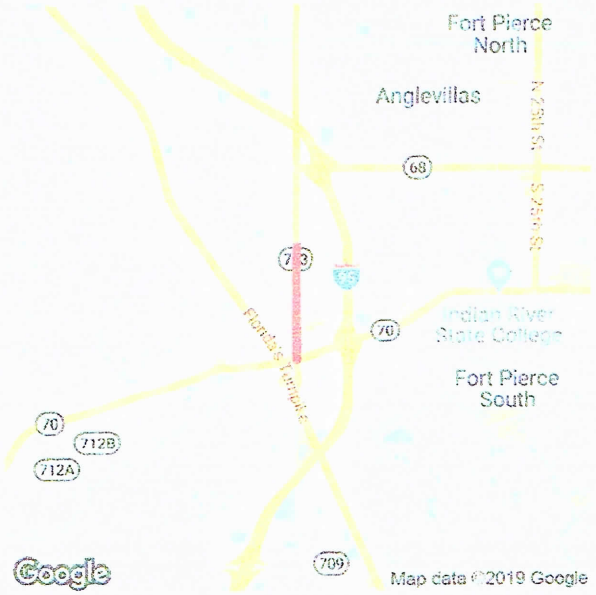
Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.217 **To:** NORTH OF SR-9/I-95 OVERPASS
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		175,083					**175,083**

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

Notes

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



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC'D 3/1/17
Lead Agency: MANAGED BY FDOT
From: 500 feet S OF OKEECHOBEE
Length: 2.2
To: NORTH OF PICOS ROAD
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFSA	65,007	0	0	0	0	65,007
ROW	SA	192,741	0	0	0	0	192,741
ROW	SU	656,235	0	0	0	0	656,235
ROW	DDR	1,907,675	0	0	0	0	1,907,675
ROW	DS	7,000	0	0	0	0	7,000
		2,828,658					**2,828,658**

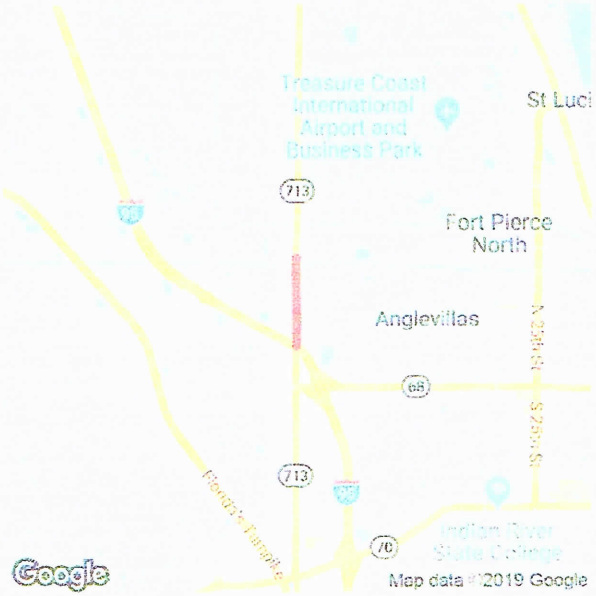
Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-5

Notes

B-2

KINGS HWY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

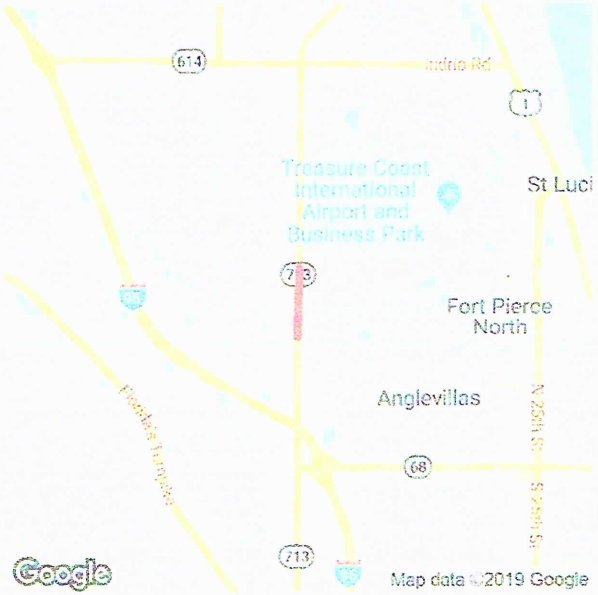
Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	12,740,314	64,992	0	0	0	12,805,306
ROW	DIH	106,090	106,090	0	0	0	212,180
CST	DDR	0	0	0	16,120,659	0	16,120,659
CST	DIH	0	0	0	396,144	0	396,144
CST	DS	0	0	0	12,916,408	0	12,916,408
ENV	DDR	5,000	0	60,000	0	0	65,000
		12,851,404	**171,082**	**60,000**	**29,433,211**		**42,515,697**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD

4383792 Non-SIS



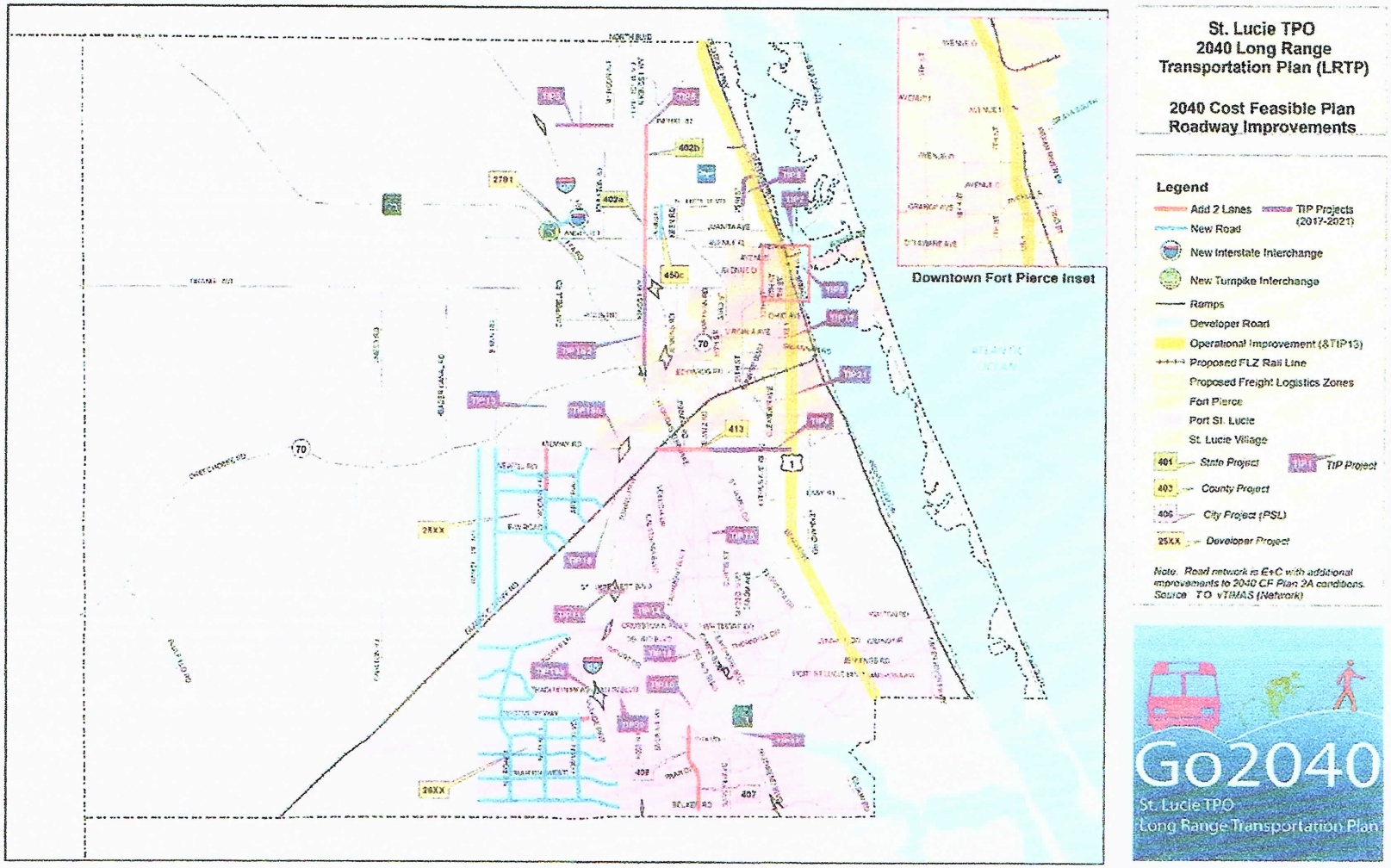
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION,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

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

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

Map 6-1: Go2040 Cost Feasible Plan Roadway Improvements



B-5

APPENDIX C

2040 Model Data Volumes

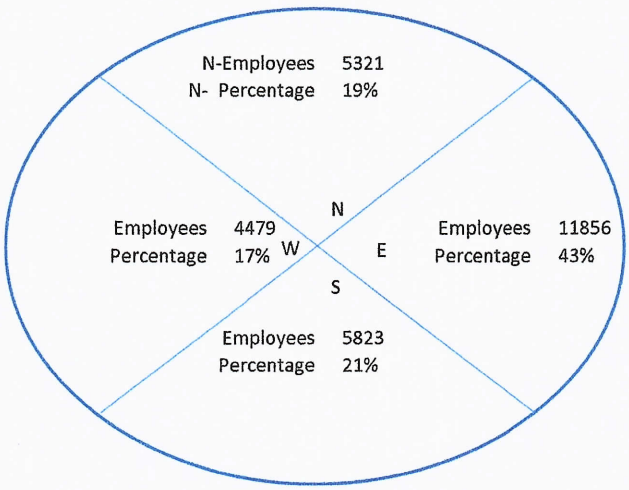
2040 Employment Data/Distribution

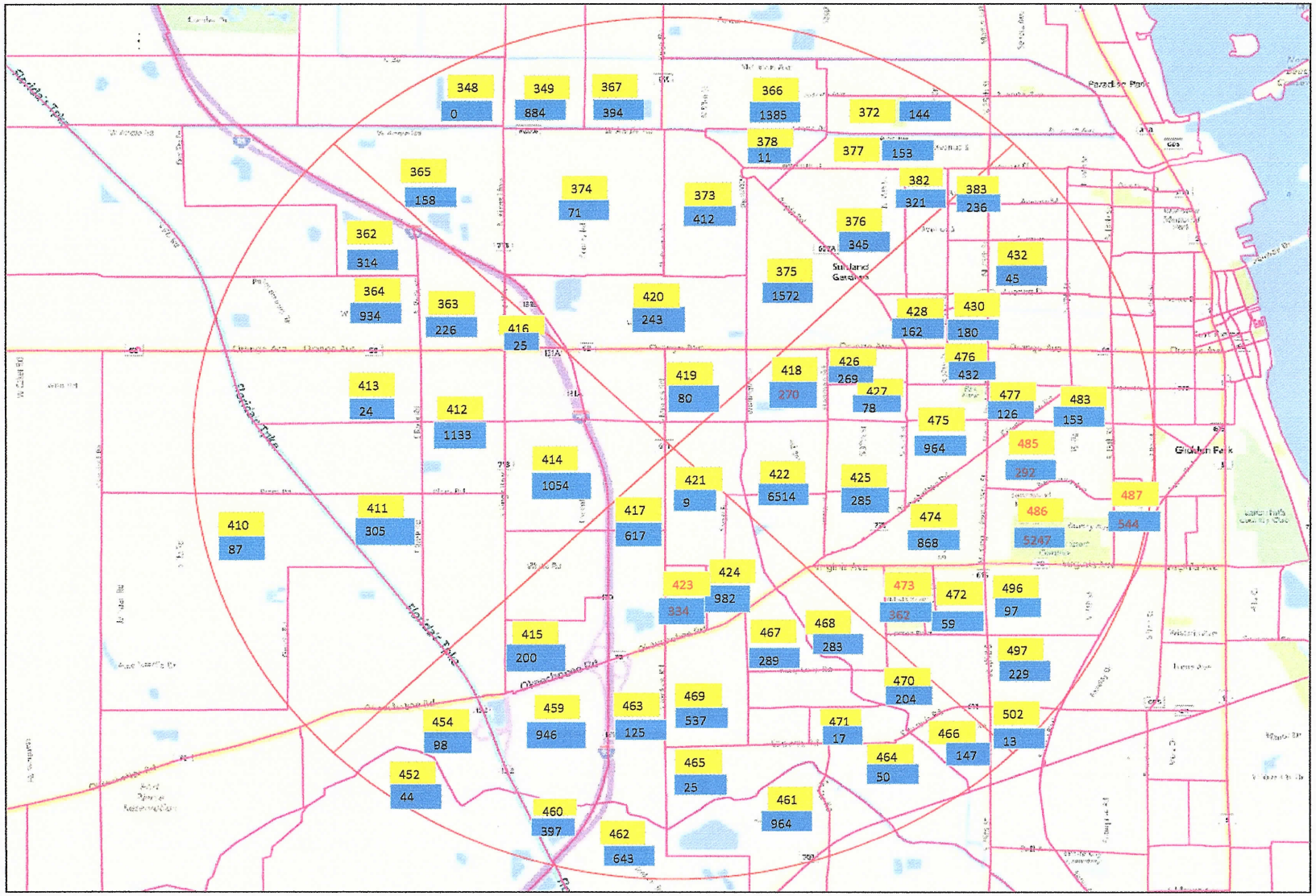
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

Distribution Based on Employment Location (2040)

Location	TAZ Number	POP	HH	Total Employees
N	348	134	73	0
N	349	1,215	296	884
W	362	1,073	589	314
W	363	0	0	226
W	364	1,463	729	934
2/3 N 1/3 W	365	114	42	158
N	366	1,229	467	1,385
N	367	220	71	394
N	372	1,393	426	144
N	373	1,328	440	412
N	374	191	81	71
2/3 N 1/3 E	375	764	229	1,572
2/3 N 1/3 E	376	1,443	470	345
N	377	706	244	153
N	378	412	133	11
1/3 N 2/3 E	382	2,744	928	321
1/3 N 2/3 E	383	2,492	862	236
W	410	603	237	87
W	411	11	5	305
W	412	653	231	1,133
W	413	138	54	24
W	414	501	201	1,054
S	415	0	0	200
2/3 N 1/3 W	416	0	0	25
1/2 S 1/2 W	417	210	82	617
1/3 N 2/3 E	418	540	173	270
2/3 N 1/3 E	419	65	22	80
N	420	127	52	243
1/2 S 1/2 E	421	6	3	9
E	422	1,686	978	6,514
S	424	1,220	480	982

Location	TAZ Number	POP	HH	Total Employees
E	425	248	86	285
E	426	38	15	269
E	427	158	55	78
E	428	419	130	162
E	430	458	153	180
E	432	517	153	45
S	452	435	145	44
2/3 S 1/3 W	454	1,542	539	98
S	459	0	0	946
S	460	25	10	397
S	461	553	143	964
S	462	73	19	643
S	463	306	143	125
S	464	289	114	50
S	465	928	327	25
2/3 S 1/3 E	466	841	336	`147
S	467	287	104	289
2/3 S 1/3 E	468	410	143	283
S	469	766	256	537
1/2 S 1/2 E	470	1,000	403	204
S	471	141	51	17
E	472	891	362	59
E	474	1,630	569	868
E	475	1,535	451	964
E	476	1,233	336	432
E	477	685	189	126
E	483	658	222	153
E	496	2,041	634	97
E	497	1,205	442	229
E	502	407	142	13





NTS O'ROURKE ENGINEERING & PLANNING 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: Date:	Legend ### = TAZ Number ### = 2040 Total Employees	Figure # TAZ & Employment Distributions Jenkins Pointe

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,872	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
4410.1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410.2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1586	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410.3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4800.1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800.2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,891	20,842	18,366
4800.3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	16,555	20,844	18,699
4800.4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,663	15,374	6,474	3,977	10,336	11,397	13,882	16,866	15,374
4810.1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15206	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,319	660	6,620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24,970	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,956	1,456	-836	24,970	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,326	31,444	6,444	1,451	29,035	29,994	30,386	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20,775	24,301	12,001	5,604	14,285	18,698	21,834	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	6,799	-5,158	7,404	18,332	14,332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,892	18,980	23,858	21,419

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AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,827	2017	2,100	789	C	0.393	807	C	0.401
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,344	2017	2,000	751	C	0.393	760	C	0.398
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2019	2,100	1,114	C	0.554	1,130	C	0.562
ANGLE RD	ORANGE AVE to AVENUE D	100	10,000	2020	790	513	D	0.649	490	D	0.620
ANGLE RD	AVENUE D to AVENUE Q	100	10,000	2020	540	513	D	0.950	490	D	0.907
ANGLE RD	AVENUE Q to 53RD ST	615	8,600	2020	600	508	D	0.847	521	D	0.868
ANGLE RD	53RD ST to KEEN RD	616	6,000	2020	630	319	C	0.532	357	C	0.595
ANGLE RD	KEEN RD to KINGS HWY	616	6,000	2020	880	319	C	0.384	357	C	0.430
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,267	2016	1,070	201	B	0.529	195	B	0.513
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	707	2017	1,070	37	B	0.088	37	B	0.088
AVENUE A	7TH ST to US 1	945034	1,189	2017	790	136	C	0.349	136	C	0.349
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,200	2017	600	147	C	0.490	136	C	0.453
AVENUE D	ANGLE RD to 29TH ST	164	3,683	2016	600	209	C	0.697	205	C	0.683
AVENUE D	29TH ST to 25TH ST	164	3,683	2016	790	209	C	0.536	205	C	0.526
AVENUE D	25TH ST to 17TH ST	163	4,289	2016	750	241	C	0.651	227	C	0.614
AVENUE D	17TH ST to 13TH ST	162	3,711	2016	750	171	C	0.462	185	C	0.500
AVENUE D	13TH ST to 10TH ST	161	2,118	2016	750	100	C	0.270	112	C	0.303
AVENUE D	10TH ST to 7TH ST	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE D	7TH ST to US 1	160	2,383	2016	750	119	C	0.322	129	C	0.349
AVENUE I	25TH ST to 17TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE I	17TH ST to 13TH ST	620	2,533	2016	750	218	C	0.589	171	C	0.462
AVENUE H	13TH ST to 7TH ST	618	1,583	2017	540	92	C	0.341	99	C	0.367
AVENUE H	7TH ST to US 1	619	1,233	2017	750	67	C	0.181	66	C	0.178
AVENUE Q	ANGLE RD to 25TH ST	700	5,700	2020	750	301	C	0.814	289	C	0.781
AVENUE Q	25TH ST to 17TH ST	701	3,937	2016	750	281	C	0.759	314	C	0.849

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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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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

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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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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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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	7TH ST to US 1	945134	7,219	2017	300	460	D	0.767	409	D	0.682
ORANGE AVE	US 1 to 2ND ST	945133	3,645	2017	300	232	C	0.773	227	C	0.757
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,645	2017	370	232	C	0.627	227	C	0.614
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,900	2019	540	167	C	0.619	126	C	0.467
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	ROSSER BLVD to SAVONA BLVD	209	1,108	2016	630	81	C	0.135	71	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,717	2017	630	408	C	0.680	340	C	0.567
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,000	2019	920	746	C	0.857	634	C	0.729
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	15,534	2017	2,100	717	C	0.375	717	C	0.375
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,183	2017	540	94	C	0.348	80	C	0.296
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.341	86	C	0.319
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	15,868	2017	700	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	15,868	2017	920	732	C	0.882	732	C	0.882
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	32,000	2019	3,020	1,720	C	0.585	1,731	C	0.589
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	38,000	2019	3,170	2,215	C	0.717	1,957	C	0.633
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	47,644	2017	3,020	3,186	F	1.055	2,892	C	0.984
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	47,644	2017	3,170	3,186	F	1.01	2,892	C	0.936
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	48,955	2017	3,020	3,094	F	1.025	3,065	F	1.015
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,175	2017	3,020	3,027	F	1	2,653	C	0.902
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	61,616	2017	3,020	4,415	F	1.462	3,293	F	1.090
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	41,526	2017	3,020	2,499	C	0.850	2,217	C	0.754

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APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

AM APPROVED PROJECTS			39 Acre Residential Development					9 Kings Center St. Lucie County					10 Village of Sunset Lakes St. Lucie County				
Road Name	From	To	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	10%	157	8	6	2	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	10%	157	8	6	2	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	1%	18	2	2	0	3%	132	9	2	7
	Peterson	Okeechobee	10%	157	8	2	6	0%	0	0	0	0	3%	132	9	2	7
	Okeechobee	Edwards	70%	1,101	56	13	43	0%	0	0	0	0	1%	44	3	1	2
	Edwards	Ten Mile Creek	100%	1,573	80	18	62	0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	10%	184	19	16	3	4%	0	12	2	10
	Kings Hwy	I-95	0%	0	0	0	0	30%	553	57	10	47	15%	0	45	36	9
	I-95	Jenkins Rd	0%	0	0	0	0	5%	92	10	2	8	1%	44	3	2	1
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	0%	0	0	0	0	1%	44	3	2	1
	Hartman	Angle Rd	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Angle	25th St	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	18%	332	34	28	6	8%	353	24	19	5
	Picos Rd	Orange Ave	0%	0	0	0	0	20%	368	38	31	7	20%	881	60	48	12
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	60%	1,105	114	94	20	40%	1,763	120	96	24
Edwards Rd.	US 1	Oleander	10%	157	8	2	6	0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	10%	157	8	2	6	0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	30%	472	24	5	19	0%	0	0	0	0	0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Crossroads Pkwy	I95	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	I95	Jenkins Rd	55%	865	44	10	34	0%	0	0	0	0	0%	0	0	0	0
	Jenkins Rd	McNeil Rd	5%	79	4	1	3	0%	0	0	0	0	0%	0	0	0	0
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
				1,573	80	In	18		1,842	190	In	156		4,407	299	In	60
						Out	62				Out	34				Out	239

Road Name	From	To	Mariner Cove Ft. Pierce %	Daily	Two-Way Trips	Directional N/E	Directional S/W	43 Bent Creek @ 50% Complete City of Fort Pierce %	Daily	Two-Way Trips	Directional N/E	Directional S/W	44 Celebration Pointe @25% Complete City of Fort Pierce %	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	2%	62	5	1	4	30%	478	38	9	29
	Peterson	Okeechobee	10%	207	10	2	8	2%	62	5	1	4	50%	796	63	48	15
	Okeechobee	Edwards	75%	1,554	72	60	12	0%	0	0	0	0	5%	80	6	5	2
	Edwards	Ten Mile Creek	100%	2,072	96	80	16	0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	5	2
	Kings Hwy	I-95	0%	0	0	0	0	5%	154	12	3	9	10%	159	13	10	3
	I-95	Jenkins Rd	0%	0	0	0	0	20%	616	50	12	37	25%	398	32	24	8
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	25%	771	62	16	47	5%	80	6	5	2
	Hartman	Angle Rd	0%	0	0	0	0	35%	1,079	87	65	22	15%	239	19	5	14
	Angle	25th St	0%	0	0	0	0	33%	1,017	82	61	20	10%	159	13	3	10
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	3%	92	7	6	2	2%	32	3	2	1
	Picos Rd	Orange Ave	0%	0	0	0	0	3%	92	7	6	2	2%	32	3	2	1
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	2%	62	5	4	1	3%	48	4	3	1
Edwards Rd.	US 1	Oleander	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	25%	518	24	20	4	0%	0	0	0	0	5%	80	6	2	5
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	2	5
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	2	5
	Crossroads Pkwy	I95	0%	0	0	0	0	0%	0	0	0	0	5%	80	6	2	5
	I95	Jenkins Rd	45%	932	43	36	7	0%	0	0	0	0	5%	80	6	2	5
	Jenkins Rd	McNeil Rd	20%	414	19	16	3	0%	0	0	0	0	5%	80	6	2	5
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
				2,072	96	In	16		3,082	248	In	62		1,592	127	In	30
						Out	80				Out	186				Out	96

Road Name	From	To	37 Whispering Oaks %	Daily	Two-Way Trips	Directional N/E	Directional S/W	St. Lucie Commerce Center @25% Complete %	Daily	Two-Way Trips	Directional N/E	Directional S/W	WaWa %	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	70%	1,964	148	117	32	30%	509	74	16	59	15%	287	14	7	7
	Peterson	Okeechobee	12%	337	25	20	5	30%	509	74	16	59	15%	287	14	7	7
	Okeechobee	Edwards	5%	140	11	8	2	0%	0	0	0	0	15%	287	14	7	7
	Edwards	Ten Mile Creek	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	5%	140	11	8	2	90%	1,526	223	47	176	0%	0	0	0	0
	Kings Hwy	I-95	10%	281	21	17	5	50%	848	124	26	98	0%	0	0	0	0
	I-95	Jenkins Rd	60%	1,684	127	100	27	10%	170	25	5	20	0%	0	0	0	0
	Jenkins Rd	Hartman Rd	10%	281	21	17	5	5%	85	12	3	10	0%	0	0	0	0
	Hartman	Angle Rd	20%	561	42	33	9	5%	85	12	3	10	0%	0	0	0	0
	Angle	25th St	13%	365	28	22	6	5%	85	12	3	10	0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	2%	56	4	3	1	0%	0	0	0	0	0%	0	0	0	0
	Picos Rd	Orange Ave	2%	56	4	3	1	30%	509	74	59	16	0%	0	0	0	0
	Orange Ave	Angle Rd (CR603)	3%	84	6	5	1	10%	170	25	20	5	0%	0	0	0	0
Edwards Rd.	US 1	Oleander	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	5%	140	11	8	2	0%	0	0	0	0	0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	Kings Hwy	Crossroads Pkwy	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	Crossroads Pkwy	I95	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	I95	Jenkins Rd	5%	140	11	8	2	0%	0	0	0	0	50%	958	46	23	23
	Jenkins Rd	McNeil Rd	2%	56	4	3	1	0%	0	0	0	0	20%	383	18	9	9
	McNeil Rd	Virginia Ave	2%	56	4	3	1	0%	0	0	0	0	20%	383	18	9	9
				2,806	212	In	45		1,695	248	In	52		1,915	92	IN	46
						Out	167				Out	196				OUT	46

			SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	157	0	8	0	6	0	2	0	0	8	0	6	0	2
	Edwards Rd.	Bell Ave.	157	0	8	0	6	0	2	0	0	8	0	6	0	2
Jenkins Rd	Orange	Peterson	2,636	814	200	90	129	23	71	66	-18	273	-5	147	-13	124
	Peterson	Okeechobee	1,691	796	120	88	75	23	46	66	-18	191	-5	93	-11	100
	Okeechobee	Edwards	2,919	287	148	14	86	7	62	7	-3	159	-1	92	-1	67
	Edwards	Ten Mile Creek	3,645	0	176	0	98	0	78	0	0	176	0	98	0	78
Orange Ave	Rock Rd	Kings Hwy	220	1,710	29	242	16	47	13	180	-7	264	-4	58	-3	190
	Kings Hwy	I-95	594	1,400	91	181	65	26	26	145	-23	249	-5	86	-6	164
	I-95	Jenkins Rd	2,742	262	211	34	139	5	72	27	-7	239	-1	143	-5	94
	Jenkins Rd	Hartman Rd	1,175	85	93	12	39	3	53	10	-2	102	-1	41	-2	61
	Hartman	Angle Rd	1,879	85	148	12	103	3	45	10	-2	158	-1	105	-2	53
	Angle	25th St	1,541	85	122	12	86	3	36	10	-2	132	-1	88	-2	44
Kings Hwy	Okeechobee Rd	Picos Rd	533	332	38	34	30	0	8	6	-7	65	0	30	-1	13
	Picos Rd	Orange Ave	1,062	877	74	112	59	59	15	22	-19	168	-12	106	-4	34
	Orange Ave	Angle Rd (CR603)	1,956	1,275	135	139	107	20	27	26	-28	246	-4	123	-5	48
Edwards Rd.	US 1	Oleander	157	0	8	0	2	0	6	0	0	8	0	2	0	6
	Oleander	25th	157	0	8	0	2	0	6	0	0	8	0	2	0	6
	25th	Jenkins Rd	1,210	0	65	0	35	0	30	0	0	65	0	35	0	30
Okeechobee Rd	Florida's Turnpike	Kings Hwy	220	958	17	46	10	23	7	23	-4	59	-2	30	-2	28
	Kings Hwy	Crossroads Pkwy	220	958	17	46	10	23	7	23	-4	59	-2	30	-2	28
	Crossroads Pkwy	I95	220	958	17	46	10	23	7	23	-4	59	-2	30	-2	28
	I95	Jenkins Rd	2,017	958	104	46	56	23	48	23	-9	141	-5	74	-5	67
	Jenkins Rd	McNeil Rd	629	383	34	18	22	9	12	9	-4	48	-2	29	-2	19
	McNeil Rd	Virginia Ave	56	383	4	18	3	9	1	9	-1	21	-1	12	0	10

PM APPROVED PROJECTS			39 Acre Residential Development					9 Kings Center St. Lucie County					10 Village of Sunset Lakes St. Lucie County				
Road Name	From	To	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	1.0%	18	2	0	2	3.0%	132	12	8	4
	Peterson	Okeechobee	10%	157	157	12	3	0.0%	0	0	0	0	3.0%	132	12	8	4
	Okeechobee	Edwards	70%	1,101	1,101	85	24	0.0%	0	0	0	0	1.0%	44	4	3	1
	Edwards Rd.	Ten Mile Creek	100%	1,573	1,573	122	34	0.0%	0	0	0	0	0.0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	10.0%	184	22	5	17	4.0%	176	16	11	5
	Kings Hwy	I-95	0%	0	0	0	0	30.0%	553	66	52	14	15.0%	661	61	21	40
	I-95	Jenkins Rd	0%	0	0	0	0	5.0%	92	11	9	2	1.0%	44	4	1	3
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	0.0%	0	0	0	0	1.0%	44	4	1	3
	Hartman	Angle Rd	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Angle	25th St	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	18.0%	332	40	8	31	8.0%	353	32	11	21
	Picos Rd	Orange Ave	0%	0	0	0	0	20.0%	368	44	9	35	20.0%	881	81	27	54
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	60.0%	1,105	132	28	104	40.0%	1,763	162	55	107
Edwards Rd.	US 1	Oleander	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0
	Oleander	25th	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0
	25th	Jenkins Rd	30%	472	472	37	10	0.0%	0	0	0	0	0.0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Crossroads Pkwy	I95	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	I95	Jenkins Rd	55%	865	865	67	19	0.0%	0	0	0	0	0.0%	0	0	0	0
	Jenkins Rd	McNeil Rd	5%	79	79	6	2	0.0%	0	0	0	0	0.0%	0	0	0	0
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
				1,573	156	In	34		1,842	220	In	46		4,407	405	In	268
						Out	122				Out	174				Out	137

PM APPROVED PROJECTS			Mariner Cove Ft. Pierce					43 Bent Creek @ 50% Complete City of Fort Pierce					44 Celebration Pointe @25% Complete City of Fort Pierce				
Road Name	From	To	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	2.0%	62	6	4	2	30.0%	478	47	30	17
	Peterson	Okeechobee	10%	207	11	4	8	2.0%	62	6	4	2	50.0%	796	78	29	50
	Okeechobee	Edwards	75%	1,554	85	29	56	0.0%	0	0	0	0	5.0%	80	8	3	5
	Edwards Rd.	Ten Mile Creek	100%	2,072	113	38	75	0.0%	0	0	0	0	0.0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	3	5
	Kings Hwy	I-95	0%	0	0	0	0	5.0%	154	15	10	6	10.0%	159	16	6	10
	I-95	Jenkins Rd	0%	0	0	0	0	20.0%	616	61	39	23	25.0%	398	39	14	25
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	25.0%	771	76	48	28	5.0%	80	8	3	5
	Hartman	Angle Rd	0%	0	0	0	0	35.0%	1,079	107	40	67	15.0%	239	24	15	9
	Angle	25th St	0%	0	0	0	0	33.0%	1,017	101	37	64	10.0%	159	16	10	6
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2
	Picos Rd	Orange Ave	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	2.0%	62	6	2	4	3.0%	48	5	2	3
Edwards Rd.	US 1	Oleander	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	Oleander	25th	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
	25th	Jenkins Rd	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	Kings Hwy	Crossroads Pkwy	25%	518	28	19	10	0.0%	0	0	0	0	5.0%	80	8	5	3
	Crossroads Pkwy	I95	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	I95	Jenkins Rd	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	Jenkins Rd	McNeil Rd	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3
	McNeil Rd	Virginia Ave	45%	932	51	34	17	0.0%	0	0	0	0	0.0%	0	0	0	0
				2,072	113	In	75		3,082	306	In	193		1,592	157	In	100
						Out	38				Out	113				Out	57

PM APPROVED PROJECTS			37 Whispering Oaks					St. Lucie Commerce Center @25% Complete					WaWa				
Road Name	From	To	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0
Jenkins Rd	Orange	Peterson	70.0%	1,964	237	117	120	30.0%	509	74	16	59	15%	287	16	8	8
	Peterson	Okeechobee	12.0%	337	41	20	21	30.0%	509	74	16	59	15%	287	16	8	8
	Okeechobee	Edwards	5.0%	140	17	8	9	0.0%	0	0	0	0	15%	287	16	8	8
	Edwards Rd.	Ten Mile Creek	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0
Orange Ave	Rock Rd	Kings Hwy	5.0%	140	17	8	9	90.0%	1,526	223	47	176	0%	0	0	0	0
	Kings Hwy	I-95	10.0%	281	34	17	17	50.0%	848	124	26	98	0%	0	0	0	0
	I-95	Jenkins Rd	60.0%	1,684	203	100	103	10.0%	170	25	5	20	0%	0	0	0	0
	Jenkins Rd	Hartman Rd	10.0%	281	34	17	17	5.0%	85	12	3	10	0%	0	0	0	0
	Hartman	Angle Rd	20.0%	561	68	33	34	5.0%	85	12	3	10	0%	0	0	0	0
	Angle	25th St	13.0%	365	44	22	22	5.0%	85	12	3	10	0%	0	0	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	2.0%	56	7	3	3	0.0%	0	0	0	0	0%	0	0	0	0
	Picos Rd	Orange Ave	2.0%	56	7	3	3	30.0%	509	74	59	16	0%	0	0	0	0
	Orange Ave	Angle Rd (CR603)	3.0%	84	10	5	5	10.0%	170	25	20	5	0%	0	0	0	0
Edwards Rd.	US 1	Oleander	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0
	Oleander	25th	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0
	25th	Jenkins Rd	5.0%	140	17	8	9	0.0%	0	0	0	0	0%	0	0	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	Kings Hwy	Crossroads Pkwy	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	Crossroads Pkwy	I95	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	I95	Jenkins Rd	5.0%	140	17	8	9	0.0%	0	0	0	0	50%	958	52	26	26
	Jenkins Rd	McNeil Rd	2.0%	56	7	3	3	0.0%	0	0	0	0	20%	383	22	11	11
	McNeil Rd	Virginia Ave	2.0%	56	7	3	3	0.0%	0	0	0	0	20%	383	22	11	11
								0.0%	0								
				2,806	339	In	172		1,695	248	In	52		1,915	106	IN	53
						Out	167				Out	196				OUT	53

PM APPROVED PROJECTS			SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	157	0	157	0	3	0	12	0	0	157	0	3	0	12
	Edwards Rd.	Bell Ave.	157	0	157	0	3	0	12	0	0	157	0	3	0	12
Jenkins Rd	Orange	Peterson	2,636	814	303	93	159	24	144	69	-19	377	-5	178	-14	199
	Peterson	Okeechobee	1,691	796	306	90	77	24	88	67	-18	378	-5	95	-13	141
	Okeechobee	Edwards	2,919	287	1215	16	128	8	95	8	-3	1227	-2	134	-2	101
	Edwards Rd.	Ten Mile Creek	3,645	0	1686	0	160	0	109	0	0	1686	0	160	0	109
Orange Ave	Rock Rd	Kings Hwy	396	1,710	41	245	22	51	19	194	-10	276	-5	68	-5	208
	Kings Hwy	I-95	1,255	1,400	126	190	53	78	73	112	-31	284	-13	118	-18	167
	I-95	Jenkins Rd	2,742	262	308	36	154	14	153	22	-7	336	-3	166	-4	171
	Jenkins Rd	Hartman Rd	1,175	85	122	12	69	3	53	10	-2	132	-1	71	-2	61
	Hartman	Angle Rd	1,879	85	198	12	88	3	110	10	-2	208	-1	90	-2	118
	Angle	25th St	1,541	85	161	12	69	3	92	10	-2	170	-1	71	-2	99
Kings Hwy	Okeechobee Rd	Picos Rd	533	332	51	40	21	8	30	31	-8	83	-2	28	-6	55
	Picos Rd	Orange Ave	1,062	877	100	118	38	68	62	50	-24	195	-9	96	-10	103
	Orange Ave	Angle Rd (CR603)	1,956	1,275	183	157	64	47	119	110	-31	308	-9	102	-22	207
Edwards Rd.	US 1	Oleander	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	Oleander	25th	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	25th	Jenkins Rd	692	0	497	0	50	0	22	0	0	497	0	50	0	22
Okeechobee Rd	Florida's Turnpike	Kings Hwy	220	958	25	52	13	26	11	26	-6	71	-3	36	-3	35
	Kings Hwy	Crossroads Pkwy	738	958	53	52	32	26	21	26	-10	95	-5	53	-5	42
	Crossroads Pkwy	I95	220	958	25	52	13	26	11	26	-6	71	-3	36	-3	35
	I95	Jenkins Rd	1,085	958	890	52	80	26	30	26	-10	932	-5	101	-5	51
	Jenkins Rd	McNeil Rd	214	383	93	22	14	11	8	11	-4	111	-2	23	-2	17
	McNeil Rd	Virginia Ave	989	383	58	22	37	11	21	11	-4	75	-2	46	-2	29

Historical Growth Rate Calculation

Segment	From	To	2017 AM	2020 AM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	593	543	2.97%

Segment	From	To	2017 PM	2020 PM	3 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	569	545	1.45%

*Source: Traffic Counts and Level of Service Report Fall 2017
Traffic Counts and Level of Service Report Fall/Winter 2019/2020

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	42,866	2015	7,320	-	-	-	-	-	-
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	4,629	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,429	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,505	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,505	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	820	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	820	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,446	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,446	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,542	2016	790	358	C	0.918	343	C	0.879
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	0.411	343	C	0.394
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	0.178	89	C	0.241
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	0.149	245	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	0.519	404	C	0.487
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	0.624	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	0.905	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	0.624	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	0.429	158	B	0.416
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	0.578	440	C	0.579

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

AM Peak Hour - Off-Peak Directional Volume Calculations

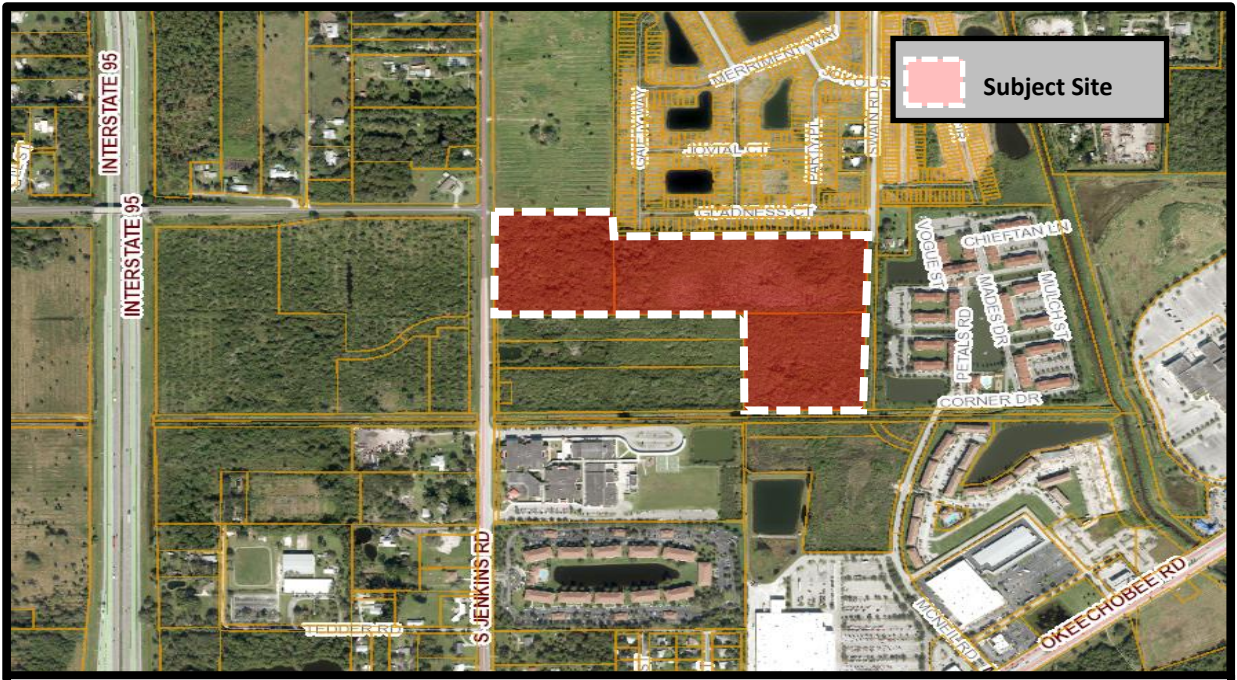
Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	593	570
	Peterson Rd	Graham Rd	0.51	0.49	593	570
	Graham Rd	Okeechobee Rd	0.51	0.49	593	570

Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B

PM Peak Hour - Off-Peak Directional Volume Calculations

Segment	From	To	Peak Direction D Factor (A)	Off-Peak Direction D Factor (B)	2020 Peak Hour Peak Direction Volume (C)	2020 Peak Hour Off-Peak Direction Volume (D)
Jenkins Rd	Orange Ave	Peterson Rd	0.51	0.49	569	547
	Peterson Rd	Graham Rd	0.51	0.49	569	547
	Graham Rd	Okeechobee Rd	0.51	0.49	569	547

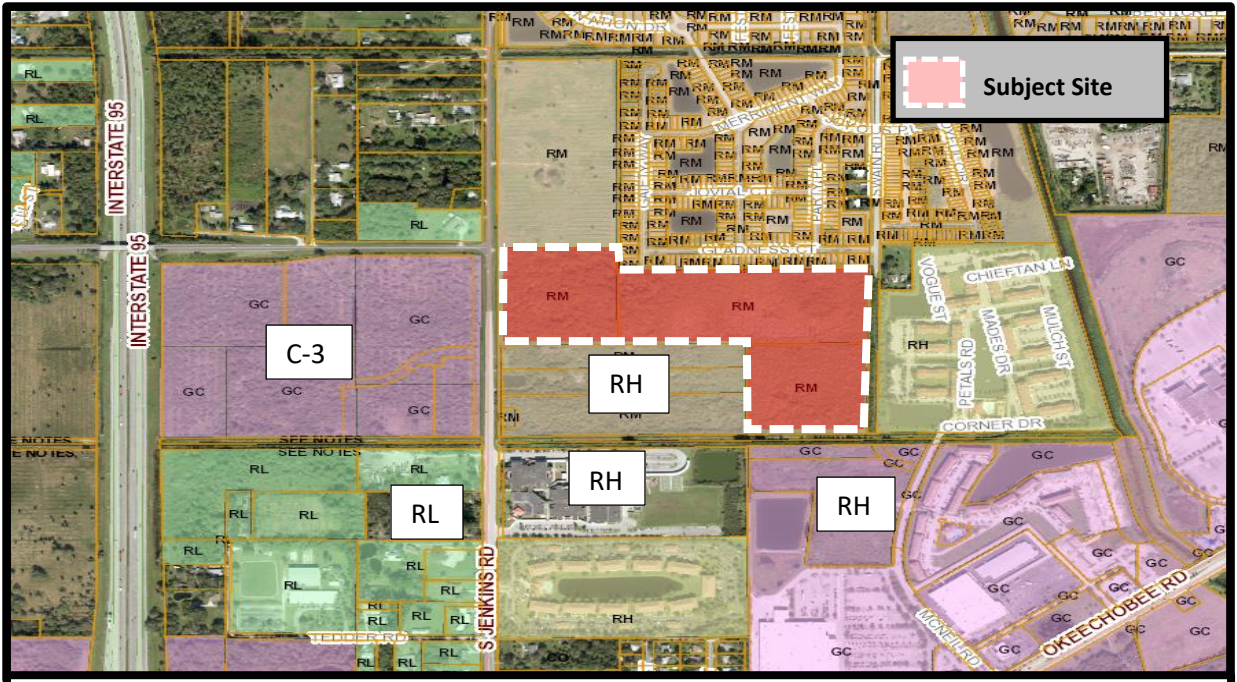
Off-Peak Volume (D) = (C/A)*B
A = FDOT D Factor
B = 1 - A
C = St. Lucie County LOS Report Volume
D = (C/A)*B



THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Aerial Map

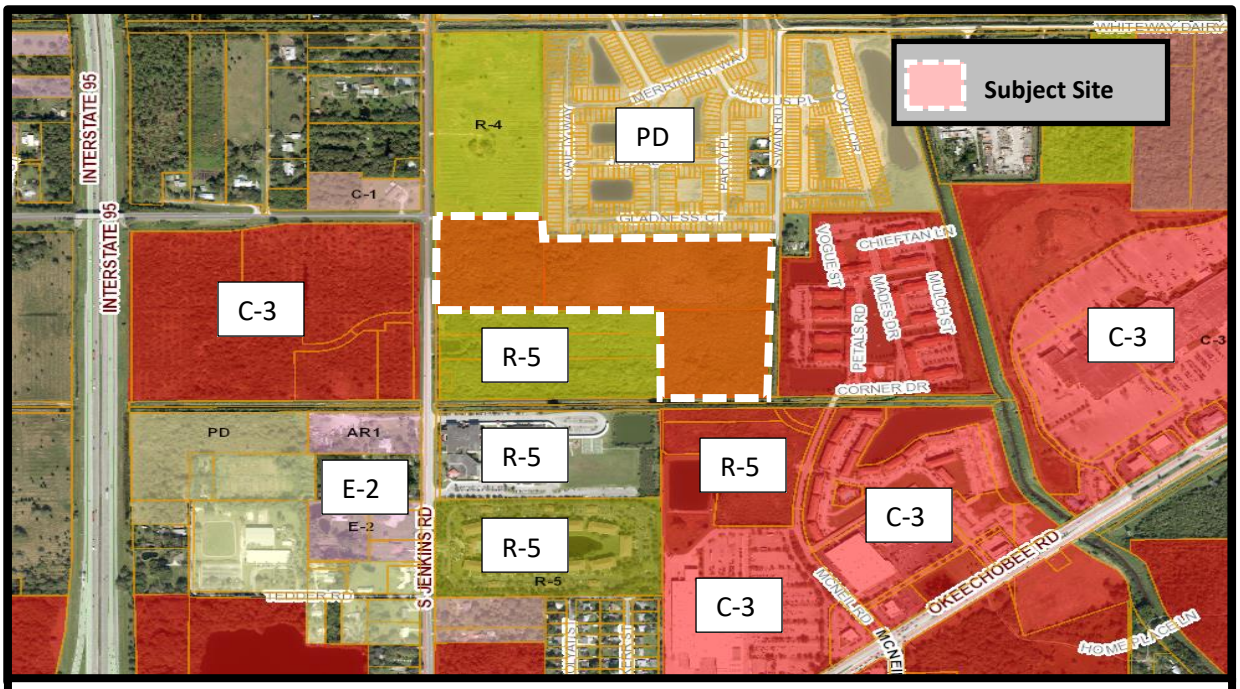
N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

FLUMA/Rezoning
Jenkins Point
Zoning Map

N
W E
S

May 21, 2020

Brad Curry, Engineering Design, Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: **Jenkins Point FLUMA & Rezoning**
TECHNICAL REVIEW PROJECT: # 20-99900001

Comments:

Fort Pierce Planning:

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site specific traffic study will be required to be provided at the time of any development review application.
2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided.
3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right nest to the site.
4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

Fort Pierce Engineering:

1. No formal comments/Zoning & FLU request approved. (see attached sheet)

Fort Pierce Building:

1. No comment at this time (see attached sheet)

Fort Pierce Utilities Authority:

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

2. Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:
   - Electric service is available from Jenkins Road and along the south side of the propose development.
   - Gas service is available from Jenkins Road.
   - FPUA will require a utility easement for all propose FPUA facilities within the site.
   - See attached Electric, Gas, & Water/Sewer Maps

St. Lucie County Planning:

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs

   Background:

   Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.

   • Current: Medium Density Residential (R-4) & Medium Density Residential (RM).

   • Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC)

   Review Comments

   • The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

   • The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

   • Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

      o The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

      o Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

      o Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are important links to evaluate with these proposals.

• The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

• Has the zoning/land use designation changed for the "Blue Skies" site to the south?

• Right-of-way along Swain Road may be requested with future development.

St Lucie County Fire District:

1. No Comment

St. Lucie County Public Works

1. Comments coming soon, will be provided.

Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Jenkins Point Rezoning & FLU Amendment – 2701 Swain Road
TRC No. 20-99900001

DATE : May 20, 2020

This is to advise you that we have completed the review of the following documents as received by this office on May 11, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

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

ENGINEERING ADVISORY COMMENTS:

1. This approval pertains to the Rezoning and FLU request only and not to any proposed site improvements. Site review will be conducted when detailed plans are submitted for review and approval.

JRA/VB/vb

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.21.20
Property Address: Rezoning and Future Land Use – Jenkins Point – 2701 Swain Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

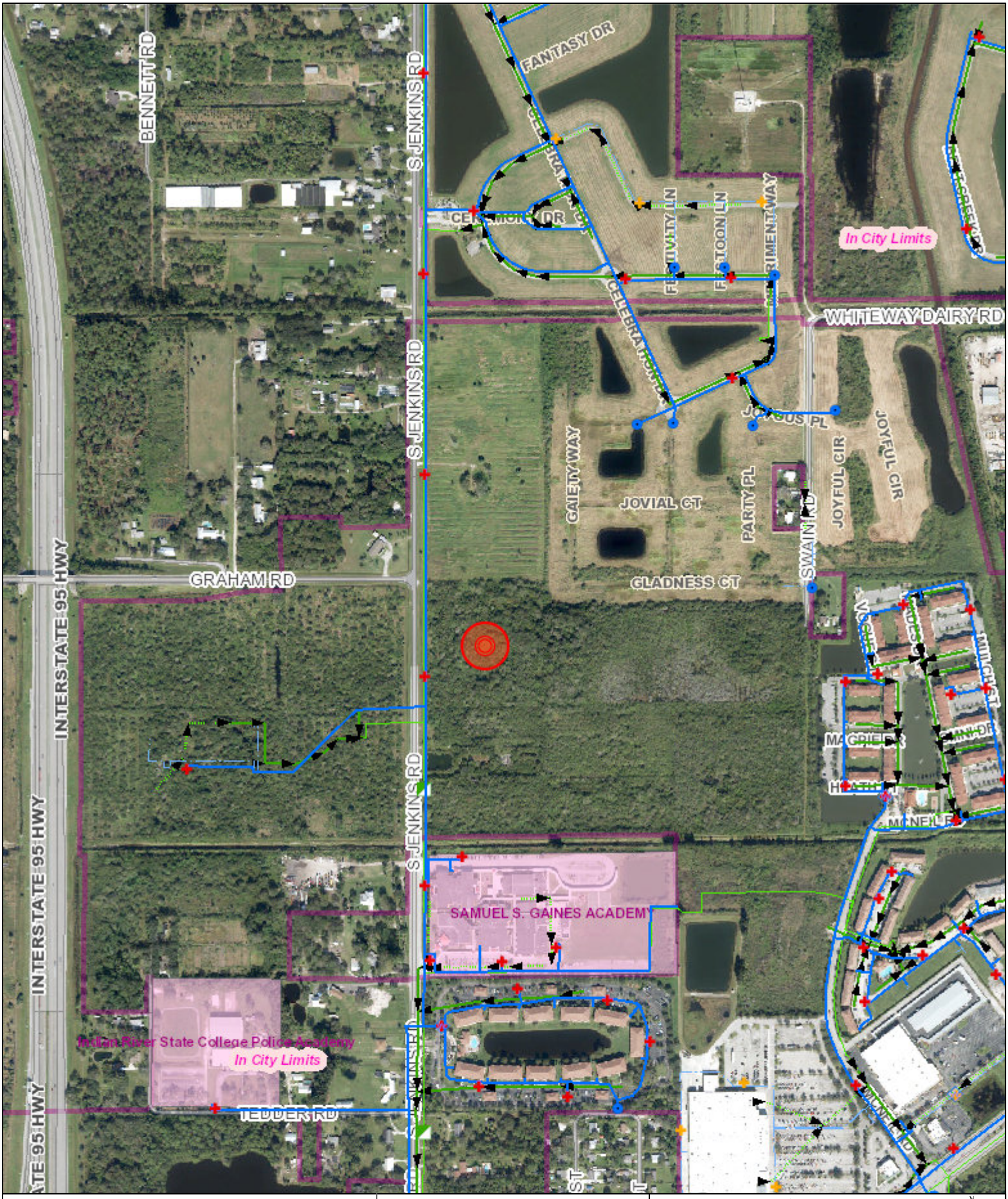
☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/20/20



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 5/14/2020

FPUA COMMUNITY PROUD

N

1 inch = 694 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS Lift Station

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811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

N

1 inch = 270 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
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- Lift Station

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811 Know what's below. Call before you dig.

Date: 5/11/2020

FPUA COMMUNITY PROUD

N

1 inch = 270 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

ENGINEERS ◓ SURVEYORS ◓ ENVIRONMENTAL

July 21, 2020 *Via: Electronic Mail*

City of Fort Pierce
Attn: Brandon Creagan, LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950

Re: Jenkins Point FLUMA & Rezone
TRC Project # 20- 99900001

Dear Mr. Creagan:

On behalf of our client, please find the attached response to comments received via email on May 21, 2020 for a project known as Jenkins Point FLUMA & Rezone. Each comment is identified below followed by a response in ***bold italics***.

Fort Peirce Planning Comments

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site-specific traffic study will be required to be provided at the time of any development review application.

RESPONSE: Please see attached traffic analysis as requested.

2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided?

RESPONSE: The application material and capacity analysis have been revised to remove any commercial FLU & Zoning requests.

3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right next to the site.

RESPONSE: Please see revised Capacity Analysis that depicts this change.

4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

RESPONSE: Acknowledged.

FPUA Comments

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

RESPONSE: Acknowledged.

2. *Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:*
    a. *Electric service is available from Jenkins Road and along the south side of the propose development.*
    b. *Gas service is available from Jenkins Road.*
    c. *FPUA will require a utility easement for all propose FPUA facilities within the site.*
    d. *See attached Electric, Gas, & Water/Sewer Maps*

RESPONSE: Acknowledged.

St. Lucie County Planning Comments

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs.
   Background:
   - Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.
   - Current: Medium Density Residential (R-4) & Medium Density Residential (RM).
   - Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC).

Review Comments

- The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

RESPONSE: Please see revised Capacity Analysis that corrects this.

- The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

RESPONSE: A traffic analysis is included as part of this resubmittal for review and approval by City staff.

- Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

RESPONSE: We are proposing a future connection to future roadways once they are constructed.

- The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

RESPONSE: Acknowledged.

- Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

RESPONSE: The subject property has access to Jenkins Road with the future extension of Graham Road. Other roadways are not buildable or accessible at this time.

- Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are

important links to evaluate with these proposals.

RESPONSE: Acknowledged.

- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

RESPONSE: Acknowledged.

- Has the zoning/land use designation changed for the "Blue Skies" site to the south?

RESPONSE: The Blue Sky parcel completed their FLU & Zoning amendment last year. This parcel has a Future Land Use designation of RH and an underlying Zoning designation of R-5.

- Right-of-way along Swain Road may be requested with future development.

RESPONSE: Acknowledged.

St. Lucie County Public WOrks Comments

1. Comments coming soon, will be provided.
   - Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

RESPONSE: Acknowledged.

We feel the attached response adequately addresses outstanding comments and respectfully requests that this request be scheduled for approval. If you have any questions regarding this the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Bradley J. Currie, AICP
Vice President

cc: John Sneep

Z:\EDC-2019\19-243 - Sneep - I-95 - Graham Rd Cooridor Master Plan\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-07-21_B_Creagan_City_FP_Sneep_CPA_Rezone_Rsp2Cmts_19-243.docx

Planning Board - 2:00 PM **7. b.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Planned Development, Development Review, & Design Review - Lawnwood Regional Medical Center - 1700 South 23rd Street

LOCATION

1700 South 23rd Street

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

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

Form Review

Form Started By: Brandon Creagan Started On: 10/06/2020 09:43 PM

Final Approval Date: 11/03/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Zoning Atlas Map Amendment and Phase 1 Site Plan Lawnwood Regional Medical Center Planned Development**
BOARD DATE:	November 10, 2020

STAFF REPORT

Property Owner/Applicant:	Lawnwood Medical Center Inc PO Box 1504 Nashville, TN 37202
Representative:	Charles Millar, Kimley-Horn 1615 South Congress Ave, Suite 201 Delray Beach, FL 33445
Requested Action:	Approval to Rezone two (2) parcels from Office Commercial (C-1) to Planned Development (PD) with an underlying zoning of C-1.
Site Location:	1700 South 23rd Street
Parcel IDs:	2416-504-0200-000-2 & 2416-504-0200-030-1
Existing Use:	Hospital
Parcel Size:	22.36 +/- Acres
Current Future Land Use:	Institutional (INST)
Current Zoning:	Office Commercial (C-1)
Proposed Zoning:	Planned Development (PD) with an underlying zoning of C-1

	North	East	South	West
Surrounding FLU:	OP	RM/INST/OP	INST	OP
Surrounding Zoning:	C-1/R-3	PD	OS-1/C-1	C-1/R-3

Utilities: FPUA

Staff Analysis

Request

In accordance with Code Sections 125-133, 125-136, 125-313, and 125-314, the applicant is requesting review and approval of a Zoning Atlas Map Amendment, Development Review (Major Site Plan), and Design Review for a Planned Development and Phase 1 site plan for the Lawnwood Medical Center. The current zoning of the property is Office Commercial (C-1). The applicant is seeking to rezone the subject property to Planned Development (PD) with an underlying zoning of C-1.

The rezoning was recommended by Planning staff to provide a comprehensive plan of growth and allowances for the Lawnwood Medical Center within the confines of the boundaries of the subject property. With a Planned Development, the rezoning will be considered to improve and upgrade the facilities to better serve the citizens of the City of Fort Pierce and residents of the region. A Planned Development allows the Lawnwood Regional Medical Center the ability to create a unique Zoning District for expansion with guidance from City Staff.

Master Plan and Site Plan

The subject Planned Development (PD) is intended to provide a process for the evaluation of the hospital as governed by an approved Master Site Plan (MSP). The standards and procedures of the MSP are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City the authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD is generally designed to:

1) Provide for the review and approval of hospital uses as defined within this Section.
2) Allow off-site parcels, regardless of size and proximity, to be incorporated into the PD.
3) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
4) Allow design flexibility through a more efficient arrangement of structures, utilities, onsite circulation, and access.
5) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas, when available and reasonable.

6) Encourage usable open space by permitting a more concentrated building area, when available and reasonable.
7) Encourage innovative site planning and land development concepts to create an aesthetically pleasing and functionally desirable environment while preserving onsite natural elements and cultural resources.
8) Promote flexibility and efficiency in site design for more desirable environment for patients and staff.
9) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
10) Permit site specific requirements based on the unique characteristics of the individual site.
11) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

Basic Use Standards

The PD is designed to allow the applicant to submit a MSP for any use or any mix of hospital related uses. The MSP will govern the development of the PD which can be amended from time to time. The PD MSP will demonstrate compliance with the following standards:

1) **Comprehensive Plan Consistency**: Any hospital or medical related uses and structures are permitted in this district provided the proposed development is shown to be consistent with the goals, objectives and policies of the Comprehensive Plan, and consistent with future land use.

2) **Perimeter Building Setbacks:** Setbacks at the perimeter of the development shall be a minimum of ten (10) feet on all side of the PD.

3) **Open space:** In the PD development, at least 20 percent of the site shall be devoted to open space. Open space includes landscaping, walkways, landscape structures such as terraces, planters, natural areas, buffer areas, upland habitats, including those areas of on-site preservation.

4) **Lot Coverage:** The maximum PD lot coverage shall not exceed 60 percent of the overall PD.

5) **Impervious Area:** The impervious area shall not exceed 80 percent.

6) **Parking Stall Size**: Parking shall be provided at a ratio of two (2) parking spaces per one (1) bed for hospital use and shall be one (1) parking space per 300 square feet of gross floor area for medical office buildings. Parking stall size within the PD shall be a minimum of nine (9) feet in width by nineteen (19) feet in length. The parking stall size shall be measured from the inside edge of the curb or stall.

7) **Landscaping:** Landscaping plans shall be in accordance with Code Section 123. Interior landscape islands shall be located at a minimum of one (1) landscape island per ten (10) continuous parking spaces. The interior landscape island shall be a minimum of nine (9) feet in width by 19 feet in length as measured from the inside edge of the curb of stall. Interior landscape islands shall be added to the existing parking lot per the phasing shown on the master plan. The

minimum PD perimeter landscape buffer shall be ten (10) feet in width measured from the perimeter of the PD unless otherwise noted on the master plan.

8) **Easements:** Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

9) **Building Height:** The maximum building height shall not exceed 75 feet from existing grade.

10) **Lighting:** Photometric requirements for the site shall be in accordance with applicable code and be implemented per the master plan phasing.

11) **Phasing:** As shown on the master plan, the development will consist of a total of five (5) phases.

12) **Other Standards:** The PD will comply with regulations affecting signs referred to in Section Chapter 117 and applicable portions of the City's regulations governing subdivisions referred to in Chapter 121.

13) **Code Compliance:** Compliance with minimum code requirements shall be met with each phase of development.

The Master Plan for Lawnwood Medical Center is generally bound by South 23rd Street to the east, Quincy Avenue to the south, South Lawnwood Circle to the west, and Birth Street (employee parking lot) to the north. The subject Master Plan of development involves expansion of the main campus that will be completed in five (5) phases.

The five (5) phases of the Master Plan will involve the following:

- Phase 1: The construction of a three (3) story addition,
- Phase 2: A 3rd floor shell build out,
- Phase 3: An Emergency Department addition with a helipad, and a 4th Floor addition,
- Phase 4: A 5th Floor addition, and
- Phase 5: A Parking Structure.

Additional parking and landscape improvements will be provided with each phase of development. Phasing the renovations of the parking will allow the hospital to function adequately during each of the phased site improvements. Should it be determined that surface parking is not sufficient to accommodate visitors at the main campus, additional parking of 550 parking spaces will be addressed with the construction of a parking structure during the last phase of redevelopment.

Height

The Lawnwood MSP is proposing a maximum height of 75 feet. The C-1 zoning district, however, only allows a building height of 65 feet. The requested additional height is allowed when petitioning for a Planned Development Master Plan. The subject Master Plan requests the additional height at Phase 3 with the addition of the 4th Floor addition and continued with the 5th Floor addition at Phase 4 of the MSP.

Phase 1 will include a three (3) story, 92,500 square foot addition to the hospital that will provide 32 new beds. The total height of the medical town at Phase 1 will be 58 feet from existing grade at its highest point. The parking requirements for the first phase would be calculated based on the number of beds at a ratio of 2 parking spaces per bed in accordance to development regulations of this PD. Phase 1 is providing a total number of 278 spaces as 212 spaces will be demolished and reconfigured as part of the construction. This will represent a total of 66 new spaces.

During the staff review of the project, planning staff and the Lawnwood project development team worked together to address any potential parking needs. It was agreed upon that should the surface parking not provide adequate parking with the latter phases of development, that a parking structure would be constructed during the last phase of development.

PD Development Regulations

The table below represents the development regulations that the subject Planned Development will adhere to regarding setbacks, required landscape buffer, building height, parking ratio, and lot coverage.

SITE REQUIREMENTS

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER

PROPERTY ID: 2416-504-0200-000-2
2416-504-0200-030-1

ZONING: PLANNED DEVELOPMENT
UNDERLYING ZONING DISTRICT: OFFICE COMMERCIAL (C-1)

TOTAL SITE AREA: (1,001,600 S.F.) 23.0 AC

SETBACKS

	REQUIRED
FRONT (NORTH):	10 FEET
SIDE (WEST):	10 FEET
SIDE (EAST):	10 FEET
REAR (SOUTH):	10 FEET

LANDSCAPE BUFFER

	REQUIRED
QUINCY AVENUE:	10'
S. 23rd STREET:	10'

BUILDING HEIGHT
MAXIMUM: 75'

PARKING RATIO
REQUIRED: 2 SPACES PER 1 BED
MEDICAL OFFICE BUILDING REQUIRED: 1 SPACE PER 300 SQ. FT.

LOT COVERAGE
MAXIMUM: 60%

IMPERVIOUS AREAS (80% MAXIMUM)
BUILDING AREA: (258,187.8 S.F.) 5.93 AC = 25.78%
IMPERVIOUS AREA: (411,726.0 S.F.) 9.45 AC = 41.11%

OPEN SPACE (20% MINIMUM)
PERVIOUS AREA: (331,685.4 S.F.) 7.61 AC = 33.12%

Since the Planned Development also has the underlying zoning of Office Commercial (C-1), any regulation that is not explicitly addressed by the PD will be regulated by the C-1 zoning district.

Landscaping

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 88 trees, which will feature the Gumbo Limbo, Ligustrum, Crape Myrtle, and Southern Live Oak
- 30 palm trees, which will feature Pygmy Date Palm, Royal Palm, and the Cabbage Palmetto
- 986 shrubs
- Tree Mitigation will not be required onsite pursuant to the Mitigation Table that has been provided on page L0.02 of the Tree Disposition Plan.

Design Review

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

It is staff's professional opinion the proposed design for the medical tower is consistent with the built environment as most of the uses are medical uses or office space. The proposed building elevation is articulated with varying roof heights and accents. The design of this medical tower will allow for at least two (2) more floors to be built on top of it to create a better use of the limited spaces that the hospital has available to it to expand on its current site.

Traffic Analysis

According to the Capacity Analysis application provided by the applicant, the current annual average daily traffic (AADT) is 4,483 trips. This also includes 348 AM peak hour trips and 352 PM peak hour trips. The proposed zoning change would see the AADT increase to 5,026 trips. That would represent a difference of 544 trips. The AM peak trips would be 416 trips a difference of 68 trips and the PM peak trips would be 429 trips a difference of 77 trips. The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the City Commission, the City Planning Board, or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character with the existing use on the property and the current zoning district proposes challenges for the continued development of the hospital site. This request allows Lawnwood Regional Medical Center to continue to expand, thus creating more capacity to provide a high quality of service to the community.

Technical Review Committee

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

Staff Recommendation

The requested Application for Zoning Atlas Map Amendment, Development Review, and Design Review meets the criteria specified in Section 125-133, 125-136, 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends **APPROVAL** of the proposed Development Review & Design Review along with a Rezoning from Office Commercial (C-1) to Planned Development (PD) with an underlying zoning of C-1.

ORDINANCE NO. 20-030

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWO (2) PROPERTIES GENERALLY LOCATED AT OR NEAR 1700 SOUTH 23RD STREET FROM OFFICE COMMERCIAL (C-1) TO PLANNED DEVELOPMENT (PD) WITH AN UNDERLYING ZONING OF OFFICE COMMERCIAL (C-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are located at or near 1700 South 23rd Street within the City of Fort Pierce, Florida, representing approximately 24.40 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at or near 1700 South 23rd Street from Office Commercial (C-1), to Planning Development (PD), with an underlying zoning of Office Commercial (C-1); and

WHEREAS, the proposed Zoning Atlas Map Amendment (rezoning) is consistent with the Comprehensive Plan, will not have an adverse effect on the ability of the City to satisfy land and water use needs and will meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their November 10, 2020, meeting, voted __ to __ to recommend approval of the request; and

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

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcel IDs 2416-504-0200-000-2 & 2416-504-0200-030-1

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

A PORTION OF LOT 11 OF THE PLAT ENTITLED, “LAWNWOOD OFFICE PARK UNIT ONE”, A RECORDED IN PLAT BOOK 18, PAGE 11, AND A PORTION OF BLOCK 75 OF THE PLAT ENTITLED, “LAWNWOOD ADDITION”, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF BLOCK 75 OF THE PLAT ENTITLED, “LAWNWOOD ADDITION”, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 38°51'31” EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 75 A DISTANCE OF 425.06 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 OF THE PLAT ENTITLED, “LAWNWOOD OFFICE PARK UNIT ONE”, A RECORDED IN PLAT BOOK 18, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 38°51'31” EAST ALONG THE NORTHWESTERLY LINE OF LOT 11 A DISTANCE OF 163.62 FEET TO THE CORNER COMMON TO LOT 10 AND LOT 11 OF SAID PLAT; THENCE SOUTH 51°05'14” EAST ALONG THE COMMON LINE OF LOT 10 AND LOT 11 OF SAID PLAT A DISTANCE OF 63.70 FEET; THENCE SOUTH 38°54'52” WEST A DISTANCE OF 58.00

FEET; THENCE SOUTH 51°05'08” EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 38°54'52” WEST A DISTANCE OF 199.79 FEET; THENCE SOUTH 51°05'08” EAST A DISTANCE OF 21.20 FEET; THENCE SOUTH 00°30'59” EAST A DISTANCE OF 308.24 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA AVENUE; THENCE SOUTH 89°25'32 WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 148.08 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF ORMOND AVENUE; THENCE NORTH 50°39'14” WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 180.83 FEET TO THE POINT OF BEGINNING.

A PART OF LAWNWOOD ADDITION IN PLAT BOOK 2, PAGE 16, ST.LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05' 58” EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05' 58” EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25' 32” EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29' 28” EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30' 32” WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00' 13” EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29' 47” EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47” EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET; SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45' 13” EAST; SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40' 13” EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES 00', THENCE RUN SOUTH 01 DEGREES 04' 23” WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28' 42” WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING LAND CONTAINED IN WARRANTY DEED TO HCA REALTY, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 604, PAGE 1629; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 248, PAGE 2926; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 1540; AND WARRANTY DEEDS TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 290, PAGE 1616, AND OFFICIAL RECORDS BOOK 301, PAGE 2538.

SAID LANDS SITUATED IN THE CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

Said properties being generally located at or near 1700 South 23rd Street in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from Office Commercial (C-1), to Planned Development (PD), with an underlying zoning of Office Commercial (C-1), as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development

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

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-030 was duly advertised by title only in the St. Lucie News Tribune on Sunday, November 22, 2020; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 7, 2020; and was duly introduced, read by title only, and passed on second and final reading December 21, 2020, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 21nd day of December, 2020.

_____
Linda Hudson
Mayor Commissioner

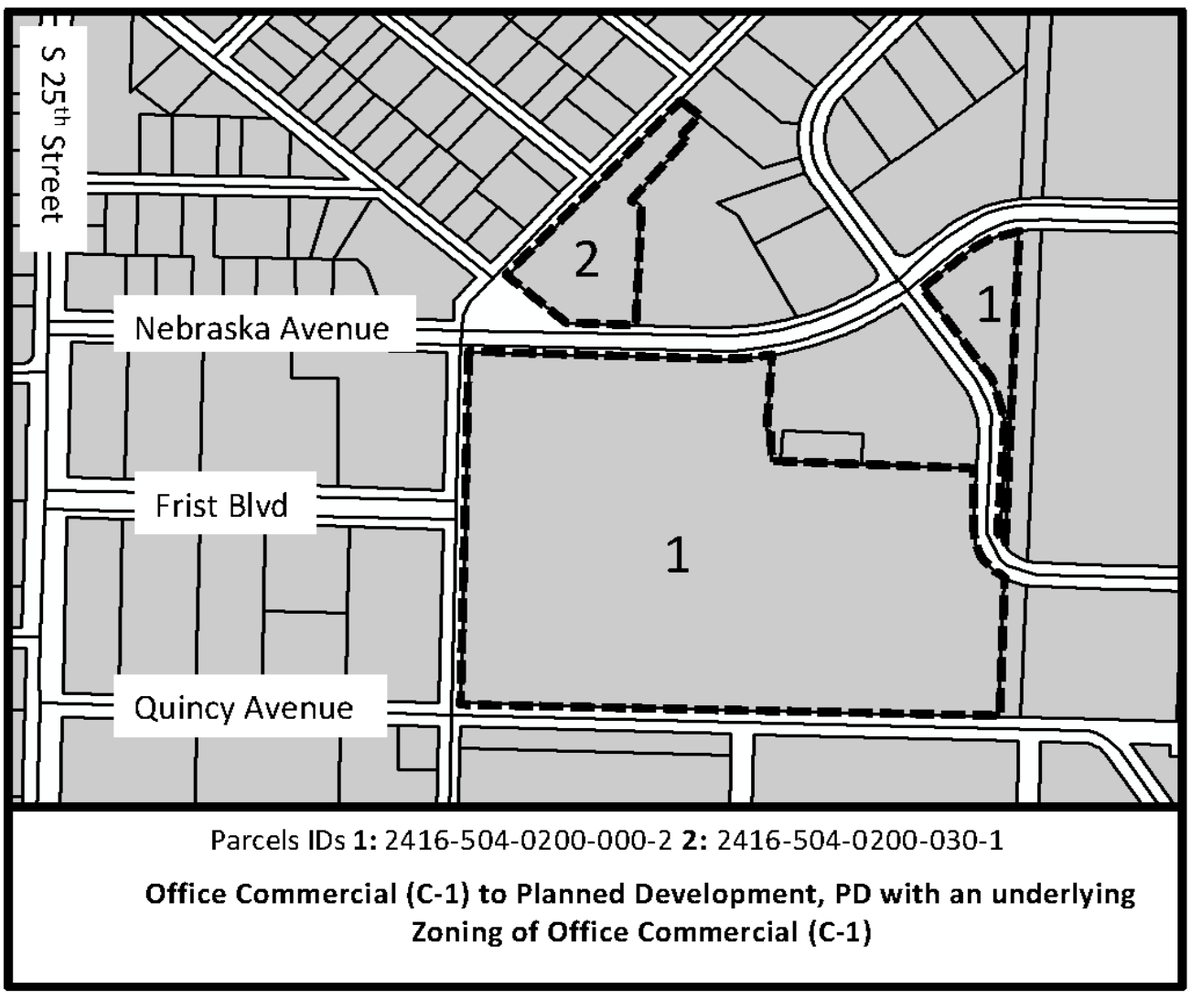
ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

Proposed Zoning Atlas Map Amendment
PD, Planned Development with an underlying Zoning of Office Commercial (C-1)



Parcels IDs **1:** 2416-504-0200-000-2 **2:** 2416-504-0200-030-1

Office Commercial (C-1) to Planned Development, PD with an underlying Zoning of Office Commercial (C-1)

Exhibit B
Sketch and Legal Description

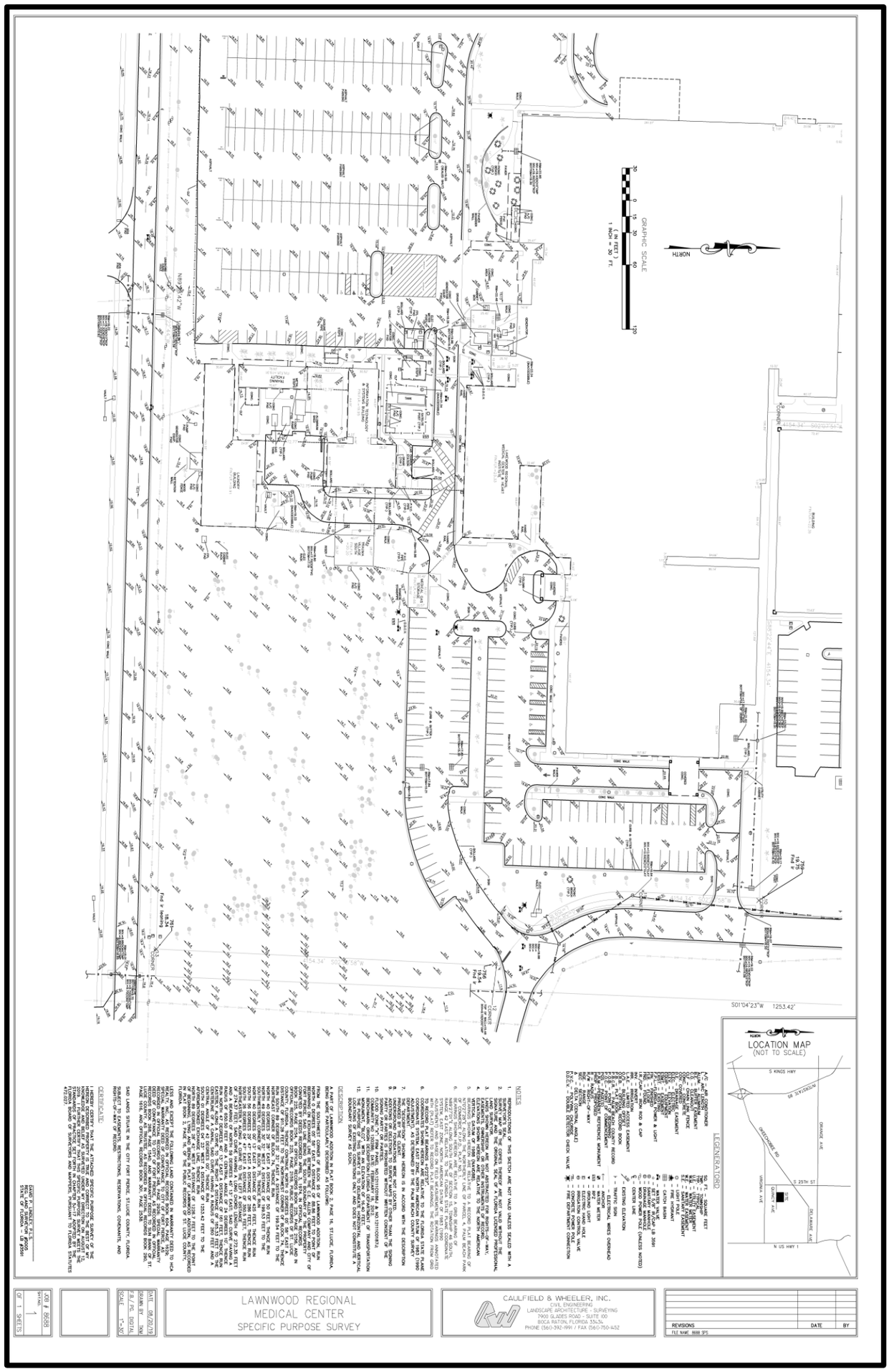
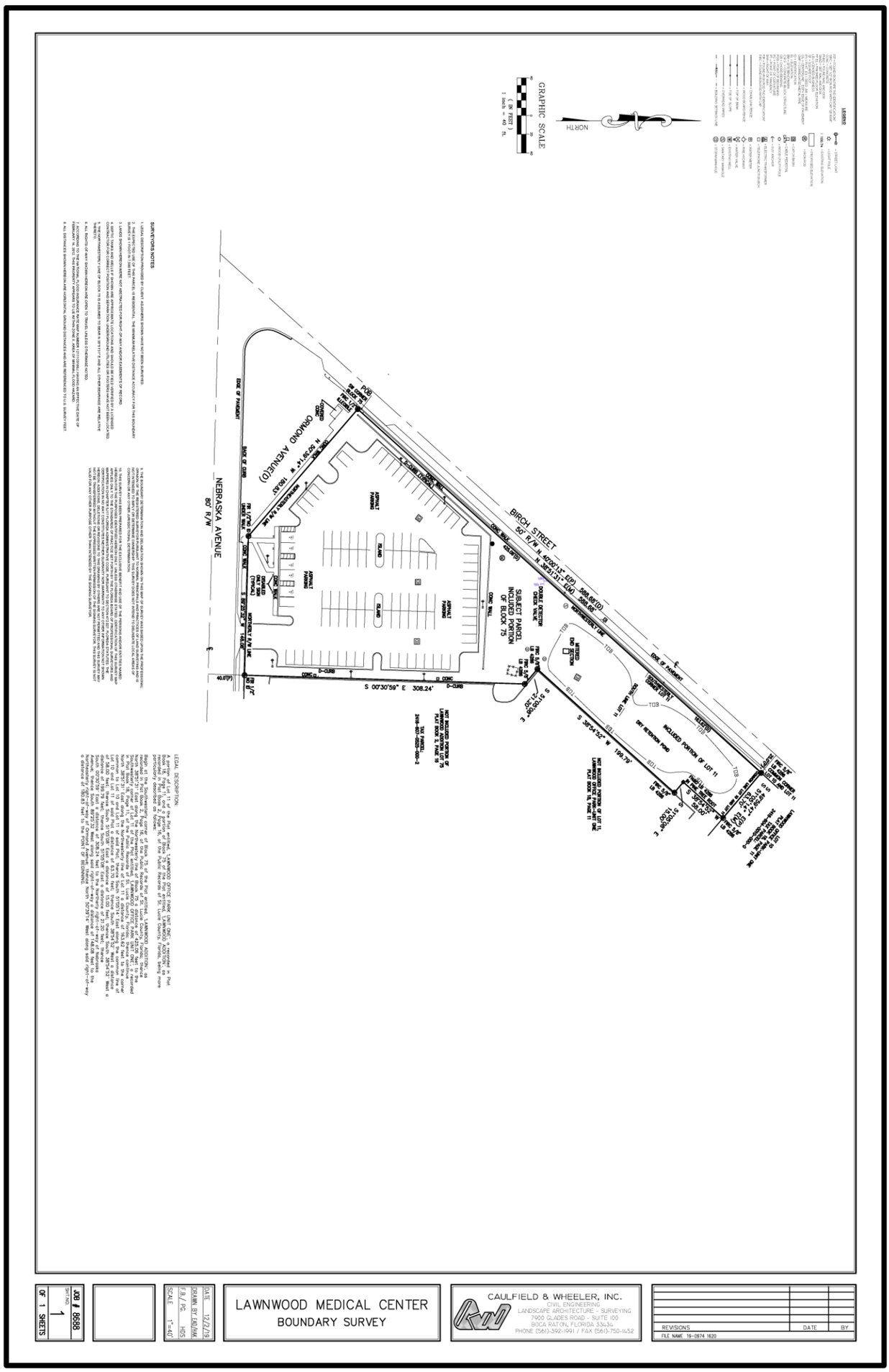


Exhibit B (Cont.)
Sketch and Legal Description



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Sketch and Legal Description

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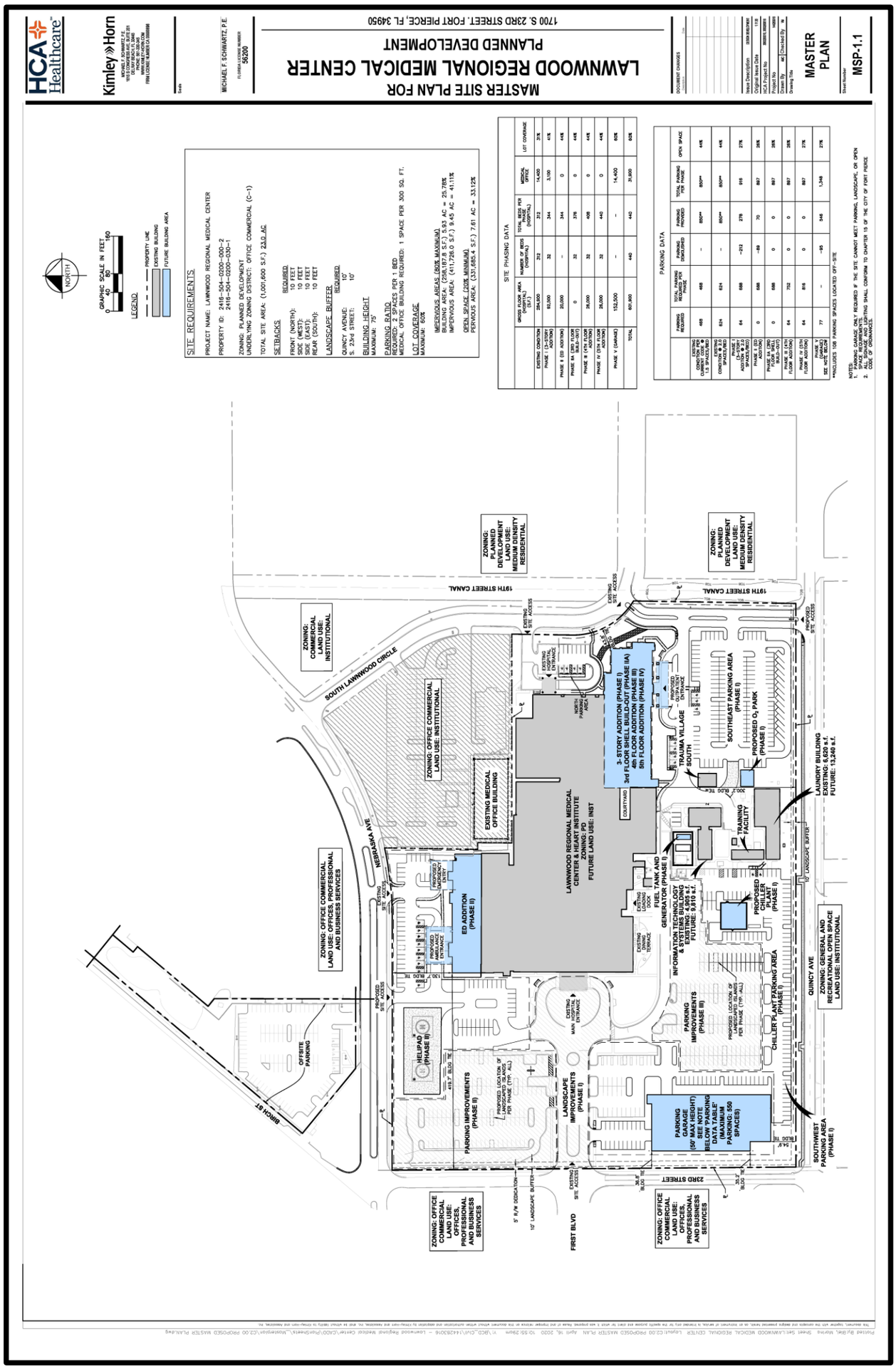
SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

Exhibit C
Site Plan



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 1700 S 23RD STREET
2. Property Tax ID(s): 2416-504-0200-000-2
3. Total Acreage:_____
4. Existing Future Land Use Designation: INSTITUTIONAL
5. Existing Zoning Classification: OFFICE COMMERCIAL
6. Proposed Zoning Classification: OFFICE COMMERCIAL
7. Other applications being submitted concurrent with this application, if any: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial
South	Institutional	Institutional	OS1 / General & Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	C1- Office Commercial	284,900 sq. ft. is existing	20.96 acres	
****Proposed**	Institutional	C1- Office Commercial	601,900 sq. ft. is proposed	20.96 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum Master Plan for all five (5) phases (Increase of 317,000 sq. ft.)
Current Zoning/FLU	Total gallons per day 35,612 gallons per day existing demand.
**Proposed Zoning/FLU	Total gallons per day 72,237 gallons per day proposed demand
**Change In Demand	Total gallons per day 36,625 gallons per day increase in demand.

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum Master Plan for all five (5) phases (increase of 317,000 sq. ft.)
Current Zoning/FLU	Total gallons per day 28,490 gallons per day existing demand
**Proposed Zoning/FLU	Total gallons per day 60,190 gallons per day proposed demand
**Change in Demand	Total gallons per day 31,700 gallons per day proposed demand

C. Parks and Recreation (Residential Classifications Only): Not Applicable for this project
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
**Proposed Zoning/FLU Enrollment Demand	N/A	N/A
**Change in Demand	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)

Demand Analysis	Maximum
Current Zoning/FLU	Not a residential project
**Proposed Zoning/FLU	Not a residential project
*Change in Demand	Not a residential project

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standrads and requirements.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	4,482 Trips	348/352 Trips
****Proposed Zoning/FLU**	5,026 Trips	416/429 Trips
***Change in Demand**	Trips 544 Trips	Trips 68/77 Trips
Impact to Capacity	See Traffic Impact Analysis	See Traffic Impact Analysis

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑Yes ☐No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: N/A Single Family: N/A Multifamily: N/A
Non-residential (square footage): 317,000 sq. ft. proposed increase
Mixed-use (describe use):N/A
(If this is a single phase project, name it Phase I – Total) Not a single phased project

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Phase I (3-story Addition)	I	92,500	23.0	TBD	TBD
Phase II (ED Addition)	II	20,000	23.0	TBD	TBD
Phase IIA (3rd Floor Build Out)	IIA	0	23.0	TBD	TBD
Phase III (4th Floor Addition	III	26,000	23.0	TBD	TBD
Phase IV (5th Floor Addition)	IV	26,000	23.0	TBD	TBD
Phase V (Garage)	V	152,000	23.0	TBD	TBD

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

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

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

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

C. Exemptions Requested:

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

Impact	

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): HCA
Mailing Address: TAX DEPT PO BOX 1504
City NASHVILLE State FL Zip 37202-1504
Phone # SEE AGENT
E-mail: SEE AGENT

13. Name of Applicant: KIMLEY-HORN
Mailing Address: 1615 SOUTH CONGRESS SUITE 201
City DELRAY BEACH State FL Zip 33445
Phone # 561-270-6980 Fax # N/A
E-mail: CHARLES.MILLAR@KIMLEY-HORN.COM

14. Name of Representative: CHARLES MILLAR (AGENT)
Mailing Address: 1615 SOUTH CONGRESS SUITE 201
City DELRAY BEACH State FL Zip 33445
Phone # 561-270-6980 Fax # n/a
E-mail: CHARLES.MILLAR@KIMLEY-HORN.COM

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Bill B Rutherford

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

Tennessee
STATE OF ~~FLORIDA~~)
~~ST LUCIE COUNTY~~)
Davidson County
The foregoing instrument was acknowledged before me this 10th day of January, 2020, by
Bill Rutherford who is personally known to me or has produced _____as ide
Sherrie B. Doscher
Signature of Notary (Seal)
Expires March 7, 2023

SHERRIE DOSCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 1700 S. 23RD STREET
Parcel ID #(s) 2416-504-0200-000-2
Project Description Lawnwood Phase I - Application.

HCA	CHARLES MILLAR, SR PROJECT MGR, KIMLEY-HORN
Property Owner(s)	Applicant/Representative, Title, Company
PO BOX 750	1615 S CONGRESS AVE SUITE 201
Street Address	Street Address
NASHVILLE TN 37202	DELRAY BEACH FL 33445
City State Zip	City State Zip
SEE REPRESENTATIVE	561-270-6980
Phone Number	Phone Number
SEE REPRESENTATIVE	CHARLES.MILLAR@KIMLEY-HORN.COM
Email Address	Email Address

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

Bill B Rutherford
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Tennessee -- COUNTY Davidson
The foregoing instrument was acknowledged before me this 10th day of January, 20 26, by
Bill Rutherford who is personally known to me or has produced
_____ as identification.

Sherrie B. Doscher
Signature of Notary
Expires March 7, 2023

SHERRIE B. DOSCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date_____ Fees _____ Control #_____ B. Permit _____
Intake Planner_____
Planner Assigned_____
Approved _____ Date_____
Comments _____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial
South	Institutional	Institutional	OS1 / General & Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medicial and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	C1- Office Commercial	284,900 sq. ft. is existing	20.96 acres	
****Proposed**	Institutional	C1- Office Commercial	601,900 sq. ft. is proposed	20.96 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum Master Plan for all five (5) phases (increase of 317,000 sq. ft.)
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Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
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Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name	N/A	N/A
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Impact	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standrads and requirements.

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IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑Yes ☐No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: N/A Single Family: N/A Multifamily: N/A
Non-residential (square footage): 317,000 sq. ft. proposed increase
Mixed-use (describe use):N/A
(If this is a single phase project, name it Phase I – Total) Not a single phased project

RESIDENTIAL DATA

Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
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Single-family, attached	N/A	N/A	N/A	N/A	N/A
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B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? See Master Plan

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

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If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

LAWNWOOD REGIONAL MEDICAL CENTER & HEART INSTITUTE
MASTER PLAN / PLANNED DEVELOPMENT
PROJECT JUSTIFICATION STATEMENT

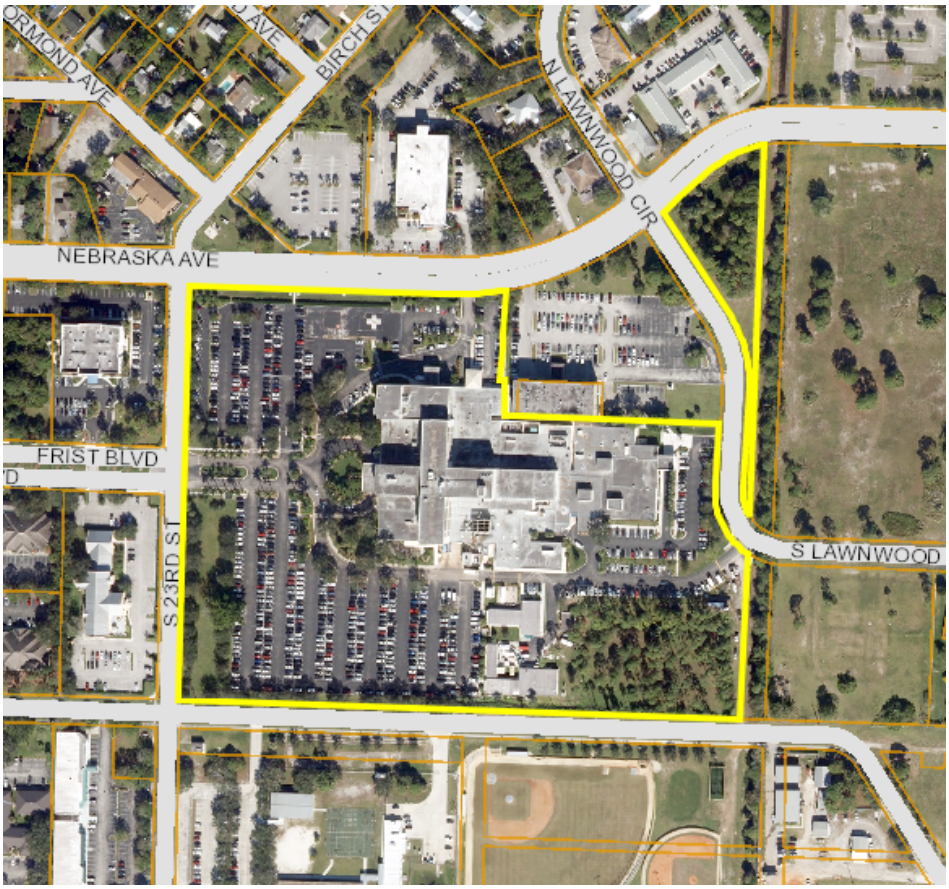
January 31, 2020

Executive Summary:

The applicant, HCA HEALTHCARE, the ("Applicant"), is the fee simple owner of the subject parcel demonstrated by the Warranty Deed as recorded in the public records of St. Lucie County, FL (ORB. 247, PG. 1047). The site can be more particularly identified by Parcel Control Numbers 2416-504-0200-000-2 and 2416-504-0200-030-1. The Applicant, through its Authorized Agent, Kimley-Horn & Associates, Inc., is seeking the following approvals from the City of Ft. Pierce:

- Master Site Plan
- Rezoning to Planned Development
- Concurrency Review / Certificate
- Phasing Plan
- Design Review

Location Map:



Kimley»Horn

Lawnwood Regional Medical Center History and Compliance Statement:

The overall Lawnwood Medical Center property was purchased in approximately 1976. The original facility was constructed in approximately 1977. Over the years, there's been numerous additions and add-ons to the facility. Based upon the existing and projected growth of the Treasure Coast, and the Medial Center's increasing service area, the need to expand the facility's medical care and services is in high demand. Thus, this high demand justifies the project's request. Moreover, the character of the proposed development complies with, and is consistent with, the development objectives of the City and the City's comprehensive plan as well as the applicant's intentions with regard to all or portions of the Planned Development's intent and purpose.

Lawnwood Regional Medical Center Highlights:

- The first and only hospital in the Treasure Coast to offer a Comprehensive Stroke program treating the most complex stroke cases with the latest technology. Before this program, these patients would have been transferred outside of the community for care.

- The Lawnwood Regional Treasure Coast Trauma Center saves lives. The facility has treated over 10,000 patients with a 96 percent survival rate.

- With the most experienced team on the Treasure Coast, the Heart Institute is the leader in the treatment of heart disease offering the most innovative treatments.

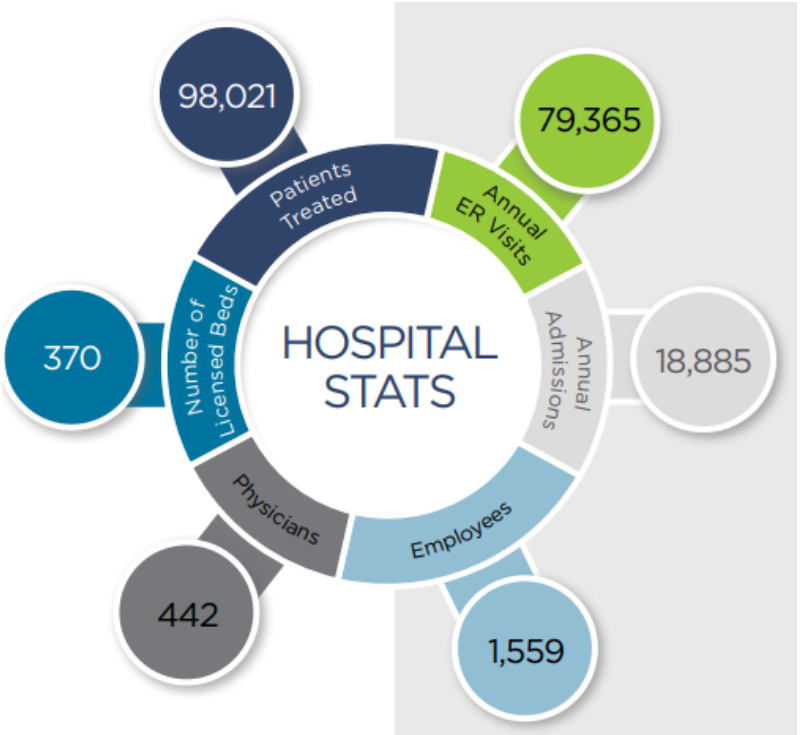
- Committed to offering the children in our community quality care, close to home. Lawnwood offers a Pediatric ER, Level III NICU, Pediatric Intensive Care as well as 14 pediatric specialty areas and services.

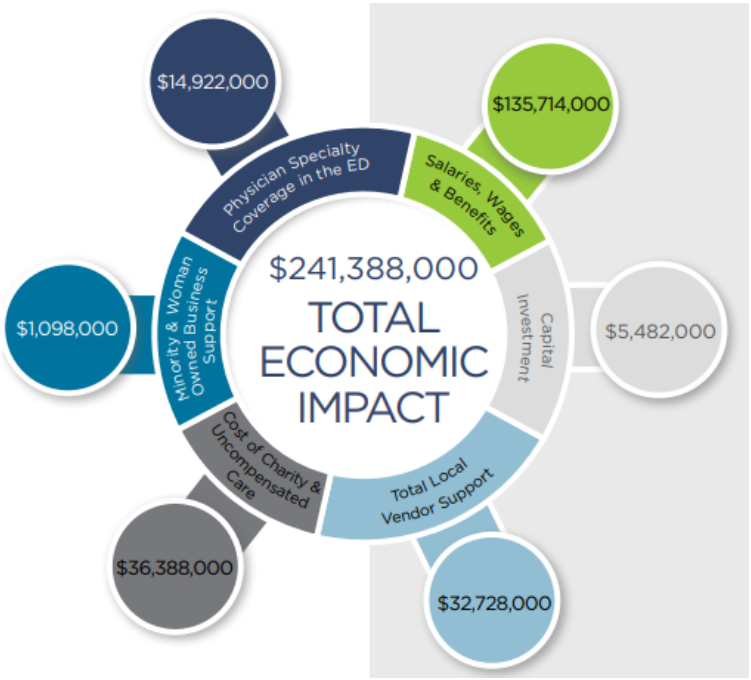
Lawnwood Regional Medical Center Community Services:

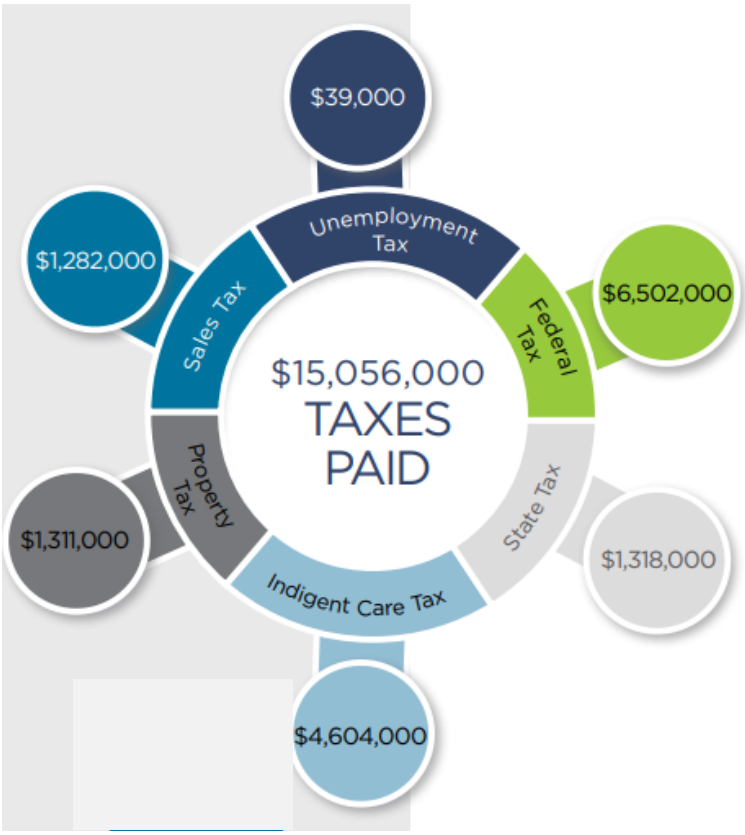
• Birthing Center - Obstetrics
• Cancer Care
• Cardiac and Vascular Rehabilitation
• Cardiac Catheterization
• Cardiology
• Cardiopulmonary
• Cardiovascular Surgery
• Comprehensive Stroke
• Critical Care
• Emergency Medicine (Adult and Pediatric)
• ENT
• Gastroenterology
• General Surgery
• Hand Surgery
• Heart Institute
• Interventional Radiology
• Infectious Disease
• MRI

- Neonatal Intensive Care Unit (Level III)
- Neurology
- Neurosurgery
- Ophthalmology
- Oral and Maxillofacial Surgery
- Orthopedic Surgery
- Pediatric ER
- Pediatric Intensive Care Unit
- Pediatric Specialty Services
- Pediatrics
- Plastic Surgery
- Podiatry
- Radiology/Diagnostic Imaging
- Therapy - Occupational, Physical, Respiratory, Speech (Adult and Pediatric)
- Trauma Center (Level II)
- Urology
- Vascular
- Women's Services
- Wound Care

Lawnwood Regional Medical Center Local Community Value Added Impacts:




$14,922,000
$135,714,000
Physician Specialty Coverage in the ED
Salaries, Wages & Benefits
$241,388,000
TOTAL ECONOMIC IMPACT
$1,098,000
Minority & Woman Owned Business Support
Capital Investment
$5,482,000
Cost of Charity & Uncompensated Care
Total Local Vendor Support
$36,388,000
$32,728,000


$39,000
Unemployment Tax
$1,282,000
Sales Tax
Federal Tax
$6,502,000
$15,056,000
TAXES PAID
Property Tax
State Tax
$1,311,000
$1,318,000
Indigent Care Tax
$4,604,000

Kimley»Horn

Lawnwood Regional Medical Center Mission and Core Values:

In pursuit of the mission, Lawnwood believes the following value statements are essential and timeless to its service to the community:

- Recognize and affirm the unique and intrinsic worth of each individual patient.
- Treat all those we serve with compassion and kindness.
- Trust our colleagues as valuable members of our healthcare team and pledge to treat one another with loyalty, respect, and dignity.
- Act with absolute honesty, integrity, and fairness in the way we conduct our business and the way we live our lives.

Compliance with City of Ft. Pierce Standards for Rezoning:

1. **The need for the proposed Zoning Atlas Map Amendment ("ZAMA"):**

   The need for the ZAMA is driven by the need to redevelop the site as a Planned Development. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations.

2. **How the Zoning Atlas Map Amendment will result in an orderly and logical development pattern:**

   The ZAMA is designed to remain within the parcels currently owned and control by the applicant. The Planned Development rezoning is intended to encourage innovative site planning and land development concepts to create an aesthetically pleasing project along with allowing flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than a conventional zoning district.

3. **How the Zoning Atlas Map Amendment is consistent with Comprehensive Plan:**

   The proposed ZAMA is consistent and in compliance with the existing City of Ft. Pierce Comprehensive Land Use Plan ("Plan"). This compliance is demonstrated by the fact that no new amendments are needed or proposed to the Plan by this application

.

4. **How the Zoning Atlas Map Amendment is compatible with future land use designations and existing land uses surrounding the amended lands:**

   The Lawnwood Regional Medical Center has served the City of Ft. Pierce and surrounding communities for over four (4) decades. The ZAMA is the tool which will allow for the infill and redevelopment of this project to better serve the medical needs of the community. The request for the PD designation is clearly compatible and consistent will all surrounding land use and land use plans designations.

Compliance with City of Ft. Pierce Standards for Planned Development ("PD"):

1. **Comprehensive plan consistency:**

   The request is consistent with the goals, objectives and policies of the comprehensive plan, along with the future land use element, and the standards and criteria contained in the comprehensive plan, as adopted.

2. **Perimeter setbacks:**

   In general terms, the applicable setbacks will be in compliance unless referenced with the proposed site-specific amendment to the PD.

3. **Open space:**

   At least twenty (20) per cent of the site shall be devoted to open space, regardless of project size or intended use unless referenced with the proposed site-specific amendment to the Planned Development.

4. **Applicability to other code of ordinances not in conflict:**

   All building code, housing code, and other land use regulations of the City of Fort Pierce not directly in conflict herewith are applicable to the PD district. The project will be consistent and in compliance with the aforesaid referenced standards and codes.

5. **Easements:**

   Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs will be provided as required for the success of the project.

6. **Phasing:**

   The project's Phasing Plan has been designed so that each phase of development relates to the previous development, surrounding properties, and the available public

facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

7. **Other standards:**

   The PD will comply with the other related applicable development standards pursuant to the City's Code of Ordinances.

8. **Additional requirements:**

   As deemed necessary, the city commission may also establish additional requirements which it considers necessary to assure that a planned development conforms to the intent of the City Code of Ordinances.

9. **Variances are not necessary.**

   Pursuant to the PD specific development standards and the requested amendments, the PD district are contained in the approved development plan for each planned development will not require variances, Therefore, no variances are hereby required and/or requested.

Proposed Master Plan Phasing Chart:

Phasing of the project is enumerated below. As previously referenced within the Compliance with the City's standards, the project's Phasing Plan has been designed so that each phase of development relates to the previous development, surrounding properties, and the available public facilities and services.

SITE PHASING DATA				
	GROSS FLOOR AREA (S.F.)	NUMBER OF BEDS	TOTAL BEDS PER PHASE	LOT COVERAGE
EXISTING CONDITION	284,900	312	312	31%
PHASE I (3–STORY ADDITION)	92,500	32	344	41%
PHASE II (ED ADDITION)	20,000	–	344	44%
PHASE IIA (3RD FLOOR BUILD–OUT)	0	32	376	44%
PHASE III (4TH FLOOR ADDITION)	26,000	32	408	44%
PHASE IV (5TH FLOOR ADDITION)	26,000	32	440	44%
PHASE V (GARAGE) ANCILLARY BLDG EXPANSION	152,500 23,050	–	–	60%
TOTAL	601,900	440	440	60%

Demonstration of Compliance with Section 22-59 Design Review:

This project has demonstrated compliance with Section 22-59 by incorporating the architectural elements as required within said Article. This project has provided the architectural treatments which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community. Please see the proposed elevations which demonstrate said compliance and consistency with each Phase of the project.

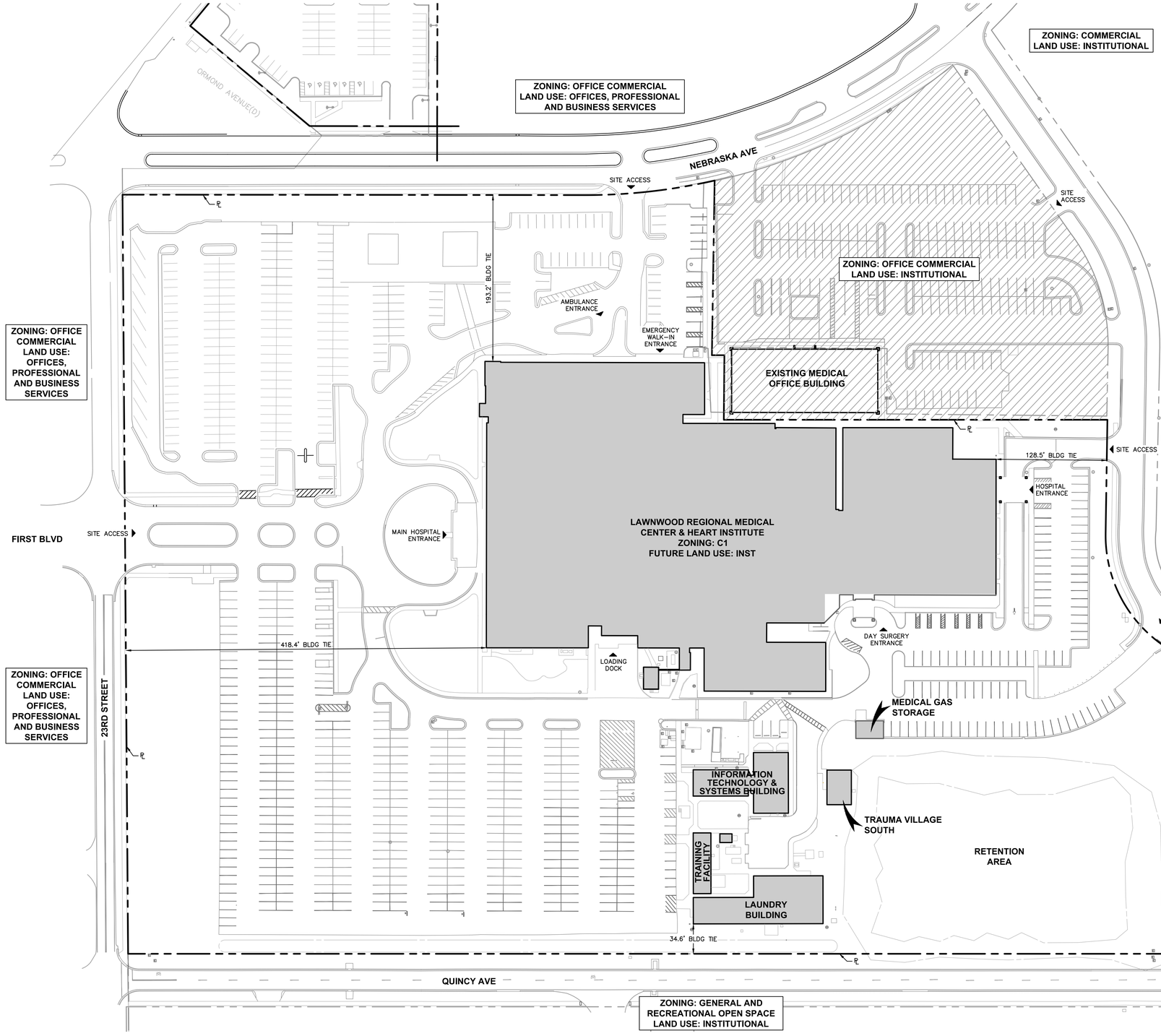
Demonstration of Compliance with Article IV – Supplementary Regulations

This project has demonstrated compliance with Article IV by incorporating the standards as required within said Article. This project has provided the improvements which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community.

CONCLUSION:

Based upon the summary of this enitre request, the applicant has justifed the following requests with the City of Ft. Pierce:

- Master Site Plan
- Rezoning to Planned Development
- Concurrency Review / Certificate
- Phasing Plan
- Design Review



NORTH

GRAPHIC SCALE IN FEET
0 ## ## ###

LEGEND

PROPERTY LINE
EXISTING BUILDING
AREA NOT INCLUDED

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

EXISTING ZONING: OFFICE COMMERCIAL (C1)

BUILDING HEIGHT
REQUIRED: 65'
PROVIDED: 62'-8"

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	25 FEET	193.2 FEET
SIDE (WEST):	15 FEET	418.4 FEET
SIDE (EAST):	15 FEET	128.5 FEET
REAR (SOUTH):	15 FEET	34.6 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	19%
OPEN SPACE:	25%	44%

PARKING REQUIREMENTS

REQUIRED:
1.5 SPACES PER BED
312 BEDS x 1 SPACE/BED = 468 SPACES
HANDICAP PARKING REQUIRED = 9 SPACES

TOTAL 477 REQUIRED PARKING SPACES

EXISTING:

STANDARD SPACES: 825 SPACES
HANDICAP SPACES: 25 SPACES

TOTAL 850 EXISTING PARKING SPACES

LAND USE CALCULATION

EXISTING CONDITIONS

PERVIOUS:	308,629 S.F.	5.91 AC
RETENTION:	51,456 S.F.	1.18 AC
BUILDING:	174,767 S.F.	4.01 AC
IMPERVIOUS:	429,526 S.F.	9.86 AC
TOTAL:	912,922 S.F.	20.96 AC

HCA Healthcare

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FLORIDA LICENSE NUMBER
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SURGERY & TOWER EXPANSION
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

DOCUMENT CHANGES

Description	Date

Issue Description	SCHEMATIC DESIGN
Original Issue Date	10/10/19
HCA Project No	308220010
Project No	19087.00
Drawn By / Author	Checked By / Checker

Drawing Title

EXISTING MASTER PLAN

Sheet Number

MP-0

Plotted By:Moreno, Vanesa Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C0.00 EXISTING MASTER PLAN April 09, 2020 02:16:52pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets_Masterplan\C0.00 EXISTING MASTER PLAN.dwg
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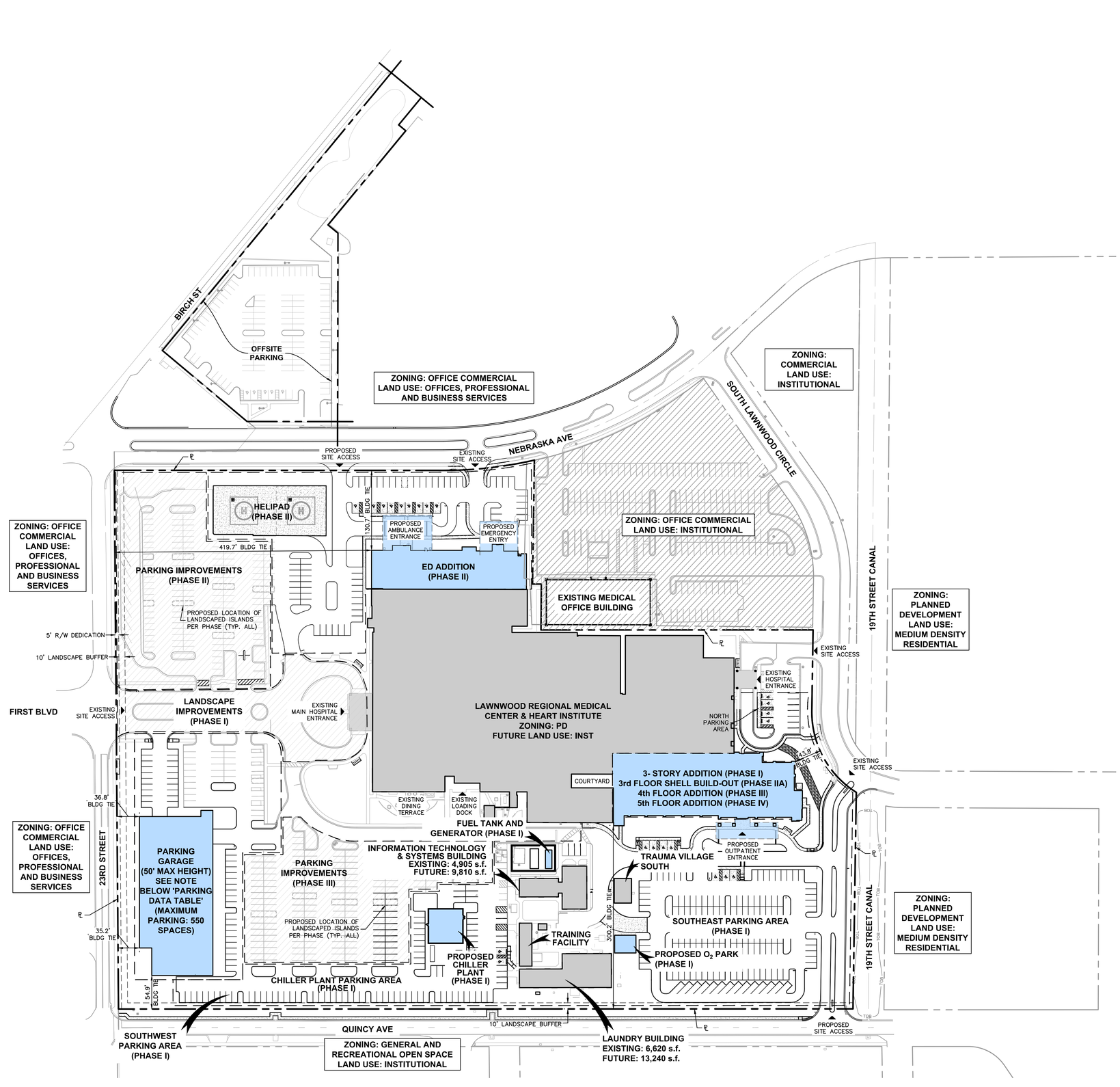

SITE REQUIREMENTS

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER

PROPERTY ID: 2416-504-0200-000-2
2416-504-0200-030-1

ZONING: PLANNED DEVELOPMENT
UNDERLYING ZONING DISTRICT: OFFICE COMMERCIAL (C-1)

TOTAL SITE AREA: (1,001,600 S.F.) 23.0 AC

SETBACKS

	REQUIRED
FRONT (NORTH):	10 FEET
SIDE (WEST):	10 FEET
SIDE (EAST):	10 FEET
REAR (SOUTH):	10 FEET

LANDSCAPE BUFFER

	REQUIRED
QUINCY AVENUE:	10'
S. 23rd STREET:	10'

BUILDING HEIGHT
MAXIMUM: 75'

PARKING RATIO
REQUIRED: 2 SPACES PER 1 BED
MEDICAL OFFICE BUILDING REQUIRED: 1 SPACE PER 300 SQ. FT.

LOT COVERAGE
MAXIMUM: 60%

IMPERVIOUS AREAS (80% MAXIMUM)
BUILDING AREA: (258,187.8 S.F.) 5.93 AC = 25.78%
IMPERVIOUS AREA: (411,726.0 S.F.) 9.45 AC = 41.11%

OPEN SPACE (20% MINIMUM)
PERVIOUS AREA: (331,685.4 S.F.) 7.61 AC = 33.12%

SITE PHASING DATA

	GROSS FLOOR AREA (HOSPITAL) (S.F.)	NUMBER OF BEDS (HOSPITAL)	TOTAL BEDS PER PHASE (HOSPITAL)	MEDICAL OFFICE	LOT COVERAGE
EXISTING CONDITION	284,900	312	312	14,400	31%
PHASE I (3-STORY ADDITION)	92,500	32	344	3,100	41%
PHASE II (ED ADDITION)	20,000	–	344	0	44%
PHASE IIA (3RD FLOOR BUILD-OUT)	0	32	376	0	44%
PHASE III (4TH FLOOR ADDITION)	26,000	32	408	0	44%
PHASE IV (5TH FLOOR ADDITION)	26,000	32	440	0	44%
PHASE V (GARAGE)	152,500	–	–	14,400	60%
TOTAL	601,900	440	440	31,900	60%

PARKING DATA

	PARKING REQUIRED	TOTAL PARKING REQUIRED PER PHASE	PARKING DEMOLISHED	PARKING PROVIDED	TOTAL PARKING PER PHASE	OPEN SPACE
EXISTING CONDITION PER CURRENT CODE @ 1.5 SPACES/BED	468	468	–	850**	850**	44%
EXISTING CONDITION @ 2.0 SPACES/BED	624	624	–	850**	850**	44%
PHASE I (3-STORY ADDITION @ 2.0 SPACES/BED)	64	688	-212	278	916	27%
PHASE II (ED ADDITION)	0	688	-89	70	897	26%
PHASE IIA (3RD FLOOR SHELL BUILD-OUT)	0	688	0	0	897	26%
PHASE III (4TH FLOOR ADDITION)	64	752	0	0	897	26%
PHASE IV (5TH FLOOR ADDITION)	64	816	0	0	897	27%
PHASE V (GARAGE) SEE NOTE BELOW	77	–	-95	546	1,348	27%

**INCLUDES 108 PARKING SPACES LOCATED OFF-SITE

NOTES:
1. PARKING GARAGE ONLY REQUIRED IF THE SITE CANNOT MEET PARKING, LANDSCAPE, OR OPEN SPACE REQUIREMENTS.
2. ALL SIGNAGE AND LIGHTING SHALL CONFORM TO CHAPTER 15 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

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MASTER SITE PLAN FOR LAWNWOOD REGIONAL MEDICAL CENTER PLANNED DEVELOPMENT

1700 S. 23RD STREET. FORT PIERCE, FL 34950

DOCUMENT CHANGES

Description	Date

Issue Description	DESIGN DEVELOPMENT
Original Issue Date	1.17.20
HCA Project No	30922000.10, 30922000.18
Project No	144283016
Drawn By	AMC
Checked By	VM

Drawing Title

MASTER PLAN

Sheet Number

MSP-1.1

Plotted By: Bell, Marina Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: C2.00 PROPOSED MASTER PLAN April 16, 2020 10:55:29am Y:\BCD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlanSheets_Masterplan\C2.00 PROPOSED MASTER PLAN.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

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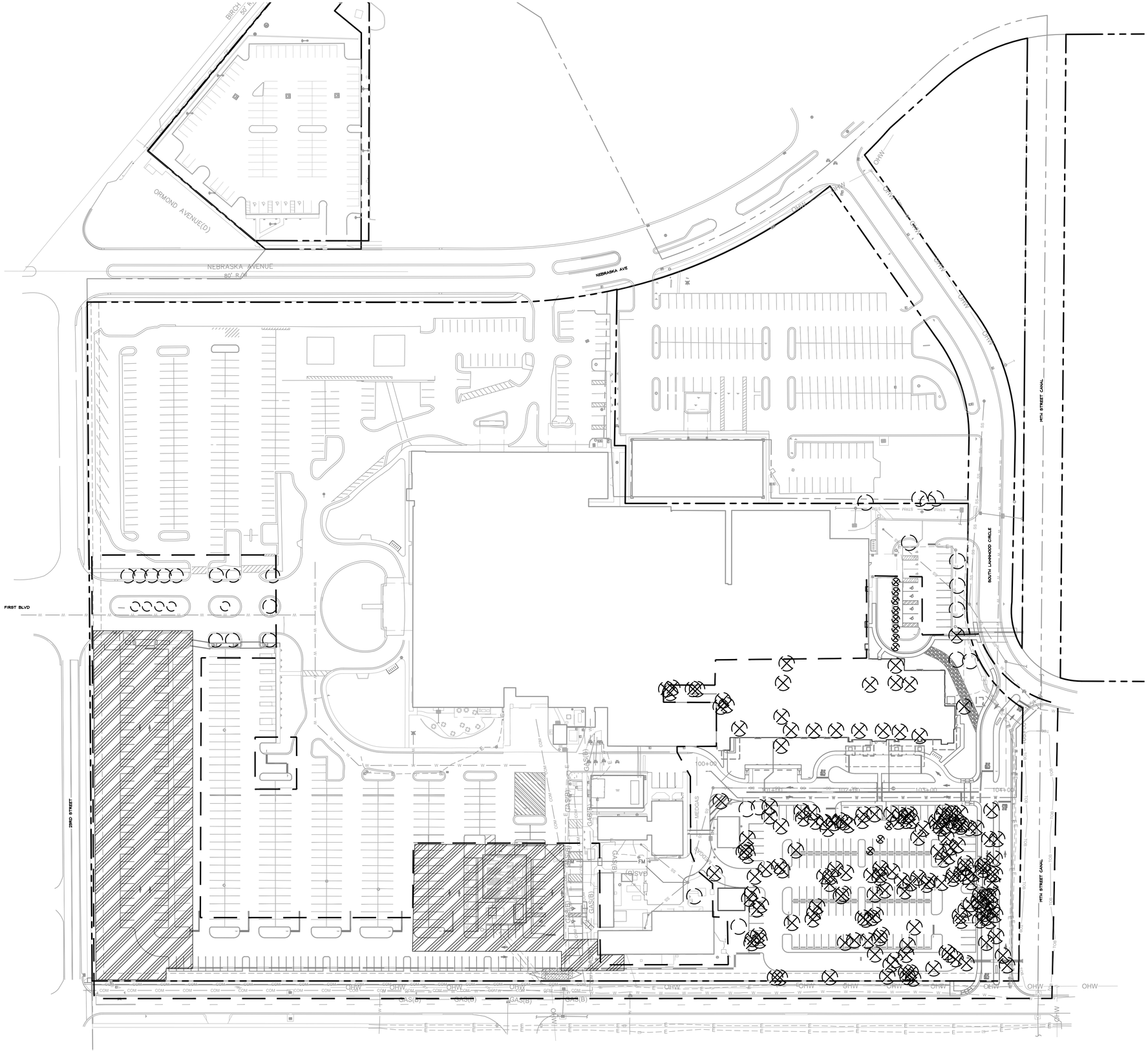

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

PROPERTY LINE

AFFECTED AREA

TREE DISPOSITION LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

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Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

TREE DISPOSITION PLAN

Sheet Number

L0.00

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L0.00 TREE DISPOSITION PLAN September 21, 2020 03:53:35pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L0.00 TREE DISPOSITION PLAN.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

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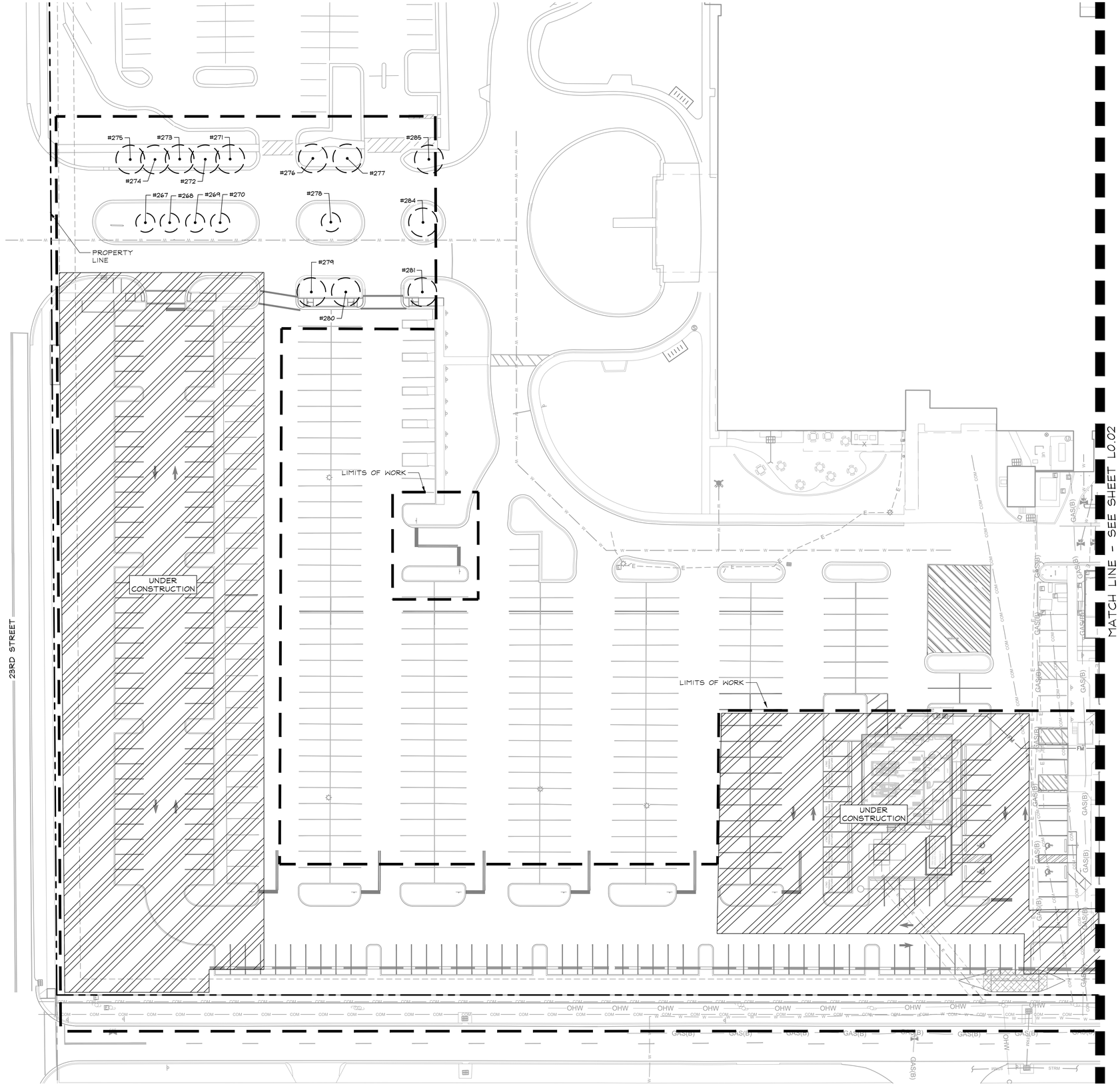

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

PROPERTY LINE

AFFECTED AREA

TREE DISPOSITION LEGEND	
TREE # CANOPY SPREAD	EXISTING TREE TO REMAIN
TREE # CANOPY SPREAD	EXISTING TREE TO BE REMOVED

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NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

TREE DISPOSITION PLAN

Sheet Number

L0.01

Plotted By:Brown, Alex V. Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L0.01 TREE DISPOSITION PLAN September 21, 2020 03:53:45pm K:\BCD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlotSheets\L0.00 TREE DISPOSITION PLAN.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

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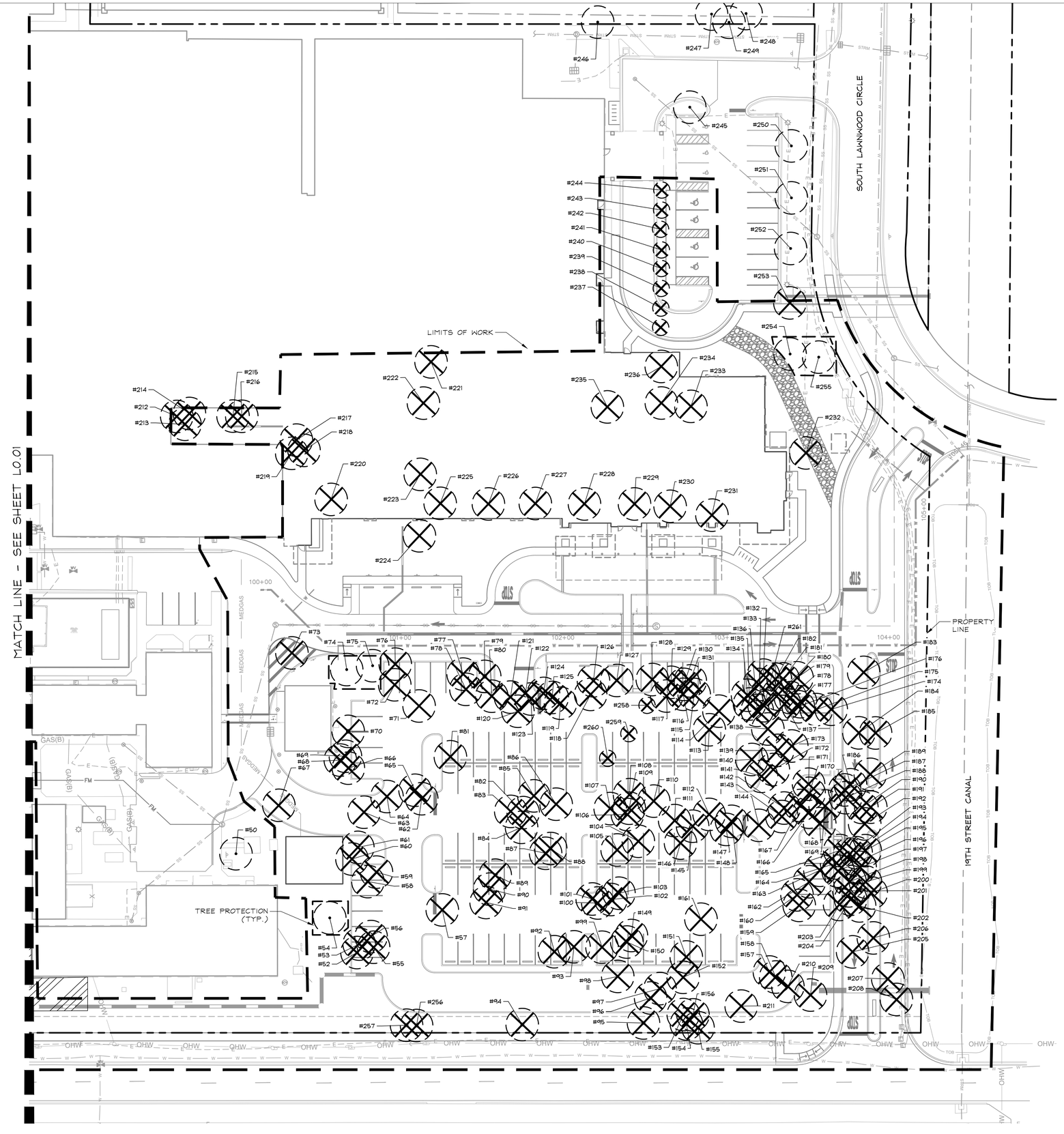

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

PROPERTY LINE
AFFECTED AREA

TREE DISPOSITION LEGEND	
TREE # / CANOPY SPREAD	EXISTING TREE TO REMAIN
TREE # / CANOPY SPREAD	EXISTING TREE TO BE REMOVED

TREE DISPOSITION SUMMARY		
	PRESERVED:	REMOVED:
LIVE OAKS & SLASH PINES	186"	301"
PALMS	21	19

TREE MITIGATION SUMMARY	
TOTAL SPECIMEN TREE DBH PRESERVATION CREDITS (@ 1:1 RATIO)=	+186"
TOTAL SPECIMEN TREE DBH REMOVED (@ 1:1 RATIO)=	-301"
TOTAL SPECIMEN TREE DBH PROPOSED (@ 1:1 RATIO)=	+220"
TOTAL SPECIMEN TREE MITIGATION: 186" - 301" + 220" = +105"	+105 CREDITS

PALM MITIGATION SUMMARY	
TOTAL SPECIMEN PALM PRESERVATION CREDITS (@ 1:1 RATIO) =	+21
TOTAL SPECIMEN PALMS REMOVED (MITIGATED @ 1:1 RATIO) =	-19
TOTAL SPECIMEN PALM MITIGATION: 21 - 19 = +2	+2 CREDITS EXCEEDED

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LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

TREE DISPOSITION PLAN

Sheet Number

L0.02

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L0.02 TREE DISPOSITION PLAN September 21, 2020 03:53:56pm K:\BCD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlanSheets\L0.00 TREE DISPOSITION PLAN.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

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PROJECT MANAGER

No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	DISPOSITION
50	*Pinus elliottii*	Slash Pine	12"	REMAIN
52	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
53	***Pinus elliottii***	**Slash Pine**	**8"**	**REMAIN**
54	*Pinus elliottii*	Slash Pine	13"	REMAIN
55	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
56	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
57	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
58	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
59	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
60	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
61	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
62	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
63	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
64	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
65	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
66	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
67	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
68	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
69	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
70	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
71	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
72	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
73	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
74	*Pinus elliottii*	Slash Pine	15"	REMAIN
75	*Pinus elliottii*	Slash Pine	12"	REMAIN
76	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
77	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
78	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
79	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
80	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
81	***Pinus elliottii***	**Slash Pine**	**16"**	**REMOVE**
82	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
83	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
84	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
85	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
86	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
87	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
88	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
89	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
90	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
91	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
92	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
93	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
94	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
95	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
96	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
97	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
98	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
99	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
100	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
101	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
102	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
103	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
104	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
105	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
106	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
107	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
108	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
109	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
110	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
111	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
112	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
113	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
114	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
115	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
116	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
117	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
118	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
119	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
120	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
121	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
122	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
123	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
124	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
125	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
126	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
127	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
128	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
129	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
130	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
131	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
132	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
133	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**

No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	DISPOSITION
134	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
135	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
136	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
137	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
138	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
139	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
140	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
141	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
142	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
143	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
144	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
145	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
146	***Pinus elliottii***	**Slash Pine**	**14"**	**REMOVE**
147	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
148	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
149	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
150	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
151	***Pinus elliottii***	**Slash Pine**	**18"**	**REMOVE**
152	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
153	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
154	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
155	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
156	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
157	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
158	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
159	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
160	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
161	***Pinus elliottii***	**Slash Pine**	**15"**	**REMOVE**
162	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
163	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
164	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
165	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
166	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
167	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
168	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
169	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
170	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
171	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
172	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
173	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
174	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
175	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
176	***Pinus elliottii***	**Slash Pine**	**5"**	**REMOVE**
177	***Pinus elliottii***	**Slash Pine**	**6"**	**REMOVE**
178	***Pinus elliottii***	**Slash Pine**	**4"**	**REMOVE**
179	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
180	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
181	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
182	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
183	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
184	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
185	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
186	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
187	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
188	***Pinus elliottii***	**Slash Pine**	**5"**	**REMOVE**
189	***Pinus elliottii***	**Slash Pine**	**13"**	**REMOVE**
190	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
191	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
192	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
193	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
194	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
195	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
196	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
197	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
198	***Pinus elliottii***	**Slash Pine**	**7"**	**REMOVE**
199	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
200	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
201	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
202	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
203	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
204	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
205	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
206	***Pinus elliottii***	**Slash Pine**	**12"**	**REMOVE**
207	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
208	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
209	***Pinus elliottii***	**Slash Pine**	**10"**	**REMOVE**
210	***Pinus elliottii***	**Slash Pine**	**9"**	**REMOVE**
211	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
212	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
213	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
214	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
215	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
216	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**

No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	DISPOSITION
217	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
218	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
219	***Sabal palmetto***	**Cabbage Palm**	**25' C.T.**	**REMOVE**
220	***Magnolia grandiflora***	**Southern Magnolia**	**7"**	**REMOVE**
221	***Adonidia merrillii***	**Christmas Palm**	**10 C.T.**	**REMOVE**
222	***Quercus virginiana***	**Live Oak**	**31"**	**REMOVE**
223	***Sabal palmetto***	**Cabbage Palm**	**30' C.T.**	**REMOVE**
224	***Sabal palmetto***	**Cabbage Palm**	**30' C.T.**	**REMOVE**
225	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**14 C.T.**	**REMOVE**
226	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**15 C.T.**	**REMOVE**
227	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**16 C.T.**	**REMOVE**
228	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**17 C.T.**	**REMOVE**
229	***Hyopohrbe lagenicaulis***	**Bottle Palm**	**18 C.T.**	**REMOVE**
230	***Pinus elliottii***	**Slash Pine**	**18"**	**REMOVE**
231	***Quercus virginiana***	**Live Oak**	**10"**	**REMOVE**
232	***Pinus elliottii***	**Slash Pine**	**20"**	**REMOVE**
233	***Washingtonia robusta***	**Washington Palm**	**40 C.T.**	**REMOVE**
234	***Washingtonia robusta***	**Washington Palm**	**45 C.T.**	**REMOVE**
235	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
236	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
237	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
238	***Washingtonia robusta***	**Washington Palm**	**40 C.T.**	**REMOVE**
239	***Washingtonia robusta***	**Washington Palm**	**45 C.T.**	**REMOVE**
240	***Washingtonia robusta***	**Washington Palm**	**45 C.T.**	**REMOVE**
241	***Washingtonia robusta***	**Washington Palm**	**40 C.T.**	**REMOVE**
242	***Washingtonia robusta***	**Washington Palm**	**35 C.T.**	**REMOVE**
243	***Washingtonia robusta***	**Washington Palm**	**25 C.T.**	**REMOVE**
244	***Washingtonia robusta***	**Washington Palm**	**25 C.T.**	**REMOVE**
245	*Washingtonia robusta*	Washington Palm	25 C.T.	REMAIN
246	*Quercus virginiana*	Live Oak	16"	REMAIN
247	*Sabal palmetto*	Cabbage Palm	15' C.T.	REMAIN
248	*Sabal palmetto*	Cabbage Palm	25' C.T.	REMAIN
249	*Sabal palmetto*	Cabbage Palm	25' C.T.	REMAIN
250	*Quercus virginiana*	Live Oak	23"	REMAIN
251	*Quercus virginiana*	Live Oak	25"	REMAIN
252	*Quercus virginiana*	Live Oak	19"	REMAIN
253	***Quercus virginiana***	**Live Oak**	**20"**	**REMOVE**
254	*Quercus virginiana*	Live Oak	24"	REMAIN
255	*Quercus virginiana*	Live Oak	27"	REMAIN
256	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
257	***Pinus elliottii***	**Slash Pine**	**11"**	**REMOVE**
258	***Sabal palmetto***	**Cabbage Palm**	**20' C.T.**	**REMOVE**
259	***Sabal palmetto***	**Cabbage Palm**	**20' C.T.**	**REMOVE**
260	***Sabal palmetto***	**Cabbage Palm**	**20' C.T.**	**REMOVE**
261	***Pinus elliottii***	**Slash Pine**	**8"**	**REMOVE**
267	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
268	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
269	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
270	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
271	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
272	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
273	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
274	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
275	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
276	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
277	*Roystonea regia*	Royal Palm	25 C.T.	REMAIN
278	*Roystonea regia*	Royal Palm	10 C.T.	REMAIN
279	*Roystonea regia*	Royal Palm	20 C.T.	REMAIN
280	*Roystonea regia*	Royal Palm	30 C.T.	REMAIN
281	*Roystonea regia*	Royal Palm	20 C.T.	REMAIN
284	*Sabal palmetto*	Sabal Palm	15 C.T.	REMAIN
285	*Roystonea regia*	Royal Palm	40 C.T.	REMAIN

ROOT PRUNING

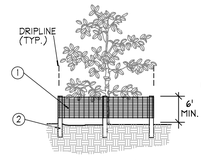
A FEW LARGE CANOPY TREES THAT MAY BE IMPACTED BY CONSTRUCTION TRENCHING, BUT ARE TOO LARGE TO RELOCATE. GENERALLY, IF TRENCHING OCCURS WITHIN THE DRIPLINE (OR THE HORIZONTAL EXTENT OF THE CANOPY) OF A TREE, THEN THE TREE IS A CANDIDATE FOR ROOT PRUNING. ROOT PRUNING MUST OCCUR PRIOR TO TRENCHING OPERATIONS TO INSURE THAT THE ROOTS ARE CUT CLEAN AND AT PROPER ANGLES AND NOT MECHANICALLY RIPPED FROM THE EARTH DURING CONSTRUCTION.

ROOT PRUNING NOTES:
FOR TREES REQUIRING ROOT PRUNING, A TREE ASSESSMENT SHALL BE CONDUCTED AND A ROOT-PRUNING PLAN SHALL BE DEVELOPED BY A CERTIFIED ARBORIST OR CONSULTING ARBORIST. THIS PLAN SHOULD IDENTIFY:

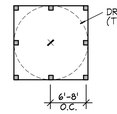
- MAXIMUM ALLOWABLE SIZE OF ROOTS TO BE CUT
- ALLOWABLE PROXIMITY TO THE TRUNK FOR CUTS
- TIME OF YEAR WHEN ROOT CUTTING IS ALLOWABLE

(NOTE: IN FLORIDA, IT IS BEST TO AVOID ROOT PRUNING DURING TIMES OF THE MAY THROUGH SEPTEMBER, WHEN THE POTENTIAL FOR DAMAGING WIND LOADS ON TREES ARE GREATEST.)

- METHOD FOR MAKING CUTS
- MITIGATING CANOPY PRUNING
- TYPE AND EXTENT OF NECESSARY STRUCTURAL SUPPORT
- SCHEDULE FOR WATERING/FERTILIZATION



ELEVATION



PLAN VIEW

CORNER CONNECTION

CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A TREE PROTECTOR BARRIER DETAIL — NTS

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn
MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445
PHONE: 561-330-345
WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

TREE DISPOSITION PLAN

Sheet Number

L0.03

Plotted By: Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L0.03 TREE DISPOSITION PLAN September 21, 2020 03:53:57pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L0.00 TREE DISPOSITION PLAN.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

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HCA TEAM CONTACTS

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PROJECT MANAGER

MECHANICAL ENGINEER
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2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

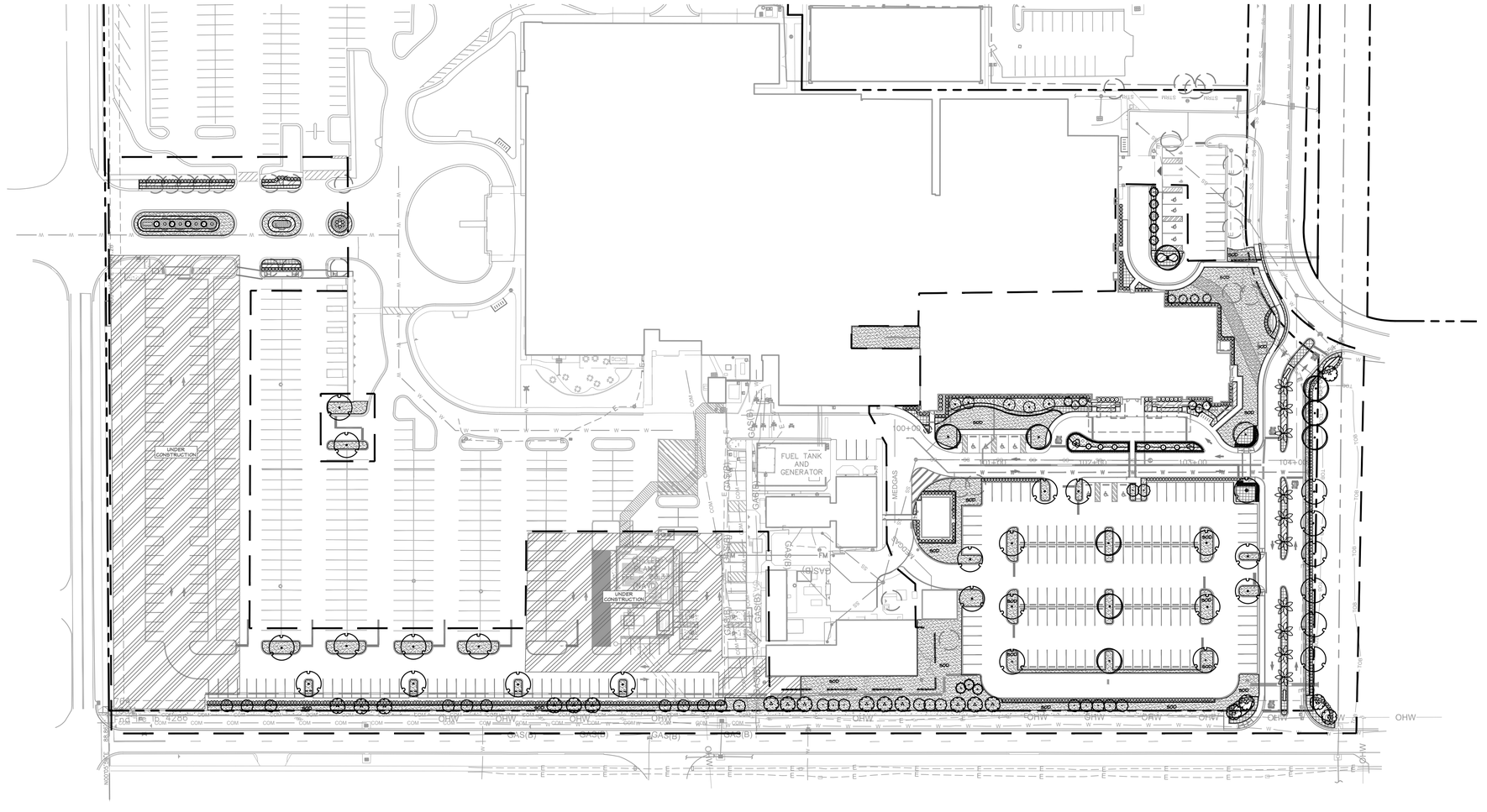
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
BS	Bursera simaruba	Gumbo Limbo	Cont.	2.5" Cal.	12' HT x 5' SPR	10
LJ	Ligustrum japonicum 5 Trunks min.	Ligustrum	Cont.	MULTI	8' HT x 8' SPR	29
LN	Lagerstroemia x 'Natchez' 3 Trunks min.	Crape Myrtle	Cont.	MULTI	12' HT x 5' SPR	20
QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" Cal.	12' HT x 5' SPR	29
PALM TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**QTY**
PR	Phoenix roebelenii Triple	Pygmy Date Palm	Cont.		5' HT	2
RR	Roystonea regia	Royal Palm	F.G.		16' GW	10
SS	Sabal palmetto	Cabbage Palmetto	F.G.		12'-18' CT	15
SSR	Sabal palmetto	Cabbage Palmetto	Relocated			3
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
AV	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	Cont.	48" O.C.	36"x36"	13
CQ	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	Cont.	As Shown	36"x36"	4
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	36" O.C.	24"x24"	238
CS	Clusia guttifera	Small Leaf Clusia	Cont.	36" O.C.	36"x36"	460
PP	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	Cont.	18" O.C.	15"x15"	261
RE	Rhapis excelsa	Lady Palm	7 gal	48" O.C.	4' HT	4
SR	Strelitzia reginae	Bird Of Paradise	Cont.	As Shown	36"x36"	6
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
CP	Codiaeum variegatum 'Petra'	Petra Croton	Cont.	30" O.C.	18" HT	469
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15"x15"	1,070
IR	Ixora coccinea	Red Ixora	Cont.	30" O.C.	24" HT	131
JJ	Jasminum volubile	Wax Jasmine	Cont.	24" O.C.	15"x15"	327
TF	Tripsacum floridanum	Dwarf Faxahatchee Grass	Cont.	30" O.C.	18" HT	302
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
SOD	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	Sod			± 38,045 sf

CODE COMPLIANCE PER ARTICLE XII OF THE FORT PIERCE CODE OF ORDINANCES			
		REQUIRED	PROVIDED
SEC. 22-187.4.b	LANDSCAPE STIPS ABUTTING STREETS SHALL INCLUDE ONE TREE PER 300 SQUARE FEET.	SOUTH: 41 TREES EAST: 12 TREES	SOUTH: 41 PROPOSED EAST: 12 PROPOSED
	SOUTH BUFFER: 1,202 LF X 10' / 300 SF = 41 TREES		
	EAST BUFFER: 355 LF X 10' / 300 SF = 12 TREES		

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



GRAPHIC SCALE IN FEET
0 30 60 120

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NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

LANDSCAPE PLAN

Sheet Number

L1.00

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L1.00 LANDSCAPE PLAN September 21, 2020 03:54:17pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

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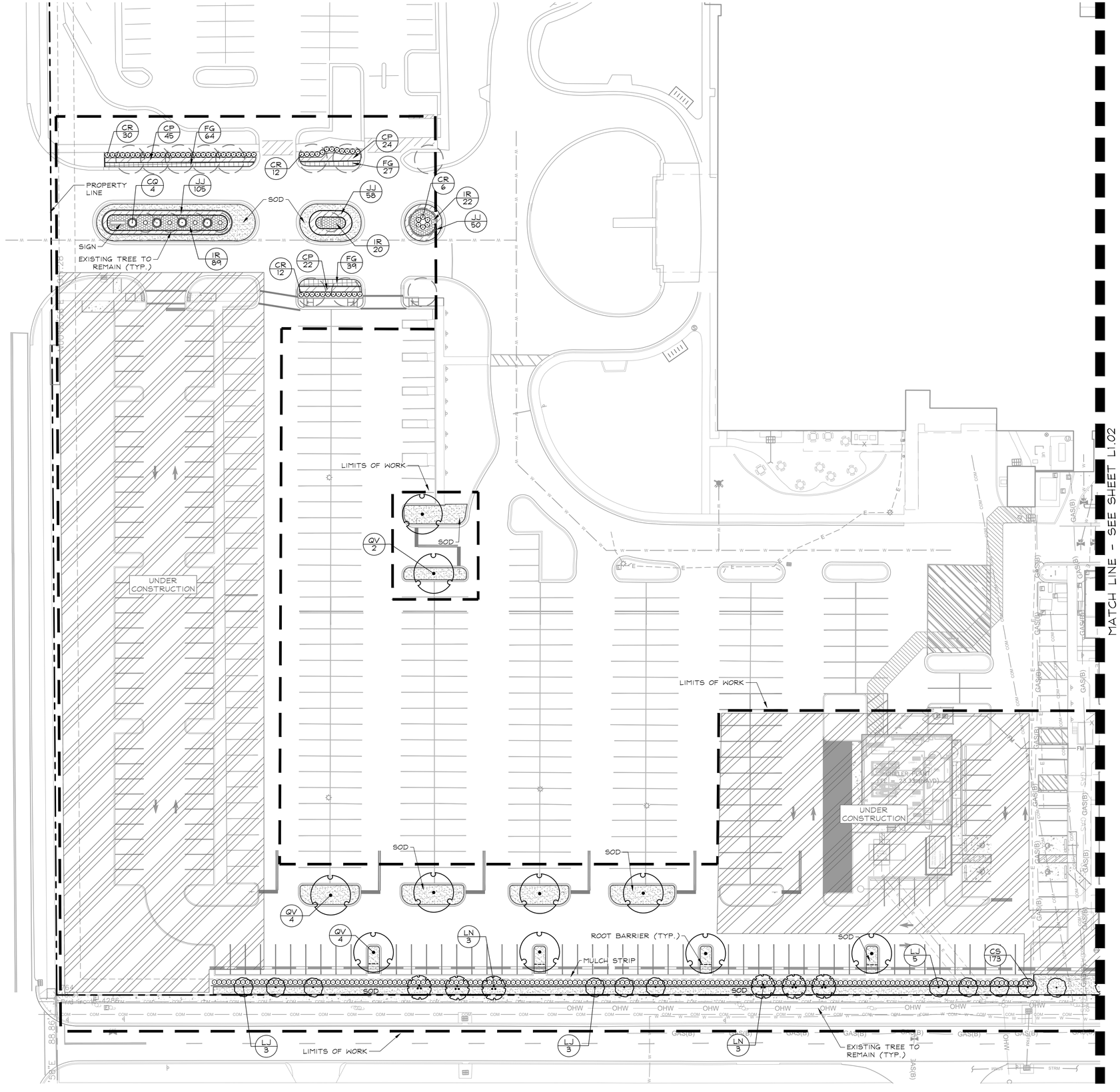

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

PROPERTY LINE

AFFECTED AREA

PLANT SCHEDULE

TREES	COMMON NAME
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LN	Crape Myrtle
QV	Southern Live Oak
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RR	Royal Palm
SS	Cabbage Palmetto
SSR	Cabbage Palmetto
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LAWNWOOD Regional Medical Center & Heart Institute

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Drawn By AMC	**Checked By** VM

Drawing Title

LANDSCAPE PLAN

Sheet Number

L1.01

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L1.01 LANDSCAPE PLAN September 21, 2020 03:54:34pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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CON NUMBER:

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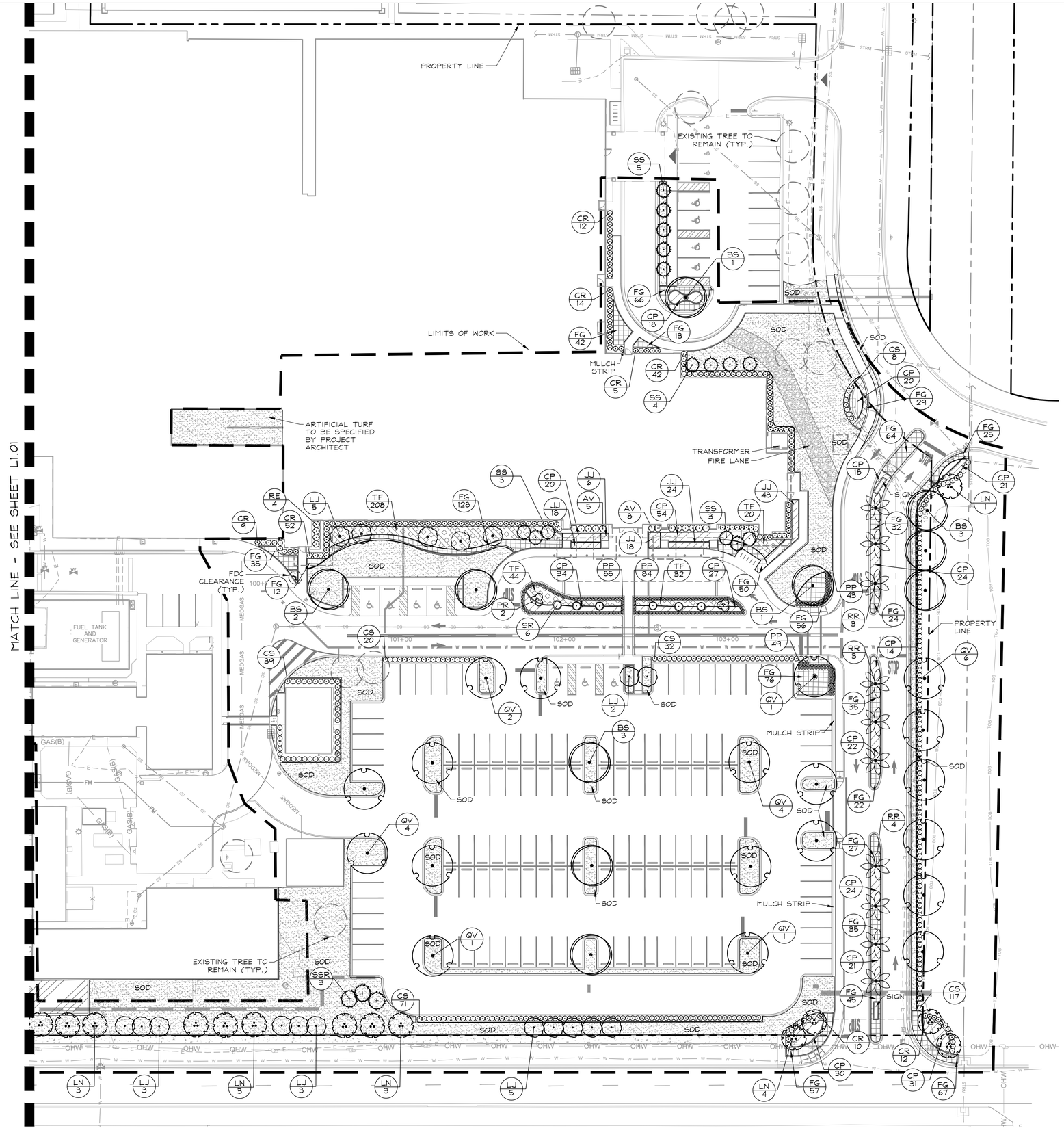

LEGEND

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DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC **Checked By** VM

Drawing Title

LANDSCAPE PLAN

Sheet Number

L1.02

Plotted By:Brown, Alex V Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:L1.02 LANDSCAPE PLAN September 21, 2020 03:54:53pm K:\BCD_Civil\144283016 — Lawnwood Regional Medical Center\CADD\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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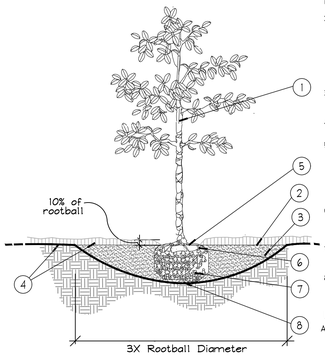
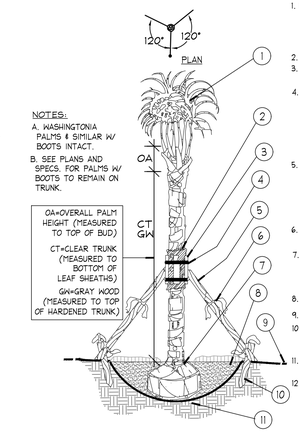


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

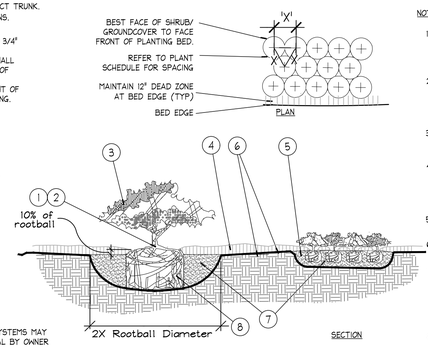
A Tree Planting
SECTION NTS



1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

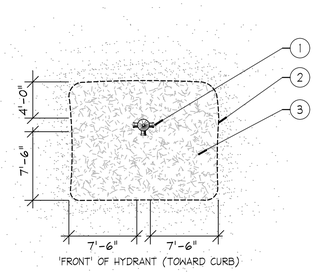
B Palm Planting and Staking
SECTION NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

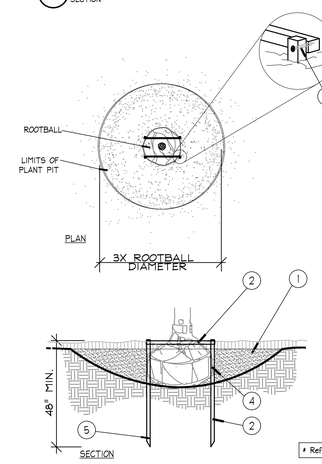
* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone
PLAN NTS

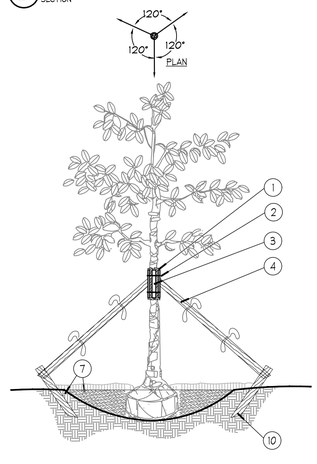


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3' BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

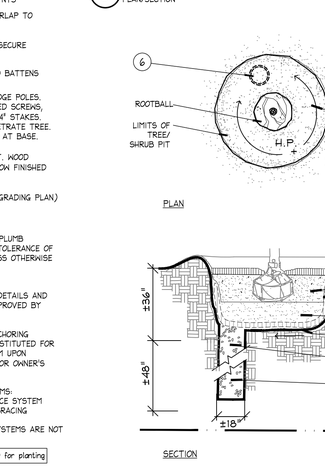
NOTES:
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS

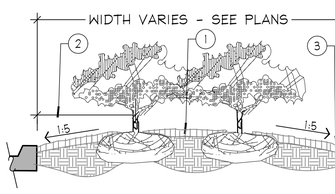


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION NTS

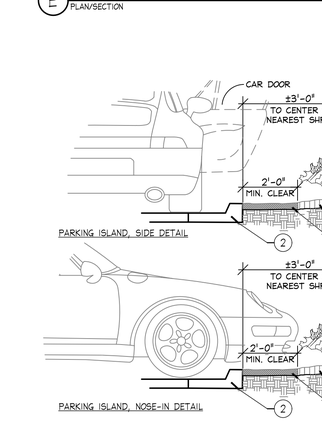


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

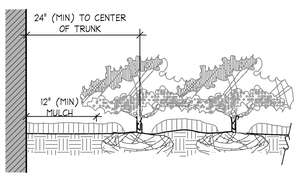
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

H Planted Parking Lot Islands / Medians
SECTION NTS



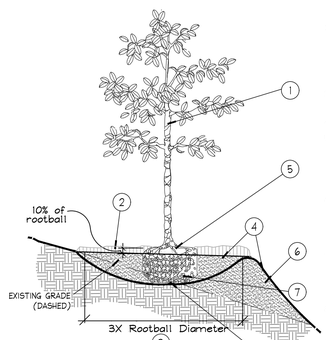
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

I Parking Space/Curb Planting
SECTION NTS



NOTES
* CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION NTS

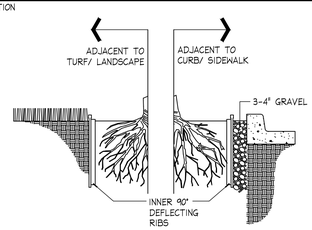


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail NTS

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
1615 S CONGRESS AVE. SUITE 201
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Seals

FLORIDA LICENSE NUMBER
TRICIA C RICHTER, PLA

LA#6667724

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

LANDSCAPE DETAILS

Sheet Number

L1.50

PROJECT INFO.

FACILITY NAME: LAWNWOOD REGIONAL MEDICAL CENTER
PROJECT DESCRIPTION: SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER: 3093200010
AHJ PROJECT NUMBERS :
CON NUMBER:
ARCHITECT PROJECT NUMBER: 19087.00

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HCA TEAM CONTACTS

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MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
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PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILE, TN 37204
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PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
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PROJECT MANAGER

Plotted By: Brown, Alex V Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: L1.51 LANDSCAPE NOTES September 21, 2020 03:55:18pm K:\BCD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlanSheets\L1.50 LANDSCAPE DETAILS.dwg

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

LANDSCAPE NOTES

Sheet Number

L1.51

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING
SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
3093200010, 3093200018

AHJ PROJECT NUMBERS :
23/100246-136/

ARCHITECT PROJECT NUMBER:
19087.00

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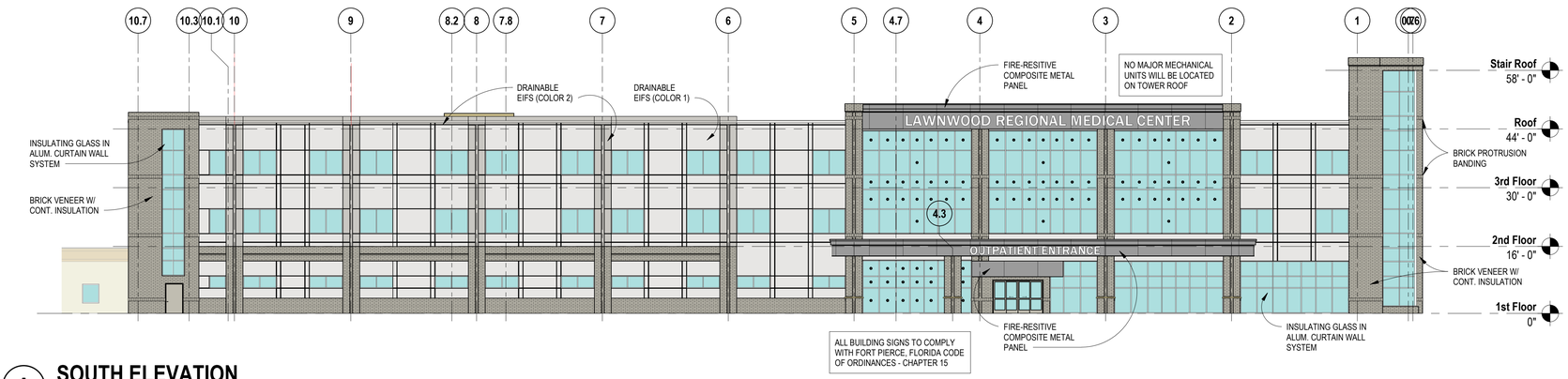
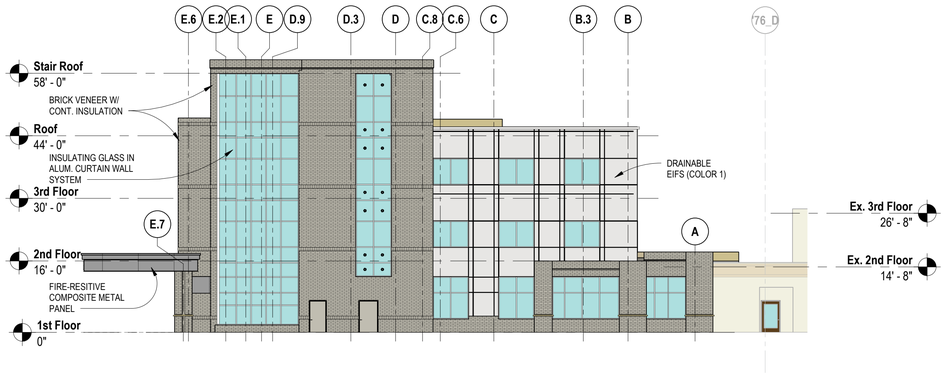


A SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



B EAST ELEVATION

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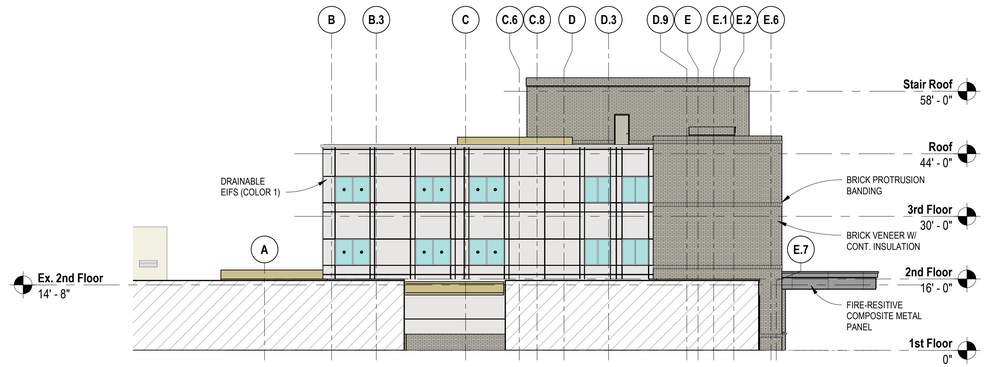

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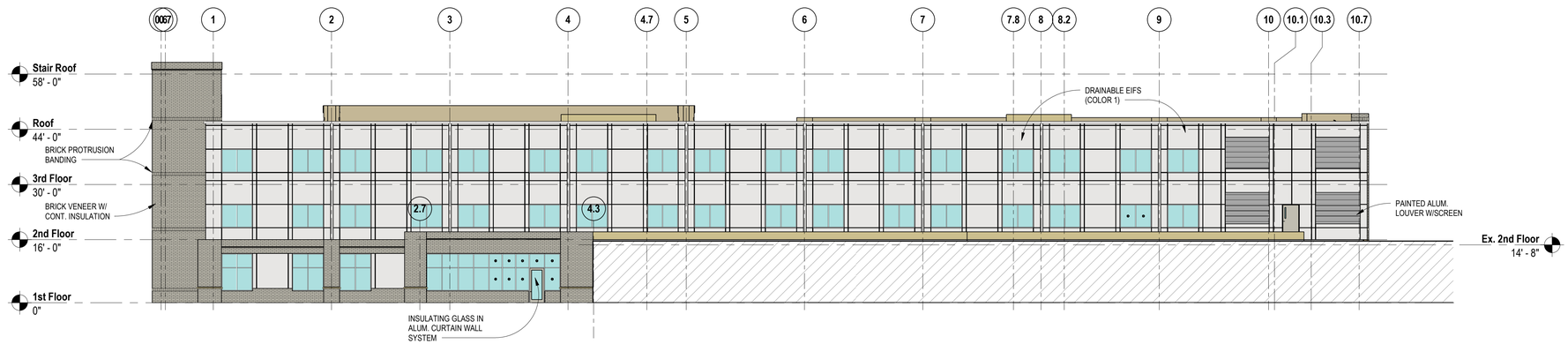

D NORTH ELEVATION

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 3/8" = 1'-0" | 1/4" = 1'-0" | 3/16" = 1'-0" | 1/8" = 1'-0" | 3/32" = 1'-0" | 1/16" = 1'-0" | 1/32" = 1'-0"

HCA Healthcare℠

ESa

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Seals

STATE OF FLORIDA
JAMES TODD ROBINSON
AR92151
1-31-2020
REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

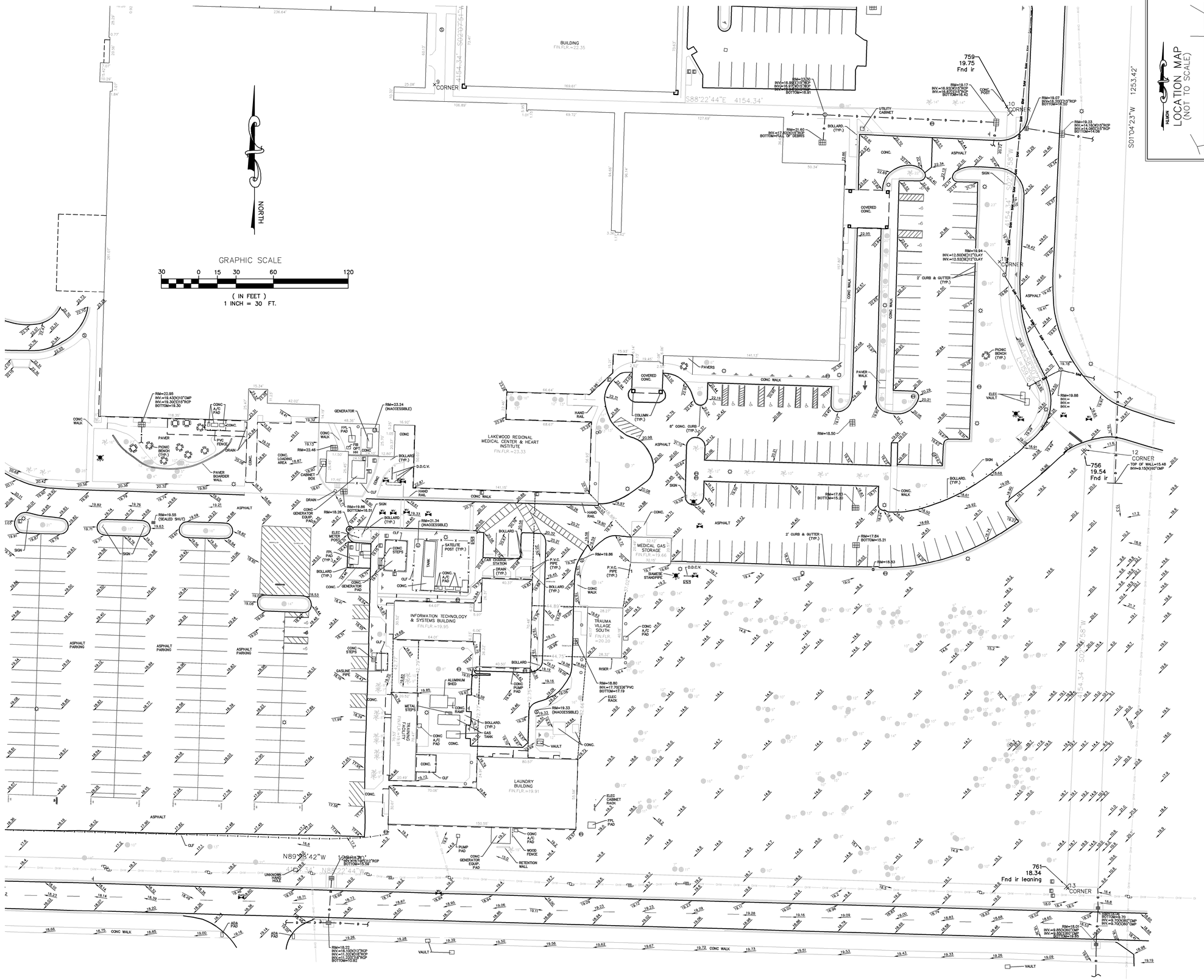
Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	BTE
Checked By	

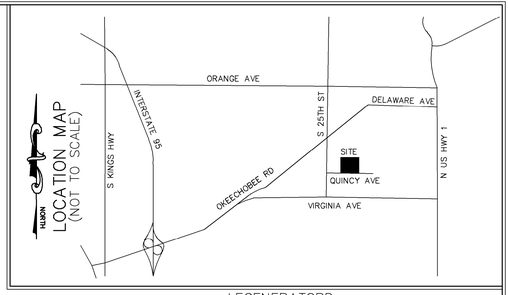
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

A-4





LEGENERATORD

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
C.L.F. – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L. – FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M. – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
P.V.C. – POLYVINL CHLORIDE
D.D.C.V. – DOUBLE DETECTOR CHECK VALVE

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
☼ – LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
○ – SET 5/8" IR/CAP LB 3591
Ⓢ – SANITARY MANHOLE
Ⓓ – DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
℄ – CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N70°27'28"E ALONG THE NORTHERLY LINE OF PARCEL 4, PALM BEACH PARK OF COMMERCE, P.U.P.D., PLAT NO. 1.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°27'01"E ALONG SOUTH LINE OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (P.L.S.) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS +0°22'57".
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
8. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE:"X"; FIRM PANEL NO.12111C0186J & NO.12111C0187J; COMMUNITY NO 120286; DATE: FEBRUARY 16, 2012.
11. BENCHMARK ORIGIN DESCRIPTION:FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENT, "BLC2", WITH AN ELEVATION OF 16.40 FEET.
12. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING CONDITIONS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

A PART OF LAWNWOOD ADDITION IN PLAT BOOK 2, PAGE 16, ST.LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05' 58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE CONTINUE NORTH 0 DEGREES 05' 58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25' 32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN
NORTH 40 DEGREES 29' 28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30' 32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN
NORTH 40 DEGREES 00' 13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29' 47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET; SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45' 13" EAST; SAID CURVE HAVING A RADIUS OF 850.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40' 13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES 00', THENCE RUN
SOUTH 01 DEGREES 04' 23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN
NORTH 89 DEGREES 28' 42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING LAND CONTAINED IN WARRANTY DEED TO HCA REALTY, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 604, PAGE 1629; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 248, PAGE 2926; SPECIAL WARRANTY DEED OF CONVEYANCE TO CITY OF FORT PIERCE, AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 1540; AND WARRANTY DEEDS TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 290, PAGE 1616, AND OFFICIAL RECORDS BOOK 301, PAGE 2538.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS–OF–WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 12, 2019. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
FILE NAME: 8688 SPS		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	08/20/19
DRAWN BY	TKM
F.B./ PG.	DIGITAL
SCALE	1"=30'

JOB #	8688
SHT.NO.	1
OF	1 SHEETS

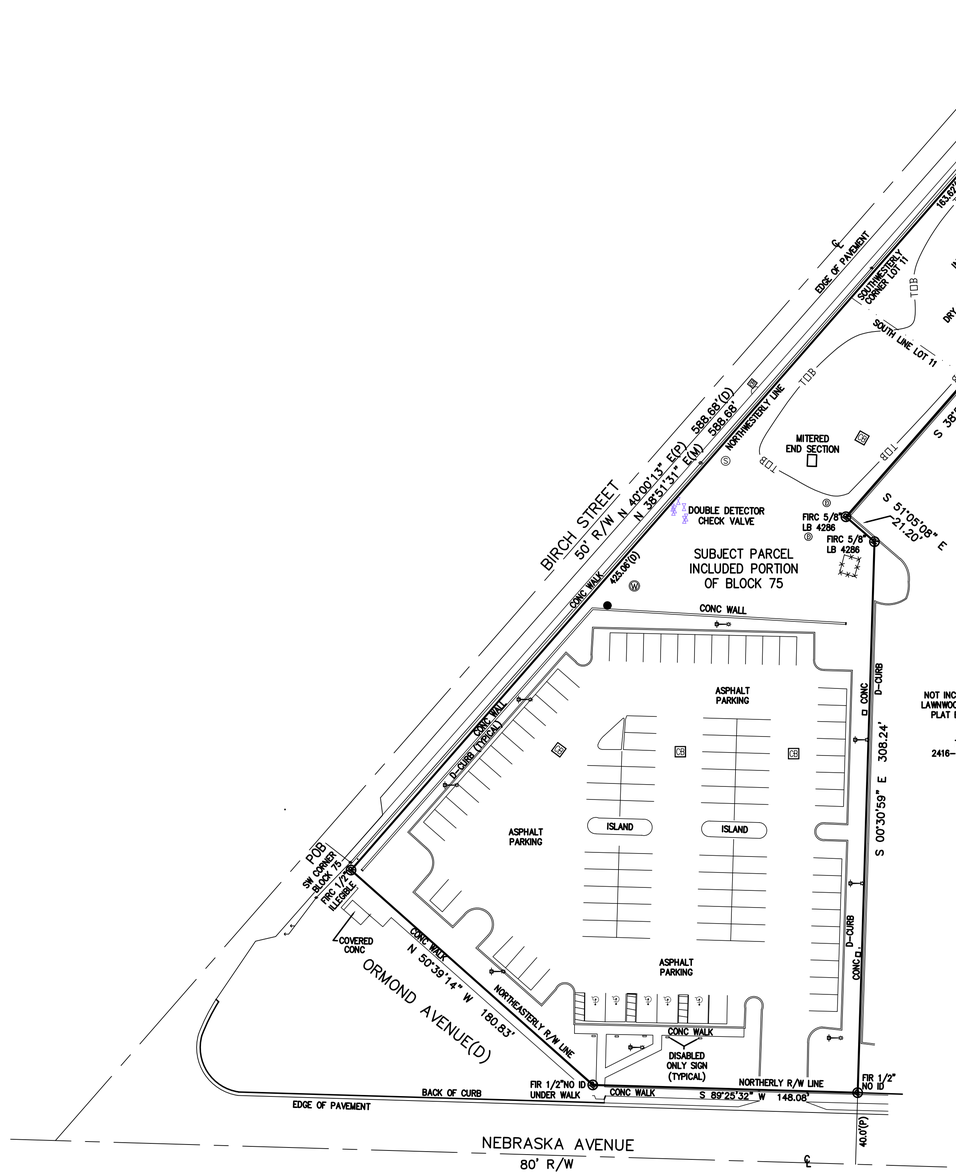
LEGEND

FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FN&D = FOUND NAIL AND DISK
SN&D = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
LB= LICENSED BUSINESS
SF = SQUARE FOOT
(P) = PLAT (D) = DEED (M) = MEASURE
C/L = CENTERLINE EOP= EDGE OF PAVEMENT
CMP = CORREGATED METAL PIPE
ID = IDENTIFICATION
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
POB = POINT OF BEGINNING
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP

= STREET LIGHT
= LIGHT POLE
X 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE
= CHAIN LINK FENCE
= WOOD BOARD FENCE
= TOP OF BANK
= TOE OF SLOPE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

NORTH

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

2. THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET.

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

4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.

5. THE NORTHWESTERLY LINE OF BLOCK 75 IS ASSUMED TO BEAR N 38°51'31" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.

10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

LEGAL DESCRIPTION:

A portion of Lot 11 of the Plat entitled, "LAWNWOOD OFFICE PARK UNIT ONE", a recorded in Plat Book 18, Page 11, and a portion of Block 75 of the Plat entitled, "LAWNWOOD ADDITION", as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Begin at the Southwesterly corner of Block 75 of the Plat entitled, "LAWNWOOD ADDITION", as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida; thence North 38°51'31" East along the Northwesterly line of Block 75 a distance of 425.06 feet to the Southwesterly corner of Lot 11 of the Plat entitled, "LAWNWOOD OFFICE PARK UNIT ONE", a recorded in Plat Book 18, Page 11, of the Public Records of St. Lucie County, Florida; thence continue North 38°51'31" East along the Northwesterly line of Lot 11 a distance of 163.62 feet to the corner common to Lot 10 and Lot 11 of said Plat; thence South 51°05'14" East along the common line of Lot 10 and Lot 11 of said Plat a distance of 63.70 feet; thence South 38°54'52" West a distance of 58.00 feet; thence South 51°05'08" East a distance of 15.00 feet; thence South 38°54'52" West a distance of 199.79 feet; thence South 51°05'08" East a distance of 21.20 feet; thence South 00°30'59" East a distance of 308.24 feet to the Northerly right-of-way of Nebraska Avenue; thence South 89°25'32 West along said right-of-way a distance of 148.08 feet to the Northeasterly right-of-way of Ormond Avenue; thence North 50°39'14" West along said right-of-way a distance of 180.83 feet to the POINT OF BEGINNING.

REVISIONS	DATE	BY
FILE NAME 19-0974 1620		

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LAWNWOOD MEDICAL CENTER
BOUNDARY SURVEY

DATE	12/2/19
DRAWN BY	EAD/HAK
F.B./ PG.	HDS
SCALE	1"=40'

JOB #	8688
SHT.NO.	1
OF	1 SHEETS

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
3093200010, 3093200018

AHJ PROJECT NUMBERS :
23/100246-136/

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS

CONSTRUCTION MANAGER:
RUSSELL MAASS III
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T. 615.344.2733

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Jeff Land

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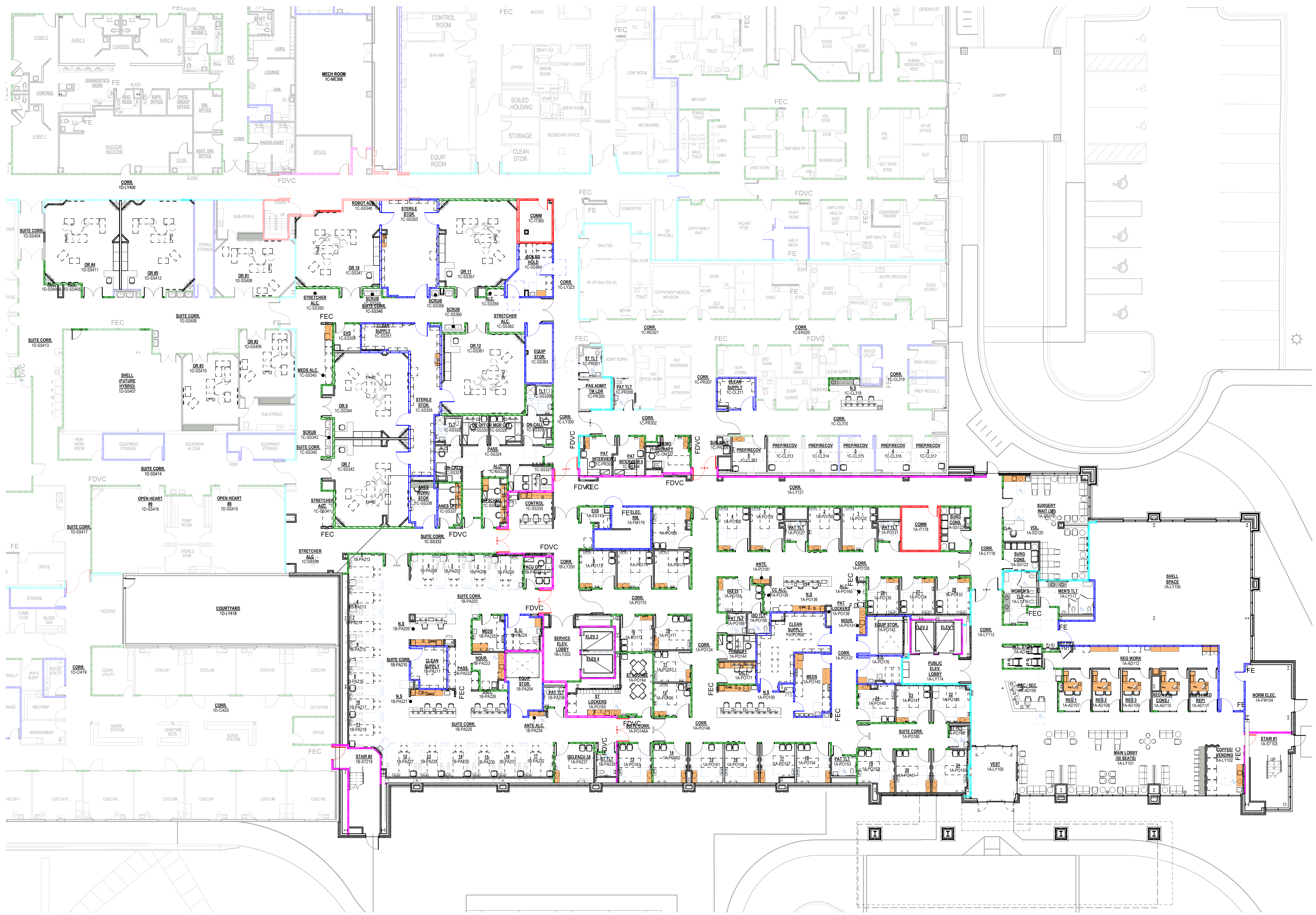
770.932.7718
Mark Buser

Prime Sub-Contractor



OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0"
GRAPHIC SCALE: 3/4" = 1'-0"
GRAPHIC SCALE: 1/2" = 1'-0"
GRAPHIC SCALE: 3/8" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
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GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 1/32" = 1'-0"

HCA Healthcare

ESa
Earl Swensson Associates, Inc.

James Todd Robinson, Architect
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Seals

STATE OF FLORIDA — JAMES TODD ROBINSON — AR92151 — 1·31·2020 — REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By BTE	Checked By

Drawing Title

OVERALL FIRST FLOOR PLAN

Sheet Number

A-1

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING
SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
3093200010, 3093200018

AHJ PROJECT NUMBERS :
23/100246-136/

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

DESIGN MANAGER:
CHRIS POWERS
CONSTRUCTION MANAGER:
RUSSELL MAASS III
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NASHVILLE, TN 37203
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PROJECT CONTACTS

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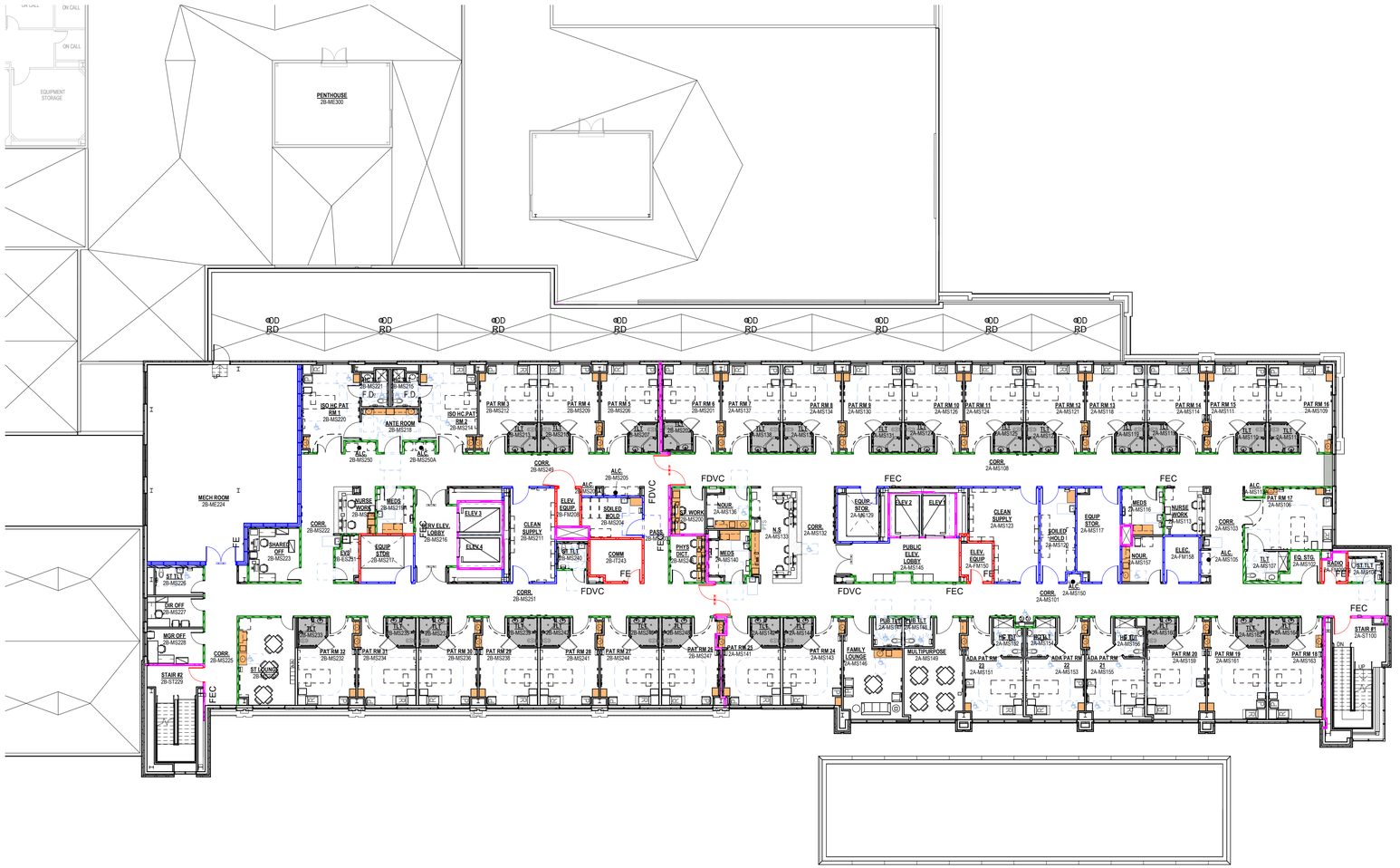

OVERALL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0" | GRAPHIC SCALE: 3/4" = 1'-0" | GRAPHIC SCALE: 1/2" = 1'-0" | GRAPHIC SCALE: 3/8" = 1'-0" | GRAPHIC SCALE: 1/4" = 1'-0" | GRAPHIC SCALE: 3/16" = 1'-0" | GRAPHIC SCALE: 1/8" = 1'-0" | GRAPHIC SCALE: 3/32" = 1'-0" | GRAPHIC SCALE: 1/16" = 1'-0" | GRAPHIC SCALE: 1/32" = 1'-0"

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Seals

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JAMES TODD ROBINSON
AR92151
1-31-2020
REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

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Description	Date

Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	BTE
Checked By	

Drawing Title

OVERALL SECOND FLOOR PLAN

Sheet Number

A-2

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING
SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
NEW TOWER AND SURGERY RENOVATIONS

HCA PROJECT NUMBER:
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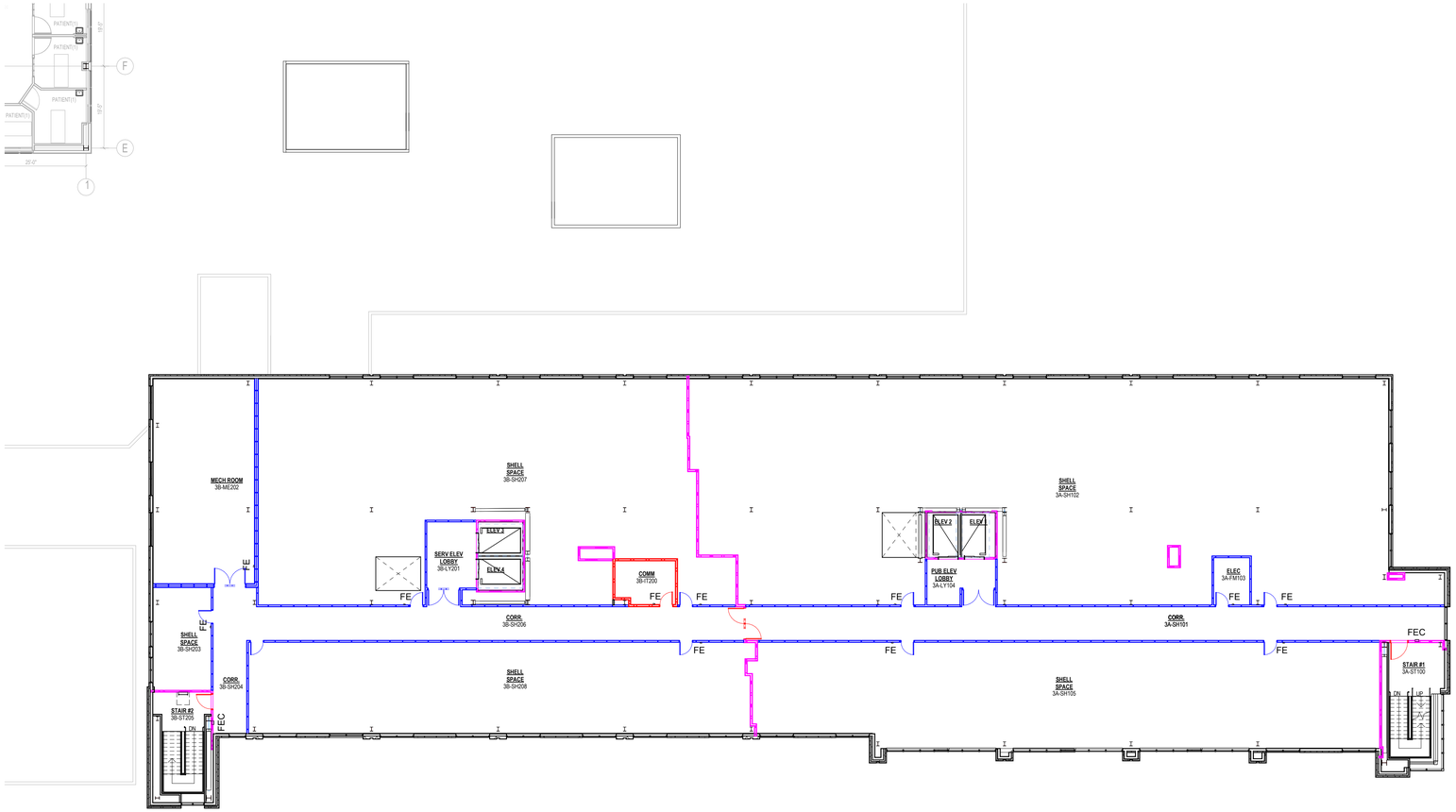

OVERALL THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0" | GRAPHIC SCALE: 3/4" = 1'-0" | GRAPHIC SCALE: 1/2" = 1'-0" | GRAPHIC SCALE: 3/8" = 1'-0" | GRAPHIC SCALE: 1/4" = 1'-0" | GRAPHIC SCALE: 3/16" = 1'-0" | GRAPHIC SCALE: 1/8" = 1'-0" | GRAPHIC SCALE: 3/32" = 1'-0" | GRAPHIC SCALE: 1/16" = 1'-0" | GRAPHIC SCALE: 1/32" = 1'-0"

HCA Healthcare

ESa

Earl Swensson Associates, Inc.

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Seals

STATE OF FLORIDA
JAMES TODD ROBINSON
AR92151
1-31-2020
REGISTERED ARCHITECT

FOR REFERENCE ONLY

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	SITE PLAN SUBMITTAL PKG
Original Issue Date	1.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	BTE
Checked By	

Drawing Title

OVERALL THIRD FLOOR PLAN

Sheet Number

A-3

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

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Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C1 OF 20 COVER SHEET September 15, 2020 08:56:41am K:\BOD_Civil\144283016 – Lawnwood Regional Medical Center\CADD\PlanSheets\C1 OF 20 COVER SHEET.dwg
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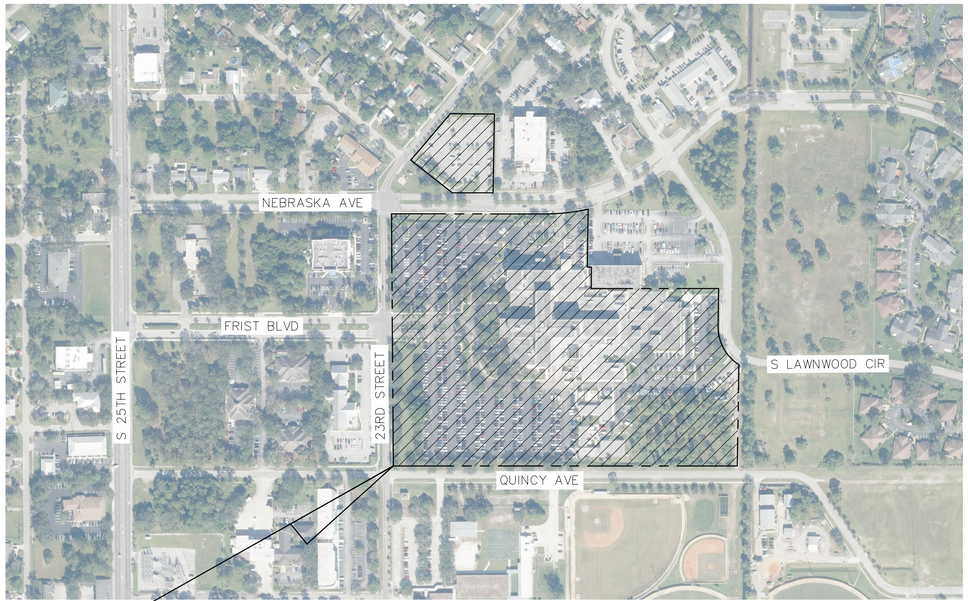
LAWNWOOD MEDICAL REGIONAL CENTER

SURGERY & TOWER EXPANSION
CONSTRUCTION DOCUMENTS (PHASE 1)
PREPARED FOR
HCA HEALTH SERVICES OF FLORIDA

SEPTEMBER 2020



PROJECT LOCATION
FORT PIERCE, FL 34950

VICINITY MAP
1" = 250'
SECTION: 28 TOWNSHIP: 43 S RANGE: 42 E

NORTH

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C18 OF 19	UTILITY DETAILS
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C19A OF 19	UTILITY DETAILS

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CONTACT: JOHN ANDREWS, P.E.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
316 NW 5TH STREET
OKEECHOBEE, FL 34972
PHONE: (863) 462-5260
CONTACT: CAROLYN MCCREEDY

LEGAL DESCRIPTION:

A PORTION OF LOT 11 OF THE PLAT ENTITLED, "LAWNWOOD OFFICE PARK UNIT ONE", A RECORDED IN PLAT BOOK 18, PAGE 11, AND A PORTION OF BLOCK 75 OF THE PLAT ENTITLED, "LAWNWOOD ADDITION", AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF BLOCK 75 OF THE PLAT ENTITLED, "LAWNWOOD ADDITION", AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 38°51'31" EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 75 A DISTANCE OF 425.06 FEET TO THE SOUTHWESTERLY CORNER OF LOT 11 OF THE PLAT ENTITLED, "LAWNWOOD OFFICE PARK UNIT ONE", A RECORDED IN PLAT BOOK 18, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 38°51'31" EAST ALONG THE NORTHWESTERLY LINE OF LOT 11 A DISTANCE OF 163.62 FEET TO THE CORNER COMMON TO LOT 10 AND LOT 11 OF SAID PLAT; THENCE SOUTH 51°05'14" EAST ALONG THE COMMON LINE OF LOT 10 AND LOT 11 OF SAID PLAT A DISTANCE OF 63.70 FEET; THENCE SOUTH 38°54'52" WEST A DISTANCE OF 58.00 FEET; THENCE SOUTH 51°05'08" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 38°54'52" WEST A DISTANCE OF 199.79 FEET; THENCE SOUTH 51°05'08" EAST A DISTANCE OF 21.20 FEET; THENCE SOUTH 00°30'59" EAST A DISTANCE OF 308.24 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA AVENUE; THENCE SOUTH 89°25'32 WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 148.08 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF ORMOND AVENUE; THENCE NORTH 50°39'14" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 180.83 FEET TO THE POINT OF BEGINNING.

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

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Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM

Drawing Title

COVER SHEET

Sheet Number

C1 OF 19

Plotted By: Biel, Marina Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: C2 OF 19 GENERAL NOTES September 10, 2020 07:47:32am K:\bcd_civil\144283016 - lawnwood regional medical center\CADD\plansheets\C2 OF 19 GENERAL NOTES.dwg

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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER
PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION." THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE STANDARD DETAILS

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)" AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
24. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
25. THE CONTRACTOR SHALL ABIDE BY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS DETAILED IN ORDINANCE NO. K-421.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL A GOOD STAND OF GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

WATER AND SEWER UTILITY NOTES

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
11. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.
12. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OR 24" OR GREATER. TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
13. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6" DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6" OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-8, CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM "N" VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. OR PROTECTOR 401 CERAMIC EPOXY. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30" CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER,WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
16. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 130 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

$$\text{(EQUATION } Q = \frac{LD\sqrt{P}}{148{,}000}\text{)}$$

Q = ALLOWABLE LEAKAGE, GALLONS/HOUR
L = LENGTH OF PIPE TESTED, FEET
D = NOMINAL DIAMETER, INCHES
P = AVERAGE TEST PRESSURE, LB/IN GAUGE

17. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 24 HOURS APART AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.
18. FOR 2 HOURS AT LINE PRESSURE AFTER THE 150 PSI TEST & DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD.
19. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (3.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

MINIMUM REQUIRED AS-BUILT INFORMATION

1. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
2. STORM DRAINAGE:
   A. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
   B. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
   C. INVERTS OF ALL MITERED END SECTIONS
   D. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES
   E. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
   F. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORM WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.
3. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
4. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
5. REVISIONS TO ELECTRICAL CIRCUITRY.
6. ACTUAL EQUIPMENT LOCATIONS.
7. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
8. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
9. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
10. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
11. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
12. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
13. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
14. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.
16. PRESSURE SYSTEMS (WATER):
   A. ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.
   B. TOP OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS.
   C. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
   D. AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
   E. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
   F. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
   G. ALL OTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS OF FORT PIERCE UTILITIES AUTHORITY.
17. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
   A. SIZE AND MATERIAL OF CROSSING PIPES
   B. TOP ELEVATION OF BOTTOM PIPE
   C. BOTTOM ELEVATION OF TOP PIPE
   D. FINISH SURFACE ELEVATION OVER UTILITY CROSSING
18. EACH ADA SPACE SHALL BE AS-BUILT WITH GRADES FOR EACH SPACE AT TOP AND BOTTOM OF SPACE AND PERCENTAGE OF SLOPE. THE ADA ROUTE FROM THE ADA SPACES TO THE BUILDING AND TO THE RIGHT-OF-WAY SHALL BE AS-BUILT AT 100 FOOT INTERVALS (FRONT AND BACK OF WALK) AND SHOW CROSS SLOPE AND LONGITUDINAL SLOPE.

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Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

GENERAL NOTES

Sheet Number

C2 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

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AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

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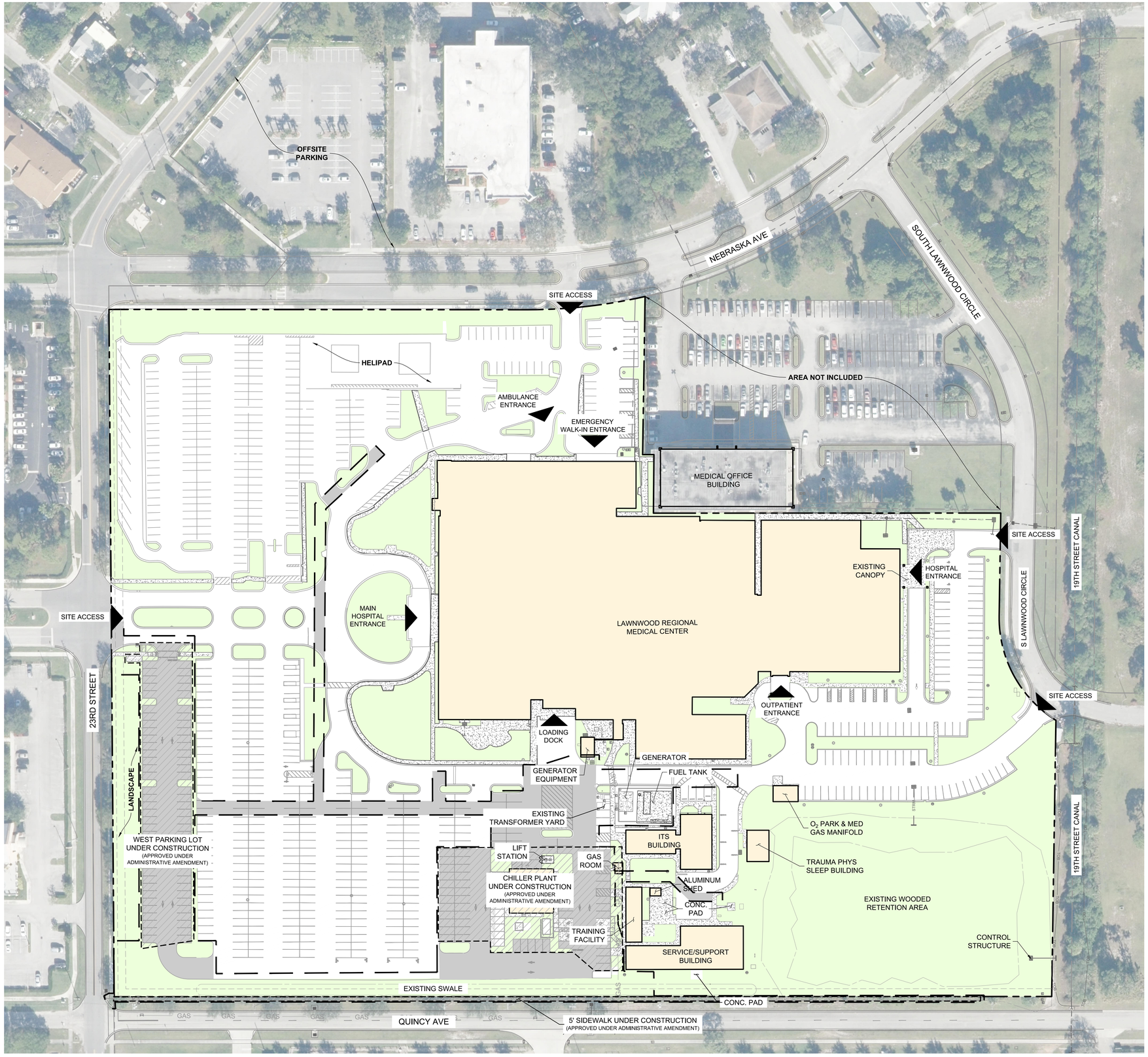

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- EXISTING BUILDING AREA
- EXISTING LANDSCAPE AREA
- EXISTING PAVEMENT
- EXISTING CONCRETE SIDEWALK

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EXISTING CONDITIONS

Sheet Number

C3 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C3 OF 19 EXISTING CONDITIONS September 10, 2020 07:54:18am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\Exhibits_SD Package\C3 OF 19 EXISTING CONDITIONS.dwg
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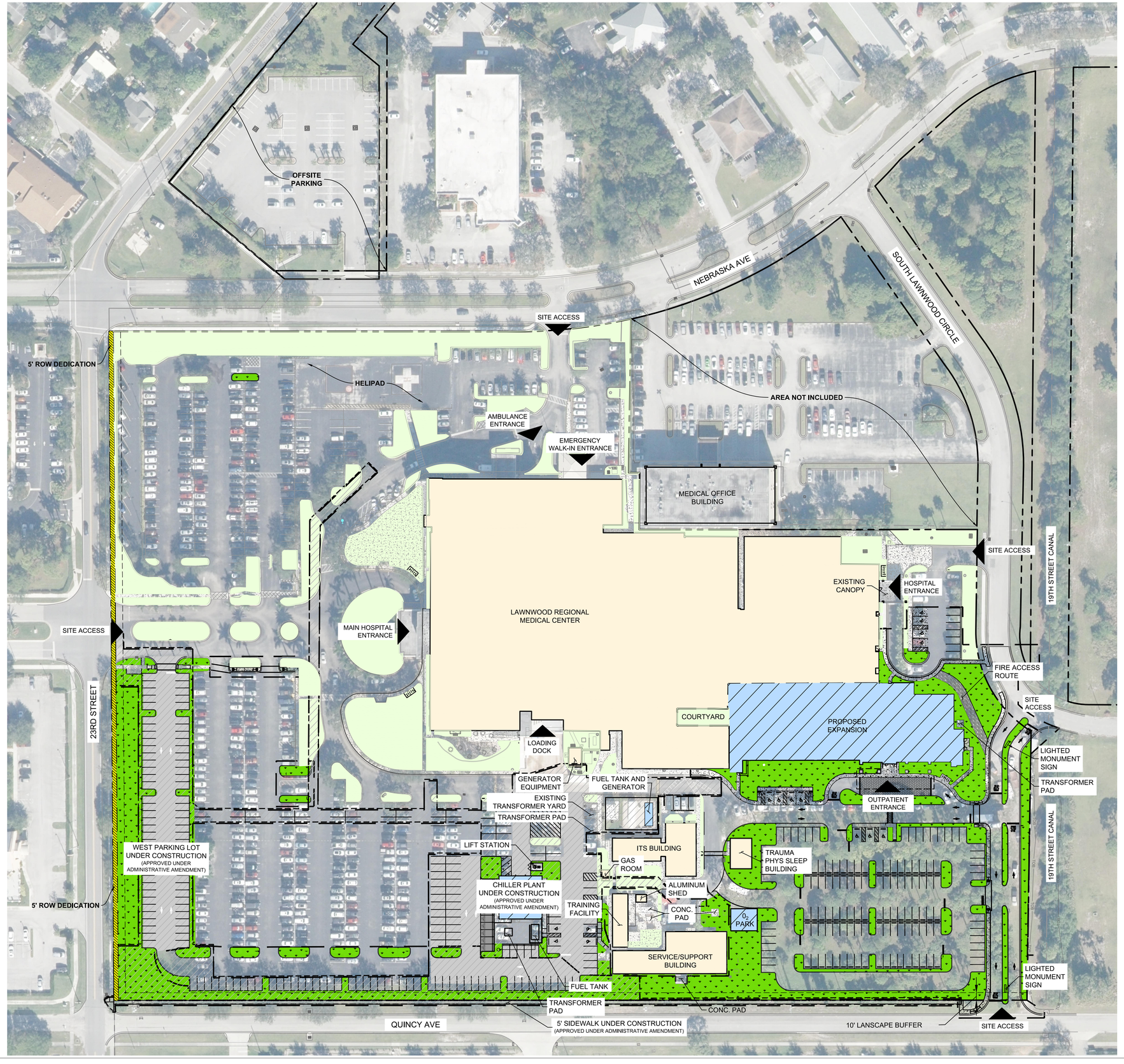

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTIG SANITARY SEWER PIPE
- EXISTING WATERMAIN
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATIONS
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING BUILDING AREA
- EXISTING LANDSCAPE AREA
- EXISTING PAVEMENT
- EXISTING CONCRETE
- 5' ROW DEDICATION
- PROPOSED BUILDING AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- STABILIZED FIRE ACCESS ROUTE
- AFFECTED AREA

SITE DATA TABLE

ZONING:	C-1 (OFFICE COMMERCIAL)	
FUTURE LAND USE:	INSTITUTIONAL	
TOTAL PARCEL AREA	986,612 SF / 22.65 AC	
TOTAL AFFECTED AREA	386509 SF/ 8.87 AC / 100%	
IMPERVIOUS (AFFECTED AREA)	220924 SF / 5.07 AC / 57%	
BUILDING (AFFECTED AREA)	31814 SF / 0.73 AC / 8%	
	PROPOSED EXPANSION (32 BEDS)	30798 S.F. / 0.71 AC
	PROPOSED O2 PARK	1016 S.F. / 0.02 AC
PERVIOUS (AFFECTED AREA)	133771 SF / 3.07 AC / 35%	
MAXIMUM BUILDING HEIGHT	75 FEET	
	REQUIRED	PROVIDED
LOT COVERAGE:	60% MAXIMUM	22%
OPEN SPACE:	22% MINIMUM	28%
SETBACK REQUIREMENTS:		
	REQUIRED	PROVIDED
FRONT (QUINCY AVE)	10'	27'
REAR (NEBRASKA AVE)	10'	47'
PARKING:		
EXISTING	791	
DEMOLISHED	116	
PROPOSED	221	
	REQUIRED	PROVIDED
TOTAL	516	986
UTILITY PROVIDERS		
WATER	FORT PIERCE UTILITIES AUTHORITY	
WASTEWATER	FORT PIERCE UTILITIES AUTHORITY	
ELECTRIC	FORT PIERCE UTILITIES AUTHORITY	

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.

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Project No	19087.00
Drawn By	AMC **Checked By** VM

Drawing Title

PHASE I OVERALL SITE PLAN

Sheet Number

C4 OF 19

Plotted By: Blei, Marina Sheet Set: LAWNWOOD MEDICAL REGIONAL CENTER Layout: C4 OF 19 PHASE I OVERALL SITE PLAN September 10, 2020 07:56:39am K:\bcd_civil\14428016 - lawnwood regional medical center\CADD\Exhibits_SD Package\C4 OF 19 PHASE I OVERALL SITE PLAN.dwg
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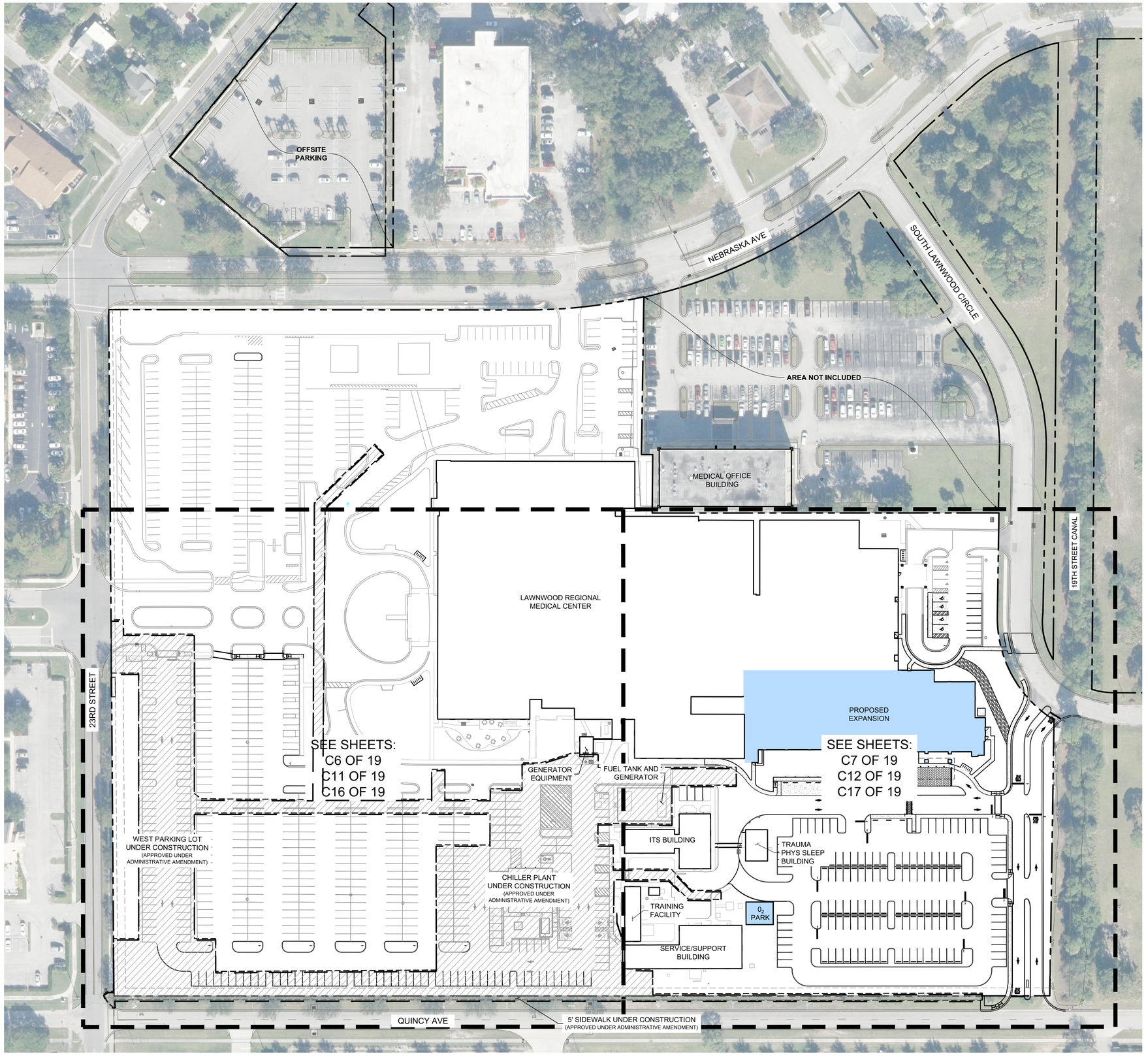

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND
PROPERTY LINE

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Drawing Title

KEY MAP

Sheet Number
C5 OF 19

Plotted By: Blei, Marina Sheet Set: LAWNWOOD MEDICAL CENTER Layout: C5 OF 19 KEY MAP September 10, 2020 07:59:38am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\Exhibits_SD Package\C5 OF 19 KEY MAP.dwg
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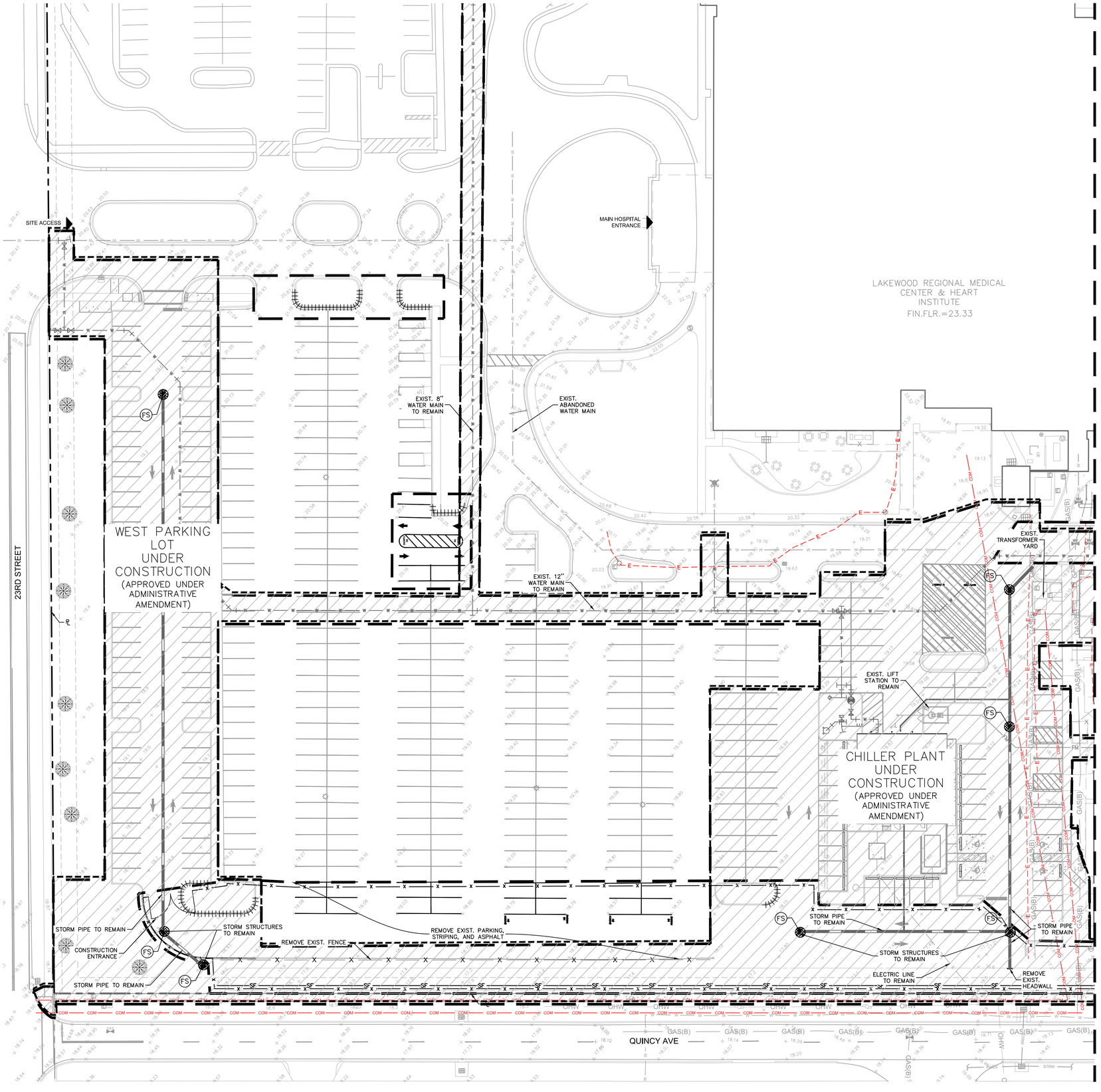

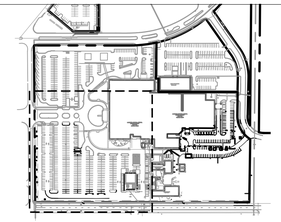

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KEY MAP

LEGEND

	PROPERTY LINE
STRM	EXISTING STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER PIPE
E	EXISTING ELECTRIC LINE
COM	EXISTING COMMUNICATION LINE
GAS	EXISTING GAS LINE
OHW	EXISTING OVERHEAD ELECTRIC
18.54 +	EXISTING SPOT ELEVATION
	REMOVE EXISTING D CURB
	REMOVE EXISTING F CURB
W	REMOVE EXISTING WATER PIPE
STRM	REMOVE EXISTING STORM PIPE
SS	REMOVE EXISTING SANITARY SEWER PIPE
SF	SILT FENCE (SEE DETAIL ON SHEET C8 OF 19)
x	CONSTRUCTION FENCE (SEE DETAIL ON SHEET C8 OF 19)
	AFFECTED AREA
	LIMITS OF WORK (CHILLER PLANT)
	TRUCK WASH
	FILTER SACK INLET PROTECTION

DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION.
3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS REQUIRED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE CITY OF FORT PIERCE AND CONSTRUCTION MANAGER.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
15. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
16. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
17. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.
18. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE HOSPITAL THROUGHOUT CONSTRUCTION.

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

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Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET, FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

DEMOLITION PLAN

Sheet Number

C6 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C6 OF 19 DEMOLITION PLAN September 10, 2020 08:02:09am K:\bcd_civil\14428316 — lawnwood regional medical center\CADD\plansheets\C7 OF 19 DEMOLITION PLAN.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

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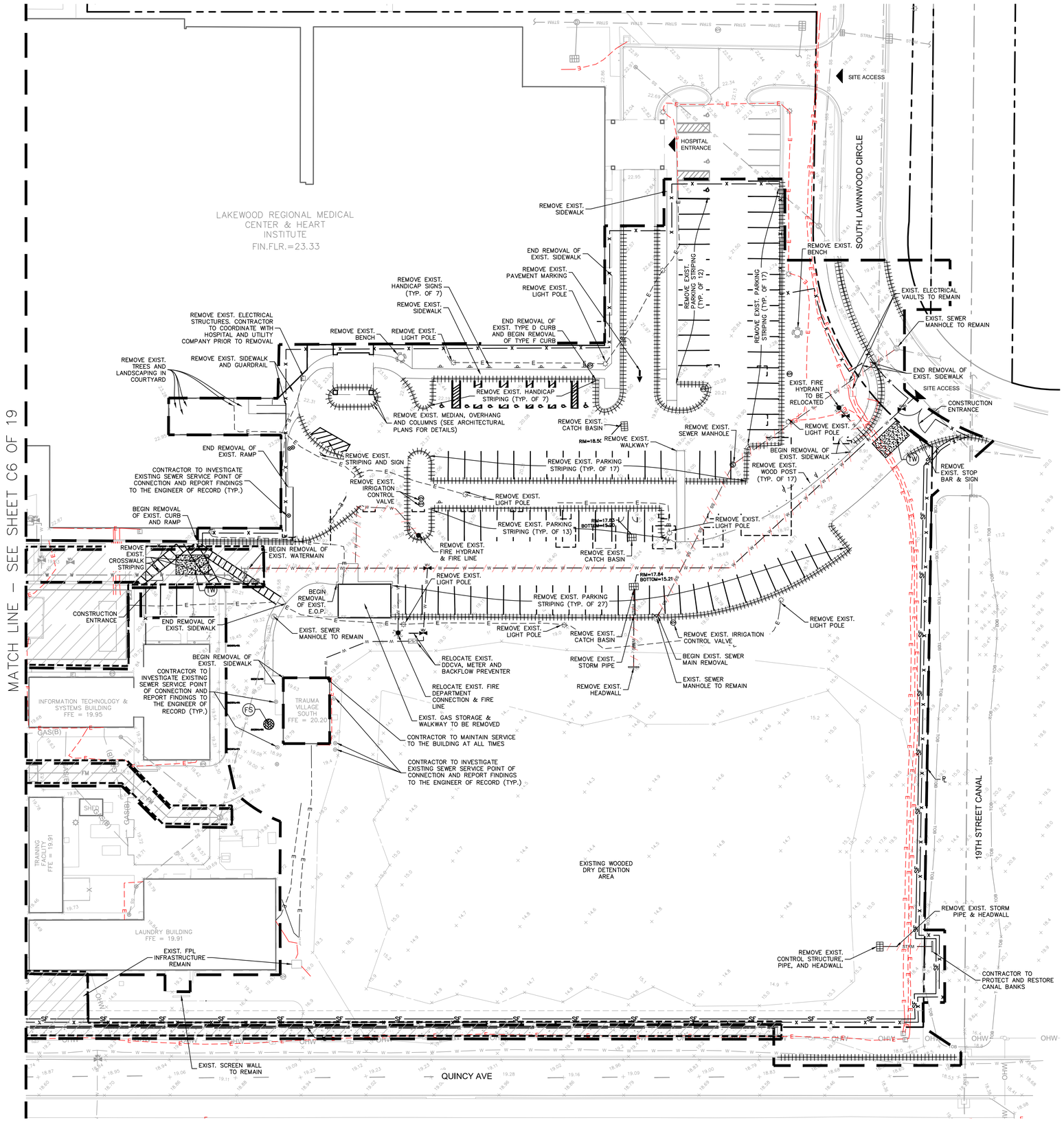

NORTH

GRAPHIC SCALE IN FEET
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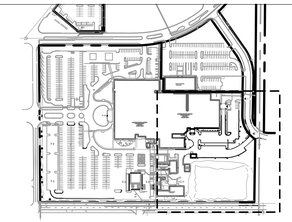

LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SPOT ELEVATION
- REMOVE EXISTING D CURB
- REMOVE EXISTING F CURB
- REMOVE EXISTING WATER PIPE
- REMOVE EXISTING STORM PIPE
- REMOVE EXISTING SANITARY SEWER PIPE
- SILT FENCE (SEE DETAIL ON SHEET C8 OF 19)
- CONSTRUCTION FENCE (SEE DETAIL ON SHEET C8 OF 19)
- AFFECTED AREA
- LIMITS OF WORK (CHILLER PLANT)
- TRUCK WASH
- FILTER SACK INLET PROTECTION

DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION.
3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS REQUIRED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE CITY OF FORT PIERCE AND CONSTRUCTION MANAGER.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
15. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
16. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
17. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.
18. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE HOSPITAL THROUGHOUT CONSTRUCTION.

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

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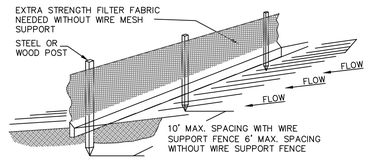
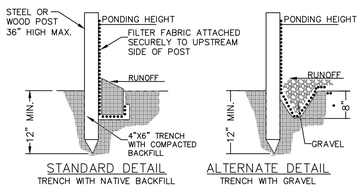


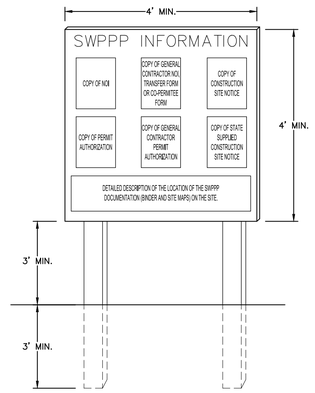


NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL

K-H



SWPPP INFORMATION SIGN

NOT TO SCALE

NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

K-H

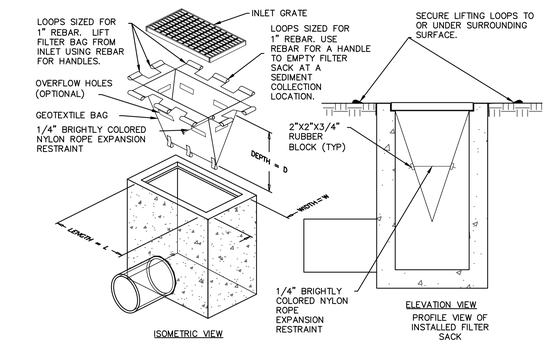
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION ENTRANCE																								
TEMPORARY CONTROL MEASURES																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
BUILDING PAD CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.



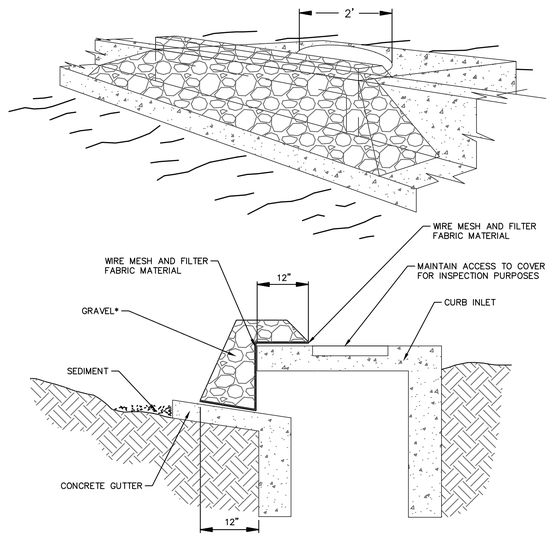
1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

FILTER SACK INLET PROTECTION

NOT TO SCALE

K-H



SPECIFIC APPLICATION

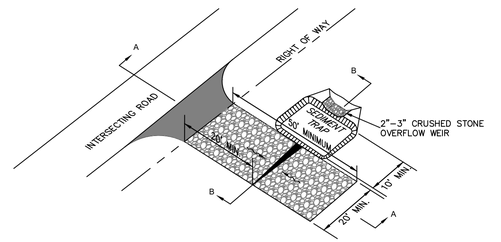
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

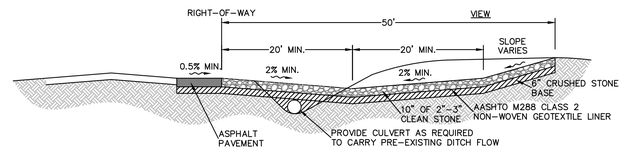
* GRAVEL SHALL BE 3/4"-2" ANGULAR CLEAN STONE

GRAVEL CURB INLET SEDIMENT FILTER

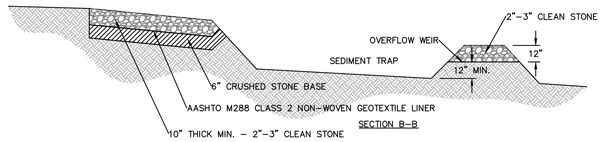
NOT TO SCALE

K-H





SECTION A-A



SECTION B-B

NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.

K-H

CONSTRUCTION ENTRANCE

NOT TO SCALE

K-H KIMLEY-HORN AND ASSOCIATES DETAIL

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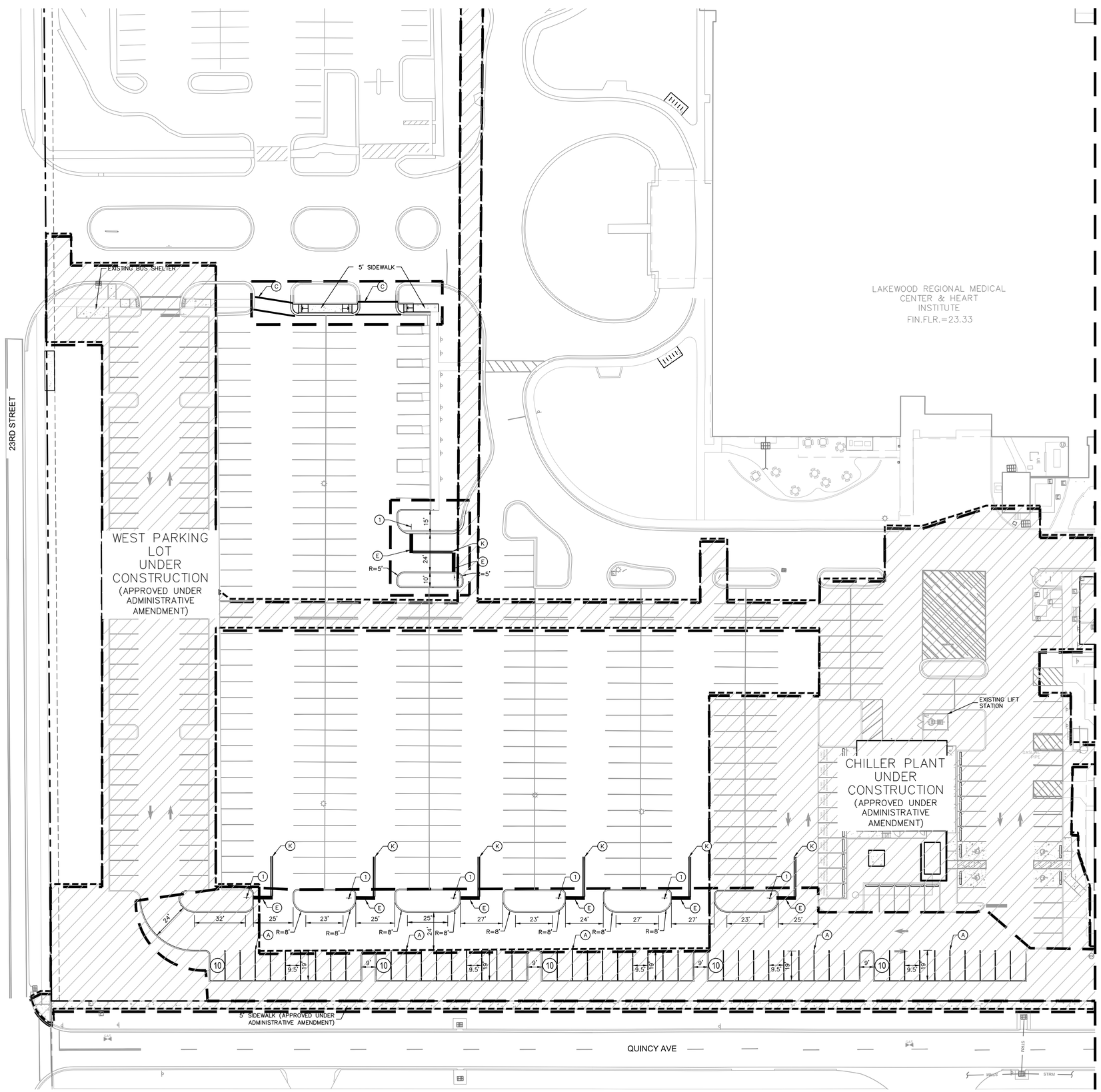

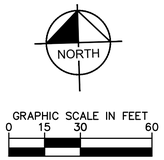

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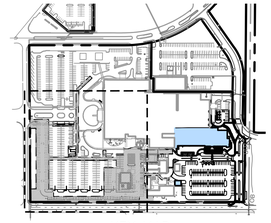

KEY MAP
NTS

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AREA
- STABILIZED FIRE ACCESS ROUTE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- STAMPED CONCRETE
- AFFECTED AREA
- (9) PARKING COUNT

STRIPING KEY:

A = 6" SOLID WHITE
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C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
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G = 6" SKIP WHITE TYP (6'–10')
H = 6" SKIP WHITE TYP (2'–4')
I = 6" SOLID YELLOW
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O = 24" SOLID WHITE LINE (CROSSWALK)
P = RPM BI-DIRECTIONAL AMBER/AMBER
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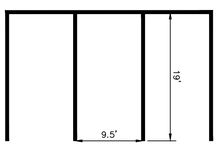

PARKING STALL DETAIL
1"=10'

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LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

HORIZONTAL CONTROL PLAN

Sheet Number

C9 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C9 OF 19 HORIZONTAL CONTROL PLAN September 10, 2020 08:05:25am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\plansheets\C10 OF 19 HORIZONTAL CONTROL PLAN.dwg
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LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

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DESIGN MANAGER:
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CONSTRUCTION MANAGER:
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T: 615.344.2733

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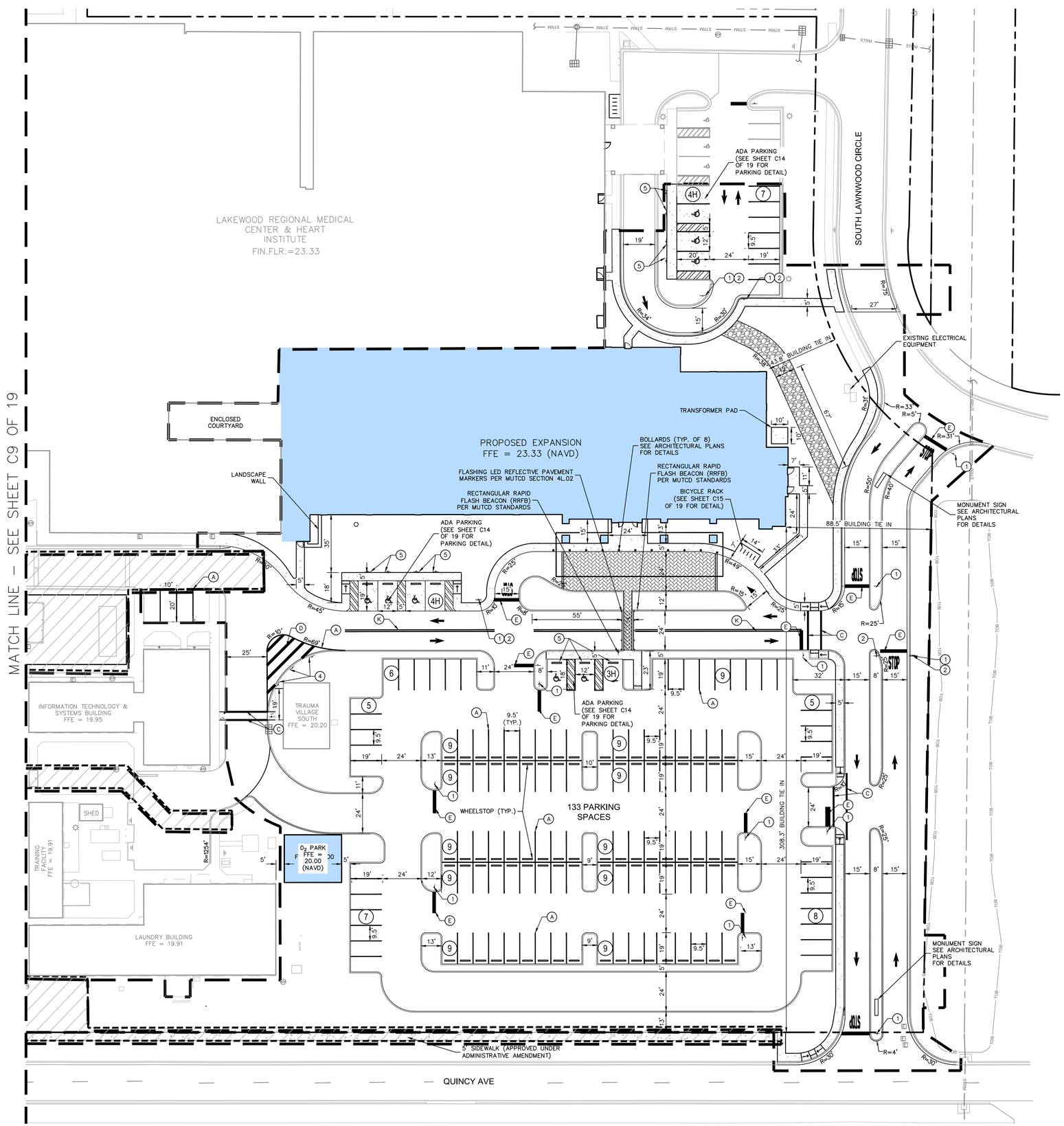

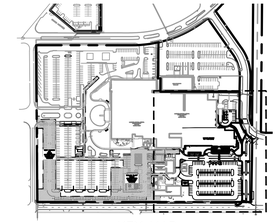

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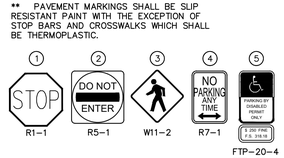

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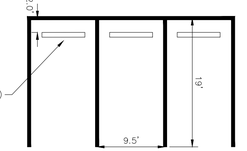

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C10 OF 19

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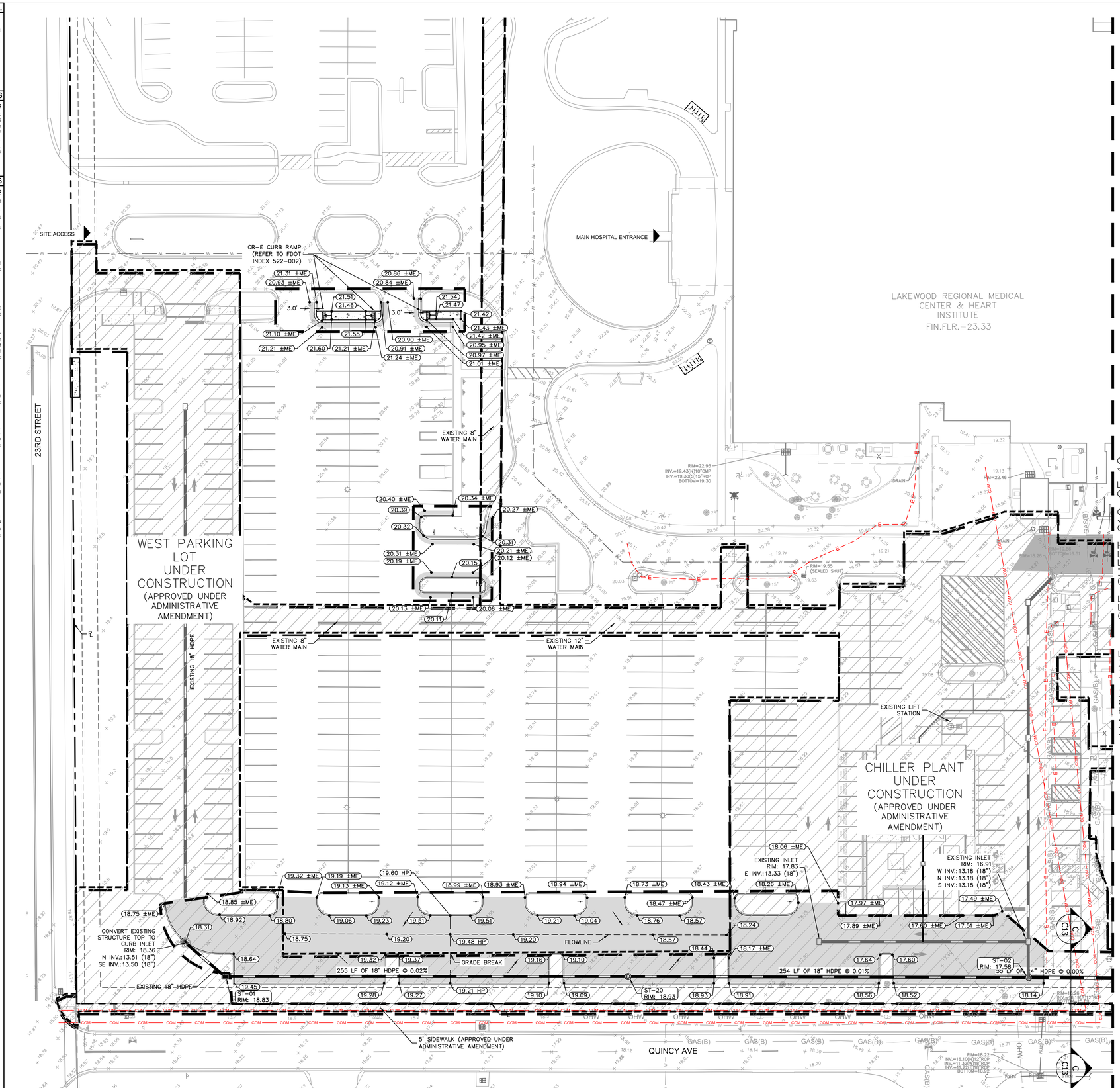

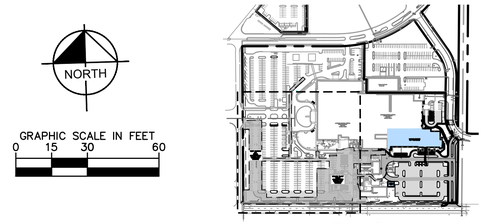

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PAVING, GRADING AND DRAINAGE NOTES:

1. TOPOGRAPHIC INFORMATION PROVIDED BY A TOPOGRAPHIC SURVEY BY CAULFIELD & WHEELER, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH FDOT SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
10. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
11. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
14. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
ST-01	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 18.83	(18") 13.25 (NW) (18") 13.25 (E)
ST-02	DRAINAGE MANHOLE USF 420-C STORM	RIM = 17.58	(18") 13.18 (W) (24") 9.50 (E) (18") 13.18 (N)
ST-20	DRAINAGE MANHOLE USF 420-C STORM	RIM = 18.93	(18") 13.20 (W) (18") 13.21 (E)

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C11 OF 19

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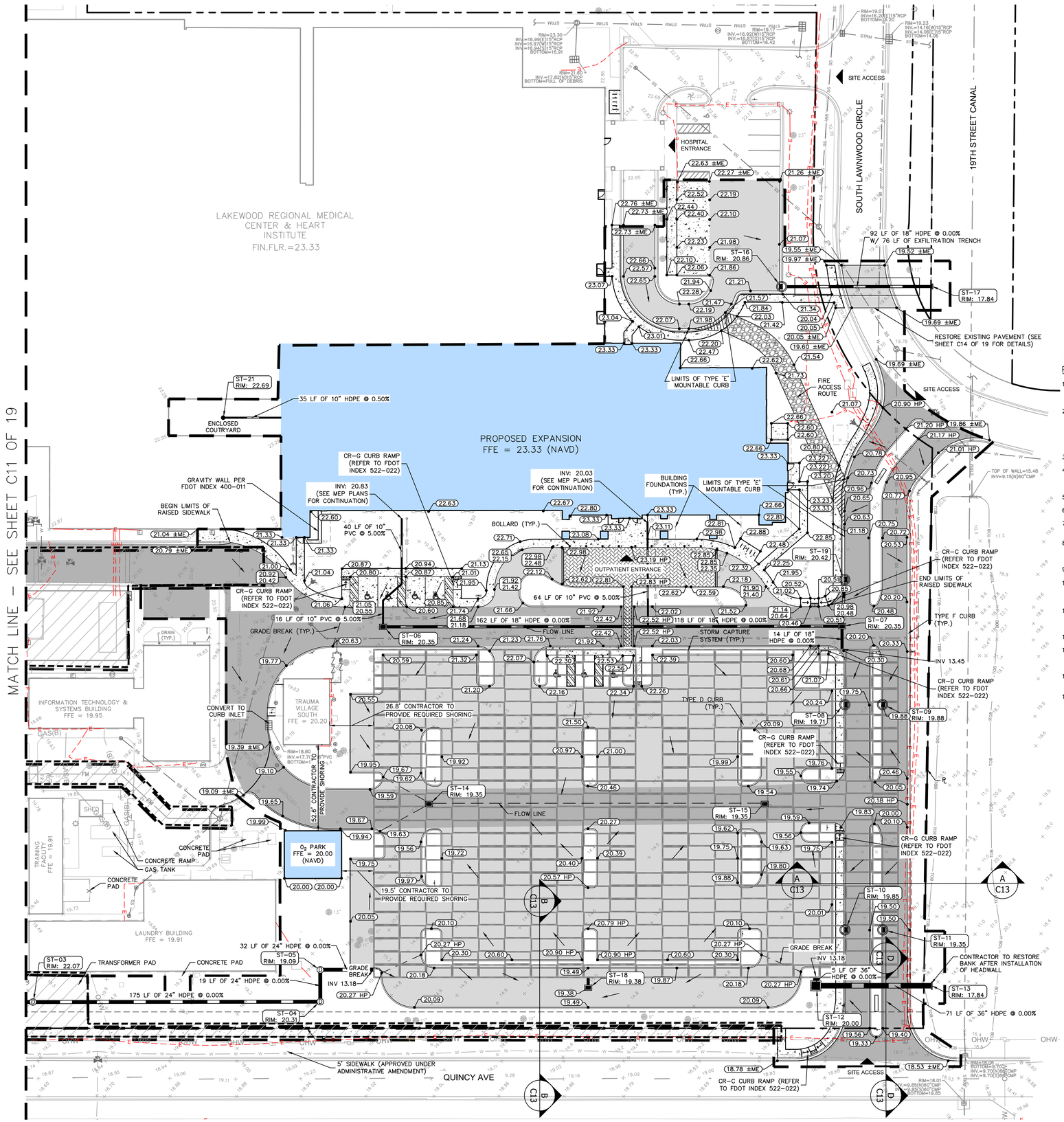

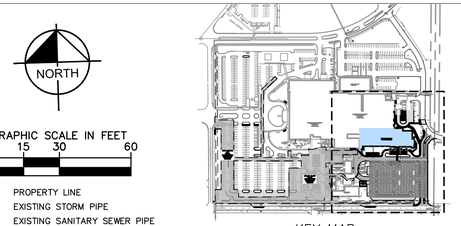

NORTH

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- AFFECTED AREA

PAVING, GRADING AND DRAINAGE NOTES:

1. TOPOGRAPHIC INFORMATION PROVIDED BY A TOPOGRAPHIC SURVEY BY CAULFIELD & WHEELER, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH FDOT SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
10. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
11. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
14. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
15. STORMTRAP VOLUME = 7.60 AC-FT (331,052 CUBIC FEET). CONTRACTOR TO COORDINATE WITH STORMTRAP OR APPROVED EQUAL FOR INSTALLATION SPECIFICATIONS.

DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
ST-03	DRAINAGE MANHOLE USF 420-C STORM	RIM = 22.07	(24") 9.50 (W) (24") 13.18 (E)
ST-04	DRAINAGE MANHOLE USF 420-C STORM	RIM = 20.31	(24") 13.18 (W) (24") 13.18 (N)
ST-05	DRAINAGE MANHOLE USF 420-C STORM	RIM = 19.09	(24") 13.18 (S) (24") 13.18 (E)
ST-06	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 20.35	(10") 17.27 (N) (18") 14.20 (E)
ST-07	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 20.35	(18") 14.20 (W) (18") 15.75 (N) (13") 13.45 (S)
ST-08	USF 5130-6168 FRAME AND GRATE	RIM = 19.71	★
ST-09	USF 5130-6168 FRAME AND GRATE	RIM = 19.88	★
ST-10	USF 5130-6168 FRAME AND GRATE	RIM = 19.85	★
ST-11	USF 5130-6168 FRAME AND GRATE	RIM = 19.35	★
ST-12	DRAINAGE CONTROL STRUCTURE	RIM = 20.00	(36") 13.18 (N) (36") 14.24 (E)
ST-13	HEADWALL	RIM = 17.84	(36") 14.24 (W)
ST-14	USF 4155-6209 FRAME AND GRATE	RIM = 19.35	★
ST-15	USF 4155-6209 FRAME AND GRATE	RIM = 19.35	★
ST-16	TYPE 9 CURB INLET USF 5130-6168 FRAME AND GRATE	RIM = 20.86	(18") 15.78 (E)
ST-17	HEADWALL	RIM = 17.84	(18") 15.78 (W)
ST-18	TYPE C INLET USF 4155-6209 FRAME AND GRATE	RIM = 19.38	(18") 13.18 (N)
ST-19	TYPE 9 CURB INLET USF 5130-6168 FRAME AND GRATE	RIM = 20.42	(18") 15.75 (S)
ST-21	ADS BASIN (OR APPROVED EQUAL)	RIM = 22.69	(10") 16.00 (E)

★ = INLET DISCHARGES INTO STORM CAPTURE SYSTEM.

PLANS ARE IN NAVD88 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

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CHRIS POWERS

CONSTRUCTION MANAGER:
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Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC **Checked By** VM

Drawing Title

PAVING, GRADING AND DRAINAGE PLAN

Sheet Number

C12 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C12 OF 19 PAVING, GRADING AND DRAINAGE PLAN September 10, 2020 08:10:12am K:\pcd_civil\14428016 — lawnwood regional medical center\CADD\plansheets\C11 OF 19 PAVING, GRADING AND DRAINAGE PLAN.dwg
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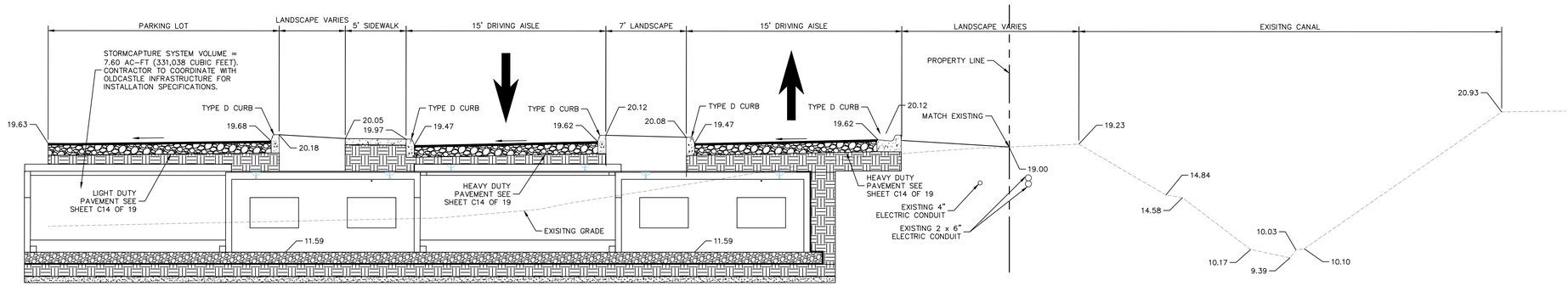

SECTION A-A

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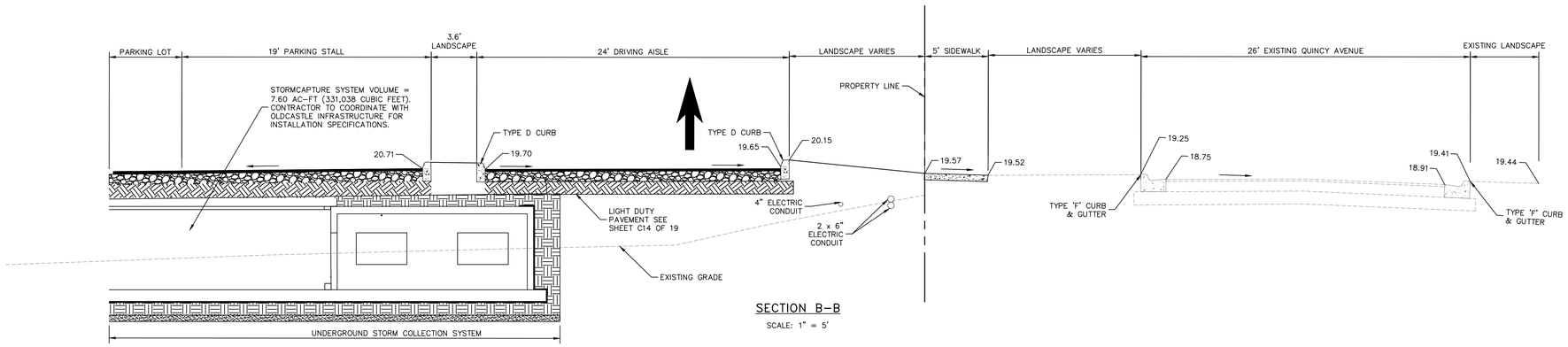
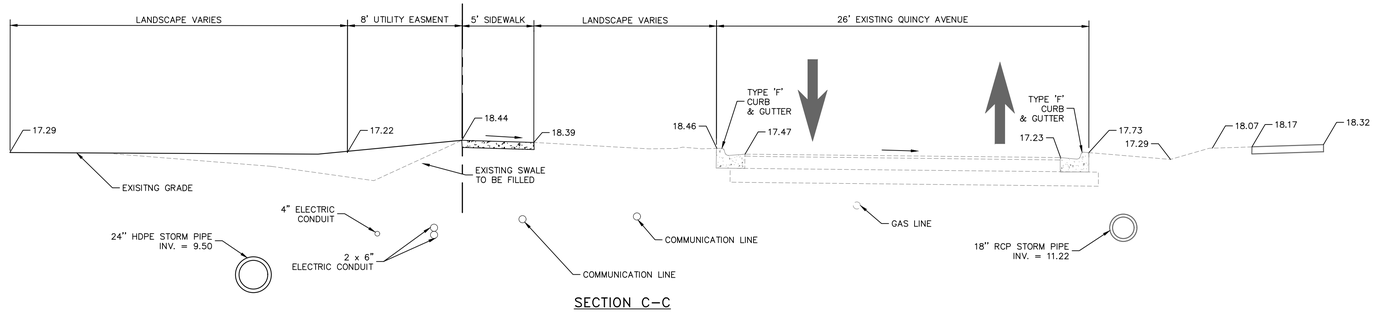


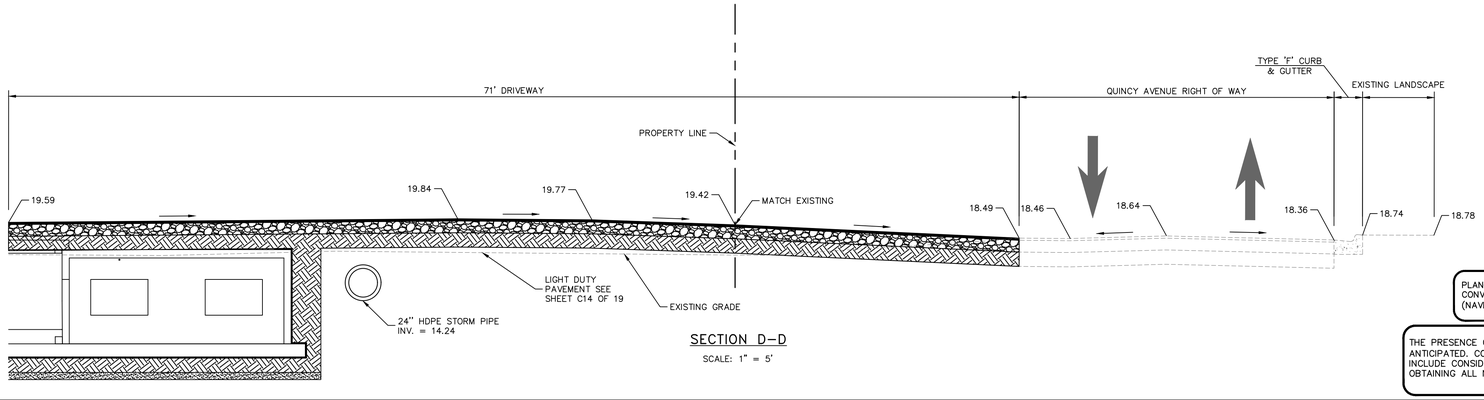
SECTION B-B

SCALE: 1" = 5'



SECTION C-C

SCALE: 1" = 5'



SECTION D-D

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Drawing Title

CROSS SECTIONS

Sheet Number

C13 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C12 OF 17 CROSS SECTION September 10, 2020 08:14:55am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\plansheets\C12 OF 17 STORMTRAP CROSS SECTION.dwg
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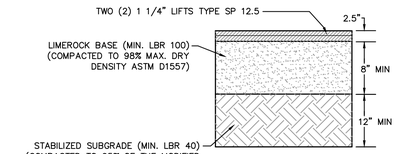
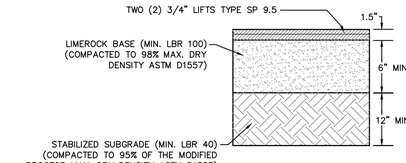


TYPICAL HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE

K-H



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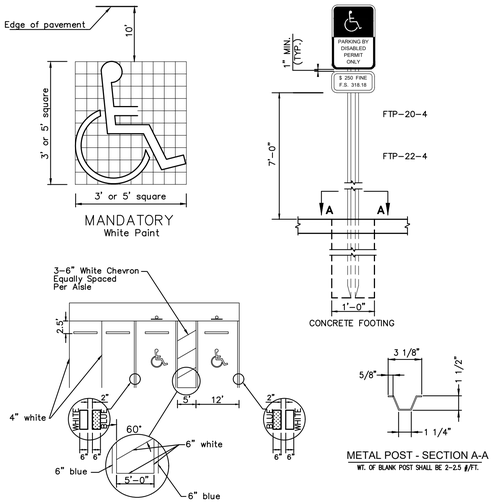
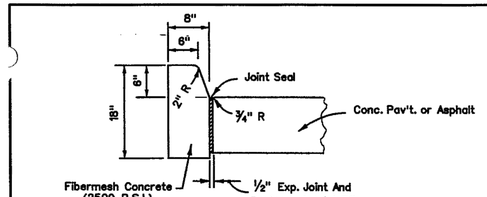


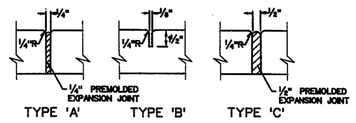
NOTES:

1. STRIPING IS TO BE PAINT, CONFORMING WITH FDOT STANDARD INDEX 17346.
2. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
3. EACH SPACE SHALL HAVE FTP-20-4 AND FTP-22-4 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
5. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM OF 2'-6" CLEAR FROM FACE OF CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA STRIPING AND SIGNAGE
NOT TO SCALE

KHA





Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. For curb, gutter, curb and gutter and traffic separators provide ½" - ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

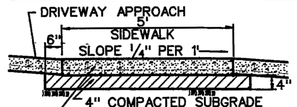
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

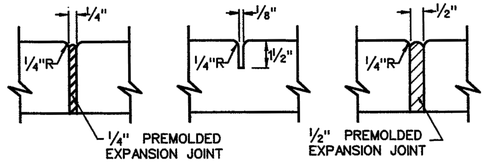
REVISIONS

SHEET No. CG1

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:
1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of ½ inch



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.
'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter
'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

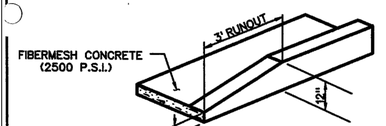
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL 6" SIDEWALK DETAIL

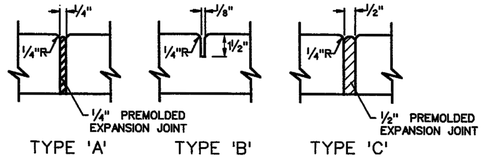
REVISIONS

SHEET No. SW3

SCALE: N.T.S. | ISSUED AUGUST 1998



NOTE: ½" EXPANSION JOINT WITH PREMOLDED EXPANSION MATERIAL AT 100' ON CENTER.



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CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS

SHEET No. CG4

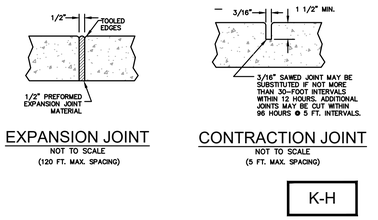
SCALE: N.T.S. | ISSUED AUGUST 1998

NOTES:
1- MATERIAL: ASTM-A48 CLASS 30B GRAY IRON
2- FRAME WT: 335 LBS. APP.
3- GRATE WT: 265 LBS. APP.

U.S. FOUNDRY #4155-6209
FRAME AND GRATE OR APPROVED EQUAL
PEDESTRIAN & BICYCLE COMPATIBLE

INLET FRAME AND GRATE
NOT TO SCALE

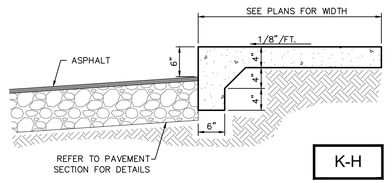
K-H



EXPANSION JOINT
NOT TO SCALE
(120 FT. MAX. SPACING)

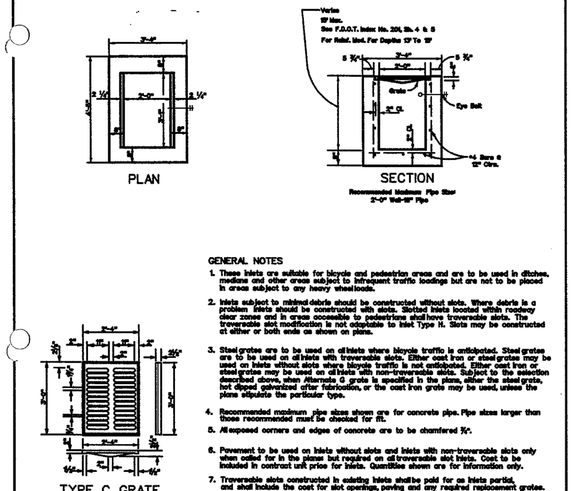
CONTRACTION JOINT
NOT TO SCALE
(5 FT. MAX. SPACING)

K-H



RAISED CONCRETE SIDEWALK
NOT TO SCALE

K-H



GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to frequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate A grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for on inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

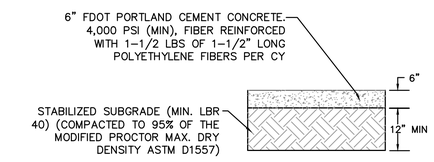
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "C" INLET

REVISIONS

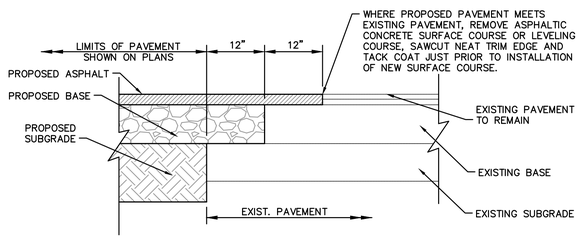
SHEET No. DRA 6

SCALE: N.T.S. | ISSUED AUGUST 1998



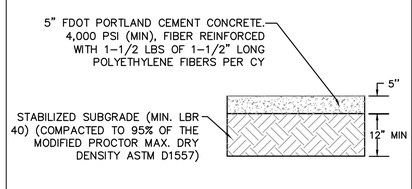
HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT SECTION
NOT TO SCALE

KHA



PAVEMENT MATCHING DETAIL
NOT TO SCALE

K-H



STANDARD DUTY PORTLAND CEMENT CONCRETE PAVEMENT SECTION
NOT TO SCALE

K-H

K-H KIMLEY-HORN AND ASSOCIATES DETAIL

HCA Healthcare

Kimley»Horn

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WWW.KIMLEY-HORN.COM
FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC Checked By VM

Drawing Title

PAVING, GRADING AND DRAINAGE DETAILS

Sheet Number

C14 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C14 OF 19 PAVING, GRADING AND DRAINAGE DETAILS September 10, 2020 08:15:36am K:\bcd_civil\14283016 - lawnwood regional medical center\CADD\plansheets\C13 OF 17 PAVING, GRADING AND DRAINAGE DETAILS.dwg
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Plotted By:Biel Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C15 OF 19 PAVING GRADING AND DRAINAGE DETAILS September 10, 2020 08:15:39am K:\bcd_civil\14283016 - lawnwood regional medical center\CADD\plansheets\C13 OF 17 PAVING, GRADING AND DRAINAGE DETAILS.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

OWNER CONTACTS

HCA TEAM CONTACTS

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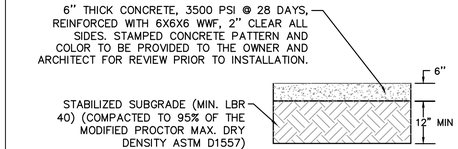
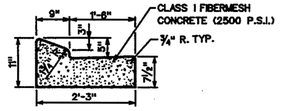
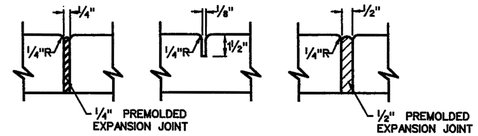


STAMPED PORTLAND CEMENT CONCRETE PAVEMENT SECTION
NOT TO SCALE

K-H



★ NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.



TYPE 'A' TYPE 'B' TYPE 'C'

'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

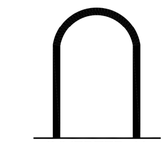
CITY OF FORT PIERCE ● DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

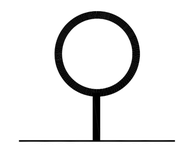
TYPE "E" CURB

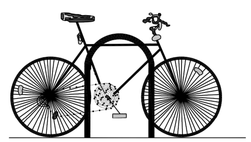
SCALE: N.T.S. | ISSUED AUGUST 1998

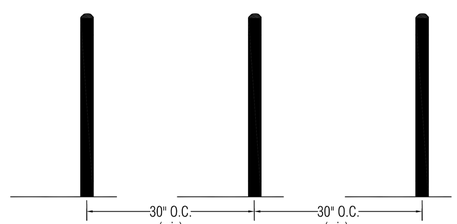
REVISIONS

SHEET No.
CG2









A rack is one or more rack elements joined on a common base or arranged in a regular array and fastened to a common mounting surface.

BICYCLE RACK
NOT TO SCALE

K-H KIMLEY-HORN AND ASSOCIATES DETAIL

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FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

PAVING, GRADING AND DRAINAGE DETAILS

Sheet Number

C15 OF 19

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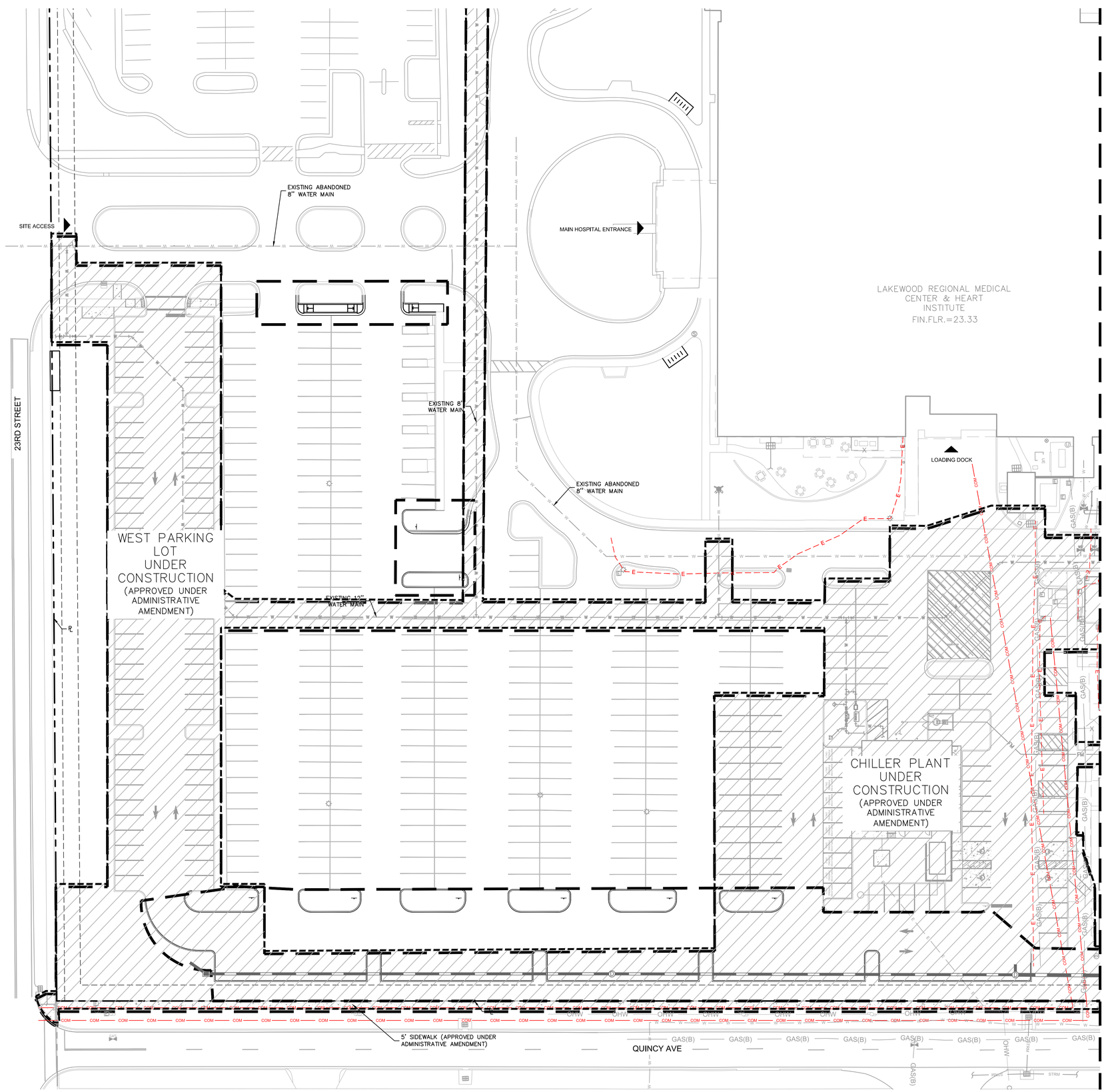

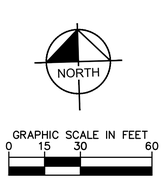

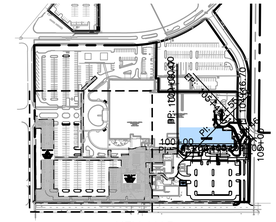

KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED BUILDING AREA
- STABILIZED FIRE ACCESS ROUTE
- AFFECTED AREA

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE STANDARD DETAILS.
4. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF FORT PIERCE CITY ENGINEER.
5. ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
7. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
8. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
9. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
10. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
11. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF FORT PIERCE UTILITIES DIVISION.
12. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
13. EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY ST. LUCIE COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
14. THE CITY OF FORT PIERCE UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (561) 243-7312.
15. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS. THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
16. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HCA Healthcare

Kimley»Horn

MICHAEL F. SCHWARTZ, P.E.
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PHONE: 561-330-345
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DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC **Checked By** VM

Drawing Title

UTILITY PLAN

Sheet Number

C16 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C16 OF 19 UTILITY PLAN September 10, 2020 08:18:33am K:\bcd_civil\144283016 – lawnwood regional medical center\CADD\plansheets\C14 OF 17 UTILITY PLAN.dwg
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PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

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ARCHITECT PROJECT NUMBER:
19087.00

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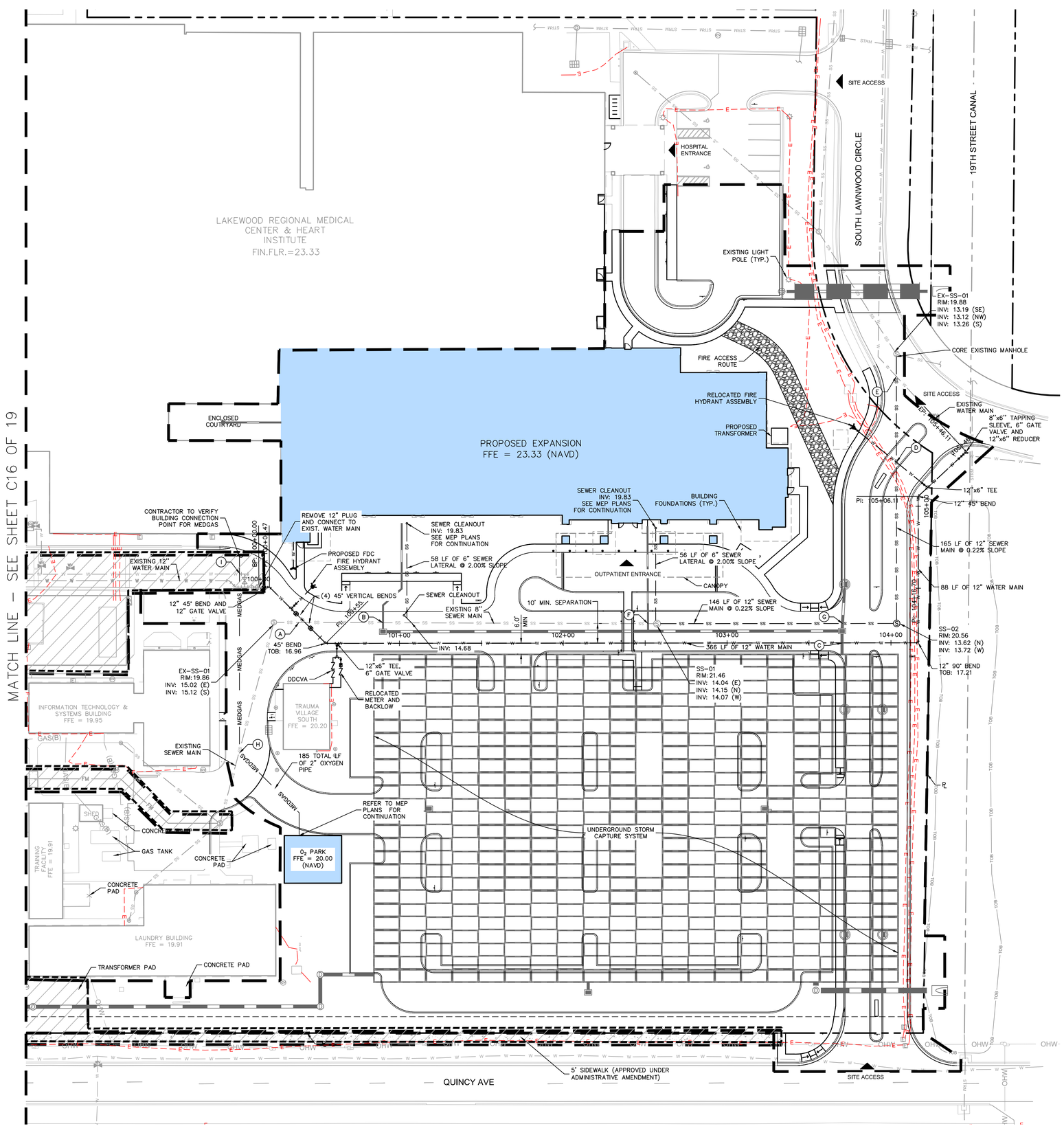

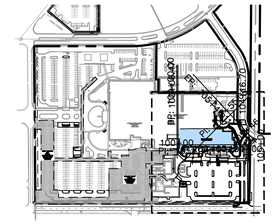

LEGEND

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- EXISTING SANITARY SEWER PIPE
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1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE STANDARD DETAILS.
4. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF FORT PIERCE CITY ENGINEER.
5. ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
7. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
8. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
9. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
10. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
11. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF FORT PIERCE UTILITIES DIVISION.
12. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
13. EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY ST. LUCIE COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
14. THE CITY OF FORT PIERCE UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (561) 243-7312.
15. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
16. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

UTILITY CROSSINGS

(A) EXISTING 8" PVC SSWR TO CROSS OVER PROPOSED 12" PVC WATR
GRADE EL: 20.28'
SSWR BOT: 14.92'
WATR TOP: 13.79'
CLEARANCE: 1.13'

(B) PROPOSED 10" PVC STRM TO CROSS OVER EXISTING 8" PVC SSWR
GRADE EL: 20.44'
STRM BOT: 16.70'
SSWR TOP: 15.44'
CLEARANCE: 1.26'

(C) PROPOSED 12" PVC WATR TO CROSS OVER PROPOSED 18" HDPE STRM
GRADE EL: 20.34'
WATR BOT: 16.19'
STRM TOP: 15.09'
CLEARANCE: 1.10'

(D) PROPOSED 6" PVC WATR TO CROSS OVER PROPOSED 12" PVC SSWR
GRADE EL: 21.60'
WATR BOT: 16.47'
SSWR TOP: 14.44'
CLEARANCE: 2.03'

(E) EXISTING 8" PVC WATR TO CROSS OVER PROPOSED 12" PVC SSWR
GRADE EL: 19.62'
WATR BOT: 15.75'
SSWR TOP: 14.33'
CLEARANCE: 1.42'

(F) PROPOSED 10" PVC STRM TO CROSS OVER EXISTING 8" PVC SSWR
GRADE EL: 21.51'
STRM BOT: 17.04'
SSWR TOP: 14.80'
CLEARANCE: 2.24'

(G) PROPOSED 18" HDPE STRM TO CROSS OVER PROPOSED 12" PVC SSWR
GRADE EL: 20.38'
STRM BOT: 15.62'
SSWR TOP: 14.83'
CLEARANCE: 0.79'

(H) EXISTING 8" PVC SSWR TO CROSS OVER PROPOSED 2" PVC GAS
GRADE EL: 19.08'
SSWR BOT: 15.51'
GAS TOP: 14.94'
CLEARANCE: 0.57'

(I) PROPOSED 2" PVC GAS TO CROSS OVER PROPOSED 12" PVC WATR
GRADE EL: 20.34'
GAS BOT: 17.55'
WATR TOP: 16.54'
CLEARANCE: 1.01'

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HCA Healthcare

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Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date
REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM
Drawing Title	

UTILITY PLAN

Sheet Number
C17 OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C17 OF 19 UTILITY PLAN September 10, 2020 08:19:02am K:\bcd_civil\144283016 - lawnwood regional medical center\CADD\plansheets\C14 OF 17 UTILITY PLAN.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION
HCA PROJECT NUMBER:
3093200010
AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER 19087.00

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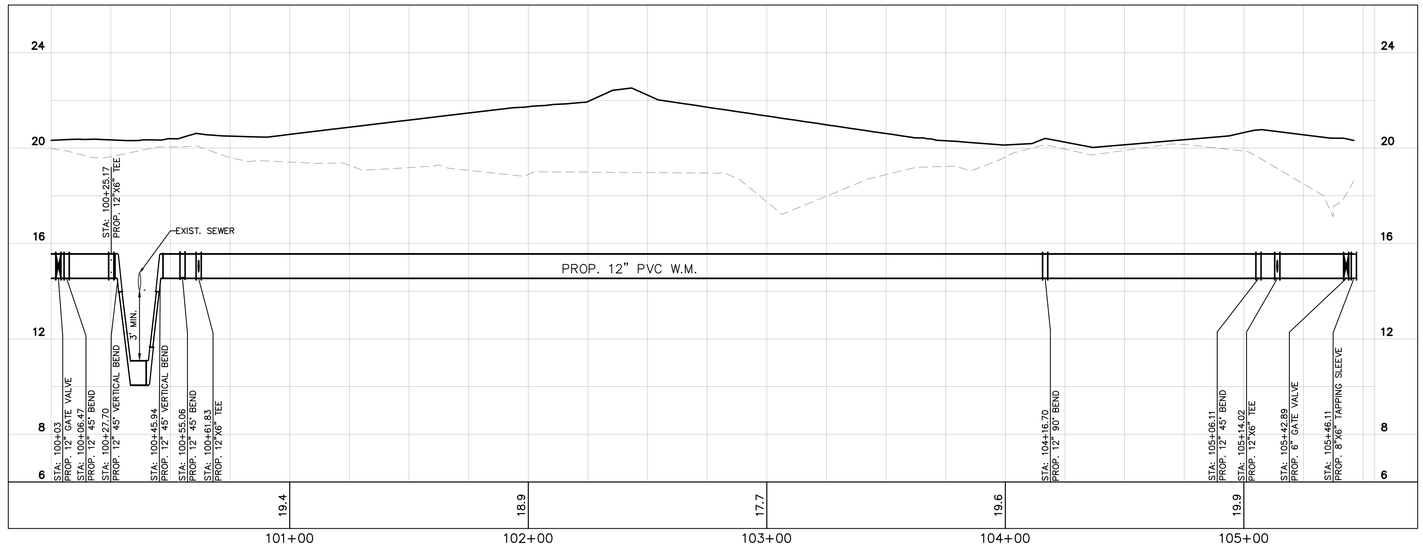

PHASE 1 - 12" PVC W.M.

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLANS ARE IN NAVD88 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR DEWATERING AND OBTAINING ALL NECESSARY PERMITS.

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REVISION 1	08/31/20

Issue Description	CD CHECKSET
Original Issue Date	08.31.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	**Checked By** VM

Drawing Title

WATERMAIN PROFILE

Sheet Number

C17A OF C19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C17A OF C19 WATERMAIN PROFILE September 10, 2020 08:21:30am K:\hcd_civil\144283016 — lawnwood regional medical center\CADD\plotsheets\C18 OF C19 WATERMAIN PROFILE.dwg
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PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WASTEWATER CONSTRUCTION NOTES

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

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

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

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

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

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

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

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

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

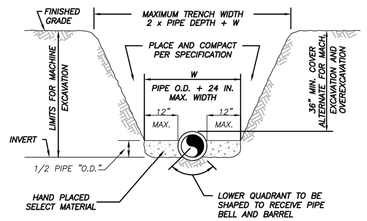
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN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

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

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

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

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

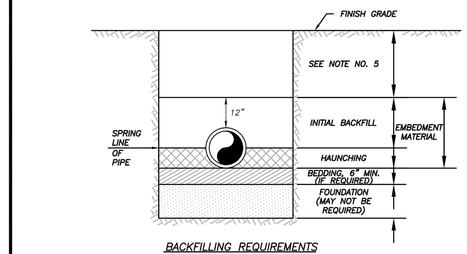


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAILS	M-1
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

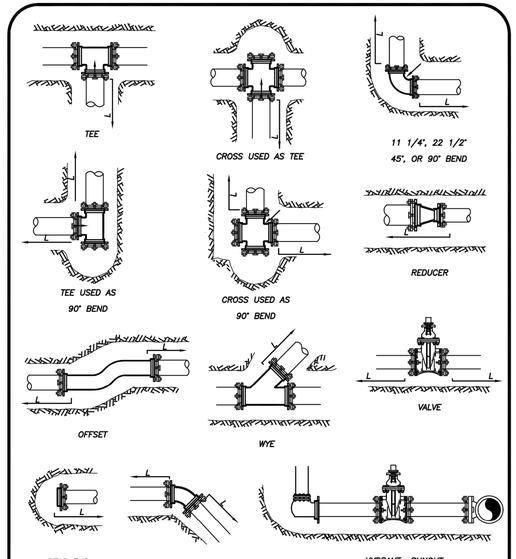


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

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

BACKFILLING REQUIREMENTS	M-2
03-09 NOTES SLL JLC DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

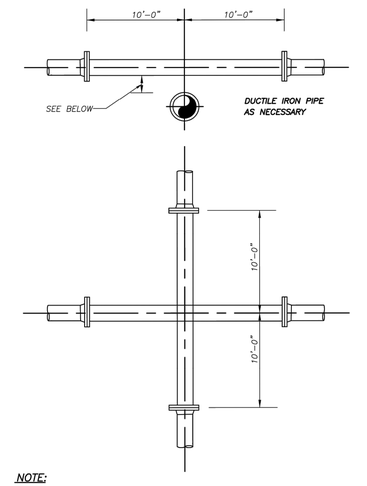
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
2010 MEGALUGS SLL JLC DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



NOTE:

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

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

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Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By AMC	Checked By VM
Drawing Title	

UTILITY DETAILS

Sheet Number

C18 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER:
19087.00

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MECHANICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
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NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

ELECTRICAL ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

PLUMBING ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500
NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C20 OF 20 UTILITY DETAILS September 10, 2020 08:22:31am K:\pbcd_civil\144283016 — lawnwood regional medical center\CADD\plansheets\C18 OF 19 UTILITY DETAILS.dwg
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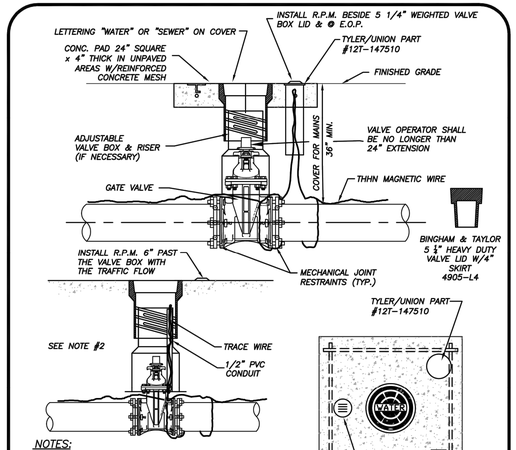
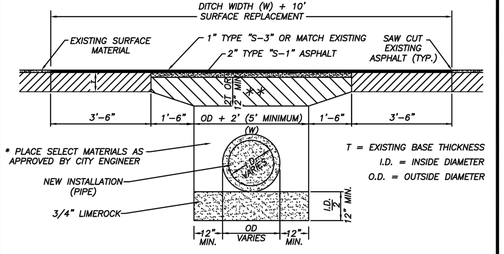


NOTES:

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

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

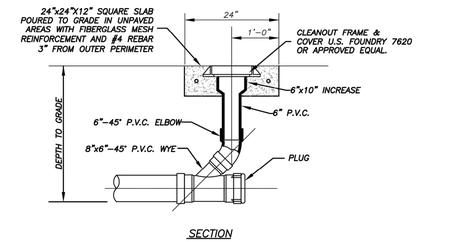
TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 DESIGN; 2015 RPM PLACEMENT; SLJ; JLC	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD:	
DESIGNED: JLC; COMPUTER FILE # MISC_DETAILS_200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLJ; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



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

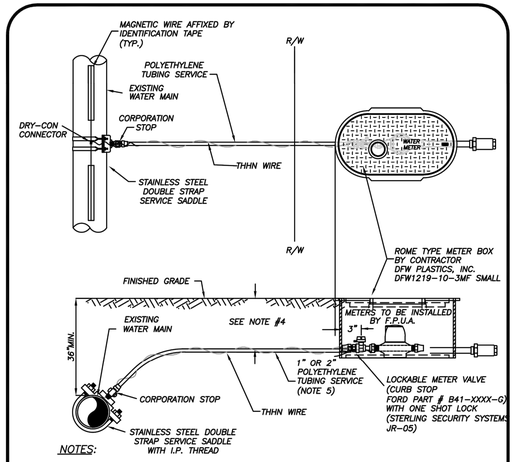
** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS	R-3
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # MISC_DETAILS_200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLJ; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
10-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLC; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 2 OF 3

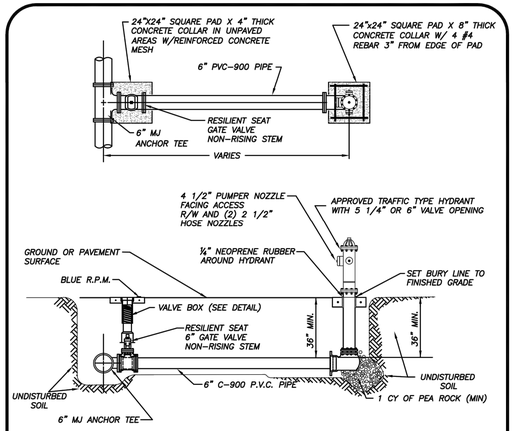


NOTES:

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

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

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
FPUA FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER SYSTEM EXTENSIONS FT. PIERCE, FLORIDA 34947 772-466-1600	
03-09 DATE: DESIGN; REVISION: SLJ BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLJ; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2020	SHEET 1 OF 1

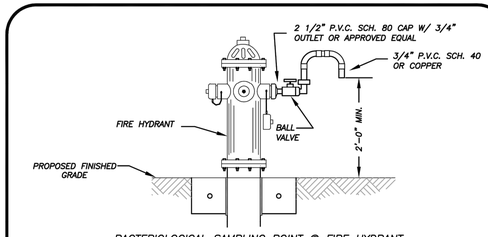


NOTES:

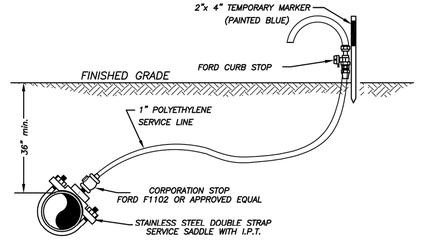
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, & AMERICAN AVK, CLOW OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL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

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

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-09 DESIGN; REVISION: SLJ BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLJ; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



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

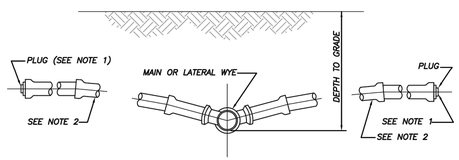


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL	W-6
03-09 DATE: 02-15 REVISION: SLJ BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLJ; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1

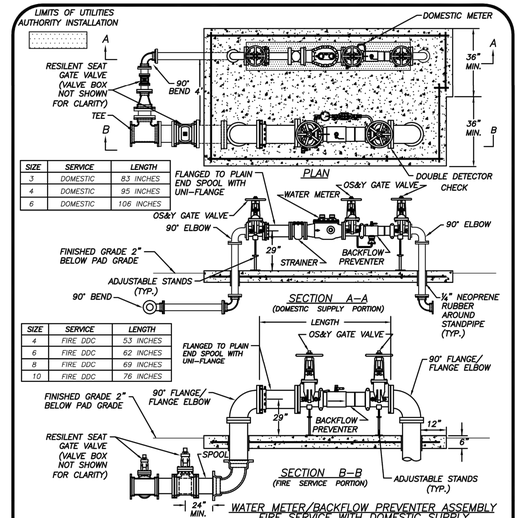


NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER	S-2
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JAM; COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JAM; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

(N.T.S.)

NOTES:

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

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
03-09 DATE: CONCRETE PAD REVISION: SLJ BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLJ; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2020	SHEET 1 OF 1

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FIRM LICENSE NUMBER CA 00000696

Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER
1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

UTILITY DETAILS

Sheet Number

C19 OF 19

PROJECT INFO.

FACILITY NAME:
LAWNWOOD REGIONAL MEDICAL CENTER

PROJECT DESCRIPTION:
SURGERY & TOWER EXPANSION

HCA PROJECT NUMBER:
3093200010

AHJ PROJECT NUMBERS :

CON NUMBER:

ARCHITECT PROJECT NUMBER: 19087.00

OWNER CONTACTS

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CONSTRUCTION MANAGER:
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ONE PARK PLAZA, P.O. BOX 550
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PLUMBING ENGINEER
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TELEPHONE
PROJECT MANAGER

LOW VOLTAGE ENGINEER
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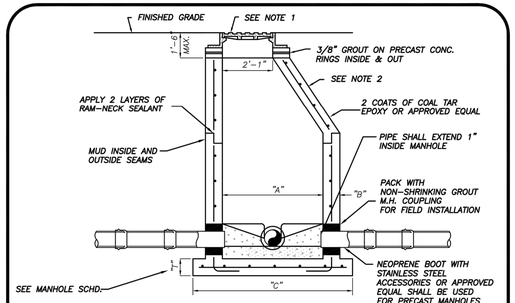
2950 KRAFT DRIVE #500 NASHVILLE, TN 37204
TELEPHONE
PROJECT MANAGER



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

TYPICAL MANHOLE DIMENSIONS

NOTES:

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

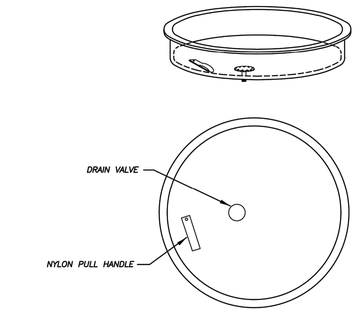
STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

PRECAST MANHOLE DEPTH
5'- 0" & GREATER

S-7

02-06			
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		
DRAWN BY: SLI	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY



NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI-23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

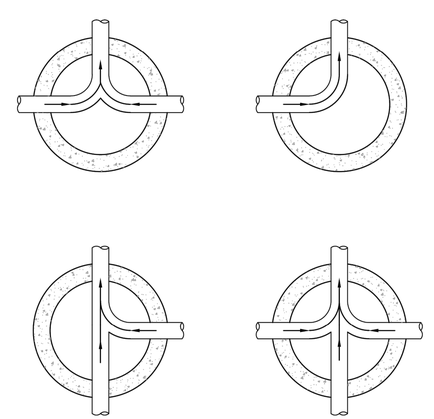
RAINGUARD DETAIL
(N.T.S.)

RAINGUARD
DETAIL

S-11

03-09		SLI	JLC
DATE:	REVISION:	BY:	APP'D:
DESIGNED: SLI	COMPUTER FILE # SEWER DETAIL 200602.DWG		
DRAWN BY: SLI	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

FLOW PATTERNS
FOR INVERT CHANNELS

S-12

DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLM	COMPUTER FILE # SEWER DETAIL 200602.DWG		
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY

HCA Healthcare

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Seals

NEW TOWER AND SURGERY RENOVATIONS
LAWNWOOD REGIONAL MEDICAL CENTER

1700 S. 23RD STREET. FORT PIERCE, FL 34950

LAWNWOOD Regional Medical Center & Heart Institute

DOCUMENT CHANGES

Description	Date

Issue Description	CD CHECKSET
Original Issue Date	4.6.20
HCA Project No	3093200010, 3093200018
Project No	19087.00
Drawn By	AMC
Checked By	VM

Drawing Title

UTILITY DETAILS

Sheet Number

C19A OF 19

Plotted By:Biel, Marina Sheet Set:LAWNWOOD MEDICAL REGIONAL CENTER Layout:C19A OF 19 UTILITY DETAILS September 10, 2020 08:22:36am K:\bcd_civil\144283016 — lawnwood regional medical center\CADD\plotsheets\C18 OF 19 UTILITY DETAILS.dwg
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TRAFFIC IMPACT ANALYSIS

LAWNWOOD REGIONAL MEDICAL CENTER
FORT PIERCE, FL

PREPARED FOR:
EARL SWENSSON ASSOCIATES, INC

Kimley»Horn

January 29, 2020
Kimley-Horn Project # 144283016
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

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INTRODUCTION

Lawnwood Regional Medical Center is located at 1700 South 23rd Street in Fort Pierce, Florida. The proposed development plan includes expanding the existing hospital use. *Figure 1* illustrates the location of the proposed development. The parcel information for the project site is 2416-504-0200-000-2. The project buildout year is 2024.

Kimley-Horn and Associates, Inc was retained to prepare a traffic impact analysis for the proposed development. The study quantifies the project's impact on the adjacent transportation network. This report summarizes the project trip generation, distribution and intersection analyses.

A proposed site plan is included in *Appendix A*.

NORTH

LEGEND

SITE LOCATION

FIGURE 1
SITE LOCATION
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site currently contains 299,090 square feet of hospital use. The proposed plan of development includes expanding the existing hospital to 391,510 square feet.

Trip Generation

The trip generation potential of the development was calculated based upon the trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. Land Use 610 (Hospital) was used in the trip generation calculations.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the net new trip generation potential of the proposed site is an increase of 544 net external daily trips, an increase of 68 net new external AM peak hour trips (46 in, 22 out) and an increase of 77 net new external PM peak hour trips (24 in, 53 out). Based on the net new external daily trips the proposed development has a development area of influence of one-mile.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario								
Hospital	299.09 KSF	4,482	348	237	111	352	113	239
Subtotal		*4,482*	*348*	*237*	*111*	*352*	*113*	*239*
Proposed Scenario								
Hospital	391.51 KSF	5,026	416	283	133	429	137	292
Subtotal		*5,026*	*416*	*283*	*133*	*429*	*137*	*292*
Driveway Volumes		*544*	*68*	*46*	*22*	*77*	*24*	*53*
Net Differential Trips		*544*	*68*	*46*	*22*	*77*	*24*	*53*

Trip generation was calculated using the following data:

Daily Trip Generation
Hospital [ITE 610] = T = 5.88(X)+2723.70

AM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.74(X)+126.36 (68% in, 32% out)

PM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.84(X)+100.56 (32% in, 68% out)

K:\WPB_TPTO\1442\144283016 - Lawnwood Medical\Excel\[2019-10-17 Tripgen.xlsx]Tripgen

Traffic Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

The distribution according to cardinal directions is:

EAST -	26 percent
WEST	32 percent
SOUTH	6 percent
NORTH	36 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon the traffic distribution. The function classification of the surrounding roadways is the following:

- Okeechobee Road: Principal Arterial
- Virginia Avenue: Principal Arterial
- S 25th Street: Principal Arterial
- S 13th Street: Collector
- Georgia Avenue: Minor Arterial

The AM and PM peak hour trips for the project were assigned to the surrounding roadway network proposed to be in place by 2024. *Figure 2* illustrates the project inbound traffic assignment and *Figure 3* illustrates the project outbound traffic assignment to the surrounding roadway network.

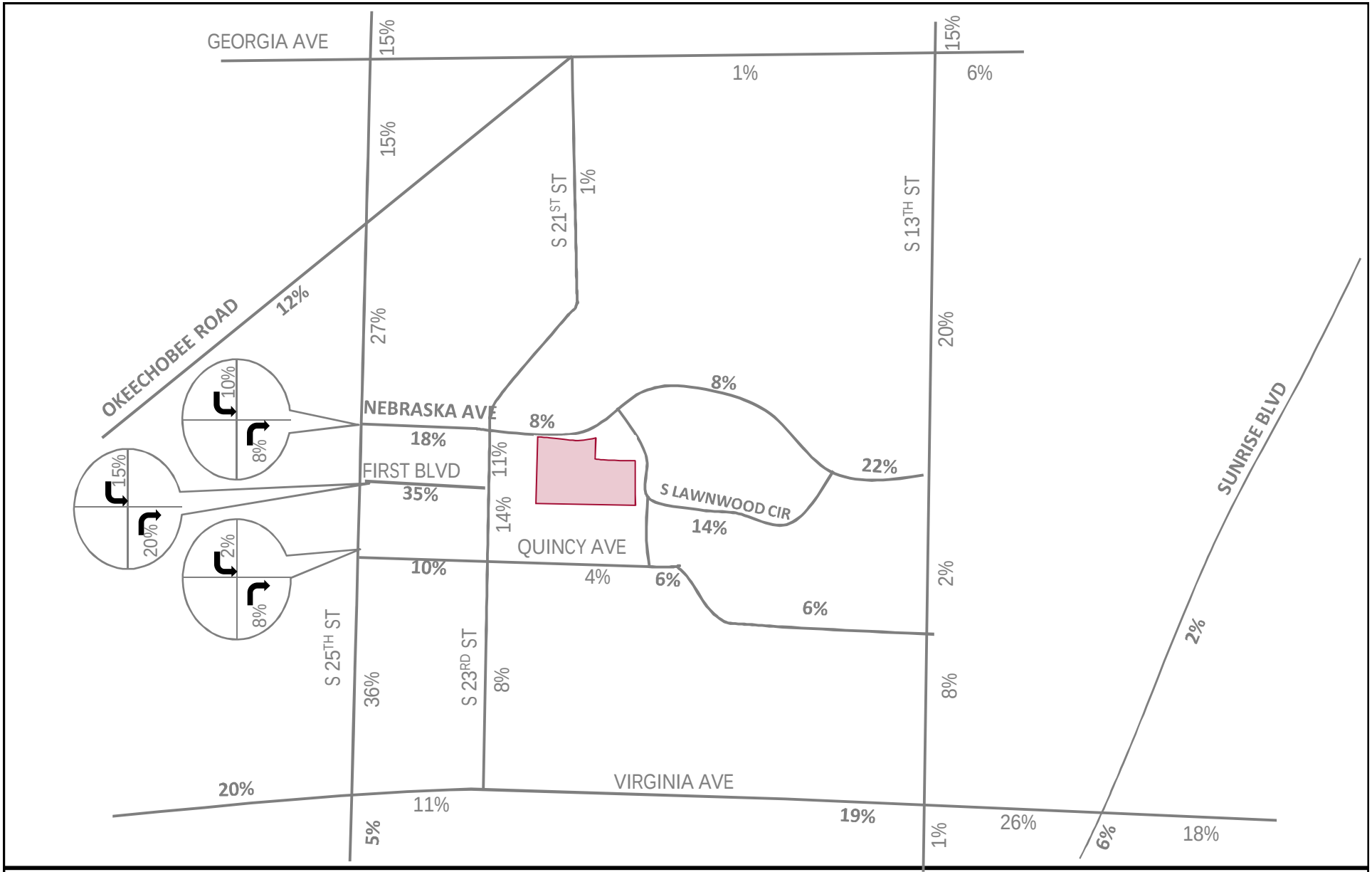

FIGURE 2
TRAFFIC INBOUND ASSIGNMENT
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

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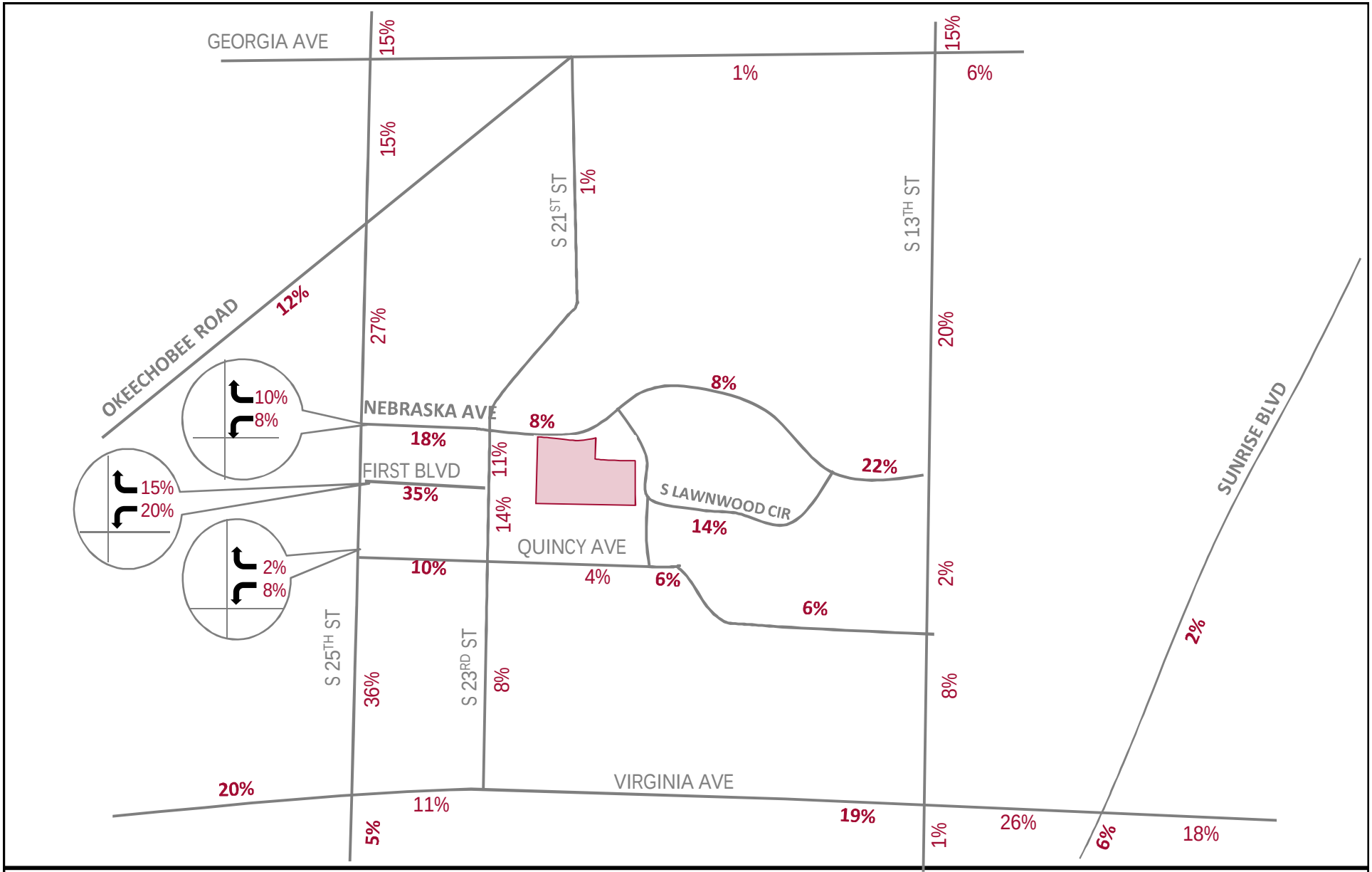

NORTH

LEGEND

SITE LOCATION

XX% OUTBOUND ASSIGNMENT

FIGURE 3
TRAFFIC OUTBOUND ASSIGNMENT
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

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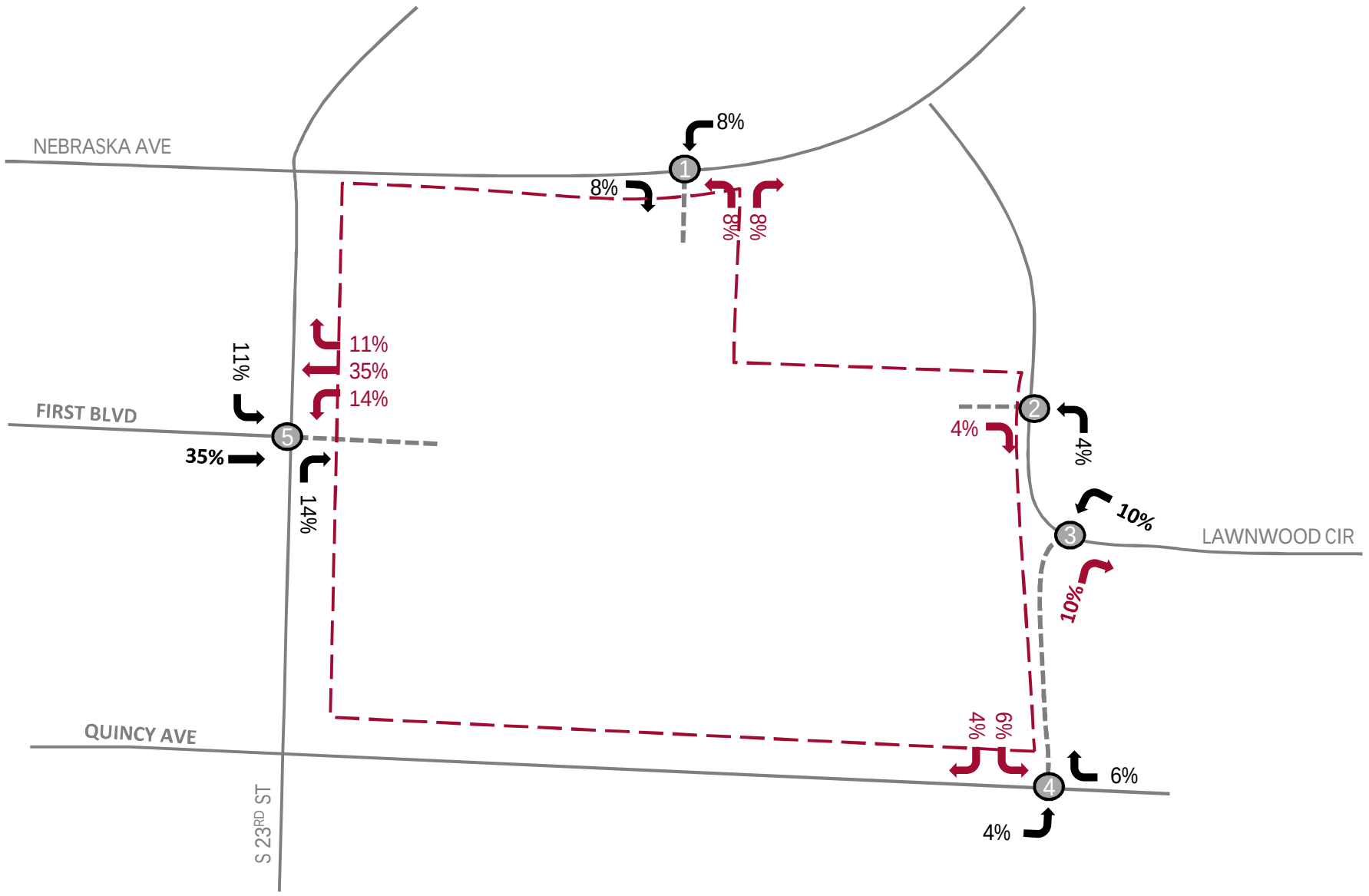
SITE ACCESS

Access to the site includes existing full-access driveways on S 23rd Street, Nebraska Avenue, and Lawnwood Circle. A full-access driveway connection is proposed on Quincy Avenue.

Figure 4 illustrates the driveway assignment and *Figure 5* illustrates the AM peak hour and PM peak hour driveway volumes at the project site.



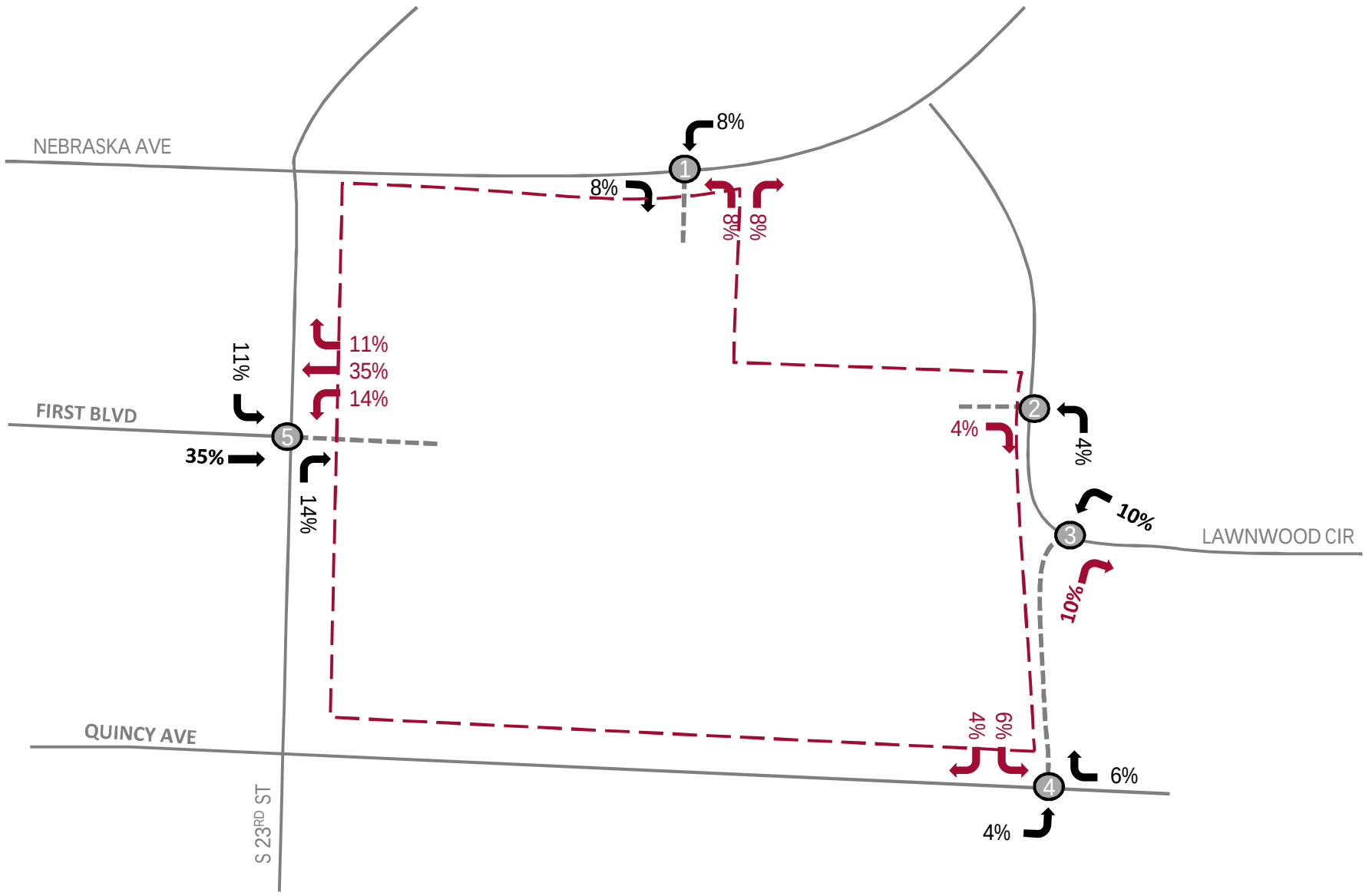
NORTH

LEGEND

XX (XX) AM (PM) INBOUND VOLUME
XX (XX) AM (PM) OUTBOUND VOLUME

FIGURE 5
PROJECT DRIVEWAY VOLUMES
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn



NORTH

LEGEND

XX (XX) AM (PM) INBOUND ASSIGNMENT
XX (XX) AM (PM) OUTBOUND ASSIGNMENT

FIGURE 4
PROJECT DRIVEWAY ASSIGNMENT
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

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ROADWAY SEGMENT ANALYSIS

The roadway segments within the one-mile influence area were analyzed and are summarized in *Table 2*. Significantly impacted roadways, where the project traffic consumed one percent or more of the existing peak-hour service capacity are significantly impacted and require further analysis. The following roadway segments were significantly impacted due to the project traffic:

AM Peak Hour

- S 13th Street from Nebraska Avenue to Georgia Avenue

PM Peak Hour

- S 13th Street from Nebraska Avenue to Georgia Avenue

The future traffic volume on each significantly impacted roadway segment was analyzed in comparison to its peak-hour service capacity volumes. Committed development information for each significantly impacted link was provided by the City of Fort Pierce City Clerk. As shown in *Table 2*, none of the significantly impacted roadway links are over capacity; therefore, no improvements are required.

Link volumes are included in *Appendix B.*

Table 2: Peak Direction Roadway Segment Analysis

Roadway		Existing		Peak Hour Project Traffic							Existing Base Peak Hour			2024 Peak Hour Volumes					
From	To	Lanes	Peak Hour Service Capacity	% Assignment	NB/EB In/Out?	NB/EB Project Traffic	SB/WB Project Traffic	Peak Direction Project Trips	% Impact	Significant Impact ?	Volume	LOS	Last Count Year	Growth Rate [1]	Background Growth	Committed PHPD Volume	2024 Background Traffic	2024 Total Traffic	Over Capacity?
AM PEAK DIRECTION																			
Okeechobee Rd																			
S 35th Street	S 25th Street	4LD	1,630	12%	i	6	3	6	0.37%	No	724	C	2016	1.31%	76	0	800	806	
S 25th Street	Georgia Avenue	4LD	1,630	0%	o	0	0	0	0.00%	No	719	C	2016	1.31%	75	12	794	794	
Virginia Avenue																			
S 35th Street	S 25th Street	6LD	3,020	20%	i	9	4	9	0.30%	No	905	C	2017	0.93%	59	12	964	973	
S 25th Street	S 23rd Street	6LD	3,020	11%	o	2	5	5	0.17%	No	834	C	2017	0.93%	55	5	889	894	
S 23rd Street	S 13th Street	6LD	3,020	19%	o	4	9	9	0.30%	No	834	C	2017	0.82%	48	5	882	891	
S 13th Street	Sunrise Blvd	6LD	3,170	26%	o	6	12	12	0.74%	No	1,075	C	2017	0.85%	64	5	1,139	1,151	
S 25th Street																			
Cortez Blvd	Virginia Ave	5L	2,000	5%	i	2	1	2	0.10%	No	1,341	C	2019	0.50%	34	53	1,394	1,396	
Virginia Ave	Quincy Ave	5L	2,000	36%	i	17	8	17	0.85%	No	930	C	2017	1.88%	122	65	1,052	1,069	
Quincy Ave	First Blvd	5L	2,000	SB 2% In, NB 28% In, SB 28% out, NB 2% out		13	7	13	0.65%	No	930	C	2017	1.88%	122	65	1,052	1,065	
First Blvd	Nebraska Ave	5L	2,000	SB 17% In, NB 8% In, SB 8% out, NB 15% out		7	10	10	0.50%	No	930	C	2017	1.88%	122	65	1,052	1,062	
Nebraska Ave	Okeechobee Rd	5L	2,000	27%	o	6	12	12	0.60%	No	930	C	2017	1.88%	122	65	1,052	1,064	
Okeechobee Rd	Georgia Avenue	5L	1,630	15%	o	3	7	7 0	0.43%	No	1,037	D	2017	3.02%	219	50	1,256	1,263	
S 13th Street																			
Virginia Ave	Quincy Ave	2L	750	8%	i	4	2	4	0.53%	No	369	C	2016	0.60%	18	33	402	406	
Quincy Ave	Nebraska Ave	2L	750	2%	o	0	1	1	0.13%	No	369	C	2016	0.60%	18	33	402	403	
Nebraska Ave	Georgia Avenue	2L	760	20%	o	4	9	9	1.18%	Yes	369	C	2016	0.60%	18	22	391	400	No
Georgia Avenue																			
S 25th Street	Okeechobee Rd	2L	600	0%	i	0	0	0	0.00%	No	294	C	2016	3.71%	87	0	381	381	
Okeechobee Rd	S 21st Street	2L	750	0%	i	0	0	0	0.00%	No	294	C	2016	3.71%	87	0	381	381	
S 21st Street	S 13th Street	2L	750	1%	o	0	0	0	0.00%	No	273	C	2016	3.71%	81	0	354	354	
S 13th Street	US 1	2L	600	7%	o	2	3	3	0.50%	No	154	C	2016	7.18%	89	0	243	246	
PM PEAK DIRECTION																			
Okeechobee Rd																			
S 35th Street	S 25th Street	4LD	1,630	12%	i	3	6	6	0.37%	No	727	C	2016	1.31%	76	0	803	809	
S 25th Street	Georgia Avenue	4LD	1,630	0%	o	0	0	0 0	0.00%	No	674	C	2016	1.31%	71	7	745	745	
Virginia Avenue																			
S 35th Street	S 25th Street	6LD	3,020	20%	i	5	11	11	0.36%	No	951	C	2017	0.93%	62	7	1,013	1,024	
S 25th Street	S 23rd Street	6LD	3,020	11%	o	6	3	6	0.20%	No	935	C	2017	0.93%	61	3	996	1,002	
S 23rd Street	S 13th Street	6LD	3,020	19%	o	10	5	10	0.33%	No	935	C	2017	0.82%	54	3	989	999	
S 13th Street	Sunrise Blvd	6LD	3,170	26%	o	14	6	14 0	0.44%	No	1,175	C	2017	0.85%	70	3	1,245	1,259	
S 25th Street																			
Cortez Blvd	Virginia Ave	5L	2,000	5%	i	1	3	3	0.15%	No	1,410	C	2019	0.50%	35	33	1,445	1,448	
Virginia Ave	Quincy Ave	5L	2,000	36%	i	9	19	19	0.95%	No	904	C	2017	1.88%	119	50	1,023	1,042	
Quincy Ave	First Blvd	5L	2,000	SB 2% In, NB 28% In, SB 28% out, NB 2% out		8	15	15	0.75%	No	904	C	2017	1.88%	119	50	1,023	1,038	
First Blvd	Nebraska Ave	5L	2,000	SB 17% In, NB 8% In, SB 8% out, NB 15% out		10	8	10	0.50%	No	904	C	2017	1.88%	119	50	1,023	1,033	
Nebraska Ave	Okeechobee Rd	5L	2,000	27%	o	14	6	14	0.70%	No	904	C	2017	1.88%	119	50	1,023	1,037	
Okeechobee Rd	Georgia Avenue	5L	1,630	15%	o	8	4	8	0.49%	No	985	D	2017	3.02%	208	41	1,193	1,201	
S 13th Street																			
Virginia Ave	Quincy Ave	2L	750	8%	i	2	4	4	0.53%	No	425	C	2016	0.60%	20	32	457	461	
Quincy Ave	Nebraska Ave	2L	750	2%	o	1	0	1	0.13%	No	425	C	2016	0.60%	20	32	457	458	
Nebraska Ave	Georgia Avenue	2L	760	20%	o	11	5	11	1.45%	Yes	425	C	2016	0.60%	20	21	446	457	No
Georgia Avenue																			
S 25th Street	Okeechobee Rd	2L	600	0%	i	0	0	0	0.00%	No	303	C	2016	3.71%	90	0	393	393	
Okeechobee Rd	S 21st Street	2L	750	0%	i	0	0	0	0.00%	No	303	C	2016	3.71%	90	0	393	393	
S 21st Street	S 13th Street	2L	750	1%	o	1	0	1	0.13%	No	277	C	2016	3.71%	82	0	359	360	
S 13th Street	US 1	2L	600	7%	o	4	2	4	0.67%	No	158	C	2016	7.18%	91	0	249	253	

Roadways are Major and project traffic needs to be less than 5% to be considered insignificant

[1] Growth rates were applied to each roadway segment.

INTERSECTION ANALYSIS

The operating conditions for the future total buildout was analyzed using Trafficware's *Synchro 10.0* Software during the AM peak hour and PM peak hour at the following signalized intersections under existing (2019), background (2024), and future total (2024) conditions:

- S 25th Street & Virginia Avenue (Signalized)
- S 13th Street & Virginia Avenue (Signalized)
- S 25th Street & Okeechobee Road (Signalized)
- S 25th Street & Quincy Avenue (Unsignalized)
- S 25th Street & First Boulevard (Unsignalized)
- S 25th Street & Nebraska Avenue (Unsignalized)
- S 13th Street & Nebraska Avenue (Unsignalized)

These analyses use the methodologies outline in the *Highway Capacity Manual, 6th Edition* in order to determine the overall intersection level of service and delay.

Raw turning movement volumes from both the AM peak hour and PM peak hour were adjusted using the FDOT peak season correction factor to reflect peak season conditions. A 5-year growth rate was calculated based on the 2013 and 2018 volumes published by FDOT to determine the growth rate on each segment. The roadway segments that did not have data provided by FDOT or St Lucie County used a calculated area-wide growth rate (1.31%). For roadway links with growth rates calculated as less than 0.5%, a 0.5% growth rate was applied instead. City of Fort Pierce Traffic Impact Analysis guidelines, background traffic was projected to five years in the future, or 2024. Background traffic was combined with project traffic to determine the total future 2024 volumes expected at the study intersection.

Table 3 and *Table 4* summarizes the levels of service (LOS)/delay and 95th percentile queue during the AM and PM peak hour under existing conditions, respectively. *Table 5* and *Table 6* summarizes the levels of service (LOS)/delay and 95th percentile queue during the AM and PM peak hour under background conditions, respectively. *Table 7* and *Table 8* summarizes the levels of service (LOS)/delay and 95th percentile queue during the AM and PM peak hour under future total conditions, respectively.

As shown in *Table 7* all the signalized intersections operate at LOS E or better during the AM and PM peak hour under future total conditions with the exception of the southbound movement during

the PM peak hour and the northbound movement during the AM peak hour at the intersection of S 25th Street & Virginia Avenue, the southbound movement during the AM peak hour at the intersection of S 25th Street & Okeechobee Road, and the westbound movement at the intersection of S 25th Street & Nebraska Avenue during the PM peak hour. Signal optimization was performed for the intersection of S 25th Street & Virginia Avenue during the PM peak hour under future total conditions since the overall intersection was projected to operate at LOS F. The signal optimization resulted in the intersection operating with less delay than existing conditions. The deficiencies at the two other intersections are due to background growth and committed developments and are not caused by the project traffic. The 95th percentile queue lengths that exceed their given storage under future total conditions are exceeded under background conditions. With the signal optimization at S 25th Street & Virginia Avenue during the PM peak hour under future total conditions, the southbound left queue length decreased from 299 feet during the background conditions to 282 feet under future total conditions. It is recommended that the southbound left-turn lane be restriped to accommodate the one (1) additional vehicle between the background queue length and the future total queue length.

Figure 5 illustrates the turning movement and roadway volumes of the project traffic

Signal timing, AADT data and trend growth-rate worksheets are included in *Appendix C*. Committed developments are included in *Appendix D.* The volume development worksheets for the study intersections are included in *Appendix E*. Synchro output sheets are included in *Appendix F*.

Table 3: Existing Intersection LOS and Delay

Intersection	Type	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
S 25th Street & Virginia Avenue	Signalized	EB	47.7	D	49.0	D
		WB	50.0	D	44.4	D
		NB	73.4	E	69.4	E
		SB	49.2	D	116.5	F
		Overall	56.3	E	70.8	E
S 13th Street & Virginia Avenue	Signalized	EB	11.2	B	14.0	B
		WB	14.2	B	16.4	B
		NB	61.5	E	59.4	E
		SB	47.5	D	46.8	D
		Overall	20.0	C	20.8	C
S 25th Street & Okeechobee Road	Signalized	EB	42.7	D	35.4	D
		WB	31.1	C	34.2	C
		NB	32.9	C	44.1	D
		SB	52.1	D	58.8	E
		Overall	41.1	D	45.0	D
S 25th Street & Quincy Avenue	Unsignalized	EB				
		WB	18.4	C	19.1	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & First Boulevard	Unsignalized	EB				
		WB	21.3	C	21.8	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & Nebraska Avenue	Unsignalized	EB				
		WB	21.9	C	29.3	D
		NB				
		SB				
		Overall	-	-	-	-
S 13th Street & Nebraska Avenue	Unsignalized	EB	13.4	B	12.2	B
		WB				
		NB				
		SB				
		Overall	-	-		

Table 4: Existing Intersection 95th Percentile Queue

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
S 25th Street & Virginia Avenue								
Provided Storage	325		525	200			185	
AM Peak Hour	325		187	147			224	
PM Peak Hour	217		369	30			268	
S 13th Street & Virginia Avenue								
Provided Storage	200		200		50	25	175	25
AM Peak Hour	35		6		39	0	212	44
PM Peak Hour	56		15		20	0	273	47
S 25th Street & Okeechobee Road								
Provided Storage	225		200		225		200	
AM Peak Hour	108		84		80		33	
PM Peak Hour	184		154		145		43	
S 25th Street & Quincy Avenue								
Provided Storage								
AM Peak Hour			20				10	
PM Peak Hour			10				3	
S 25th Street & First Boulevard								
Provided Storage			175					
AM Peak Hour			15	8			13	
PM Peak Hour			33	13			3	
S 25th Street & Nebraska Avenue								
Provided Storage			275					
AM Peak Hour			25	10			13	
PM Peak Hour			73	22			8	
S 13th Street & Nebraska Avenue								
Provided Storage								
AM Peak Hour	5	15			8			
PM Peak Hour	5	13			10			

Table 5: Background Intersection LOS and Delay

Intersection	Type	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
S 25th Street & Virginia Avenue	Signalized	EB	50.0	D	55.7	E
		WB	53.7	D	48.3	D
		NB	97.1	F	79.1	E
		SB	52.3	D	132.7	F
		Overall	65.7	E	80.7	F
S 13th Street & Virginia Avenue	Signalized	EB	11.7	B	14.3	B
		WB	15.0	B	17.0	B
		NB	61.7	E	59.5	E
		SB	47.6	D	47.5	D
		Overall	20.5	C	21.3	C
S 25th Street & Okeechobee Road	Signalized	EB	26.4	C	41.0	D
		WB	22.2	C	39.0	D
		NB	38.8	D	43.9	D
		SB	85.1	F	67.4	E
		Overall	49.3	D	49.9	D
S 25th Street & Quincy Avenue	Unsignalized	EB				
		WB	20.8	C	21.3	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & First Boulevard	Unsignalized	EB				
		WB	24.2	C	25.7	D
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & Nebraska Avenue	Unsignalized	EB				
		WB	30.7	D	65.4	F
		NB				
		SB				
		Overall	-	-	-	-
S 13th Street & Nebraska Avenue	Unsignalized	EB	14.6	B	13.6	B
		WB				
		NB				
		SB				
		Overall	-	-	-	-

Table 6: Background Intersection 95th Percentile Queue

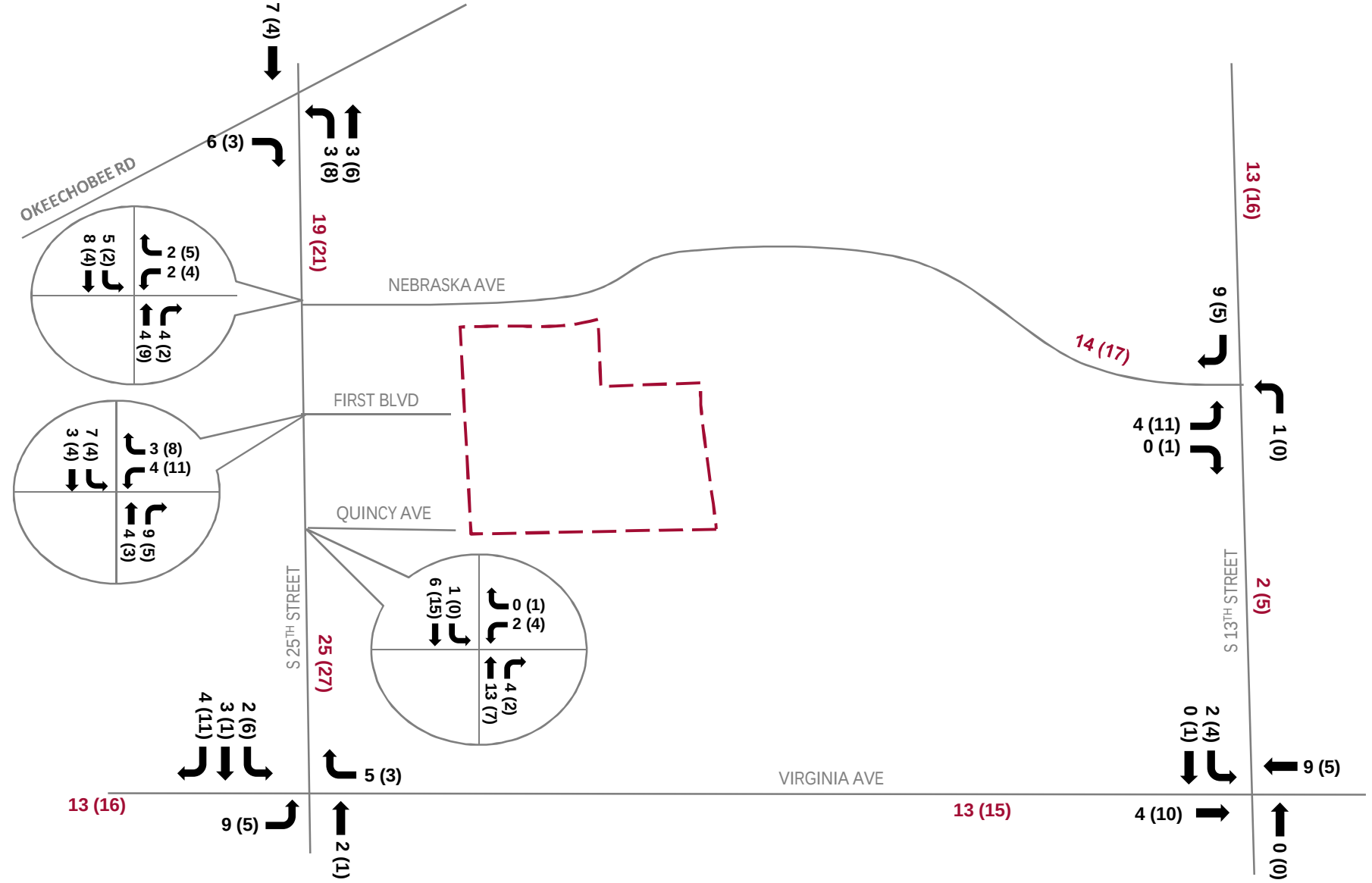
Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
S 25th Street & Virginia Avenue								
Provided Storage	325		525	200			185	
AM Peak Hour	353		205	161			263	
PM Peak Hour	235		410	40			268	
S 13th Street & Virginia Avenue								
Provided Storage	200		200		50	25	175	25
AM Peak Hour	37		6		41	0	222	46
PM Peak Hour	54		16		19	0	299	48
S 25th Street & Okeechobee Road								
Provided Storage	225		200		225		200	
AM Peak Hour	115		90		92		37	
PM Peak Hour	201		173		170		48	
S 25th Street & Quincy Avenue								
Provided Storage								
AM Peak Hour			25				13	
PM Peak Hour			13				3	
S 25th Street & First Boulevard								
Provided Storage			175					
AM Peak Hour			20	8			15	
PM Peak Hour			43	13			3	
S 25th Street & Nebraska Avenue								
Provided Storage			275					
AM Peak Hour			58	18			15	
PM Peak Hour			180	38			13	
S 13th Street & Nebraska Avenue								
Provided Storage								
AM Peak Hour	5	25			15			
PM Peak Hour	25	18			5			

Table 7: Future Total Intersection LOS and Delay

Intersection	Type	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
S 25th Street & Virginia Avenue	Signalized	EB	50.5	D	55.7	E
		WB	55.0	E	48.3	D
		NB	97.6	F	79.1	E
		SB	52.5	D	132.7	F
		Overall	66.2	E	80.7	F
S 25th Street & Virginia Avenue - Optimized Signal Timing	Signalized	EB			67.6	E
		WB			55.1	E
		NB			52.3	D
		SB			74.3	E
		Overall			62.9	E
S 13th Street & Virginia Avenue	Signalized	EB	11.7	B	14.4	B
		WB	15.1	B	17.0	B
		NB	61.7	E	59.5	E
		SB	47.6	D	47.9	D
		Overall	20.6	C	21.4	C
S 25th Street & Okeechobee Road	Signalized	EB	25.8	C	41.5	D
		WB	21.7	C	39.3	D
		NB	38.9	D	44.1	D
		SB	87.3	F	67.8	E
		Overall	49.9	D	50.3	D
S 25th Street & Quincy Avenue	Unsignalized	EB				
		WB	21.9	C	22.6	C
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & First Boulevard	Unsignalized	EB				
		WB	25.6	D	28.3	D
		NB				
		SB				
		Overall	-	-	-	-
S 25th Street & Nebraska Avenue	Unsignalized	EB				
		WB	32.3	D	71.8	F
		NB				
		SB				
		Overall	-	-	-	-
S 13th Street & Nebraska Avenue	Unsignalized	EB	14.8	B	14.0	B
		WB				
		NB				
		SB				
		Overall	-	-	-	-

Table 8: Future Total Intersection 95th Percentile Queue

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
S 25th Street & Virginia Avenue								
Provided Storage	325		525	200			185	
AM Peak Hour	370		204	165			268	
PM Peak Hour	235		413	45			369	
PM Optimized	277		450	60			282	
S 13th Street & Virginia Avenue								
Provided Storage	200		200		50	25	175	25
AM Peak Hour	37		6		41	0	225	46
PM Peak Hour	54		16		19	0	310	48
S 25th Street & Okeechobee Road								
Provided Storage	225		200		225		200	
AM Peak Hour	115		90		95		37	
PM Peak Hour	202		173		177		48	
S 25th Street & Quincy Avenue								
Provided Storage								
AM Peak Hour			28				13	
PM Peak Hour			15				3	
S 25th Street & First Boulevard								
Provided Storage			175					
AM Peak Hour			23	10			18	
PM Peak Hour			55	15			5	
S 25th Street & Nebraska Avenue								
Provided Storage			275					
AM Peak Hour			63	18			15	
PM Peak Hour			193	40			13	
S 13th Street & Nebraska Avenue								
Provided Storage								
AM Peak Hour	5	28			15			
PM Peak Hour	30	18			5			



LEGEND

SITE LOCATION
INTERSECTION AM (PM) PROJECT TRAFFIC
TWO-WAY ROADWAY AM (PM) PROJECT TRAFFIC

FIGURE 6
PROJECT DRIVEWAY VOLUMES
LAWNWOOD REGIONAL MEDICAL CENTER
KH 140011001

Kimley»Horn

CONCLUSION

It is proposed to expand the existing Lawnwood Regional Medical Center located at 1700 South 23rd Street in Fort Pierce, Florida. Based on the analysis undertaken, the roadway links are sufficient to accommodate the project traffic during the AM and PM peak hours.

An intersection analysis was conducted at the signalized and unsignalized intersections surrounding the project site. Based on the intersection analysis, the existing geometry at the study intersections are anticipated to be sufficient to accommodate future traffic in 2024, including committed developments and project traffic with the exception of S 25th Street & Virginia Avenue, S 25th Street & Okeechobee Road, and the westbound movement at S 25th Street & Nebraska Avenue. With signal optimization at the intersection of S 25th Street & Virginia Avenue during the PM peak hour under future total conditions, the intersection will operate at LOS E or better. It is recommended to restripe the southbound left-turn lane because the project traffic adds one (1) additional vehicle to the queue. The failing LOS at the other intersections are due to background traffic and are not caused by the project traffic; therefore, no mitigations are proposed.

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S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

	S 25TH STREET From North				OKEECHOBEE ROAD From East				S 25TH STREET From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	5	135	26	0	26	49	2	0	19	162	24	0	37	40	9	534
07:15	0	6	159	33	0	25	50	4	0	24	162	35	0	37	52	14	601
07:30	0	5	177	35	0	26	46	1	0	30	158	37	0	28	74	27	644
07:45	0	11	186	28	2	26	62	4	0	27	171	50	0	38	95	30	730
Total	0	27	657	122	2	103	207	11	0	100	653	146	0	140	261	80	2509
08:00	0	13	197	33	1	27	75	6	0	24	115	45	0	37	124	25	722
08:15	0	11	155	22	0	27	64	3	0	25	131	41	1	39	98	23	640
08:30	0	18	152	18	2	28	48	3	0	23	106	41	1	36	49	12	537
08:45	0	11	164	19	1	27	71	3	0	21	97	26	0	25	63	23	551
Total	0	53	668	92	4	109	258	15	0	93	449	153	2	137	334	83	2450
16:00	0	7	162	24	0	42	76	7	0	29	137	49	1	30	73	16	653
16:15	0	10	155	29	3	41	84	3	0	31	151	32	1	37	82	26	685
16:30	0	10	160	23	0	44	88	2	0	32	141	48	1	44	51	18	662
16:45	0	7	171	25	0	28	112	3	0	36	154	31	1	42	78	31	719
Total	0	34	648	101	3	155	360	15	0	128	583	160	4	153	284	91	2719
17:00	0	13	182	43	0	46	112	3	0	33	166	39	0	39	75	34	785
17:15	0	12	194	37	1	28	96	5	0	24	162	41	0	42	93	25	760
17:30	0	9	194	35	0	36	80	2	0	33	157	33	0	43	111	22	755
17:45	0	6	157	26	0	33	66	5	0	22	148	25	1	28	98	16	631
Total	0	40	727	141	1	143	354	15	0	112	633	138	1	152	377	97	2931
Grand Total	0	154	2700	456	10	510	1179	56	0	433	2318	597	7	582	1256	351	10609
Apprch %	0	4.7	81.6	13.8	0.6	29.1	67.2	3.2	0	12.9	69.2	17.8	0.3	26.5	57.2	16	
Total %	0	1.5	25.5	4.3	0.1	4.8	11.1	0.5	0	4.1	21.8	5.6	0.1	5.5	11.8	3.3	

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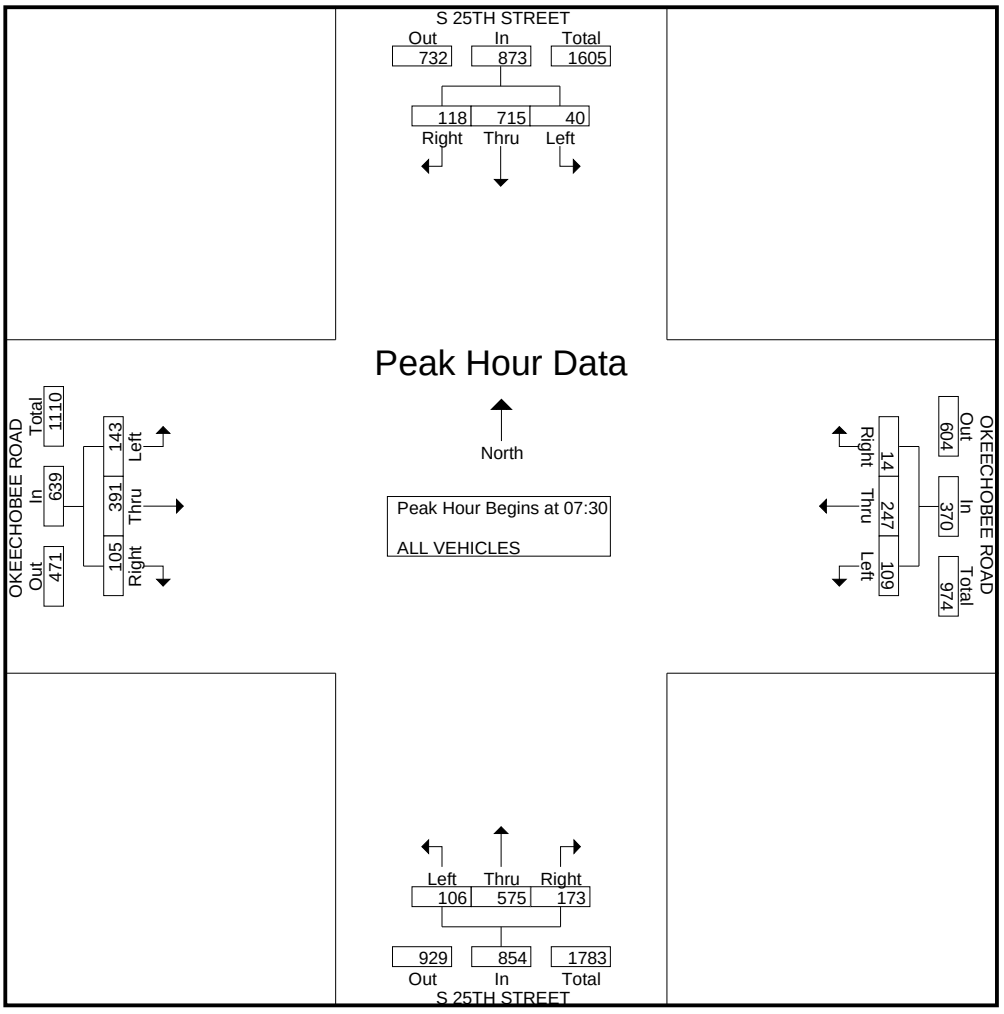
S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					OKEECHOBEE ROAD From East					S 25TH STREET From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	5	177	**35**	217	0	26	46	1	73	0	**30**	158	37	225	0	28	74	27	129	644
07:45	0	11	186	28	225	**2**	26	62	4	94	0	27	**171**	**50**	**248**	0	38	95	**30**	163	**730**
08:00	0	**13**	**197**	33	**243**	1	**27**	**75**	**6**	**109**	0	24	115	45	184	0	37	**124**	25	**186**	722
08:15	0	11	155	22	188	0	27	64	3	94	0	25	131	41	197	**1**	**39**	98	23	161	640
Total Volume	0	40	715	118	873	3	106	247	14	370	0	106	575	173	854	1	142	391	105	639	2736
% App. Total	0	4.6	81.9	13.5		0.8	28.6	66.8	3.8		0	12.4	67.3	20.3		0.2	22.2	61.2	16.4		
PHF	.000	.769	.907	.843	.898	.375	.981	.823	.583	.849	.000	.883	.841	.865	.861	.250	.910	.788	.875	.859	.937



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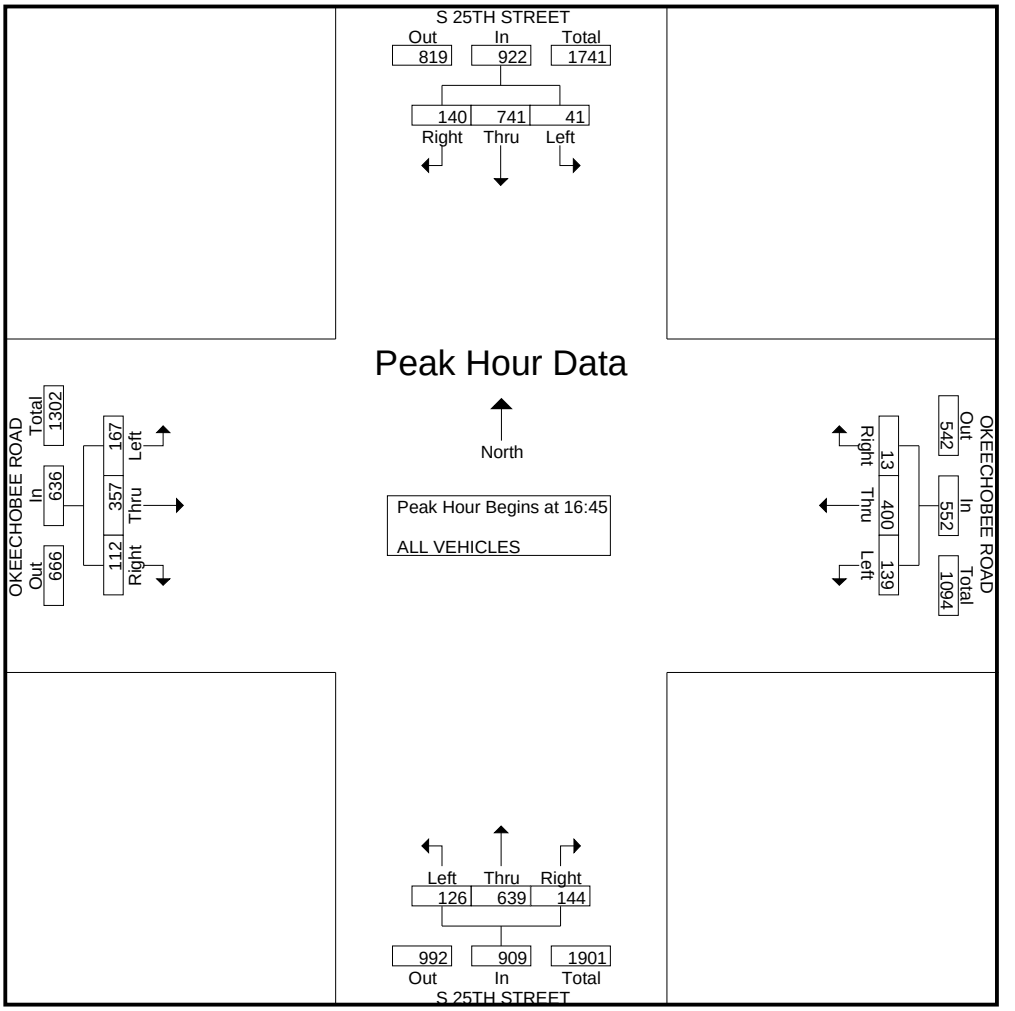
S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					OKEECHOBEE ROAD From East					S 25TH STREET From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	7	171	25	203	0	28	**112**	3	143	0	**36**	154	31	221	**1**	42	78	31	152	719
17:00	0	**13**	182	**43**	238	0	**46**	112	3	**161**	0	33	**166**	39	**238**	0	39	75	**34**	148	**785**
17:15	0	12	**194**	37	**243**	**1**	28	96	**5**	130	0	24	162	**41**	227	0	42	93	25	160	760
17:30	0	9	194	35	238	0	36	80	2	118	0	33	157	33	223	0	**43**	**111**	22	**176**	755
Total Volume	0	41	741	140	922	1	138	400	13	552	0	126	639	144	909	1	166	357	112	636	3019
% App. Total	0	4.4	80.4	15.2		0.2	25	72.5	2.4		0	13.9	70.3	15.8		0.2	26.1	56.1	17.6		
PHF	.000	.788	.955	.814	.949	.250	.750	.893	.650	.857	.000	.875	.962	.878	.955	.250	.965	.804	.824	.903	.961



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S 25TH STREET & OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

File Name : 25TH & OKEECHOBEE
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				OKEECHOBEE ROAD From East				S 25TH STREET From South				OKEECHOBEE ROAD From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
08:00	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	3
16:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	0	0	1	0	0	0	0	0	0	0	0	0	1	0	2	0	4
Total	0	0	2	0	0	0	0	0	0	0	1	0	1	0	2	0	6
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:15	0	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	4
17:45	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
Total	0	0	1	0	0	0	1	0	1	0	2	0	1	0	1	0	7
Grand Total	1	0	4	0	0	0	1	0	2	0	3	0	2	0	3	0	16
Apprch %	20	0	80	0	0	0	100	0	40	0	60	0	40	0	60	0	
Total %	6.2	0	25	0	0	0	6.2	0	12.5	0	18.8	0	12.5	0	18.8	0	

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S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

	S 25TH STREET From North				NEBRASKA AVENUE From East				S 25TH STREET From South				----- From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	17	146	0	0	17	0	16	0	0	204	12	0	0	0	0	412
07:15	0	18	187	0	0	10	0	7	0	0	217	18	0	0	0	0	457
07:30	0	13	215	0	0	9	0	16	0	0	204	26	0	0	0	0	483
07:45	0	17	216	0	0	10	0	11	0	0	245	19	0	0	0	0	518
Total	0	65	764	0	0	46	0	50	0	0	870	75	0	0	0	0	1870
08:00	0	23	242	0	1	13	0	9	0	0	185	38	0	0	0	0	511
08:15	0	16	198	0	0	13	0	6	0	0	203	44	0	0	0	0	480
08:30	0	22	181	0	0	13	0	20	0	0	158	26	0	0	0	0	420
08:45	0	22	178	0	0	13	0	13	0	0	132	26	0	0	0	0	384
Total	0	83	799	0	1	52	0	48	0	0	678	134	0	0	0	0	1795
16:00	0	13	203	0	0	20	0	23	0	0	186	26	0	0	0	0	471
16:15	0	12	213	0	0	12	0	26	0	0	197	21	0	0	0	0	481
16:30	0	9	212	0	0	25	0	17	0	0	202	22	0	0	0	0	487
16:45	0	11	216	0	0	28	0	33	0	0	194	13	0	0	0	0	495
Total	0	45	844	0	0	85	0	99	0	0	779	82	0	0	0	0	1934
17:00	0	11	250	0	0	23	0	20	0	0	223	14	0	0	0	0	541
17:15	0	18	229	0	1	23	0	19	0	0	216	14	0	0	0	0	520
17:30	0	17	231	0	0	18	0	18	0	0	214	10	0	0	0	0	508
17:45	0	7	207	0	0	12	0	16	0	0	191	8	0	0	0	0	441
Total	0	53	917	0	1	76	0	73	0	0	844	46	0	0	0	0	2010
Grand Total	0	246	3324	0	2	259	0	270	0	0	3171	337	0	0	0	0	7609
Apprch %	0	6.9	93.1	0	0.4	48.8	0	50.8	0	0	90.4	9.6	0	0	0	0	
Total %	0	3.2	43.7	0	0	3.4	0	3.5	0	0	41.7	4.4	0	0	0	0	

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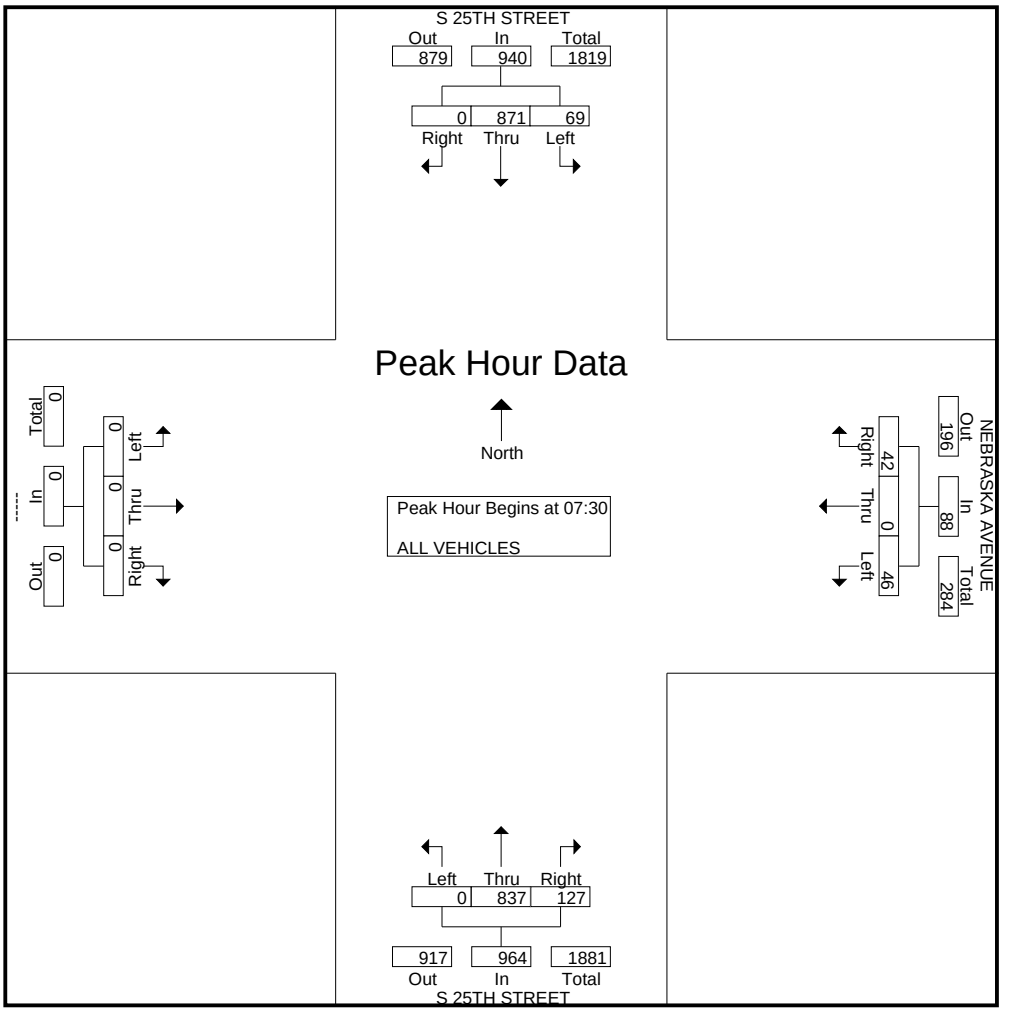
S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					NEBRASKA AVENUE From East					S 25TH STREET From South					----- From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	13	215	0	228	0	9	0	**16**	**25**	0	0	204	26	230	0	0	0	0	0	483
07:45	0	17	216	0	233	0	10	0	11	21	0	0	**245**	19	**264**	0	0	0	0	0	**518**
08:00	0	**23**	**242**	0	**265**	**1**	**13**	0	9	23	0	0	185	38	223	0	0	0	0	0	511
08:15	0	16	198	0	214	0	13	0	6	19	0	0	203	**44**	247	0	0	0	0	0	480
Total Volume	0	69	871	0	940	1	45	0	42	88	0	0	837	127	964	0	0	0	0	0	1992
% App. Total	0	7.3	92.7	0		1.1	51.1	0	47.7		0	0	86.8	13.2		0	0	0	0		
PHF	.000	.750	.900	.000	.887	.250	.865	.000	.656	.880	.000	.000	.854	.722	.913	.000	.000	.000	.000	.000	.961



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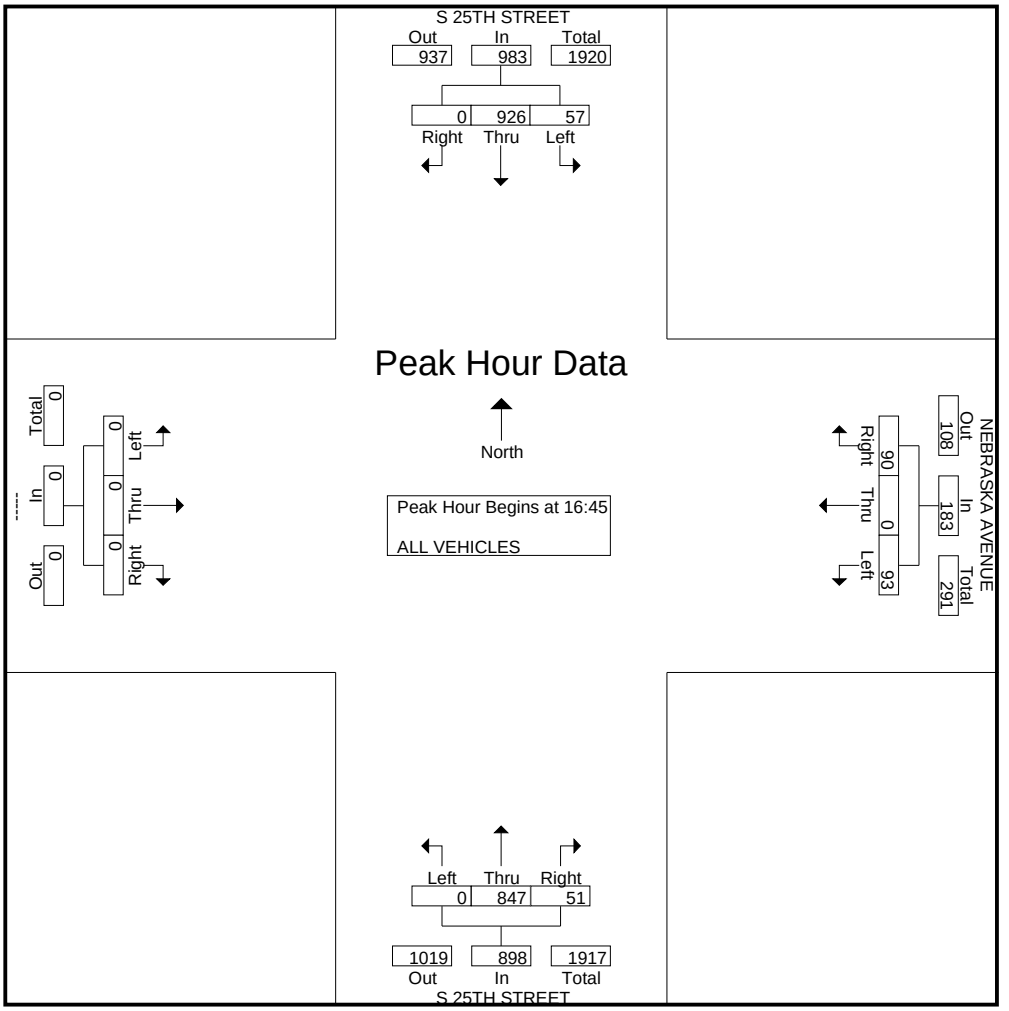
S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					NEBRASKA AVENUE From East					S 25TH STREET From South					----- From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	11	216	0	227	0	**28**	0	**33**	**61**	0	0	194	13	207	0	0	0	0	0	495
17:00	0	11	**250**	0	**261**	0	23	0	20	43	0	0	**223**	**14**	**237**	0	0	0	0	0	**541**
17:15	0	**18**	229	0	247	**1**	23	0	19	43	0	0	216	14	230	0	0	0	0	0	520
17:30	0	17	231	0	248	0	18	0	18	36	0	0	214	10	224	0	0	0	0	0	508
Total Volume	0	57	926	0	983	1	92	0	90	183	0	0	847	51	898	0	0	0	0	0	2064
% App. Total	0	5.8	94.2	0		0.5	50.3	0	49.2		0	0	94.3	5.7		0	0	0	0		
PHF	.000	.792	.926	.000	.942	.250	.821	.000	.682	.750	.000	.000	.950	.911	.947	.000	.000	.000	.000	.000	.954



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S 25TH STREET & NEBRASKA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & NEBRASKA
Site Code : 190177
Start Date : 10/22/2019

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				NEBRASKA AVENUE From East				S 25TH STREET From South				----- From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
08:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	4
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
Grand Total	1	0	0	0	0	0	0	0	0	0	0	0	3	0	4	0	8
Apprch %	100	0	0	0	0	0	0	0	0	0	0	0	42.9	0	57.1	0	
Total %	12.5	0	0	0	0	0	0	0	0	0	0	0	37.5	0	50	0	

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S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

	S 25TH STREET From North				FIRST BOULEVARD From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	7	154	1	0	6	0	7	0	0	215	38	0	0	0	1	429
07:15	0	9	181	0	0	9	0	9	0	0	234	21	0	0	0	0	463
07:30	0	12	192	0	0	8	0	4	0	0	221	26	0	0	0	0	463
07:45	0	19	215	0	0	9	0	9	0	0	262	37	0	0	0	0	551
Total	0	47	742	1	0	32	0	29	0	0	932	122	0	0	0	1	1906
08:00	0	25	227	0	0	4	0	10	0	0	212	25	0	0	0	0	503
08:15	0	13	195	0	0	5	0	9	0	0	239	24	0	0	0	0	485
08:30	0	16	173	0	0	3	0	5	0	1	179	14	0	0	0	1	392
08:45	0	16	187	0	0	3	0	4	0	0	156	20	0	0	0	0	386
Total	0	70	782	0	0	15	0	28	0	1	786	83	0	0	0	1	1766
16:00	0	11	214	0	1	17	0	16	0	0	195	12	0	0	0	0	466
16:15	0	4	224	0	0	12	0	14	0	0	206	7	0	0	0	0	467
16:30	0	8	235	0	0	23	0	17	0	0	203	7	0	0	0	0	493
16:45	0	3	233	0	0	15	0	10	1	0	200	6	0	0	0	0	468
Total	0	26	906	0	1	67	0	57	1	0	804	32	0	0	0	0	1894
17:00	0	10	261	0	0	19	0	21	0	0	217	7	0	0	0	0	535
17:15	0	5	256	0	0	10	0	12	0	0	224	7	0	0	0	0	514
17:30	0	4	243	0	0	15	0	15	0	0	211	9	0	0	0	0	497
17:45	0	7	229	0	0	9	0	9	0	0	190	18	0	0	0	0	462
Total	0	26	989	0	0	53	0	57	0	0	842	41	0	0	0	0	2008
Grand Total	0	169	3419	1	1	167	0	171	1	1	3364	278	0	0	0	2	7574
Apprch %	0	4.7	95.3	0	0.3	49.3	0	50.4	0	0	92.3	7.6	0	0	0	100	
Total %	0	2.2	45.1	0	0	2.2	0	2.3	0	0	44.4	3.7	0	0	0	0	

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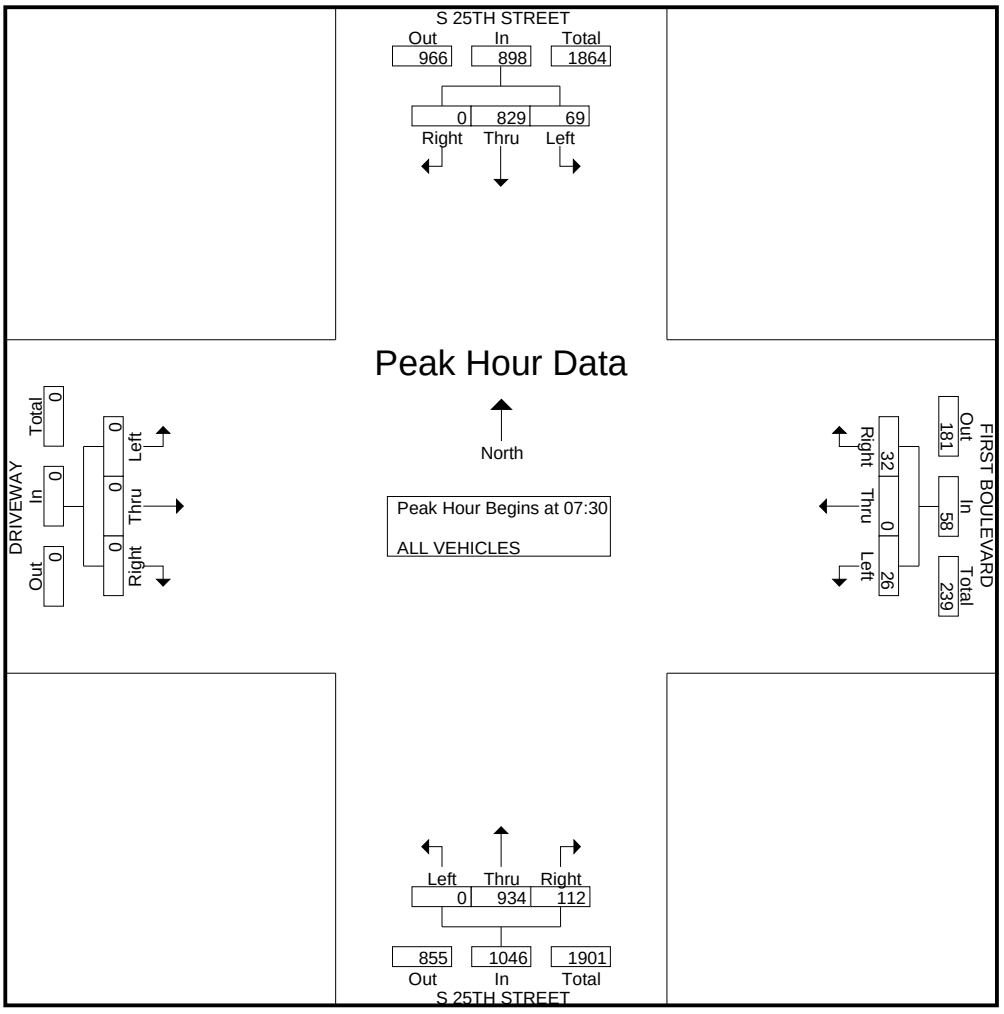
S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					FIRST BOULEVARD From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	12	192	0	204	0	8	0	4	12	0	0	221	26	247	0	0	0	0	0	463
07:45	0	19	215	0	234	0	**9**	0	9	**18**	0	0	**262**	**37**	**299**	0	0	0	0	0	**551**
08:00	0	**25**	**227**	0	**252**	0	4	0	**10**	14	0	0	212	25	237	0	0	0	0	0	503
08:15	0	13	195	0	208	0	5	0	9	14	0	0	239	24	263	0	0	0	0	0	485
Total Volume	0	69	829	0	898	0	26	0	32	58	0	0	934	112	1046	0	0	0	0	0	2002
% App. Total	0	7.7	92.3	0		0	44.8	0	55.2		0	0	89.3	10.7		0	0	0	0		
PHF	.000	.690	.913	.000	.891	.000	.722	.000	.800	.806	.000	.000	.891	.757	.875	.000	.000	.000	.000	.000	.908



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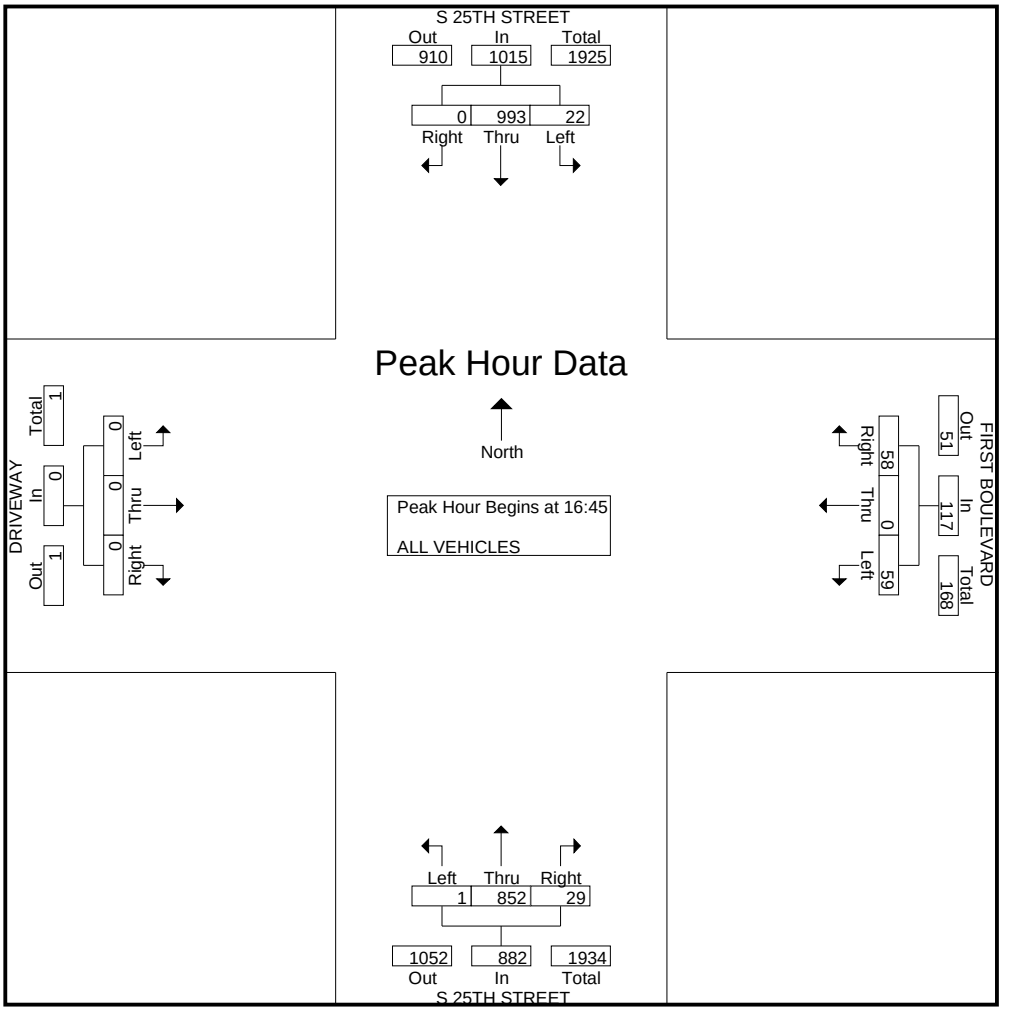
S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					FIRST BOULEVARD From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	3	233	0	236	0	15	0	10	25	**1**	0	200	6	207	0	0	0	0	0	468
17:00	0	**10**	**261**	0	**271**	0	**19**	0	**21**	**40**	0	0	217	7	224	0	0	0	0	0	**535**
17:15	0	5	256	0	261	0	10	0	12	22	0	0	**224**	7	**231**	0	0	0	0	0	514
17:30	0	4	243	0	247	0	15	0	15	30	0	0	211	**9**	220	0	0	0	0	0	497
Total Volume	0	22	993	0	1015	0	59	0	58	117	1	0	852	29	882	0	0	0	0	0	2014
% App. Total	0	2.2	97.8	0		0	50.4	0	49.6		0.1	0	96.6	3.3		0	0	0	0		
PHF	.000	.550	.951	.000	.936	.000	.776	.000	.690	.731	.250	.000	.951	.806	.955	.000	.000	.000	.000	.000	.941



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S 25TH STREET & FIRST BOULEVARD
FORT PIERCE, FLORIDA

File Name : FIRST BLVD & S 25TH STREET
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				FIRST BOULEVARD From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
08:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Grand Total	0	0	0	0	1	0	0	0	0	0	0	0	1	0	4	0	6
Apprch %	0	0	0	0	100	0	0	0	0	0	0	0	20	0	80	0	
Total %	0	0	0	0	16.7	0	0	0	0	0	0	0	16.7	0	66.7	0	

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S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

	S 25TH STREET From North				QUINCY AVENUE From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	2	166	4	0	0	0	2	0	1	262	1	0	1	0	1	440
07:15	0	8	186	3	0	1	0	5	0	2	242	3	0	1	0	1	452
07:30	0	6	202	2	0	1	0	2	0	1	248	8	0	4	0	4	478
07:45	0	21	205	3	0	4	0	4	0	0	280	10	0	1	0	1	529
Total	0	37	759	12	0	6	0	13	0	4	1032	22	0	7	0	7	1899
08:00	0	16	219	5	0	3	0	20	0	2	213	8	0	2	0	2	490
08:15	0	14	186	4	0	5	1	23	0	3	242	10	0	3	0	3	494
08:30	0	4	171	2	0	3	0	4	0	1	192	4	0	0	0	0	381
08:45	0	4	190	3	0	0	0	0	0	0	172	4	0	2	1	2	378
Total	0	38	766	14	0	11	1	47	0	6	819	26	0	7	1	7	1743
16:00	0	4	230	0	0	1	0	3	0	0	210	1	0	0	0	0	449
16:15	0	1	236	0	0	6	0	8	0	1	200	4	0	1	0	1	458
16:30	0	2	262	0	0	2	0	1	0	1	205	0	0	3	0	3	479
16:45	0	3	252	1	0	2	0	6	0	0	202	2	0	5	0	5	478
Total	0	10	980	1	0	11	0	18	0	2	817	7	0	9	0	9	1864
17:00	0	3	284	0	0	3	0	2	0	3	214	2	0	2	0	2	515
17:15	0	4	259	0	0	5	0	6	0	0	226	2	0	0	0	0	502
17:30	0	0	264	0	0	4	0	2	0	0	219	1	0	0	0	0	490
17:45	0	3	212	0	0	1	0	5	0	0	206	0	0	2	0	2	431
Total	0	10	1019	0	0	13	0	15	0	3	865	5	0	4	0	4	1938
Grand Total	0	95	3524	27	0	41	1	93	0	15	3533	60	0	27	1	27	7444
Apprch %	0	2.6	96.7	0.7	0	30.4	0.7	68.9	0	0.4	97.9	1.7	0	49.1	1.8	49.1	
Total %	0	1.3	47.3	0.4	0	0.6	0	1.2	0	0.2	47.5	0.8	0	0.4	0	0.4	

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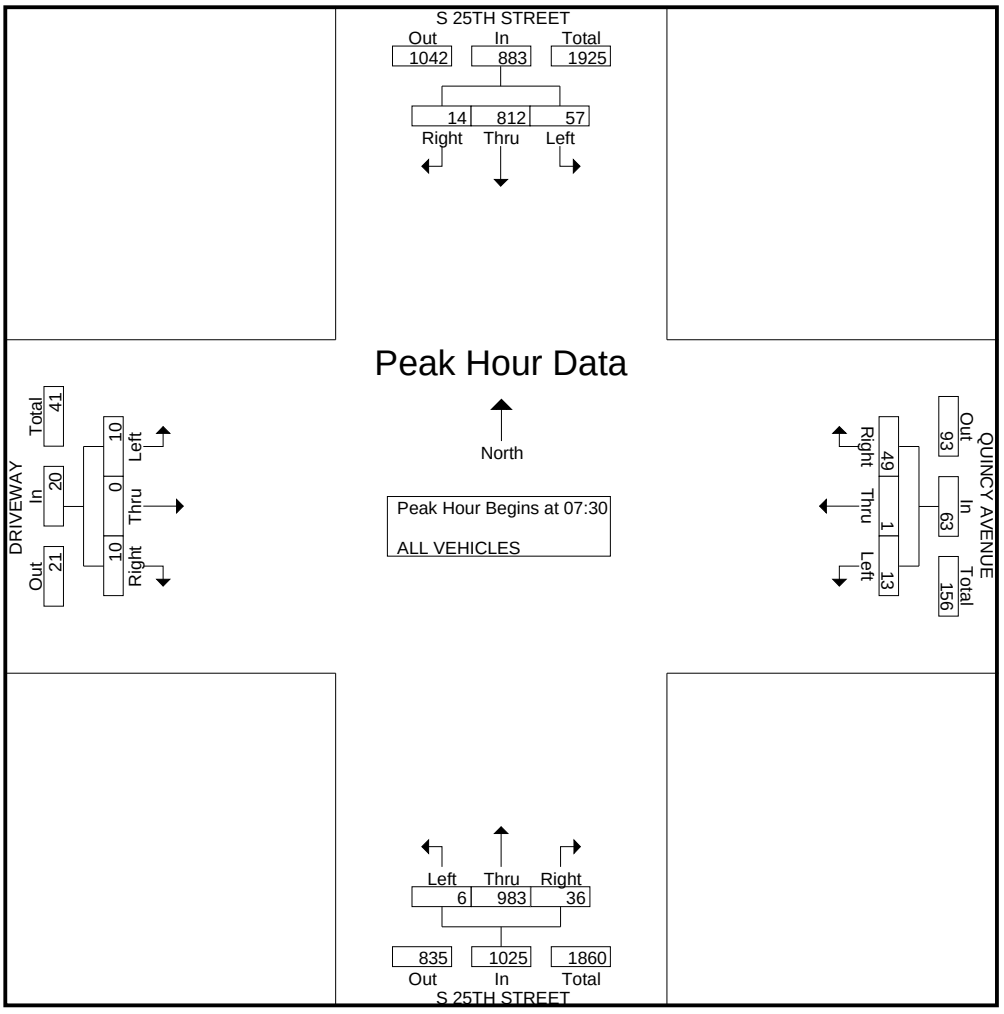
S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					QUINCY AVENUE From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	6	202	2	210	0	1	0	2	3	0	1	248	8	257	0	**4**	0	**4**	**8**	478
07:45	0	**21**	205	3	229	0	4	0	4	8	0	0	**280**	**10**	**290**	0	1	0	1	2	**529**
08:00	0	16	**219**	**5**	**240**	0	3	0	20	23	0	2	213	8	223	0	2	0	2	4	490
08:15	0	14	186	4	204	0	**5**	**1**	**23**	**29**	0	**3**	242	10	255	0	3	0	3	6	494
Total Volume	0	57	812	14	883	0	13	1	49	63	0	6	983	36	1025	0	10	0	10	20	1991
% App. Total	0	6.5	92	1.6		0	20.6	1.6	77.8		0	0.6	95.9	3.5		0	50	0	50		
PHF	.000	.679	.927	.700	.920	.000	.650	.250	.533	.543	.000	.500	.878	.900	.884	.000	.625	.000	.625	.625	.941



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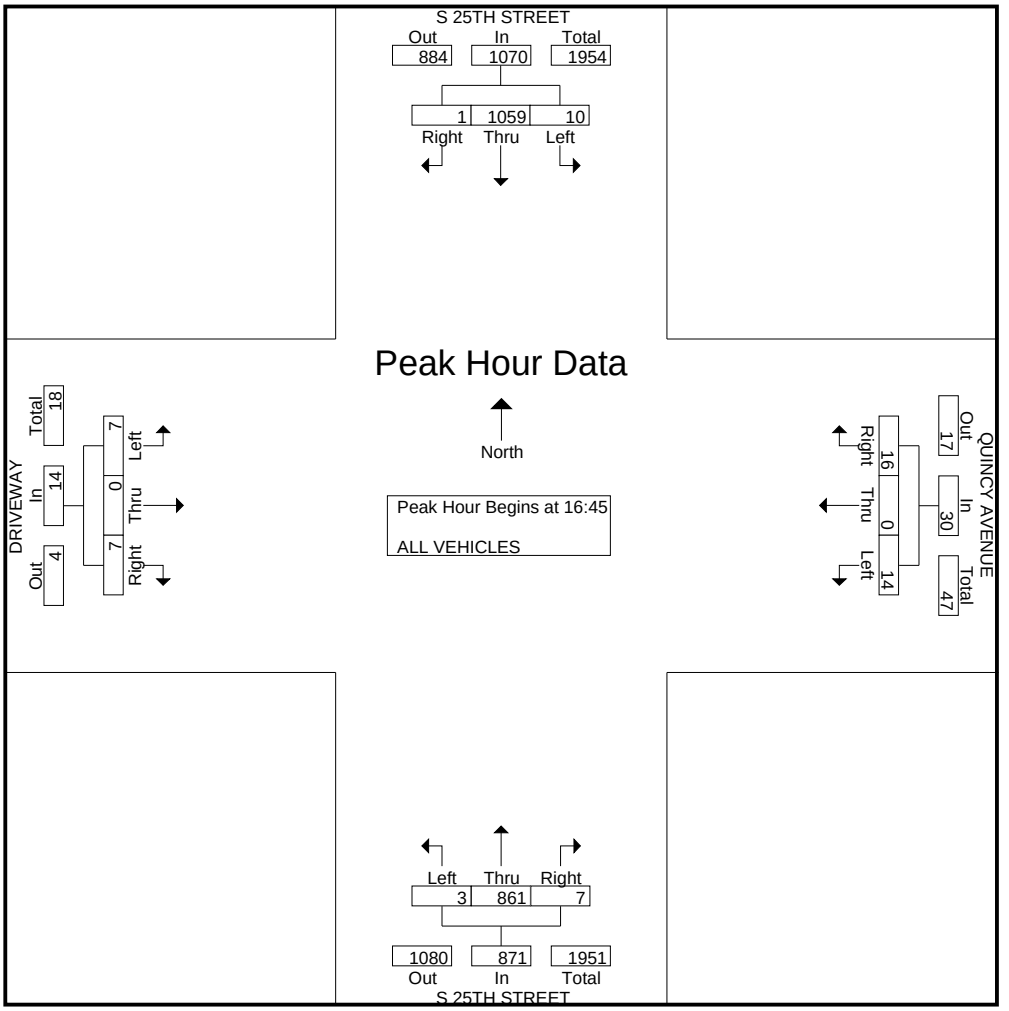
S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 25TH STREET From North					QUINCY AVENUE From East					S 25TH STREET From South					DRIVEWAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	3	252	**1**	256	0	2	0	**6**	8	0	0	202	**2**	204	0	**5**	0	**5**	**10**	478
17:00	0	3	**284**	0	**287**	0	3	0	2	5	0	**3**	214	2	219	0	2	0	2	4	**515**
17:15	0	**4**	259	0	263	0	**5**	0	6	**11**	0	0	**226**	2	**228**	0	0	0	0	0	502
17:30	0	0	264	0	264	0	4	0	2	6	0	0	219	1	220	0	0	0	0	0	490
Total Volume	0	10	1059	1	1070	0	14	0	16	30	0	3	861	7	871	0	7	0	7	14	1985
% App. Total	0	0.9	99	0.1		0	46.7	0	53.3		0	0.3	98.9	0.8		0	50	0	50		
PHF	.000	.625	.932	.250	.932	.000	.700	.000	.667	.682	.000	.250	.952	.875	.955	.000	.350	.000	.350	.350	.964



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S 25TH STREET & QUINCY AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & QUINCY
Site Code : 190177
Start Date : 10/22/2019
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Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				QUINCY AVENUE From East				S 25TH STREET From South				DRIVEWAY From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	3	0	4
Apprch %	0	0	0	0	0	0	0	0	0	0	0	0	25	0	75	0	
Total %	0	0	0	0	0	0	0	0	0	0	0	0	25	0	75	0	

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S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

	S 25TH STREET From North				VIRGINIA AVENUE From East				S 25TH STREET From South				VIRGINIA AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	13	140	14	0	26	85	34	0	15	184	16	2	40	51	18	638
07:15	0	32	139	25	0	24	83	38	0	27	201	23	4	40	77	13	726
07:30	0	34	142	19	0	23	104	51	0	36	206	37	3	42	134	17	848
07:45	0	41	119	33	1	25	134	62	0	52	204	38	1	67	160	17	954
Total	0	120	540	91	1	98	406	185	0	130	795	114	10	189	422	65	3166
08:00	0	53	134	25	0	30	94	35	0	35	170	33	1	56	147	24	837
08:15	0	45	132	36	0	34	100	58	0	34	179	19	0	51	142	9	839
08:30	0	37	122	17	2	15	95	33	0	24	130	39	3	46	120	22	705
08:45	0	49	125	26	1	30	118	29	0	26	107	32	4	41	101	19	708
Total	0	184	513	104	3	109	407	155	0	119	586	123	8	194	510	74	3089
16:00	0	49	165	28	3	48	147	55	0	27	117	19	4	35	158	30	885
16:15	0	49	182	23	2	53	151	50	0	27	138	29	3	24	131	25	887
16:30	0	61	163	49	4	54	180	44	0	44	133	21	5	36	134	28	956
16:45	0	59	199	27	2	49	165	54	0	33	124	34	7	28	139	24	944
Total	0	218	709	127	11	204	643	203	0	131	512	103	19	123	562	107	3672
17:00	0	56	167	40	4	70	194	45	0	38	117	16	2	40	162	28	979
17:15	0	57	178	39	2	56	182	52	0	39	128	16	3	31	163	25	971
17:30	0	60	189	32	1	43	159	40	0	22	144	23	3	25	122	28	891
17:45	0	52	154	29	2	37	167	51	0	27	124	22	1	23	149	32	870
Total	0	225	688	140	9	206	702	188	0	126	513	77	9	119	596	113	3711
Grand Total	0	747	2450	462	24	617	2158	731	0	506	2406	417	46	625	2090	359	13638
Apprch %	0	20.4	67	12.6	0.7	17.5	61.1	20.7	0	15.2	72.3	12.5	1.5	20	67	11.5	
Total %	0	5.5	18	3.4	0.2	4.5	15.8	5.4	0	3.7	17.6	3.1	0.3	4.6	15.3	2.6	

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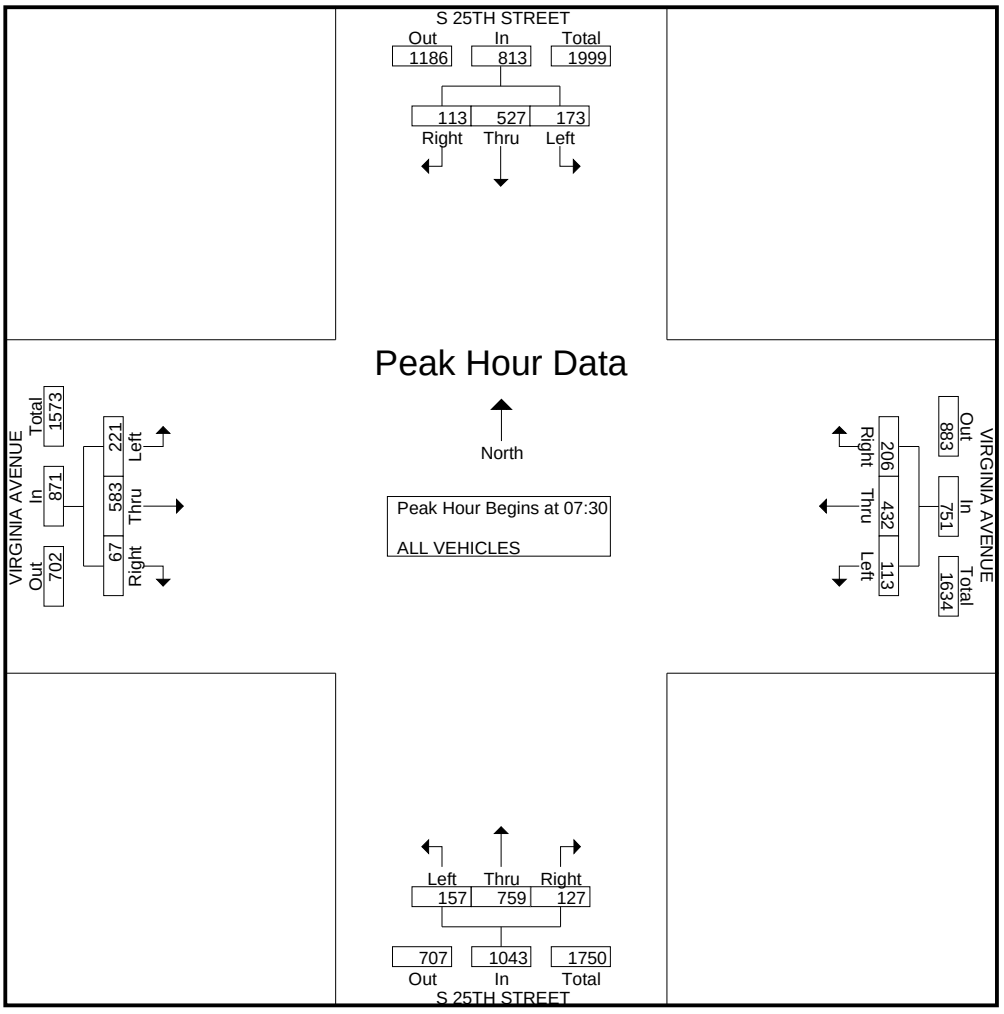
S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 25TH STREET From North					VIRGINIA AVENUE From East					S 25TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	34	**142**	19	195	0	23	104	51	178	0	36	**206**	37	279	**3**	42	134	17	196	848
07:45	0	41	119	33	193	**1**	25	**134**	**62**	**222**	0	**52**	204	**38**	**294**	1	**67**	**160**	17	**245**	**954**
08:00	0	**53**	134	25	212	0	30	94	35	159	0	35	170	33	238	1	56	147	**24**	228	837
08:15	0	45	132	**36**	**213**	0	**34**	100	58	192	0	34	179	19	232	0	51	142	9	202	839
Total Volume	0	173	527	113	813	1	112	432	206	751	0	157	759	127	1043	5	216	583	67	871	3478
% App. Total	0	21.3	64.8	13.9		0.1	14.9	57.5	27.4		0	15.1	72.8	12.2		0.6	24.8	66.9	7.7		
PHF	.000	.816	.928	.785	.954	.250	.824	.806	.831	.846	.000	.755	.921	.836	.887	.417	.806	.911	.698	.889	.911



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S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
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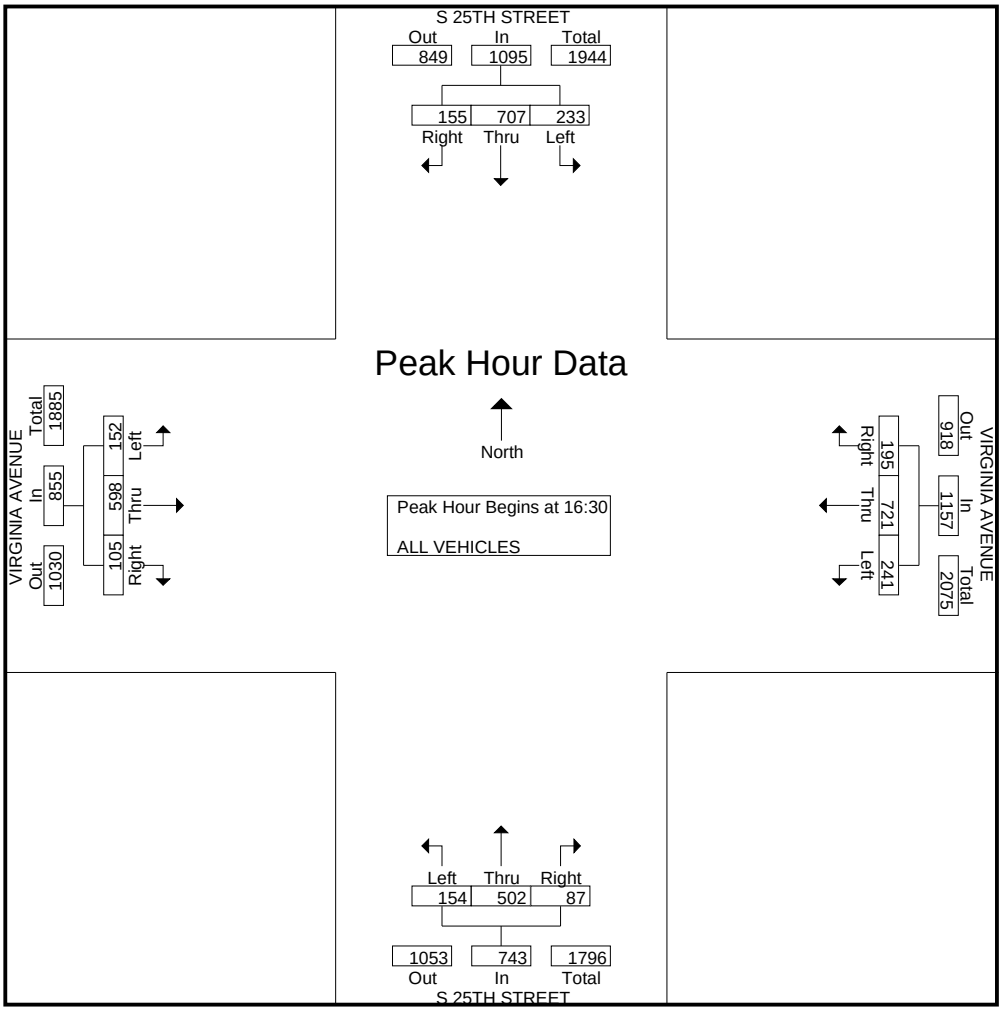
	S 25TH STREET From North					VIRGINIA AVENUE From East					S 25TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**61**	163	**49**	273	**4**	54	180	44	282	0	**44**	**133**	21	**198**	5	36	134	**28**	203	956
16:45	0	59	**199**	27	**285**	2	49	165	**54**	270	0	33	124	**34**	191	**7**	28	139	24	198	944
17:00	0	56	167	40	263	4	**70**	**194**	45	**313**	0	38	117	16	171	2	**40**	162	28	**232**	**979**
17:15	0	57	178	39	274	2	56	182	52	292	0	39	128	16	183	3	31	**163**	25	222	971
Total Volume	0	233	707	155	1095	12	229	721	195	1157	0	154	502	87	743	17	135	598	105	855	3850
% App. Total	0	21.3	64.6	14.2		1	19.8	62.3	16.9		0	20.7	67.6	11.7		2	15.8	69.9	12.3		
PHF	.000	.955	.888	.791	.961	.750	.818	.929	.903	.924	.000	.875	.944	.640	.938	.607	.844	.917	.938	.921	.983



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S 25TH STREET & VIRGINIA AVENUE
FORT PIERCE, FLORIDA

File Name : 25TH & VIRGINIA
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 25TH STREET From North				VIRGINIA AVENUE From East				S 25TH STREET From South				VIRGINIA AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:30	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	3
07:45	2	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	5
Total	2	0	0	0	0	0	1	0	3	0	1	0	1	0	0	0	8
08:00	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
08:15	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	3
08:30	2	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	4
08:45	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
Total	2	0	2	0	1	0	0	0	4	0	2	0	1	0	0	0	12
16:00	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3
16:15	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
16:30	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
16:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	2	0	0	0	0	0	1	0	0	0	2	0	3	0	0	0	8
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
Grand Total	6	0	2	0	1	0	3	0	7	0	5	0	5	0	1	0	30
Apprch %	75	0	25	0	25	0	75	0	58.3	0	41.7	0	83.3	0	16.7	0	
Total %	20	0	6.7	0	3.3	0	10	0	23.3	0	16.7	0	16.7	0	3.3	0	

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NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
Page No : 1

Groups Printed- ALL VEHICLES

	S 13TH STREET From North				DRIVEWAY From East				S 13TH STREET From South				NEBRASKA AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	25	5	0	0	0	0	0	7	30	0	0	6	0	6	79
07:15	0	0	40	6	0	0	0	0	0	6	15	0	0	12	0	17	96
07:30	0	0	43	5	0	0	0	0	0	12	26	0	0	8	0	20	114
07:45	0	0	42	18	0	0	0	0	0	13	37	0	0	12	0	19	141
Total	0	0	150	34	0	0	0	0	0	38	108	0	0	38	0	62	430
08:00	0	0	74	18	0	0	0	0	0	14	76	1	0	11	0	21	215
08:15	0	0	78	14	0	0	0	0	0	20	79	0	0	12	0	17	220
08:30	0	0	53	19	0	0	0	0	0	10	50	1	1	12	0	12	158
08:45	0	0	57	14	0	0	0	0	0	17	29	3	0	17	0	14	151
Total	0	0	262	65	0	0	0	0	0	61	234	5	1	52	0	64	744
16:00	0	0	52	17	0	0	0	0	0	18	37	1	0	21	0	19	165
16:15	0	0	47	14	0	0	0	0	0	16	42	1	0	19	0	17	156
16:30	0	0	48	13	0	0	0	0	0	14	44	0	0	11	0	19	149
16:45	0	0	49	9	0	0	0	0	0	12	35	0	0	20	0	20	145
Total	0	0	196	53	0	0	0	0	0	60	158	2	0	71	0	75	615
17:00	0	0	55	16	0	0	0	0	0	18	34	0	0	15	0	21	159
17:15	0	0	53	13	0	0	0	0	0	15	47	0	0	14	0	19	161
17:30	0	0	64	13	0	0	0	0	0	8	38	1	1	12	0	15	152
17:45	0	1	52	8	0	0	0	0	0	15	58	3	0	14	0	16	167
Total	0	1	224	50	0	0	0	0	0	56	177	4	1	55	0	71	639
Grand Total	0	1	832	202	0	0	0	0	0	215	677	11	2	216	0	272	2428
Apprch %	0	0.1	80.4	19.5	0	0	0	0	0	23.8	75	1.2	0.4	44.1	0	55.5	
Total %	0	0	34.3	8.3	0	0	0	0	0	8.9	27.9	0.5	0.1	8.9	0	11.2	

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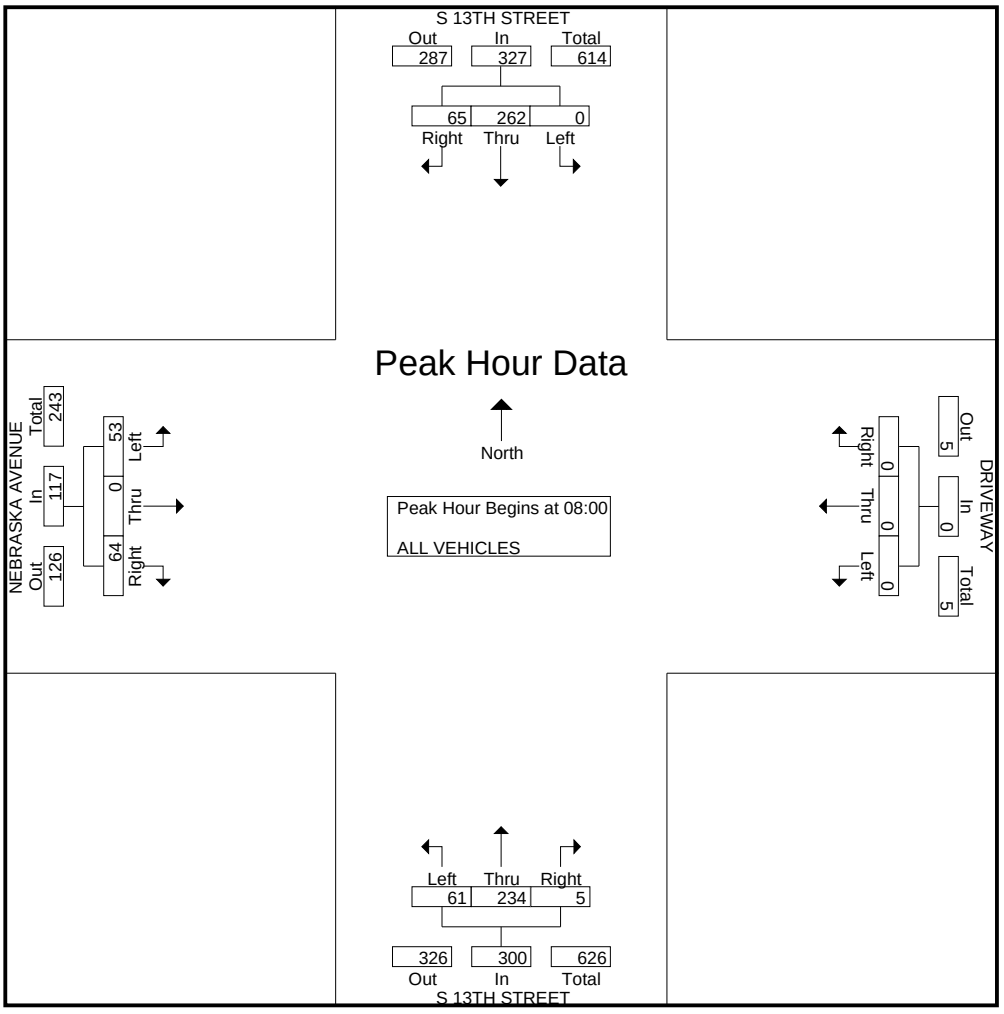
NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 13TH STREET From North					DRIVEWAY From East					S 13TH STREET From South					NEBRASKA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	0	0	74	18	**92**	0	0	0	0	0	0	14	76	1	91	0	11	0	**21**	**32**	215
08:15	0	0	**78**	14	92	0	0	0	0	0	0	**20**	**79**	0	**99**	0	12	0	17	29	**220**
08:30	0	0	53	**19**	72	0	0	0	0	0	0	10	50	1	61	**1**	12	0	12	25	158
08:45	0	0	57	14	71	0	0	0	0	0	0	17	29	**3**	49	0	**17**	0	14	31	151
Total Volume	0	0	262	65	327	0	0	0	0	0	0	61	234	5	300	1	52	0	64	117	744
% App. Total	0	0	80.1	19.9		0	0	0	0		0	20.3	78	1.7		0.9	44.4	0	54.7		
PHF	.000	.000	.840	.855	.889	.000	.000	.000	.000	.000	.000	.763	.741	.417	.758	.250	.765	.000	.762	.914	.845



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NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
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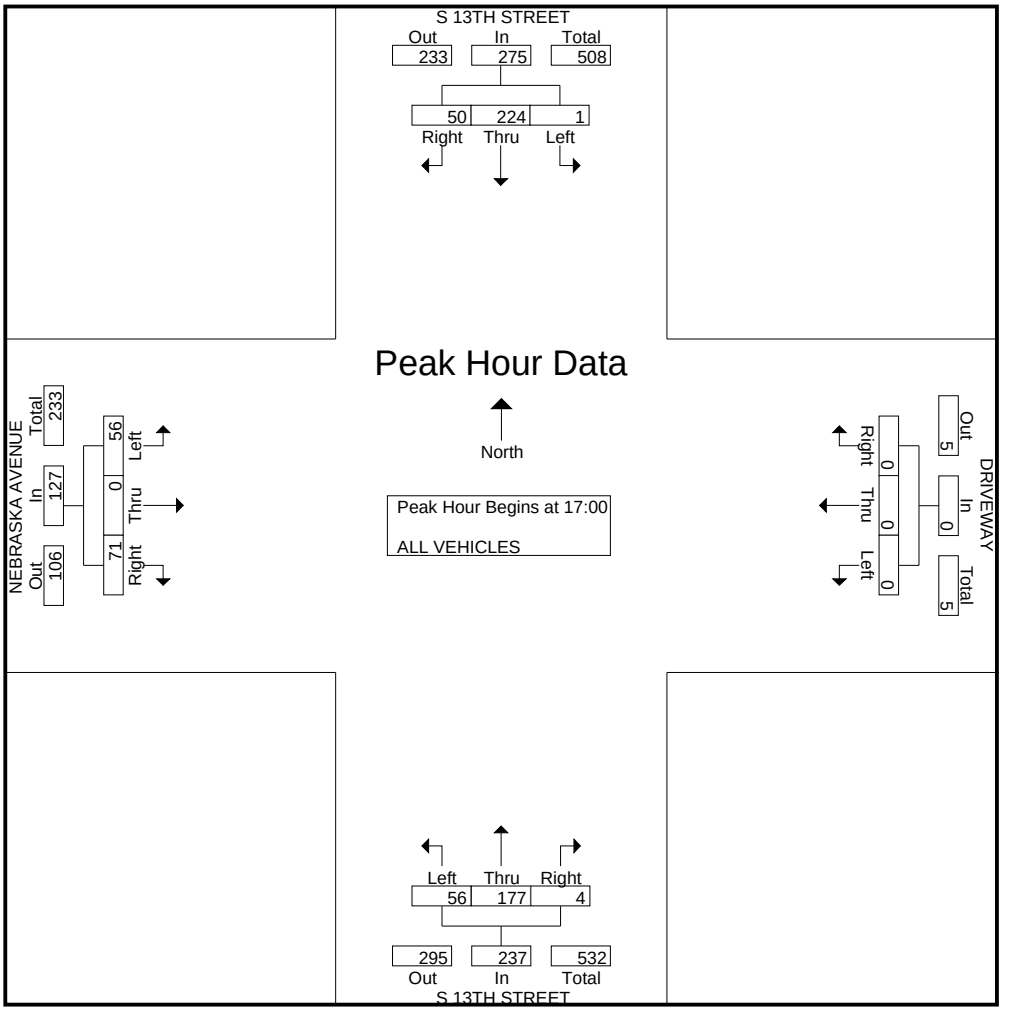
	S 13TH STREET From North					DRIVEWAY From East					S 13TH STREET From South					NEBRASKA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	0	0	55	**16**	71	0	0	0	0	0	0	**18**	34	0	52	0	**15**	0	**21**	**36**	159
17:15	0	0	53	13	66	0	0	0	0	0	0	15	47	0	62	0	14	0	19	33	161
17:30	0	0	**64**	13	**77**	0	0	0	0	0	0	8	38	1	47	**1**	12	0	15	28	152
17:45	0	**1**	52	8	61	0	0	0	0	0	0	15	**58**	**3**	**76**	0	14	0	16	30	**167**
Total Volume	0	1	224	50	275	0	0	0	0	0	0	56	177	4	237	1	55	0	71	127	639
% App. Total	0	0.4	81.5	18.2		0	0	0	0		0	23.6	74.7	1.7		0.8	43.3	0	55.9		
PHF	.000	.250	.875	.781	.893	.000	.000	.000	.000	.000	.000	.778	.763	.333	.780	.250	.917	.000	.845	.882	.957



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NEBRASKA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : Nebraska & 13th
Site Code : 190177
Start Date : 10/22/2019
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Groups Printed- PEDESTRIANS & BIKES

	S 13TH STREET From North				DRIVEWAY From East				S 13TH STREET From South				NEBRASKA AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:30	0	0	0	0	2	0	1	0	1	0	0	0	0	0	0	0	4
07:45	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	3	0	1	0	1	0	0	0	0	0	0	0	5
08:00	1	0	0	0	1	0	2	0	0	0	1	0	0	0	0	0	5
08:15	3	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	5
08:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
08:45	2	0	0	0	0	0	0	0	2	0	3	0	0	0	0	0	7
Total	6	0	0	0	2	0	2	0	4	0	4	0	0	0	0	0	18
16:00	4	0	3	0	0	0	0	0	0	0	1	0	1	0	0	0	9
16:15	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2
16:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
16:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	6	0	3	0	0	0	1	0	1	0	1	0	1	0	0	0	13
17:00	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
17:15	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	2	0	3	0	0	0	0	0	0	0	0	0	5
Grand Total	12	0	3	0	7	0	7	0	6	0	5	0	1	0	0	0	41
Apprch %	80	0	20	0	50	0	50	0	54.5	0	45.5	0	100	0	0	0	
Total %	29.3	0	7.3	0	17.1	0	17.1	0	14.6	0	12.2	0	2.4	0	0	0	

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VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
Site Code : 190177
Start Date : 10/22/2019
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Groups Printed- ALL VEHICLES

	S 13TH STREET From North				VIRGINIA AVENUE From East				S 13TH STREET From South				VIRGINIA AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	21	2	15	1	1	89	27	0	1	5	0	0	9	62	0	233
07:15	0	31	7	14	0	0	108	18	0	4	2	0	0	8	104	2	298
07:30	0	35	4	22	0	0	136	24	0	1	6	2	1	19	153	1	404
07:45	0	30	4	23	0	1	198	42	0	6	6	1	0	18	158	2	489
Total	0	117	17	74	1	2	531	111	0	12	19	3	1	54	477	5	1424
08:00	0	52	12	17	0	1	116	45	0	3	10	4	0	25	162	4	451
08:15	0	56	20	30	1	1	155	59	0	4	17	0	0	28	150	1	522
08:30	0	39	8	17	0	0	121	21	0	2	7	2	0	16	167	0	400
08:45	0	41	6	22	0	1	154	36	0	2	5	2	0	13	163	2	447
Total	0	188	46	86	1	3	546	161	0	11	39	8	0	82	642	7	1820
16:00	0	39	12	16	0	5	184	35	0	0	4	3	0	18	204	5	525
16:15	0	43	11	25	0	0	161	38	0	4	4	0	0	15	173	3	477
16:30	0	47	7	34	2	4	203	43	0	0	4	1	0	7	159	4	515
16:45	0	56	11	20	0	2	193	36	0	3	3	0	2	18	212	2	558
Total	0	185	41	95	2	11	741	152	0	7	15	4	2	58	748	14	2075
17:00	0	49	16	26	0	4	190	35	0	2	5	2	0	16	222	3	570
17:15	0	59	7	19	0	4	216	47	0	0	6	2	0	20	208	1	589
17:30	0	60	12	20	0	5	177	23	0	0	5	1	0	22	179	2	506
17:45	0	45	11	24	0	4	193	47	0	3	5	1	2	30	169	4	538
Total	0	213	46	89	0	17	776	152	0	5	21	6	2	88	778	10	2203
Grand Total	0	703	150	344	4	33	2594	576	0	35	94	21	5	282	2645	36	7522
Apprch %	0	58.7	12.5	28.7	0.1	1	80.9	18	0	23.3	62.7	14	0.2	9.5	89.1	1.2	
Total %	0	9.3	2	4.6	0.1	0.4	34.5	7.7	0	0.5	1.2	0.3	0.1	3.7	35.2	0.5	

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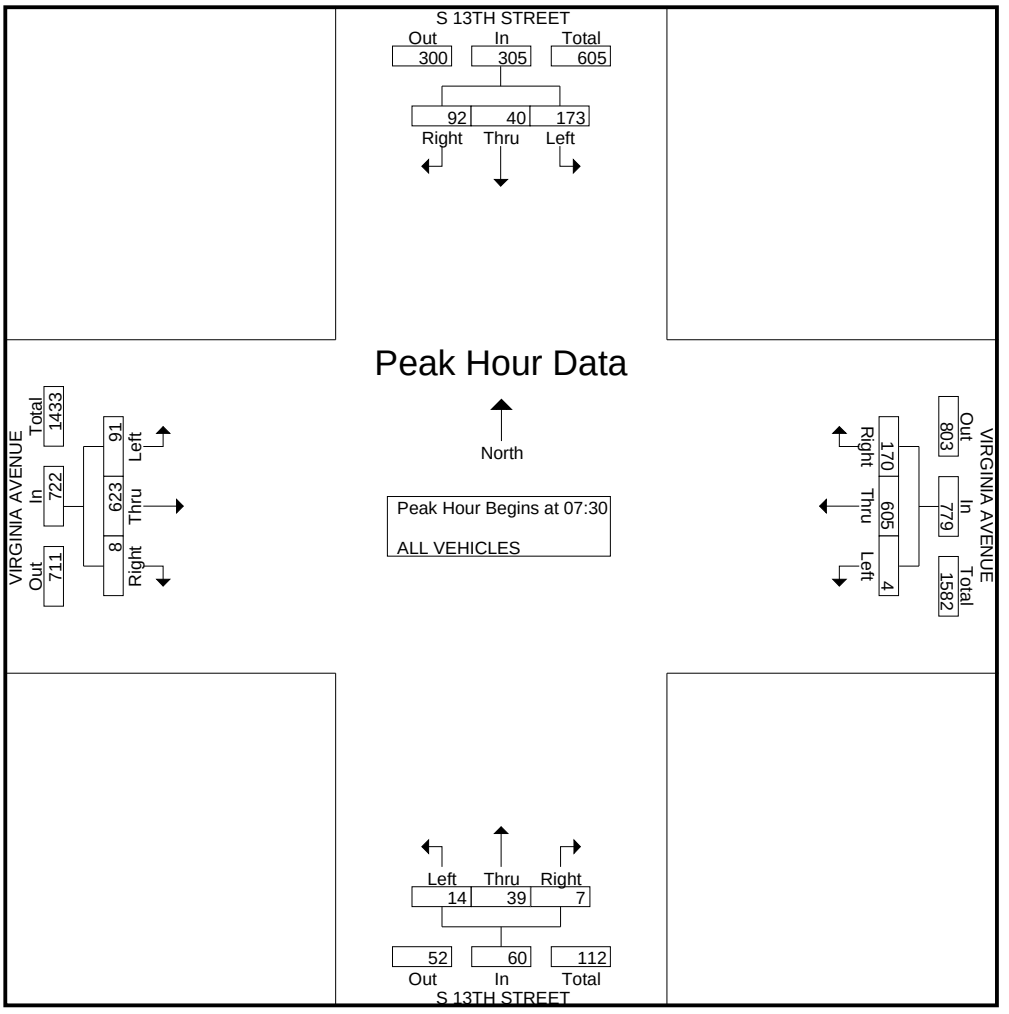
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
Site Code : 190177
Start Date : 10/22/2019
Page No : 2

	S 13TH STREET From North					VIRGINIA AVENUE From East					S 13TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	35	4	22	61	0	0	136	24	160	0	1	6	2	9	**1**	19	153	1	174	404
07:45	0	30	4	23	57	0	**1**	**198**	42	**241**	0	**6**	6	1	13	0	18	158	2	178	489
08:00	0	52	12	17	81	0	1	116	45	162	0	3	10	**4**	17	0	25	**162**	**4**	**191**	451
08:15	0	**56**	**20**	**30**	**106**	**1**	1	155	**59**	216	0	4	**17**	0	**21**	0	**28**	150	1	179	**522**
Total Volume	0	173	40	92	305	1	3	605	170	779	0	14	39	7	60	1	90	623	8	722	1866
% App. Total	0	56.7	13.1	30.2		0.1	0.4	77.7	21.8		0	23.3	65	11.7		0.1	12.5	86.3	1.1		
PHF	.000	.772	.500	.767	.719	.250	.750	.764	.720	.808	.000	.583	.574	.438	.714	.250	.804	.961	.500	.945	.894



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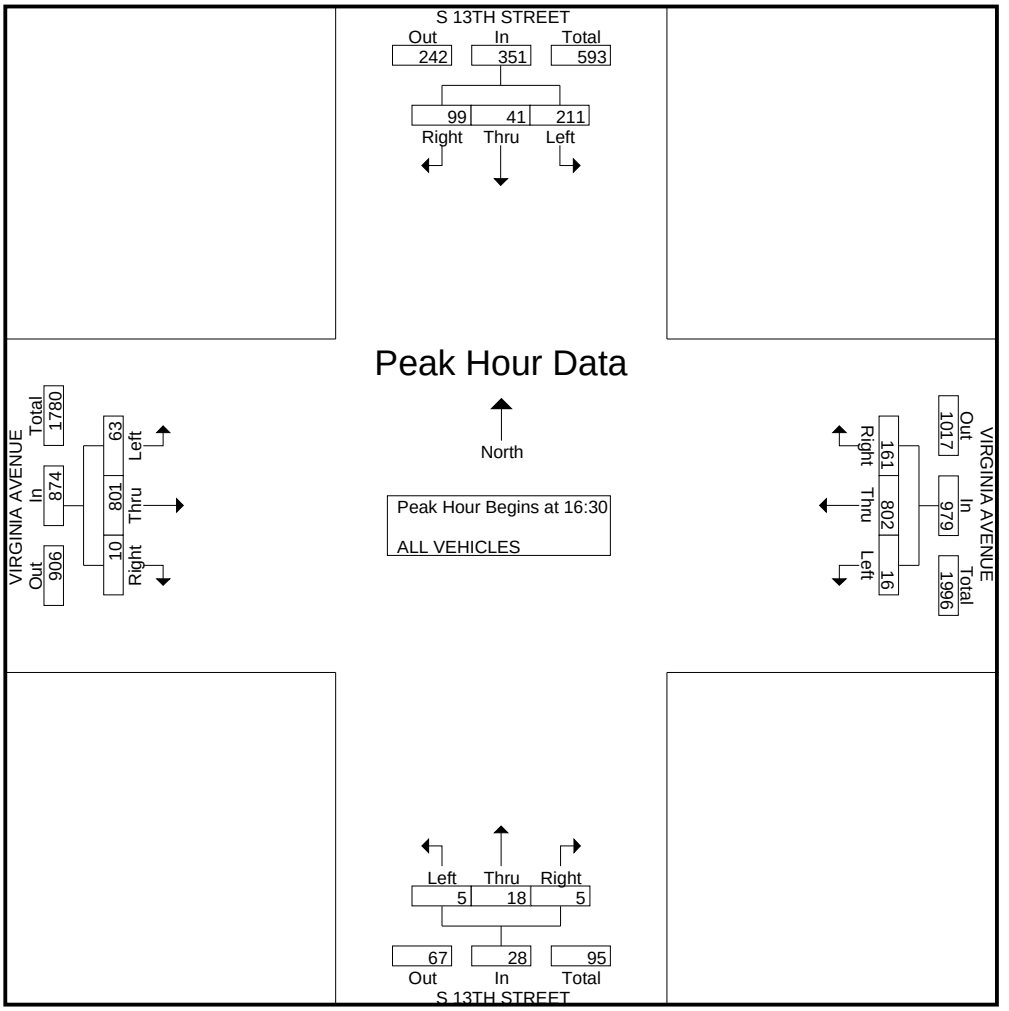
VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
Site Code : 190177
Start Date : 10/22/2019
Page No : 3

	S 13TH STREET From North					VIRGINIA AVENUE From East					S 13TH STREET From South					VIRGINIA AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	47	7	**34**	88	**2**	**4**	203	43	252	0	0	4	1	5	0	7	159	**4**	170	515
16:45	0	56	11	20	87	0	2	193	36	231	0	**3**	3	0	6	**2**	18	212	2	234	558
17:00	0	49	**16**	26	**91**	0	4	190	35	229	0	2	5	**2**	**9**	0	16	**222**	3	**241**	570
17:15	0	**59**	7	19	85	0	4	**216**	**47**	**267**	0	0	**6**	2	8	0	**20**	208	1	229	**589**
Total Volume	0	211	41	99	351	2	14	802	161	979	0	5	18	5	28	2	61	801	10	874	2232
% App. Total	0	60.1	11.7	28.2		0.2	1.4	81.9	16.4		0	17.9	64.3	17.9		0.2	7	91.6	1.1		
PHF	.000	.894	.641	.728	.964	.250	.875	.928	.856	.917	.000	.417	.750	.625	.778	.250	.763	.902	.625	.907	.947



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VIRGINIA AVENUE & S 13TH STREET
FORT PIERCE, FLORIDA

File Name : VIRGINIA & 13TH
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Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	S 13TH STREET From North				VIRGINIA AVENUE From East				S 13TH STREET From South				VIRGINIA AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
07:30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	2
08:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
08:15	1	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	7
08:30	0	0	0	0	4	0	1	0	0	0	3	0	0	0	1	0	9
08:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	1	0	0	0	11	0	1	0	0	0	4	0	0	0	1	0	18
16:00	1	0	0	0	4	0	1	0	0	0	0	0	0	0	0	0	6
16:15	2	0	0	0	3	0	1	0	0	0	1	0	0	0	0	0	7
16:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	4	0	0	0	7	0	2	0	0	0	1	0	0	0	0	0	14
17:00	1	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	3
17:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	1	0	0	0	0	0	2	0	0	0	1	0	0	0	0	0	4
Grand Total	6	0	1	0	18	0	5	0	1	0	6	0	0	0	1	0	38
Apprch %	85.7	0	14.3	0	78.3	0	21.7	0	14.3	0	85.7	0	0	0	100	0	
Total %	15.8	0	2.6	0	47.4	0	13.2	0	2.6	0	15.8	0	0	0	2.6	0	

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

* PEAK SEASON

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,200	2017	540	193	C	0.715	163	C	0.604
2ND ST	ORANGE AVE to AVENUE A	602	2,167	2017	540	138	C	0.511	130	C	0.481
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,500	2019	600	98	C	0.327	110	C	0.367
7TH ST	GEORGIA AVE to DELAWARE AVE	517	2,100	2019	790	127	C	0.326	133	C	0.341
7TH ST	DELAWARE AVE to CITRUS AVE	515	3,100	2019	790	187	C	0.479	185	C	0.474
7TH ST	CITRUS AVE to ORANGE AVE	515	3,100	2019	750	187	C	0.505	185	C	0.500
7TH ST	ORANGE AVE to AVENUE C	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE C to AE BACKUS AVE	603	3,047	2016	540	209	C	0.774	230	C	0.852
7TH ST	AE BACKUS AVE to AVENUE D	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE D to AVENUE H	604	1,833	2017	750	120	C	0.324	118	C	0.319
10TH ST	DELAWARE AVE to AVENUE C	605	(117)	2017	600	-12	B	-0.040	-12	B	-0.040
10TH ST	AVENUE C to AVENUE D	605	(117)	2017	540	-12	B	-0.044	-12	B	-0.044
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,756	2016	750	369	C	0.997	425	D	0.567
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,756	2016	790	369	C	0.946	425	D	0.538
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,898	2017	750	284	C	0.768	268	C	0.724
13TH ST	DELAWARE AVE to ORANGE AVE	523	4,060	2017	750	268	C	0.724	250	C	0.676
13TH ST	ORANGE AVE to AVENUE B	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE B to AVENUE D	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE D to AVENUE H	165	2,927	2017	750	174	C	0.470	162	C	0.438
13TH ST	AVENUE H to AVENUE Q	165	2,927	2017	540	174	C	0.644	162	C	0.600
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,133	2016	600	173	C	0.577	174	C	0.580
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,900	2016	790	350	C	0.897	333	C	0.854
17TH ST	ORANGE AVE to AVENUE Q	608	4,000	2016	750	234	C	0.632	224	C	0.605
25TH ST	MIDWAY RD to BELL AVE	940016	19,100	2017	2,100	No Data	No Data	No Data	No Data	No Data	No Data
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2019	2,100	970	C	0.483	968	C	0.482

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations. AADT was extracted from the FDOT AADT Report and peak hour data was extracted from the station synopsis report. Peak hour data is raw data from the report with no additional factors applied.**

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Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	23,000	2017	2,000	971	C	0.508	1,159	C	0.607
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,000	2019	2,000	1,341	C	0.702	1,410	C	0.738
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	20,500	2017	2,000	930	C	0.487	904	C	0.473
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	20,500	2017	2,000	930	C	0.487	904	C	0.473
25TH ST	OKEECHOBEE RD to DELAWARE AVE	609	20,187	2017	1,630	1,037	D	0.636	985	D	0.604
25TH ST	DELAWARE AVE to ORANGE AVE	940014	21,000	2017	1,630	837	D	0.513	913	D	0.560
25TH ST	ORANGE AVE to AVENUE D	610	13,583	2016	1,630	588	C	0.805	577	C	0.790
25TH ST	AVENUE D to AVENUE Q	940050	19,900	2017	1,630	759	D	0.466	791	D	0.485
25TH ST	AVENUE Q to JUANITA AVE	945152	14,300	2017	2,000	565	C	0.296	722	C	0.378
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	0	2013	2,100	No Data	No Data	No Data	No Data	No Data	No Data
25TH ST	ST LUCIE BLVD to US 1	945165	7,300	2017	2,100	387	C	0.193	393	C	0.196
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	5,700	2016	750	333	C	0.900	273	C	0.738
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,500	2017	790	No Data	No Data	No Data	No Data	No Data	No Data
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,983	2016	540	557	E	0.960	417	D	0.772
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,983	2016	790	557	D	0.705	417	D	0.528
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,533	2016	750	275	C	0.743	276	C	0.746
53RD ST	ANGLE RD to JUANITA AVE	614	2,700	2016	540	144	C	0.533	159	C	0.589
AE BACKUS AVE	7TH ST to US 1	632	1,000	2017	750	68	C	0.184	78	C	0.211
AIROSO BLVD	PORT ST LUCIE BLVD to CROSSTOWN PKWY	303	18,227	2017	2,100	1,188	C	0.591	986	C	0.491
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,626	2017	2,100	779	C	0.388	797	C	0.397
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,057	2017	2,000	736	C	0.385	745	C	0.390
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,206	2017	2,100	1,167	C	0.581	1,067	C	0.531
ANGLE RD	ORANGE AVE to AVENUE D	100	8,183	2017	790	441	D	0.558	419	D	0.530
ANGLE RD	AVENUE D to AVENUE Q	100	8,183	2017	540	441	D	0.817	419	D	0.776
ANGLE RD	AVENUE Q to 53RD ST	615	6,617	2016	600	382	D	0.637	324	D	0.540

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						Volume	LOS	V/C	Volume	LOS	V/C
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	32,500	2018	920	2,351	F	2.555	1,750	F	1.902
FLORESTA DR	PORT ST LUCIE BLVD to CROSSTOWN PKWY	315	41,000	2018	880	2,929	F	3.328	2,659	F	3.022
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	13,500	2018	920	888	D	0.965	833	C	0.957
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	10,939	2017	920	587	C	0.675	618	C	0.710
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,800	2018	630	375	C	0.625	393	C	0.655
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,800	2018	880	375	C	0.452	393	C	0.473
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,500	2019	540	263	C	0.974	269	C	0.996
GARDENIA AVE	OLEANDER AVE to US 1	666	2,767	2017	750	184	C	0.497	197	C	0.532
GATLIN BLVD	W OF I-95 to E OF I-95	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	34,000	2017	3,170	1,630	C	0.528	1,761	C	0.570
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,783	2016	600	294	C	0.980	303	D	0.505
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,783	2016	750	294	C	0.795	303	C	0.819
GEORGIA AVE	17TH ST to 13TH ST	508	4,900	2019	600	273	C	0.910	277	C	0.923
GEORGIA AVE	13TH ST to 7TH ST	506	2,500	2019	600	154	C	0.513	158	C	0.527
GEORGIA AVE	7TH ST to US 1	504	2,000	2019	600	126	C	0.420	139	C	0.463
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2018	710	885	F	1.164	938	F	1.234
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2018	540	885	F	1.526	938	F	1.617
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,700	2017	1,070	191	B	0.503	240	B	0.632
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,535	2016	1,070	327	B	0.861	327	B	0.861
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,700	2017	390	191	B	0.868	240	C	0.615
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,800	2017	920	194	C	0.223	154	C	0.177
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	9,011	2017	790	556	D	0.704	539	D	0.682

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,730	2017	920	164	C	0.189	157	C	0.180
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,620	2016	880	314	C	0.378	301	C	0.363
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2017	1,710	236	C	0.306	199	C	0.258
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	7,217	2016	700	385	C	0.583	336	C	0.509
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,100	2017	540	243	C	0.900	237	C	0.878
OHIO AVE	COLONIAL RD to US 1	686	4,100	2017	750	243	C	0.657	237	C	0.641
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,000	2019	1,010	485	B	0.480	486	B	0.481
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,000	2019	1,270	485	B	0.382	486	B	0.383
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,451	2017	1,810	No Data	No Data	No Data	No Data	No Data	No Data
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	11,600	2017	1,810	417	B	0.230	502	B	0.277
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	11,600	2017	2,010	417	C	0.207	502	C	0.250
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	29,500	2017	4,170	1,090	C	0.261	1,102	C	0.264
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	33,000	2017	4,170	1,137	C	0.273	1,164	C	0.279
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,500	2017	4,240	1,810	C	0.434	1,542	C	0.370
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,500	2017	4,040	1,810	C	0.456	1,542	C	0.388
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	31,500	2017	3,170	1,365	C	0.442	1,551	C	0.502
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	11,500	2016	2,100	631	C	0.314	631	C	0.314
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	11,500	2016	1,630	631	C	0.864	631	C	0.864
OKEECHOBEE RD	35TH ST to 25TH ST	689	13,083	2016	1,630	724	C	0.992	727	C	0.996
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,083	2016	1,630	719	C	0.985	674	C	0.923

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

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* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	ST LUCIE BLVD to 25TH ST	940009	18,700	2017	2,100	959	C	0.477	1,149	C	0.572
US 1	25TH ST to INDRIO RD	940009	18,700	2017	2,100	959	C	0.477	1,149	C	0.572
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	21,200	2017	2,100	970	C	0.483	1,328	C	0.661
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	21,200	2017	2,100	970	C	0.483	1,328	C	0.661
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	18,607	2017	2,100	1,015	C	0.505	1,008	C	0.501
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,619	2017	2,100	741	C	0.369	788	C	0.392
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,567	2017	2,100	617	C	0.307	573	C	0.285
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,533	2017	920	244	C	0.280	230	C	0.264
VIRGINIA AVE	35TH ST to 25TH ST	940032	20,900	2017	3,020	905	C	0.308	951	C	0.323
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,300	2017	3,020	1,077	C	0.366	984	C	0.335
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,300	2017	3,020	1,077	C	0.366	984	C	0.335
VIRGINIA AVE	25TH ST to 13TH ST	940033	22,500	2017	3,020	834	C	0.284	935	C	0.318
VIRGINIA AVE	13TH ST to 11TH ST	940794	26,500	2017	3,020	1,075	C	0.366	1,175	C	0.400
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	26,500	2017	3,170	1,075	C	0.348	1,175	C	0.380
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,400	2017	3,020	793	C	0.270	865	C	0.294
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,500	2017	3,170	642	C	0.208	854	C	0.276
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,500	2017	3,020	642	C	0.218	854	C	0.290
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	10,367	2017	2,650	749	C	0.609	596	C	0.485
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	10,367	2017	1,710	749	C	0.973	596	C	0.774
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	20,034	2017	1,710	1,091	D	0.638	1,075	D	0.629
VILLAGE PKWY	WESTCLIFFE LN to CROSSROADS PKWY	720	12,117	2016	1,540	709	D	0.460	706	D	0.458
WALTON RD	US 1 to VILLAGE GREEN DR	330	16,000	2019	1,710	966	D	0.565	888	D	0.519
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	14,000	2018	1,710	857	D	0.501	812	D	0.475
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	9,200	2018	880	558	C	0.672	614	C	0.740
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,400	2018	630	493	C	0.822	510	C	0.850

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

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* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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APPENDIX C: SIGNAL TIMING AND GROWTH RATE CALCULATION

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-615 at Okeechobee Road**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SBLT	NB	WBLT	EB	NBLT	SB		
Initial	12	12	9	12	12	12	9	12		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	15.0	35.0	20.0	45.0	15.0	35.0	20.0	45.0		
Yellow	4.0	3.7	4.0	4.4	3.7	4.0	4.4	4.0		
Red	2.6	2.7	2.0	2.1	2.6	2.7	2.0	2.1		
Walk		7.0		7.0		7.0		7.0		
Ped Clear		28.0		25.0		30.0		29.0		
Recall		Min				Min				
LT Type	Prot+Perm		Prot+Perm		Prot+Perm		Prot+Perm			

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	17	25	15	33	17	25	15	33	90	59
Split Pattern 2	18	31	15	36	18	31	15	36	100	50
Split Pattern 3	17	44	15	64	17	44	23	56	140	49
Split Pattern 4	15	22	15	28	15	22	15	28	80	42
Split Pattern 5	15	33	15	37	15	33	15	37	100	30

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Split	Start	End	Split			
0:00	6:30	100	0:00	7:00	100			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	100			
21:00	0:00	100						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at S 25th Street**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	WBLT	EBT	NBLT	SB	EBLT	WBT	SBLT	NB		
Initial	5	10	5	7	5	10	5	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	30.0	45.0	25.0	45.0	30.0	45.0	25.0	45.0		
Yellow	4.8	4.8	4.4	4.4	4.8	4.8	4.4	4.4		
Red	2.0	2.0	2.0	2.2	2.0	2.0	2.0	2.2		
Walk		5.0		5.0		5.0		5.0		
Ped Clear		24.0		33.0		23.0		34.0		
Recall				Min				Min		
LT Type	Prot		Prot+Perm		Prot		Prot+Perm			

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	22	40	23	45	32	30	23	45	130	82
Split Pattern 2	25	37	23	45	25	37	23	45	130	81
Split Pattern 3	33	33	29	35	30	36	29	35	130	1
Split Pattern 4	20	30	20	30	20	30	20	30	100	26
Split Pattern 5	23	37	23	37	23	37	23	37	120	38

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at S 13th Street**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SBLT	NB	WBLT	EB		SB		
Initial	5	12	5	7	5	12		7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0		3.0		
Max1	15.0	60.0	20.0	30.0	15.0	60.0		30.0		
Yellow	4.8	4.8	3.4	3.4	4.8	4.8		3.4		
Red	2.0	2.0	2.8	3.2	2.0	2.0		3.2		
Walk		5.0		5.0		5.0		5.0		
Ped Clear		29.0		32.0		31.0		33.0		
Recall		Min				Min				
LT Type	Prot+Perm		Prot+Perm	Perm	Prot+Perm					

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	18	47	25	40	13	52		65	130	30
Split Pattern 2	18	62	20	30	18	62		50	130	7
Split Pattern 3	15	50	25	40	15	50		65	130	63
Split Pattern 4	15	45	18	22	15	45		40	100	97
Split Pattern 5	15	62	18	25	15	62		43	120	102

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

FDOT	Roadway Segment		Year 2013 Volume	Year 2018 Volume	Growth Rate
	Okeechobee Rd				
	S 35th Street	S 25th Street			1.31%
	S 25th Street	Georgia Avenue			1.31%
	Virginia Avenue				
940032	S 35th Street	S 25th Street	21,000	22,000	0.93%
940033	S 25th Street	S 13th Street	21,600	22,500	0.82%
940794	S 13th Street	Sunrise Blvd	23,000	24,000	0.85%
	S 25th Street				
940021	Cortez Blvd	Virginia Ave	21,000	20,100	-0.87%
940015	Virginia Ave	Okeechobee Rd	20,500	22,500	1.88%
940014	Okeechobee Rd	Georgia Avenue	18,100	21,000	3.02%
	S 13th Street				
947107	Virginia Ave	Georgia Avenue	6,600	6,800	0.60%
	Georgia Avenue				
947095	S 25th Street	S 13th Street	4,500	5,400	3.71%
947094	S 13th Street	US 1	2,050	2,900	7.18%
		Sum:	138,350	147,200	

**Okeechobee Road FDOT 2018 AADT and St Lucie 2016 AADT did not provide a reasonable growth rate; therefore the areawide growth rate was applied.*

$$\text{Areawide Growth Rate} = \frac{\text{Total Growth}}{\text{Total Yearly Volumes}} = 1.31\%$$

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0014 - SR 615/25 ST - S OF SR 68/ORANGE AVE (COUNTY 14)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	21000 C	N 10500	S 10500	9.00	51.30	5.10
2017	21000 C	N 10000	S 11000	9.00	50.90	5.10
2016	20200 C	N 10500	S 9700	9.00	50.90	4.80
2015	19700 C	N 9700	S 10000	9.00	51.00	4.80
2014	18700 C	N 9300	S 9400	9.00	50.80	5.90
2013	18100 C	N 9200	S 8900	9.00	50.80	3.10
2012	20000 C	N 10000	S 10000	9.00	56.80	3.10
2011	17600 C	N 9500	S 8100	9.00	57.20	3.10
2010	19600 C	N 10000	S 9600	10.32	55.40	5.60
2009	20000 C	N 10000	S 10000	10.27	57.35	5.70
2007	20000 C	N 9500	S 10500	10.31	58.74	5.70
2006	21500 C	N 10500	S 11000	10.73	65.89	5.70
2005	22000 C	N 11000	S 11000	10.80	60.70	5.10
2004	20000 C	N 10000	S 10000	10.30	57.70	5.10
2003	19600 C	N 9600	S 10000	10.20	59.60	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0015 - SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 15)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22500 C	N 11500	S 11000	9.00	51.30	5.40
2017	20500 C	N 11000	S 9500	9.00	50.90	4.80
2016	22500 C	N 11000	S 11500	9.00	50.90	4.80
2015	22000 C	N 11000	S 11000	9.00	51.00	4.80
2014	21000 C	N 10000	S 11000	9.00	50.80	4.20
2013	20500 C	N 10500	S 10000	9.00	50.80	4.20
2012	22500 C	N 11500	S 11000	9.00	56.80	4.20
2011	22500 C	N 12000	S 10500	9.00	57.20	3.00
2010	23000 C	N 12000	S 11000	10.32	55.40	3.00
2009	22500 C	N 12000	S 10500	10.27	57.35	3.00
2008	21500 C	N 11000	S 10500	10.45	58.06	3.90
2007	25000 C	N 13000	S 12000	10.31	58.74	3.90
2006	23000 C	N 11500	S 11500	10.73	65.89	3.90
2005	24000 C	N 12000	S 12000	10.80	60.70	3.10
2004	23000 C	N 11500	S 11500	10.30	57.70	3.10
2003	22500 C	N 11500	S 11000	10.20	59.60	3.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0021 - SR 615 / 25 ST - S OF CORTEZ BLVD-N OF EDWARDS RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	20100 C	N 9100	S 11000	9.00	51.30	5.20
2017	23000 C	N 11000	S 12000	9.00	50.90	5.20
2016	20600 C	N 9100	S 11500	9.00	50.90	8.80
2015	22000 C	N 10500	S 11500	9.00	51.00	8.80
2014	19600 C	N 9900	S 9700	9.00	50.80	8.80
2013	21000 C	N 10500	S 10500	9.00	50.80	3.60
2012	22500 C	N 11000	S 11500	9.00	56.80	3.60
2011	18100 T	0	0	9.00	57.20	3.10
2010	18100 S	N 9000	S 9100	10.32	55.40	6.50
2009	18300 F	N 9100	S 9200	10.27	57.35	6.50
2008	18500 C	N 9200	S 9300	10.45	58.06	6.50
2007	22000 C	N 10500	S 11500	10.31	58.74	5.00
2006	22000 C	N 10500	S 11500	10.73	65.89	5.00
2005	18900 C	N 9200	S 9700	10.80	60.70	5.70
2004	21000 C	N 10500	S 10500	10.30	57.70	5.70
2003	18800 C	N 9500	S 9300	10.20	59.60	5.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0030 - SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	21500 C	E 11000	W 10500	9.00	51.30	3.60
2017	20300 C	E 10500	W 9800	9.00	50.90	3.60
2016	22500 C	E 12000	W 10500	9.00	50.90	3.60
2015	21000 C	E 11000	W 10000	9.00	51.00	3.30
2014	20400 C	E 10500	W 9900	9.00	50.80	3.90
2013	21000 C	E 10500	W 10500	9.00	50.80	3.90
2012	21000 C	E 10500	W 10500	9.00	56.80	4.50
2011	23500 C	E 11500	W 12000	9.00	57.20	4.50
2010	22000 C	E 11500	W 10500	10.32	55.40	4.50
2009	22000 C	E 11000	W 11000	10.27	57.35	5.20
2007	16900 C	E 8900	W 8000	10.31	58.74	5.20
2006	20500 C	E 11000	W 9500	10.73	65.89	5.00
2005	22000 C	E 11500	W 10500	10.80	60.70	5.00
2004	20300 C	E 10500	W 9800	10.30	57.70	5.00
2003	19800 C	E 10000	W 9800	10.20	59.60	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0032 - SR 70/VIRGINIA AVE - W OF SR 615/25 ST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22000 C	E 11000	W 11000	9.00	51.30	6.10
2017	20900 C	E 9900	W 11000	9.00	50.90	4.10
2016	20800 C	E 9800	W 11000	9.00	50.90	4.10
2015	22000 C	E 11000	W 11000	9.00	51.00	4.10
2014	21000 C	E 11000	W 10000	9.00	50.80	4.20
2013	21000 C	E 10500	W 10500	9.00	50.80	3.70
2012	23000 F	E 12000	W 11000	9.00	56.80	4.30
2011	23000 C	E 12000	W 11000	9.00	57.20	5.10
2010	22500 C	E 11500	W 11000	10.32	55.40	5.10
2009	22500 C	E 11500	W 11000	10.27	57.35	5.10
2008	23500 C	E 11500	W 12000	10.45	58.06	4.10
2007	25000 C	E 13000	W 12000	10.31	58.74	4.10
2006	21500 C	E 11500	W 10000	10.73	65.89	4.10
2005	23500 C	E 12000	W 11500	10.80	60.70	6.00
2004	22500 C	E 11500	W 11000	10.30	57.70	6.00
2003	20500 C	E 10500	W 10000	10.20	59.60	2.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0033 - SR 70/VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22500 C	E 11000	W 11500	9.00	51.30	3.80
2017	22500 C	E 11500	W 11000	9.00	50.90	3.80
2016	22000 C	E 10500	W 11500	9.00	50.90	8.60
2015	22500 C	E 11000	W 11500	9.00	51.00	5.60
2014	21500 C	E 10500	W 11000	9.00	50.80	6.90
2013	21600 C	E 9600	W 12000	9.00	50.80	4.80
2012	22000 C	E 10500	W 11500	9.00	56.80	4.80
2011	23500 C	E 11500	W 12000	9.00	57.20	4.80
2010	24000 C	E 11500	W 12500	10.32	55.40	4.50
2009	23500 C	E 11500	W 12000	10.27	57.35	7.30
2008	24500 C	E 11500	W 13000	10.45	58.06	3.80
2007	27000 C	E 13000	W 14000	10.31	58.74	3.80
2006	25000 C	E 12000	W 13000	10.73	65.89	3.80
2005	26500 C	E 13000	W 13500	10.80	60.70	4.10
2004	25500 C	E 12500	W 13000	10.30	57.70	4.10
2003	26000 C	E 12500	W 13500	10.20	59.60	4.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0794 - SR 70/VIRGINIA AVE - E OF S 13 ST (COUNTY 194)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	24000 C	E 12000	W 12000	9.00	51.30	4.50
2017	26500 C	E 12500	W 14000	9.00	50.90	4.50
2016	24000 C	E 12500	W 11500	9.00	50.90	4.50
2015	24000 C	E 12000	W 12000	9.00	51.00	4.50
2014	22500 C	E 11500	W 11000	9.00	50.80	6.30
2013	23000 C	E 11500	W 11500	9.00	50.80	4.40
2012	25000 F	E 12500	W 12500	9.00	56.80	4.30
2011	25000 C	E 12500	W 12500	9.00	57.20	6.90
2010	25500 C	E 13000	W 12500	10.32	55.40	6.90
2009	34000 C	E 17000	W 17000	10.27	57.35	6.90
2007	29500 C	E 15000	W 14500	10.31	58.74	4.20
2006	29500 C	E 14500	W 15000	10.73	65.89	4.20
2005	30000 C	E 15000	W 15000	10.80	60.70	4.50
2004	29000 C	E 14500	W 14500	10.30	57.70	4.50
2003	29500 C	E 14500	W 15000	10.20	59.60	5.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7094 - ON GEORGIA AVE - W. OF 7TH ST SOUTH (COUNTY 506)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	2900 C	E 1200	W 1700	9.00	51.30	5.80
2017	2050 V	E 850	W 1200	9.00	50.90	10.00
2016	2050 R	E 850	W 1200	9.00	50.90	6.20
2015	2050 T	E 850	W 1200	9.00	51.00	41.80
2014	2050 S	E 850	W 1200	9.00	50.80	49.50
2013	2050 F	E 850	W 1200	9.00	50.80	11.90
2012	2050 C	E 850	W 1200	9.00	56.80	7.10
2011	2100 S	E 900	W 1200	9.00	57.20	2.90
2010	2100 F	E 900	W 1200	10.32	55.40	2.90
2009	2100 C	E 900	W 1200	10.27	57.35	2.90
2008	2100 C	E 900	W 1200	10.45	58.06	6.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7095 - ON GEORGIA AVE - W OF 13TH ST SOUTH (COUNTY 508)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	5400 F	E 2600	W 2800	9.00	51.30	5.10
2017	5400 C	E 2600	W 2800	9.00	50.90	5.10
2016	4600 S	E 2300	W 2300	9.00	50.90	4.10
2015	4600 F	E 2300	W 2300	9.00	51.00	4.10
2014	4600 C	E 2300	W 2300	9.00	50.80	4.10
2013	4500 F	E 2300	W 2200	9.00	50.80	11.90
2012	4500 C	E 2300	W 2200	9.00	56.80	7.10
2011	4600 S	E 2400	W 2200	9.00	57.20	4.30
2010	4600 F	E 2400	W 2200	10.32	55.40	4.30
2009	4600 C	E 2400	W 2200	10.27	57.35	4.30
2008	4500 C	E 2300	W 2200	10.45	58.06	7.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7106 - ON 13TH STREET SOUTH - N. OF GEORGIA AVE (COUNTY 525)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	5400 S	N 2700	S 2700	9.00	51.30	5.80
2017	5400 F	N 2700	S 2700	9.00	50.90	10.00
2016	5400 C	N 2700	S 2700	9.00	50.90	6.20
2015	5200 R	N 2600	S 2600	9.00	51.00	41.80
2014	5200 T	N 2600	S 2600	9.00	50.80	49.50
2013	5200 S	N 2600	S 2600	9.00	50.80	11.90
2012	5200 F	N 2600	S 2600	9.00	56.80	7.10
2011	5200 C	N 2600	S 2600	9.00	57.20	3.70
2010	6200 F	N 3000	S 3200	10.32	55.40	3.70
2009	6200 C	N 3000	S 3200	10.27	57.35	3.70
2008	6000 C	N 3000	S 3000	10.45	58.06	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7107 - ON 13TH STREET SOUTH - N. OF VIRGINIA AVE (COUNTY 527)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	6800 V	N 3200	S 3600	9.00	51.30	5.80
2017	6800 R	N 3200	S 3600	9.00	50.90	10.00
2016	6600 T	N 3100	S 3500	9.00	50.90	6.20
2015	6600 S	N 3100	S 3500	9.00	51.00	41.80
2014	6600 F	N 3100	S 3500	9.00	50.80	49.50
2013	6600 C	N 3100	S 3500	9.00	50.80	11.90
2012	6400 F	N 3500	S 2900	9.00	56.80	7.10
2011	6400 C	N 3500	S 2900	9.00	57.20	4.90
2010	7000 F	N 3000	S 4000	10.32	55.40	4.90
2009	7000 C	N 3000	S 4000	10.27	57.35	4.90
2008	7100 C	N 3100	S 4000	10.45	58.06	2.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX D: COMMITTED DEVELOPMENTS

TRAFFIC IMPACT STUDY

MAYFAIR AT LAWNWOOD
FORT PIERCE, FLORIDA

Prepared for:

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Prepared by:

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November 2015
TPD № 4714

PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development is a 266-unit multi-family residential project. To determine the traffic impact of this development in the area, an analysis of its trip generation characteristics was made. This included the estimation of the trips to be generated and their distribution/assignment to the area roadways.

Trip Generation

The trip generation of the proposed development was calculated with the use of trip generation rates from the *9th Edition of the ITE Trip Generation Manual.* This calculation is summarized in **Table 1** which shows the development's daily and P.M. peak hour trips to be generated. As can be seen, the proposed development is expected to generate 1,769 daily trips and 165 P.M. peak hour trips.

Table 1
Trip Generation Calculation

ITE Code	Land Use	Size	Daily Trips		P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total
220	Apartment	266 DU	6.65	1,769	0.62	107	58	165
Total Trips				1,769		107	58	165

Trip Distribution/Assignment

The trip distribution of the generated trips in the area were estimated from review of the existing P.M. peak hour counts made at the intersections at the two ends of Nebraska Avenue. Nebraska Avenue is a four lane divided roadway which extends from 13th Street on east and to 25th Street (Martin Luther King Jr. Boulevard) on the west. It is the area's major roadway providing external access to developments along Lawnwood Circle and Nebraska Avenue.

The distribution pattern determined based upon the existing P.M. peak hour counts is illustrated in **Figure 3**. This figure also shows the project's daily and P.M. peak hour trips assigned to the area roadways based upon this distribution.

Mayfair at Lawnwood Planned Development
Project № 4714
Figure 3

Trip Distribution / Assignment

N
NTS

Kimley-Horn
and Associates, Inc.

TRAFFIC IMPACT ANALYSIS

SEDONA
(f.k.a. FRONTERA)
ST. LUCIE COUNTY, FLORIDA

Prepared for:
Home Dynamics Corporation
Fort Lauderdale, Florida

042198001
© December 2005
Updated June 4, 2004
Updated July 27, 2005
Updated December 2, 2005
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12-14-05
Jason B. Matson, P.E.
Florida Registration Number 56799

Received By
JAN 27 2006
Growth Management

TABLE 1
SEDONA
TRIP GENERATION

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family	134 d.u.	1,361	103	26	77	139	88	51
Multi Family	184 d.u.	1,256	94	19	75	119	77	42
Net New External Traffic		***2,617***	***197***	***45***	***152***	***258***	***165***	***93***

Note: Trip generation was calculated using the following data:

Daily Traffic Generation
- Single Family [ITE 210] = $Ln(T) = 0.92\ Ln(X) + 2.71$
- Multi Family [ITE 220] = $T = 6.01(X) + 150.35$

AM Peak Hour Traffic Generation
- Single Family [ITE 210] = $T = 0.70(X) + 9.43$; (25% in, 75% out)
- Multi Family [ITE 220] = $T = 0.49(X) + 3.73$; (20% in, 80% out)

PM Peak Hour Traffic Generation
- Single Family [ITE 210] = $Ln(T) = 0.90\ Ln(X) + 0.53$; (63% in, 37% out)
- Multi Family [ITE 220] = $T = 0.55(X) + 17.65$; (65% in, 35% out)

Kimley-Horn and Associates, Inc.

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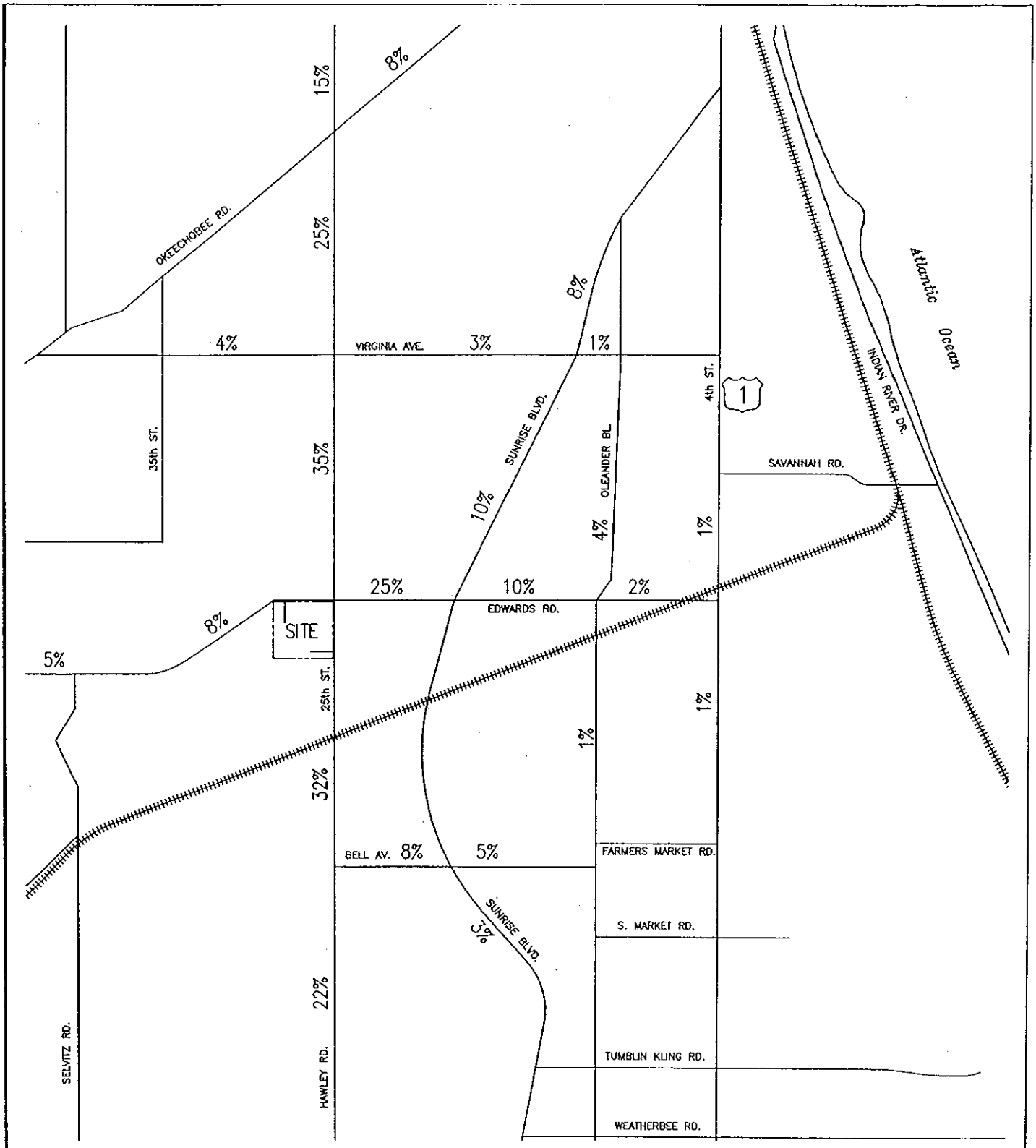


NOT TO SCALE

FIGURE 2
SEDONA
PROJECT TRAFFIC DISTRIBUTION

Kimley-Horn and Associates, Inc.
042198001

APPENDIX E: VOLUME DEVELOPMENT SHEETS

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & VIRGINIA AVENUE

Peak Season =	1.11	1.11
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	157	759	127	173	527	113	221	583	67	113	432	206
Peak Season Volume	174	842	141	192	585	125	245	647	74	125	480	229
Growth Rate	0.50%	0.50%	0.50%	1.88%	1.88%	1.88%	0.93%	0.93%	0.93%	0.82%	0.82%	0.82%
Traffic Volume Growth	4	21	4	19	57	12	12	31	4	5	20	10
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%			4.0%		3.0%		
Inbound Traffic Volumes					11			2		1		
Outbound Traffic Assignment	4.0%	25.0%	3.0%									
Outbound Traffic Volumes	6	38	5									
Project Traffic	6	38	5	0	11	0	0	2	0	1	0	0
Total Committed Projects	6	38	5	0	11	0	0	2	0	1	0	0
1.0% Traffic Volume Growth	9	43	7	10	30	6	12	33	4	6	24	12
Committed + 1.0% Growth	15	81	12	10	41	6	12	35	4	7	24	12
Max (Committed + 1.0% or Historic Growth)	15	81	12	19	57	12	12	35	4	7	24	12
Background Traffic Volumes	189	923	153	211	642	137	257	682	78	132	504	241
Project Traffic												
Inbound Traffic Assignment		5.0%					20.0%					11.0%
Inbound Traffic Volumes		2					9					5
Outbound Traffic Assignment				11.0%	5.0%	20.0%						
Outbound Traffic Volumes				2	1	4						
Project Traffic	0	2	0	2	1	4	9	0	0	0	0	5
Total Traffic w/o RTOR	189	925	153	213	643	141	266	682	78	132	504	246
RTOR Reduction												
TOTAL TRAFFIC	189	925	153	213	643	141	266	682	78	132	504	246

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	154	502	87	233	707	155	152	598	105	241	721	195
Peak Season Volume	171	557	97	259	785	172	169	664	117	268	800	216
Growth Rate	0.50%	0.50%	0.50%	1.88%	1.88%	1.88%	0.93%	0.93%	0.93%	0.82%	0.82%	0.82%
Traffic Volume Growth	4	14	2	25	77	17	8	31	6	11	33	9
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%			4.0%		3.0%		
Inbound Traffic Volumes					41			7		5		
Outbound Traffic Assignment	4.0%	25.0%	3.0%									
Outbound Traffic Volumes	4	23	3									
Project Traffic	4	23	3	0	41	0	0	7	0	5	0	0
Total Committed Projects	4	23	3	0	41	0	0	7	0	5	0	0
1.0% Traffic Volume Growth	9	28	5	13	40	9	9	34	6	14	41	11
Committed + 1.0% Growth	13	51	8	13	81	9	9	41	6	19	41	11
Max (Committed + 1.0% or Historic Growth)	13	51	8	25	81	17	9	41	6	19	41	11
Background Traffic Volumes	184	608	105	284	866	189	178	705	123	287	841	227
Project Traffic												
Inbound Traffic Assignment		5.0%					20.0%					11.0%
Inbound Traffic Volumes		1					5					3
Outbound Traffic Assignment				11.0%	5.0%	20.0%						
Outbound Traffic Volumes				6	3	11						
Project Traffic	0	1	0	6	3	11	5	0	0	0	0	3
Total Traffic w/o RTOR	184	609	105	290	869	200	183	705	123	287	841	230
RTOR Reduction												
TOTAL TRAFFIC	184	609	105	290	869	200	183	705	123	287	841	230

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 13TH STREET & VIRGINIA AVENUE

Peak Season =	1.11	1.11
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	14	39	7	173	40	92	91	623	8	4	605	170
Peak Season Volume	16	43	8	192	44	102	101	692	9	4	672	189
Growth Rate	0.50%	0.50%	0.50%	0.60%	0.60%	0.60%	0.82%	0.82%	0.82%	0.85%	0.85%	0.85%
Traffic Volume Growth	0	1	0	6	1	3	4	29	0	0	29	8
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	0	0	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	1	2	0	10	2	5	5	35	0	0	34	10
Committed + 1.0% Growth	1	2	0	10	2	5	5	35	0	0	34	10
Max (Committed + 1.0% or Historic Growth)	1	2	0	10	2	5	5	35	0	0	34	10
Background Traffic Volumes	17	45	8	202	46	107	106	727	9	4	706	199
Project Traffic												
Inbound Traffic Assignment		1.0%									19.0%	7.0%
Inbound Traffic Volumes											9	3
Outbound Traffic Assignment				8.0%	1.0%			19.0%				
Outbound Traffic Volumes				2				4				
Project Traffic	0	0	0	2	0	0	0	4	0	0	9	3
Total Traffic w/o RTOR	17	45	8	204	46	107	106	731	9	4	715	202
RTOR Reduction												
TOTAL TRAFFIC	17	45	8	204	46	107	106	731	9	4	715	202

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	5	18	5	211	41	99	63	801	10	16	802	161
Peak Season Volume	6	20	6	234	46	110	70	889	11	18	890	179
Growth Rate	0.50%	0.50%	0.50%	0.60%	0.60%	0.60%	0.82%	0.82%	0.82%	0.85%	0.85%	0.85%
Traffic Volume Growth	0	1	0	7	1	3	3	37	0	1	38	8
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	0	0	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	1	0	12	2	6	4	45	1	1	45	9
Committed + 1.0% Growth	0	1	0	12	2	6	4	45	1	1	45	9
Max (Committed + 1.0% or Historic Growth)	0	1	0	12	2	6	4	45	1	1	45	9
Background Traffic Volumes	6	21	6	246	48	116	74	934	12	19	935	188
Project Traffic												
Inbound Traffic Assignment		1.0%									19.0%	7.0%
Inbound Traffic Volumes											5	2
Outbound Traffic Assignment				8.0%	1.0%			19.0%				
Outbound Traffic Volumes				4	1			10				
Project Traffic	0	0	0	4	1	0	0	10	0	0	5	2
Total Traffic w/o RTOR	6	21	6	250	49	116	74	944	12	19	940	190
RTOR Reduction												
TOTAL TRAFFIC	6	21	6	250	49	116	74	944	12	19	940	190

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & OKEECHOBEE ROAD

Peak Season =	1.11	1.11
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	106	575	173	40	715	118	143	391	105	109	247	14
Peak Season Volume	118	638	192	44	794	131	159	434	117	121	274	16
Growth Rate	1.88%	1.88%	1.88%	3.02%	3.02%	3.02%	1.31%	1.31%	1.31%	1.31%	1.31%	1.31%
Traffic Volume Growth	12	62	19	7	127	21	11	29	8	8	18	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					15.0%					8.0%		
Inbound Traffic Volumes					7					4		
Outbound Traffic Assignment		15.0%	8.0%									
Outbound Traffic Volumes		23	12									
Project Traffic	0	23	12	0	7	0	0	0	0	4	0	0
Total Committed Projects	0	23	12	0	7	0	0	0	0	4	0	0
1.0% Traffic Volume Growth	6	33	10	2	41	7	8	22	6	6	14	1
Committed + 1.0% Growth	6	56	22	2	48	7	8	22	6	10	14	1
Max (Committed + 1.0% or Historic Growth)	12	62	22	7	127	21	11	29	8	10	18	1
Background Traffic Volumes	130	700	214	51	921	152	170	463	125	131	292	17
Project Traffic												
Inbound Traffic Assignment					15.0%				12.0%			
Inbound Traffic Volumes					7				6			
Outbound Traffic Assignment	12.0%	15.0%										
Outbound Traffic Volumes	3	3										
Project Traffic	3	3	0	0	7	0	0	0	6	0	0	0
Total Traffic w/o RTOR	133	703	214	51	928	152	170	463	131	131	292	17
RTOR Reduction												
TOTAL TRAFFIC	133	703	214	51	928	152	170	463	131	131	292	17

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	126	639	144	41	741	140	167	357	112	139	400	13
Peak Season Volume	140	709	160	46	823	155	185	396	124	154	444	14
Growth Rate	1.88%	1.88%	1.88%	3.02%	3.02%	3.02%	1.31%	1.31%	1.31%	1.31%	1.31%	1.31%
Traffic Volume Growth	14	69	16	7	132	25	12	27	8	10	30	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					15.0%					8.0%		
Inbound Traffic Volumes					25					13		
Outbound Traffic Assignment		15.0%	8.0%									
Outbound Traffic Volumes		14	7									
Project Traffic	0	14	7	0	25	0	0	0	0	13	0	0
Total Committed Projects	0	14	7	0	25	0	0	0	0	13	0	0
1.0% Traffic Volume Growth	7	36	8	2	42	8	9	20	6	8	23	1
Committed + 1.0% Growth	7	50	15	2	67	8	9	20	6	21	23	1
Max (Committed + 1.0% or Historic Growth)	14	69	16	7	132	25	12	27	8	21	30	1
Background Traffic Volumes	154	778	176	53	955	180	197	423	132	175	474	15
Project Traffic												
Inbound Traffic Assignment					15.0%				12.0%			
Inbound Traffic Volumes					4				3			
Outbound Traffic Assignment	12.0%	15.0%										
Outbound Traffic Volumes	6	8										
Project Traffic	6	8	0	0	4	0	0	0	3	0	0	0
Total Traffic w/o RTOR	160	786	176	53	959	180	197	423	135	175	474	15
RTOR Reduction												
TOTAL TRAFFIC	160	786	176	53	959	180	197	423	135	175	474	15

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & QUINCY AVENUE

Peak Season =	1.11	1.11
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	6	983	36	57	812	14	10	0	10	13	1	49
Peak Season Volume	7	1,091	40	63	901	16	11	0	11	14	1	54
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	1	106	4	6	0	2	0	0	0	0	0	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		8										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					26							
Project Traffic	0	8	0	0	26	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					11							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		38										
Project Traffic	0	38	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	46	0	0	37	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	56	2	3	46	1	1	0	1	1	0	3
Committed + 1.0% Growth	0	102	2	3	83	1	1	0	1	1	0	3
Max (Committed + 1.0% or Historic Growth)	1	106	4	6	83	2	1	0	1	1	0	3
Background Traffic Volumes	8	1,197	44	69	984	18	12	0	12	15	1	57
Project Traffic												
Inbound Traffic Assignment		28.0%	8.0%	2.0%								
Inbound Traffic Volumes		13	4	1								
Outbound Traffic Assignment					28.0%					8.0%		2.0%
Outbound Traffic Volumes					6					2		
Project Traffic	0	13	4	1	6	0	0	0	0	2	0	0
Total Traffic w/o RTOR	8	1,210	48	70	990	18	12	0	12	17	1	57
RTOR Reduction												
TOTAL TRAFFIC	8	1,210	48	70	990	18	12	0	12	17	1	57

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	3	861	7	10	1,059	1	7	0	7	16	0	14
Peak Season Volume	3	956	8	11	1,175	1	8	0	8	18	0	16
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	93	1	1	115	0	0	0	0	0	0	0
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		15										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					41							
Project Traffic	0	15	0	0	41	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					41							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		23										
Project Traffic	0	23	0	0	41	0	0	0	0	0	0	0
Total Committed Projects	0	38	0	0	82	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	49	0	1	60	0	0	0	0	1	0	1
Committed + 1.0% Growth	0	87	0	1	142	0	0	0	0	1	0	1
Max (Committed + 1.0% or Historic Growth)	0	93	1	1	142	0	0	0	0	1	0	1
Background Traffic Volumes	3	1,049	9	12	1,317	1	8	0	8	19	0	17
Project Traffic												
Inbound Traffic Assignment		28.0%	8.0%	2.0%								
Inbound Traffic Volumes		7	2									
Outbound Traffic Assignment					28.0%					8.0%		2.0%
Outbound Traffic Volumes					15					4		1
Project Traffic	0	7	2	0	15	0	0	0	0	4	0	1
Total Traffic w/o RTOR	3	1,056	11	12	1,332	1	8	0	8	23	0	18
RTOR Reduction												
TOTAL TRAFFIC	3	1,056	11	12	1,332	1	8	0	8	23	0	18

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & FIRST BOULEVARD

Peak Season =	1.11	1.11
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	0	934	112	69	829	0	0	0	0	26	0	32
Peak Season Volume	0	1,037	124	77	920	0	0	0	0	29	0	36
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	101	12	8	90	0	0	0	0	1	0	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		8										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					26							
Project Traffic	0	8	0	0	26	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					11							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		38										
Project Traffic	0	38	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	46	0	0	37	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	53	6	4	47	0	0	0	0	1	0	2
Committed + 1.0% Growth	0	99	6	4	84	0	0	0	0	1	0	2
Max (Committed + 1.0% or Historic Growth)	0	101	12	8	90	0	0	0	0	1	0	2
Background Traffic Volumes	0	1,138	136	85	1,010	0	0	0	0	30	0	38
Project Traffic												
Inbound Traffic Assignment		8.0%	20.0%	15.0%	2.0%							
Inbound Traffic Volumes		4	9	7	1							
Outbound Traffic Assignment		2.0%			8.0%					20.0%		15.0%
Outbound Traffic Volumes					2					4		3
Project Traffic	0	4	9	7	3	0	0	0	0	4	0	3
Total Traffic w/o RTOR	0	1,142	145	92	1,013	0	0	0	0	34	0	41
RTOR Reduction												
TOTAL TRAFFIC	0	1,142	145	92	1,013	0	0	0	0	34	0	41

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	1	852	29	22	993	0	0	0	0	59	0	58
Peak Season Volume	1	946	32	24	1,102	0	0	0	0	65	0	64
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	92	3	2	108	0	0	0	0	2	0	2
Committed Developments												
Mayfair												
Inbound Traffic Assignment		25.0%										
Inbound Traffic Volumes		15										
Outbound Traffic Assignment					25.0%							
Outbound Traffic Volumes					41							
Project Traffic	0	15	0	0	41	0	0	0	0	0	0	0
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					41							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		23										
Project Traffic	0	23	0	0	41	0	0	0	0	0	0	0
Total Committed Projects	0	38	0	0	82	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	48	2	1	56	0	0	0	0	3	0	3
Committed + 1.0% Growth	0	86	2	1	138	0	0	0	0	3	0	3
Max (Committed + 1.0% or Historic Growth)	0	92	3	2	138	0	0	0	0	3	0	3
Background Traffic Volumes	1	1,038	35	26	1,240	0	0	0	0	68	0	67
Project Traffic												
Inbound Traffic Assignment		8.0%	20.0%	15.0%	2.0%							
Inbound Traffic Volumes		2	5	4								
Outbound Traffic Assignment		2.0%			8.0%					20.0%		15.0%
Outbound Traffic Volumes		1			4					11		8
Project Traffic	0	3	5	4	4	0	0	0	0	11	0	8
Total Traffic w/o RTOR	1	1,041	40	30	1,244	0	0	0	0	79	0	75
RTOR Reduction												
TOTAL TRAFFIC	1	1,041	40	30	1,244	0	0	0	0	79	0	75

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 25TH STREET & NEBRASKA AVENUE

Peak Season =	1.11	1.11
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	0	837	127	69	871	0	0	0	0	42	0	46
Peak Season Volume	0	929	141	77	967	0	0	0	0	47	0	51
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	91	14	8	94	0	0	0	0	1	0	1
Committed Developments												
Mayfair												
Inbound Traffic Assignment			25.0%	25.0%								
Inbound Traffic Volumes			8	8								
Outbound Traffic Assignment										25.0%		25.0%
Outbound Traffic Volumes										26		26
Project Traffic	0	0	8	8	0	0	0	0	0	26	0	26
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					11							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		38										
Project Traffic	0	38	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	38	8	8	11	0	0	0	0	26	0	26
1.0% Traffic Volume Growth	0	47	7	4	49	0	0	0	0	2	0	3
Committed + 1.0% Growth	0	85	15	12	60	0	0	0	0	28	0	29
Max (Committed + 1.0% or Historic Growth)	0	91	15	12	94	0	0	0	0	28	0	29
Background Traffic Volumes	0	1,020	156	89	1,061	0	0	0	0	75	0	80
Project Traffic												
Inbound Traffic Assignment			8.0%	10.0%	17.0%							
Inbound Traffic Volumes			4	5	8							
Outbound Traffic Assignment		17.0%								8.0%		10.0%
Outbound Traffic Volumes		4								2		2
Project Traffic	0	4	4	5	8	0	0	0	0	2	0	2
Total Traffic w/o RTOR	0	1,024	160	94	1,069	0	0	0	0	77	0	82
RTOR Reduction												
TOTAL TRAFFIC	0	1,024	160	94	1,069	0	0	0	0	77	0	82

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	0	847	51	57	926	0	0	0	0	93	0	90
Peak Season Volume	0	940	57	63	1,028	0	0	0	0	103	0	100
Growth Rate	1.88%	1.88%	1.88%	1.88%	1.88%	1.88%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	92	6	6	100	0	0	0	0	3	0	3
Committed Developments												
Mayfair												
Inbound Traffic Assignment			25.0%	25.0%								
Inbound Traffic Volumes			15	15								
Outbound Traffic Assignment										25.0%		25.0%
Outbound Traffic Volumes										41		41
Project Traffic	0	0	15	15	0	0	0	0	0	41	0	41
Sedona												
Inbound Traffic Assignment					25.0%							
Inbound Traffic Volumes					41							
Outbound Traffic Assignment		25.0%										
Outbound Traffic Volumes		23										
Project Traffic	0	23	0	0	41	0	0	0	0	0	0	0
Total Committed Projects	0	23	15	15	41	0	0	0	0	41	0	41
1.0% Traffic Volume Growth	0	48	3	3	52	0	0	0	0	5	0	5
Committed + 1.0% Growth	0	71	18	18	93	0	0	0	0	46	0	46
Max (Committed + 1.0% or Historic Growth)	0	92	18	18	100	0	0	0	0	46	0	46
Background Traffic Volumes	0	1,032	75	81	1,128	0	0	0	0	149	0	146
Project Traffic												
Inbound Traffic Assignment			8.0%	10.0%	17.0%							
Inbound Traffic Volumes			2	2	4							
Outbound Traffic Assignment		17.0%								8.0%		10.0%
Outbound Traffic Volumes		9								4		5
Project Traffic	0	9	2	2	4	0	0	0	0	4	0	5
Total Traffic w/o RTOR	0	1,041	77	83	1,132	0	0	0	0	153	0	151
RTOR Reduction												
TOTAL TRAFFIC	0	1,041	77	83	1,132	0	0	0	0	153	0	151

VOLUME DEVELOPMENT SHEET
LAWNWOOD MEDICAL
S 13TH STREET & NEBRASKA AVENUE

Peak Season =	1.11	1.11
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	61	234	5	0	262	65	53	0	64	0	0	0
Peak Season Volume	68	260	6	0	291	72	59	0	71	0	0	0
Growth Rate	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.50%	0.50%	0.50%	0.00%	0.00%	0.00%
Traffic Volume Growth	2	8	0	0	9	2	1	0	2	0	0	0
Committed Developments												
Mayfair												
Inbound Traffic Assignment	30.0%					20.0%						
Inbound Traffic Volumes	9					6						
Outbound Traffic Assignment							20.0%		30.0%			
Outbound Traffic Volumes							21		32			
Project Traffic	9	0	0	0	0	6	21	0	32	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	9	0	0	0	0	6	21	0	32	0	0	0
1.0% Traffic Volume Growth	3	13	0	0	15	4	3	0	4	0	0	0
Committed + 1.0% Growth	12	13	0	0	15	10	24	0	36	0	0	0
Max (Committed + 1.0% or Historic Growth)	12	13	0	0	15	10	24	0	36	0	0	0
Background Traffic Volumes	80	273	6	0	306	82	83	0	107	0	0	0
Project Traffic												
Inbound Traffic Assignment	2.0%					20.0%						
Inbound Traffic Volumes	1					9						
Outbound Traffic Assignment							20.0%		2.0%			
Outbound Traffic Volumes							4					
Project Traffic	1	0	0	0	0	9	4	0	0	0	0	0
Total Traffic w/o RTOR	81	273	6	0	306	91	87	0	107	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	81	273	6	0	306	91	87	0	107	0	0	0

PM Peak Hour

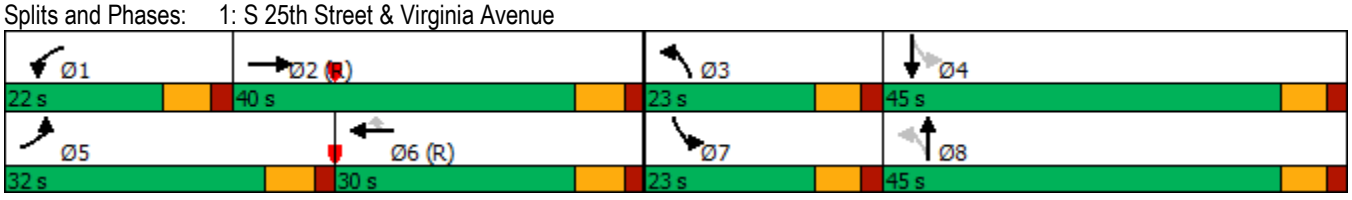
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/22/2019	56	177	4	1	224	50	56	0	71	0	0	0
Peak Season Volume	62	196	4	1	249	56	62	0	79	0	0	0
Growth Rate	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.50%	0.50%	0.50%	0.00%	0.00%	0.00%
Traffic Volume Growth	2	6	0	0	8	2	2	0	2	0	0	0
Committed Developments												
Mayfair												
Inbound Traffic Assignment	30.0%					20.0%						
Inbound Traffic Volumes	17					12						
Outbound Traffic Assignment							20.0%		30.0%			
Outbound Traffic Volumes							33		50			
Project Traffic	17	0	0	0	0	12	33	0	50	0	0	0
Sedona												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Projects	17	0	0	0	0	12	33	0	50	0	0	0
1.0% Traffic Volume Growth	3	10	0	0	13	3	3	0	4	0	0	0
Committed + 1.0% Growth	20	10	0	0	13	15	36	0	54	0	0	0
Max (Committed + 1.0% or Historic Growth)	20	10	0	0	13	15	36	0	54	0	0	0
Background Traffic Volumes	82	206	4	1	262	71	98	0	133	0	0	0
Project Traffic												
Inbound Traffic Assignment	2.0%					20.0%						
Inbound Traffic Volumes						5						
Outbound Traffic Assignment							20.0%		2.0%			
Outbound Traffic Volumes							11		1			
Project Traffic	0	0	0	0	0	5	11	0	1	0	0	0
Total Traffic w/o RTOR	82	206	4	1	262	76	109	0	134	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	82	206	4	1	262	76	109	0	134	0	0	0

APPENDIX F: SYNCHRO OUTPUT SHEETS

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	245	647	125	480	229	174	842	192	585
Future Volume (vph)	245	647	125	480	229	174	842	192	585
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	32.0	40.0	22.0	30.0	30.0	23.0	45.0	23.0	45.0
Total Split (%)	24.6%	30.8%	16.9%	23.1%	23.1%	17.7%	34.6%	17.7%	34.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	22.6	34.9	13.5	25.8	25.8	53.7	40.5	55.9	41.6
Actuated g/C Ratio	0.17	0.27	0.10	0.20	0.20	0.41	0.31	0.43	0.32
v/c Ratio	0.84	0.56	0.72	0.50	0.48	0.61	0.95	0.80	0.67
Control Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
LOS	E	D	F	E	C	C	E	D	D
Approach Delay		50.6		54.1			56.3		43.9
Approach LOS		D		D			E		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 82 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.95	
Intersection Signal Delay: 51.5	Intersection LOS: D
Intersection Capacity Utilization 83.6%	ICU Level of Service E
Analysis Period (min) 15	

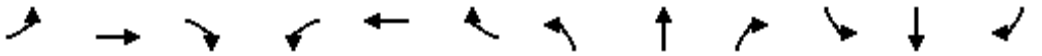
Splits and Phases: 1: S 25th Street & Virginia Avenue



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	258	759	132	505	241	183	1034	202	748
v/c Ratio	0.84	0.56	0.72	0.50	0.48	0.61	0.95	0.80	0.67
Control Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	75.1	42.3	85.5	60.3	23.9	29.7	61.0	54.2	41.2
Queue Length 50th (ft)	209	201	117	119	0	89	450	113	280
Queue Length 95th (ft)	#325	247	#187	196	147	138	#608	#224	364
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	343	1355	206	1010	507	346	1089	280	1117
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.56	0.64	0.50	0.48	0.53	0.95	0.72	0.67

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	245	647	74	125	480	229	174	842	141	192	585	125
Future Volume (veh/h)	245	647	74	125	480	229	174	842	141	192	585	125
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	258	681	78	132	505	241	183	886	148	202	616	132
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	285	1464	166	157	1241	385	294	900	150	229	883	189
Arrive On Green	0.16	0.31	0.31	0.09	0.24	0.24	0.09	0.30	0.30	0.10	0.30	0.30
Sat Flow, veh/h	1781	4651	528	1781	5106	1585	1781	3047	509	1781	2912	623
Grp Volume(v), veh/h	258	497	262	132	505	241	183	517	517	202	375	373
Grp Sat Flow(s),veh/h/ln	1781	1702	1775	1781	1702	1585	1781	1777	1779	1781	1777	1758
Q Serve(g_s), s	18.5	15.2	15.4	9.5	10.8	17.6	9.2	37.6	37.6	10.2	24.3	24.4
Cycle Q Clear(g_c), s	18.5	15.2	15.4	9.5	10.8	17.6	9.2	37.6	37.6	10.2	24.3	24.4
Prop In Lane	1.00		0.30	1.00		1.00	1.00		0.29	1.00		0.35
Lane Grp Cap(c), veh/h	285	1071	559	157	1241	385	294	525	525	229	539	533
V/C Ratio(X)	0.90	0.46	0.47	0.84	0.41	0.63	0.62	0.98	0.98	0.88	0.70	0.70
Avail Cap(c_a), veh/h	345	1071	559	208	1241	385	363	525	525	284	539	533
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.6	35.7	35.8	58.3	41.3	43.9	30.4	45.5	45.5	33.2	40.0	40.1
Incr Delay (d2), s/veh	23.4	1.4	2.8	19.2	1.0	7.2	2.2	35.2	35.2	22.8	7.3	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.1	6.6	7.2	5.1	4.7	7.7	4.1	21.5	21.6	5.8	11.7	11.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.0	37.2	38.6	77.6	42.3	51.1	32.6	80.7	80.7	56.0	47.3	47.5
LnGrp LOS	E	D	D	E	D	D	C	F	F	E	D	D
Approach Vol, veh/h		1017			878			1217			950	
Approach Delay, s/veh		47.7			50.0			73.4			49.2	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.3	47.7	18.0	46.0	27.6	38.4	19.0	45.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	15.2	33.2	* 16	* 38	25.2	23.2	* 16	* 38
Max Q Clear Time (g_c+I1), s	11.5	17.4	11.2	26.4	20.5	19.6	12.2	39.6
Green Ext Time (p_c), s	0.1	4.5	0.2	3.8	0.3	1.5	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	56.3
HCM 6th LOS	E

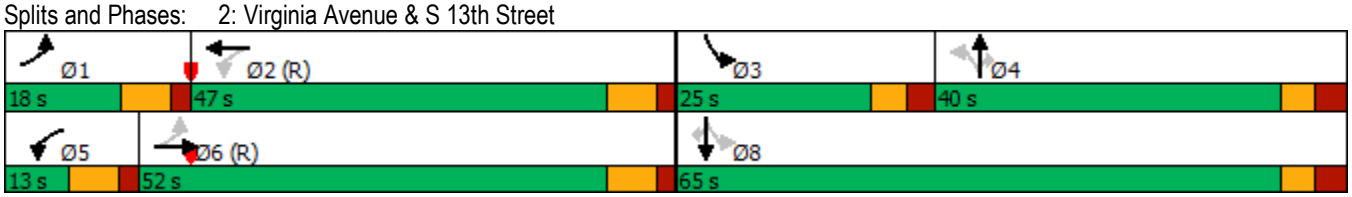
Notes

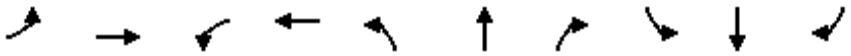
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	101	692	4	672	16	43	8	192	44	102
Future Volume (vph)	101	692	4	672	16	43	8	192	44	102
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	18.0	52.0	13.0	47.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	13.8%	40.0%	10.0%	36.2%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	86.9	84.7	77.7	72.1	8.8	8.8	8.8	29.7	29.3	29.3
Actuated g/C Ratio	0.67	0.65	0.60	0.55	0.07	0.07	0.07	0.23	0.23	0.23
v/c Ratio	0.27	0.22	0.01	0.33	0.19	0.36	0.03	0.66	0.11	0.24
Control Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
LOS	A	A	A	B	E	E	A	D	D	A
Approach Delay		7.2		16.4		56.7			37.4	
Approach LOS		A		B		E			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 30 (23%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.66	
Intersection Signal Delay: 17.6	Intersection LOS: B
Intersection Capacity Utilization 56.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

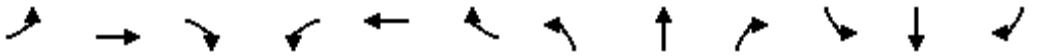




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	106	737	4	906	17	45	8	202	46	107
v/c Ratio	0.27	0.22	0.01	0.33	0.19	0.36	0.03	0.66	0.11	0.24
Control Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.3	7.1	9.8	16.4	60.9	65.2	0.2	53.1	36.9	7.8
Queue Length 50th (ft)	20	55	1	146	14	37	0	143	30	0
Queue Length 95th (ft)	m35	m91	6	197	39	76	0	212	61	44
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	423	3308	456	2751	347	478	511	324	836	770
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.22	0.01	0.33	0.05	0.09	0.02	0.62	0.06	0.14

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	692	9	4	672	189	16	43	8	192	44	102
Future Volume (veh/h)	101	692	9	4	672	189	16	43	8	192	44	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	106	728	9	4	707	199	17	45	8	202	46	107
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	428	3211	40	465	2318	644	122	101	85	311	415	352
Arrive On Green	0.04	0.62	0.62	0.01	0.58	0.58	0.05	0.05	0.05	0.12	0.22	0.22
Sat Flow, veh/h	1781	5199	64	1781	3972	1103	1234	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	106	476	261	4	605	301	17	45	8	202	46	107
Grp Sat Flow(s),veh/h/ln	1781	1702	1859	1781	1702	1672	1234	1870	1585	1781	1870	1585
Q Serve(g_s), s	3.1	8.1	8.1	0.1	11.7	11.9	1.7	3.0	0.6	13.5	2.6	7.3
Cycle Q Clear(g_c), s	3.1	8.1	8.1	0.1	11.7	11.9	1.7	3.0	0.6	13.5	2.6	7.3
Prop In Lane	1.00		0.03	1.00		0.66	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	428	2102	1148	465	1987	976	122	101	85	311	415	352
V/C Ratio(X)	0.25	0.23	0.23	0.01	0.30	0.31	0.14	0.45	0.09	0.65	0.11	0.30
Avail Cap(c_a), veh/h	512	2102	1148	541	1987	976	372	481	407	354	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.76	0.76	0.76	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	10.5	11.1	11.1	11.1	13.7	13.8	59.0	59.6	58.5	48.3	40.4	42.2
Incr Delay (d2), s/veh	0.2	0.2	0.3	0.0	0.4	0.8	0.5	3.1	0.5	3.4	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	3.1	3.4	0.0	4.6	4.7	0.6	1.5	0.3	6.3	1.2	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.7	11.2	11.4	11.1	14.1	14.6	59.5	62.7	59.0	51.7	40.5	42.7
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		843			910			70			355	
Approach Delay, s/veh		11.2			14.2			61.5			47.5	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.9	82.7	21.8	13.6	7.5	87.1		35.4				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	11.2	40.2	* 19	* 33	6.2	45.2		* 58				
Max Q Clear Time (g_c+I1), s	5.1	13.9	15.5	5.0	2.1	10.1		9.3				
Green Ext Time (p_c), s	0.1	6.8	0.2	0.3	0.0	5.5		0.6				

Intersection Summary	
HCM 6th Ctrl Delay	20.0
HCM 6th LOS	C

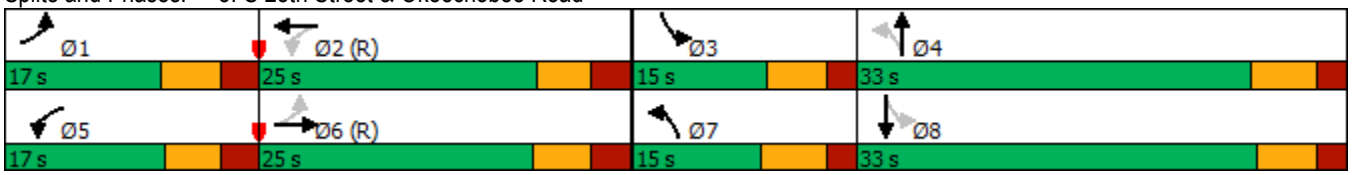
Notes

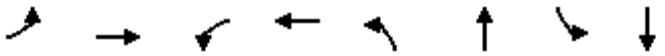
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	159	434	121	274	118	638	44	794
Future Volume (vph)	159	434	121	274	118	638	44	794
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	25.0	17.0	25.0	15.0	33.0	15.0	33.0
Total Split (%)	18.9%	27.8%	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	28.9	18.4	29.5	18.7	37.7	32.4	35.9	26.8
Actuated g/C Ratio	0.32	0.20	0.33	0.21	0.42	0.36	0.40	0.30
v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93
Control Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
LOS	C	D	C	C	C	C	B	D
Approach Delay		37.3		29.5		28.0		44.9
Approach LOS		D		C		C		D

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 35.7	Intersection LOS: D
Intersection Capacity Utilization 79.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

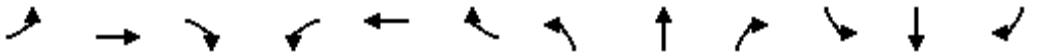




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	167	580	127	305	124	874	46	974
v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93
Control Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.0	41.7	22.5	32.4	23.7	28.6	14.7	46.3
Queue Length 50th (ft)	62	156	46	77	39	233	14	276
Queue Length 95th (ft)	108	#234	84	117	80	#333	33	#402
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	409	725	305	732	243	1259	298	1050
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.80	0.42	0.42	0.51	0.69	0.15	0.93

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	159	434	117	121	274	16	118	638	192	44	794	131
Future Volume (veh/h)	159	434	117	121	274	16	118	638	192	44	794	131
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	167	457	123	127	288	17	124	672	202	46	836	138
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	428	588	157	329	713	42	259	868	261	263	900	149
Arrive On Green	0.11	0.21	0.21	0.11	0.21	0.21	0.09	0.32	0.32	0.07	0.29	0.29
Sat Flow, veh/h	1781	2773	741	1781	3411	200	1781	2693	809	1781	3053	504
Grp Volume(v), veh/h	167	292	288	127	149	156	124	443	431	46	487	487
Grp Sat Flow(s),veh/h/ln	1781	1777	1737	1781	1777	1834	1781	1777	1725	1781	1777	1780
Q Serve(g_s), s	6.3	13.9	14.1	4.7	6.5	6.6	4.1	20.3	20.3	1.5	23.9	23.9
Cycle Q Clear(g_c), s	6.3	13.9	14.1	4.7	6.5	6.6	4.1	20.3	20.3	1.5	23.9	23.9
Prop In Lane	1.00		0.43	1.00		0.11	1.00		0.47	1.00		0.28
Lane Grp Cap(c), veh/h	428	377	369	329	371	383	259	572	556	263	524	525
V/C Ratio(X)	0.39	0.77	0.78	0.39	0.40	0.41	0.48	0.77	0.77	0.17	0.93	0.93
Avail Cap(c_a), veh/h	432	377	369	338	371	383	267	572	556	319	531	532
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.1	33.4	33.5	23.5	30.7	30.8	22.0	27.5	27.6	20.6	30.8	30.8
Incr Delay (d2), s/veh	0.6	14.3	15.2	0.7	3.2	3.2	1.4	6.6	6.8	0.3	22.8	22.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	7.4	7.4	2.0	3.1	3.2	1.8	9.4	9.1	0.6	13.2	13.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.6	47.7	48.7	24.2	34.0	33.9	23.3	34.1	34.3	21.0	53.6	53.6
LnGrp LOS	C	D	D	C	C	C	C	C	C	C	D	D
Approach Vol, veh/h		747			432			998			1020	
Approach Delay, s/veh		42.7			31.1			32.9			52.1	
Approach LOS		D			C			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.8	25.5	12.2	35.5	16.6	25.8	14.6	33.0
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 19	9.0	26.5	* 11	* 18	8.6	* 27
Max Q Clear Time (g_c+I1), s	8.3	8.6	3.5	22.3	6.7	16.1	6.1	25.9
Green Ext Time (p_c), s	0.1	1.2	0.0	2.1	0.1	0.8	0.1	0.6

Intersection Summary	
HCM 6th Ctrl Delay	41.1
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	54	1091	40	63	901
Future Vol, veh/h	14	54	1091	40	63	901
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	57	1148	42	66	948

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1775	595	0	0	1190	0
Stage 1	1169	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	74	447	-	-	582	-
Stage 1	258	-	-	-	-	-
Stage 2	507	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	66	447	-	-	582	-
Mov Cap-2 Maneuver	177	-	-	-	-	-
Stage 1	258	-	-	-	-	-
Stage 2	450	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.4	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	340	582	-
HCM Lane V/C Ratio	-	-	0.211	0.114	-
HCM Control Delay (s)	-	-	18.4	12	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.8	0.4	-

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	36	1037	124	77	920
Future Vol, veh/h	29	36	1037	124	77	920
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	31	38	1092	131	81	968

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1804	612	0	0	1223	0
Stage 1	1158	-	-	-	-	-
Stage 2	646	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	71	436	-	-	566	-
Stage 1	261	-	-	-	-	-
Stage 2	484	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	61	436	-	-	566	-
Mov Cap-2 Maneuver	172	-	-	-	-	-
Stage 1	261	-	-	-	-	-
Stage 2	415	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.3	0	1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	172	436	566	-
HCM Lane V/C Ratio	-	-	0.177	0.087	0.143	-
HCM Control Delay (s)	-	-	30.4	14	12.4	-
HCM Lane LOS	-	-	D	B	B	-
HCM 95th %tile Q(veh)	-	-	0.6	0.3	0.5	-

Intersection	
Int Delay, s/veh	1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	47	51	929	141	77	967
Future Vol, veh/h	47	51	929	141	77	967
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	54	978	148	81	1018

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1723	563	0	0	1126	0
Stage 1	1052	-	-	-	-	-
Stage 2	671	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	80	470	-	-	616	-
Stage 1	297	-	-	-	-	-
Stage 2	470	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	70	470	-	-	616	-
Mov Cap-2 Maneuver	188	-	-	-	-	-
Stage 1	297	-	-	-	-	-
Stage 2	408	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.9	0	0.9
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	188	470	616	-
HCM Lane V/C Ratio	-	-	0.263	0.114	0.132	-
HCM Control Delay (s)	-	-	30.9	13.6	11.7	-
HCM Lane LOS	-	-	D	B	B	-
HCM 95th %tile Q(veh)	-	-	1	0.4	0.5	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	59	0	71	0	0	0	68	260	6	0	291	72
Future Vol, veh/h	59	0	71	0	0	0	68	260	6	0	291	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	62	0	75	0	0	0	72	274	6	0	306	76

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	727	730	306		382	0	0	-	-	0
Stage 1	306	306	-		-	-	-	-	-	-
Stage 2	421	424	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	-	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	-	-	-
Pot Cap-1 Maneuver	391	349	734		1176	-	-	0	-	-
Stage 1	747	662	-		-	-	-	0	-	-
Stage 2	662	587	-		-	-	-	0	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	367	0	734		1176	-	-	-	-	-
Mov Cap-2 Maneuver	367	0	-		-	-	-	-	-	-
Stage 1	701	0	-		-	-	-	-	-	-
Stage 2	662	0	-		-	-	-	-	-	-

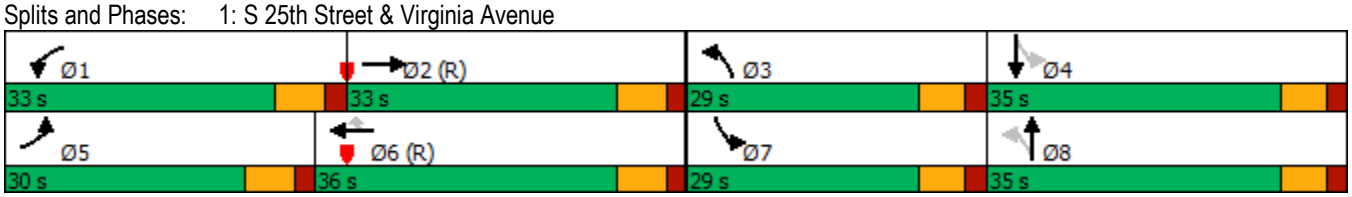
Approach	EB	NB	SB
HCM Control Delay, s	13.4	1.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1176	-	-	367	734	-	-
HCM Lane V/C Ratio	0.061	-	-	0.169	0.102	-	-
HCM Control Delay (s)	8.3	-	-	16.8	10.5	-	-
HCM Lane LOS	A	-	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.6	0.3	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	169	664	268	800	216	171	557	259	785
Future Volume (vph)	169	664	268	800	216	171	557	259	785
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	30.0	33.0	33.0	36.0	36.0	29.0	35.0	29.0	35.0
Total Split (%)	23.1%	25.4%	25.4%	27.7%	27.7%	22.3%	26.9%	22.3%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	18.0	28.4	24.0	34.4	34.4	46.5	31.9	55.1	36.3
Actuated g/C Ratio	0.14	0.22	0.18	0.26	0.26	0.36	0.25	0.42	0.28
v/c Ratio	0.73	0.75	0.86	0.63	0.39	0.71	0.80	0.82	1.03
Control Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
LOS	E	D	F	D	A	D	D	D	F
Approach Delay		54.7		42.5			51.9		75.7
Approach LOS		D		D			D		E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.03	
Intersection Signal Delay: 56.5	Intersection LOS: E
Intersection Capacity Utilization 89.3%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue

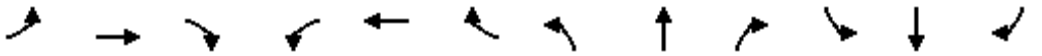


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	178	822	282	842	227	180	688	273	1007
v/c Ratio	0.73	0.75	0.86	0.63	0.39	0.71	0.80	0.82	1.03
Control Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.5	51.3	92.5	36.0	4.2	44.8	53.7	48.6	83.1
Queue Length 50th (ft)	145	237	247	135	0	97	285	150	~466
Queue Length 95th (ft)	217	289	#369	172	30	171	#401	#268	#687
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	315	1103	356	1347	586	361	860	376	973
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.57	0.75	0.79	0.63	0.39	0.50	0.80	0.73	1.03

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	169	664	117	268	800	216	171	557	97	259	785	172
Future Volume (veh/h)	169	664	117	268	800	216	171	557	97	259	785	172
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	178	699	123	282	842	227	180	586	102	273	826	181
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	206	1198	208	309	1692	525	226	639	111	313	727	159
Arrive On Green	0.12	0.27	0.27	0.17	0.33	0.33	0.10	0.21	0.21	0.14	0.25	0.25
Sat Flow, veh/h	1781	4376	762	1781	5106	1585	1781	3027	526	1781	2898	635
Grp Volume(v), veh/h	178	542	280	282	842	227	180	343	345	273	506	501
Grp Sat Flow(s),veh/h/ln	1781	1702	1733	1781	1702	1585	1781	1777	1776	1781	1777	1756
Q Serve(g_s), s	12.8	17.9	18.2	20.2	17.2	14.5	10.1	24.6	24.7	15.3	32.6	32.6
Cycle Q Clear(g_c), s	12.8	17.9	18.2	20.2	17.2	14.5	10.1	24.6	24.7	15.3	32.6	32.6
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.30	1.00		0.36
Lane Grp Cap(c), veh/h	206	932	474	309	1692	525	226	375	375	313	446	441
V/C Ratio(X)	0.86	0.58	0.59	0.91	0.50	0.43	0.80	0.92	0.92	0.87	1.14	1.14
Avail Cap(c_a), veh/h	318	932	474	359	1692	525	362	388	388	378	446	441
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.94	0.94	0.94	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.5	40.8	40.9	52.8	34.8	33.9	37.6	50.1	50.2	35.2	48.7	48.7
Incr Delay (d2), s/veh	14.0	2.6	5.3	23.8	1.0	2.4	6.3	25.5	26.2	17.1	85.1	85.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.5	7.9	8.5	11.1	7.3	6.0	4.8	13.5	13.7	8.1	24.9	24.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	70.5	43.4	46.2	76.6	35.8	36.3	43.9	75.6	76.4	52.3	133.8	134.1
LnGrp LOS	E	D	D	E	D	D	D	E	E	D	F	F
Approach Vol, veh/h		1000			1351			868			1280	
Approach Delay, s/veh		49.0			44.4			69.4			116.5	
Approach LOS		D			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	29.3	42.4	19.0	39.2	21.8	49.9	24.2	34.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	26.2	26.2	* 22	* 28	23.2	29.2	* 22	* 28
Max Q Clear Time (g_c+I1), s	22.2	20.2	12.1	34.6	14.8	19.2	17.3	26.7
Green Ext Time (p_c), s	0.3	2.7	0.3	0.0	0.3	4.7	0.4	0.7

Intersection Summary	
HCM 6th Ctrl Delay	70.8
HCM 6th LOS	E

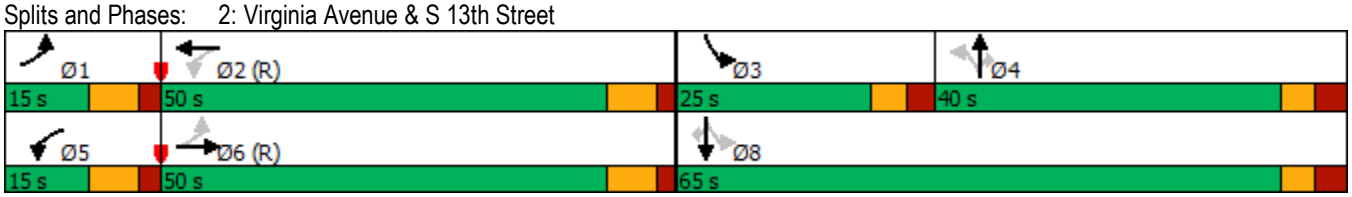
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	70	889	18	890	6	20	6	234	46	110
Future Volume (vph)	70	889	18	890	6	20	6	234	46	110
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	15.0	50.0	15.0	50.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	11.5%	38.5%	11.5%	38.5%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	88.3	84.8	83.3	78.4	7.6	7.6	7.6	26.9	26.5	26.5
Actuated g/C Ratio	0.68	0.65	0.64	0.60	0.06	0.06	0.06	0.21	0.20	0.20
v/c Ratio	0.22	0.29	0.05	0.37	0.07	0.19	0.03	0.84	0.13	0.28
Control Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
LOS	B	C	A	B	E	E	A	E	D	A
Approach Delay		21.2		14.9		50.4			49.6	
Approach LOS		C		B		D			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 63 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay: 23.3	Intersection LOS: C
Intersection Capacity Utilization 61.8%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

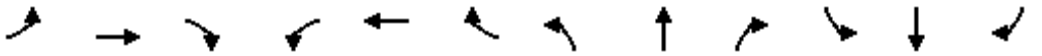


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	74	948	19	1125	6	21	6	246	48	116
v/c Ratio	0.22	0.29	0.05	0.37	0.07	0.19	0.03	0.84	0.13	0.28
Control Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.5	21.4	8.8	15.0	59.0	62.2	0.2	71.0	39.7	8.3
Queue Length 50th (ft)	36	178	5	191	5	17	0	182	31	0
Queue Length 95th (ft)	m56	267	15	243	20	45	0	#273	64	47
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	342	3310	421	3004	398	478	511	301	836	775
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.29	0.05	0.37	0.02	0.04	0.01	0.82	0.06	0.15

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	889	11	18	890	179	6	20	6	234	46	110
Future Volume (veh/h)	70	889	11	18	890	179	6	20	6	234	46	110
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	74	936	12	19	937	188	6	21	6	246	48	116
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	341	3024	39	379	2413	482	121	101	85	368	455	386
Arrive On Green	0.04	0.58	0.58	0.02	0.57	0.57	0.05	0.05	0.05	0.14	0.24	0.24
Sat Flow, veh/h	1781	5196	67	1781	4268	853	1222	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	74	613	335	19	747	378	6	21	6	246	48	116
Grp Sat Flow(s),veh/h/ln	1781	1702	1858	1781	1702	1717	1222	1870	1585	1781	1870	1585
Q Serve(g_s), s	2.2	11.9	11.9	0.6	15.9	16.0	0.6	1.4	0.5	16.4	2.6	7.8
Cycle Q Clear(g_c), s	2.2	11.9	11.9	0.6	15.9	16.0	0.6	1.4	0.5	16.4	2.6	7.8
Prop In Lane	1.00		0.04	1.00		0.50	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	1981	1082	379	1924	971	121	101	85	368	455	386
V/C Ratio(X)	0.22	0.31	0.31	0.05	0.39	0.39	0.05	0.21	0.07	0.67	0.11	0.30
Avail Cap(c_a), veh/h	389	1981	1082	458	1924	971	369	481	407	373	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.56	0.56	0.56	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.9	13.8	13.9	11.7	15.7	15.8	58.5	58.9	58.4	47.0	38.2	40.1
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.6	1.2	0.2	1.0	0.3	4.5	0.1	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	4.6	5.1	0.2	6.3	6.5	0.2	0.7	0.2	7.8	1.2	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.1	14.1	14.3	11.8	16.3	16.9	58.6	59.9	58.8	51.5	38.3	40.6
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		1022			1144			33			410	
Approach Delay, s/veh		14.0			16.4			59.4			46.8	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.5	80.3	24.7	13.6	9.3	82.5		38.3				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	8.2	43.2	* 19	* 33	8.2	43.2		* 58				
Max Q Clear Time (g_c+I1), s	4.2	18.0	18.4	3.4	2.6	13.9		9.8				
Green Ext Time (p_c), s	0.0	8.7	0.0	0.1	0.0	7.2		0.7				

Intersection Summary			
HCM 6th Ctrl Delay		20.8	
HCM 6th LOS		C	

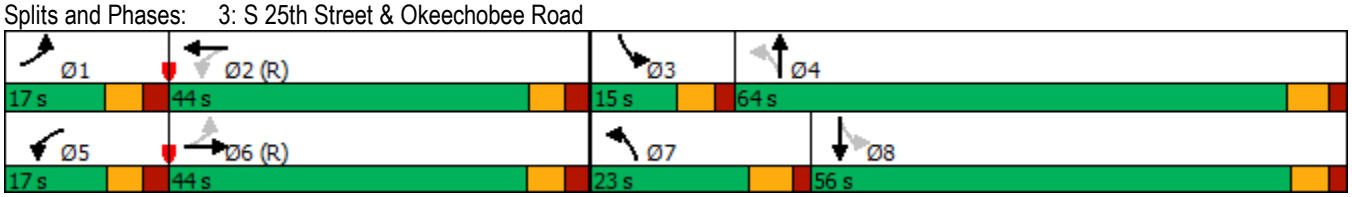
Notes

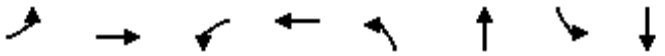
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	185	396	154	444	140	709	46	823
Future Volume (vph)	185	396	154	444	140	709	46	823
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	44.0	17.0	44.0	23.0	64.0	15.0	56.0
Total Split (%)	12.1%	31.4%	12.1%	31.4%	16.4%	45.7%	10.7%	40.0%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	54.1	42.3	53.7	42.1	65.8	54.7	56.5	47.4
Actuated g/C Ratio	0.39	0.30	0.38	0.30	0.47	0.39	0.40	0.34
v/c Ratio	0.56	0.52	0.50	0.45	0.66	0.67	0.20	0.87
Control Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
LOS	D	D	C	D	D	D	C	D
Approach Delay		39.9		39.9		37.8		50.3
Approach LOS		D		D		D		D

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 42.5	Intersection LOS: D
Intersection Capacity Utilization 80.5%	ICU Level of Service D
Analysis Period (min) 15	

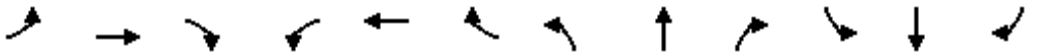
Splits and Phases: 3: S 25th Street & Okeechobee Road





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	195	548	162	482	147	914	48	1029
v/c Ratio	0.56	0.52	0.50	0.45	0.66	0.67	0.20	0.87
Control Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.7	41.4	33.0	42.3	42.2	37.1	20.4	51.7
Queue Length 50th (ft)	115	215	94	195	77	355	22	445
Queue Length 95th (ft)	184	280	154	253	145	412	43	533
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	348	1052	325	1061	260	1426	237	1246
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.56	0.52	0.50	0.45	0.57	0.64	0.20	0.83

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	185	396	124	154	444	14	140	709	160	46	823	155
Future Volume (veh/h)	185	396	124	154	444	14	140	709	160	46	823	155
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	195	417	131	162	467	15	147	746	168	48	866	163
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	408	922	287	379	1214	39	202	984	222	216	964	181
Arrive On Green	0.07	0.35	0.35	0.08	0.35	0.35	0.07	0.34	0.34	0.05	0.32	0.32
Sat Flow, veh/h	1781	2668	830	1781	3514	113	1781	2882	649	1781	2984	562
Grp Volume(v), veh/h	195	276	272	162	236	246	147	460	454	48	516	513
Grp Sat Flow(s),veh/h/ln	1781	1777	1721	1781	1777	1850	1781	1777	1754	1781	1777	1769
Q Serve(g_s), s	10.0	16.9	17.2	8.1	14.0	14.1	7.6	32.2	32.2	2.4	38.7	38.8
Cycle Q Clear(g_c), s	10.0	16.9	17.2	8.1	14.0	14.1	7.6	32.2	32.2	2.4	38.7	38.8
Prop In Lane	1.00		0.48	1.00		0.06	1.00		0.37	1.00		0.32
Lane Grp Cap(c), veh/h	408	614	595	379	614	639	202	607	599	216	574	571
V/C Ratio(X)	0.48	0.45	0.46	0.43	0.38	0.39	0.73	0.76	0.76	0.22	0.90	0.90
Avail Cap(c_a), veh/h	408	614	595	379	614	639	288	730	720	234	633	631
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.4	35.5	35.6	27.0	34.6	34.6	34.9	40.9	41.0	31.3	45.2	45.2
Incr Delay (d2), s/veh	0.9	2.4	2.5	0.8	1.8	1.8	5.4	3.8	3.8	0.5	14.8	14.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.4	7.8	7.7	3.6	6.4	6.7	3.6	14.7	14.5	1.1	19.4	19.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.2	37.9	38.1	27.8	36.4	36.3	40.2	44.7	44.8	31.8	60.0	60.1
LnGrp LOS	C	D	D	C	D	D	D	D	D	C	E	E
Approach Vol, veh/h		743			644			1061			1077	
Approach Delay, s/veh		35.4			34.2			44.1			58.8	
Approach LOS		D			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	55.1	13.6	54.3	17.0	55.1	16.2	51.7
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 38	9.0	57.5	* 11	* 37	16.6	* 50
Max Q Clear Time (g_c+I1), s	12.0	16.1	4.4	34.2	10.1	19.2	9.6	40.8
Green Ext Time (p_c), s	0.0	2.8	0.0	6.4	0.0	3.2	0.2	4.5

Intersection Summary	
HCM 6th Ctrl Delay	45.0
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	16	956	8	11	1175
Future Vol, veh/h	18	16	956	8	11	1175
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	17	1006	8	12	1237

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1653	507	0	0	1014	0
Stage 1	1010	-	-	-	-	-
Stage 2	643	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	89	511	-	-	680	-
Stage 1	313	-	-	-	-	-
Stage 2	485	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	87	511	-	-	680	-
Mov Cap-2 Maneuver	210	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	476	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	291	680	-
HCM Lane V/C Ratio	-	-	0.123	0.017	-
HCM Control Delay (s)	-	-	19.1	10.4	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

Intersection	
Int Delay, s/veh	1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	65	64	946	32	24	1102
Future Vol, veh/h	65	64	946	32	24	1102
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	68	67	996	34	25	1160

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1643	515	0	0	1030	0
Stage 1	1013	-	-	-	-	-
Stage 2	630	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	91	505	-	-	670	-
Stage 1	312	-	-	-	-	-
Stage 2	493	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	88	505	-	-	670	-
Mov Cap-2 Maneuver	210	-	-	-	-	-
Stage 1	312	-	-	-	-	-
Stage 2	475	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.8	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	210	505	670	-
HCM Lane V/C Ratio	-	-	0.326	0.133	0.038	-
HCM Control Delay (s)	-	-	30.2	13.2	10.6	-
HCM Lane LOS	-	-	D	B	B	-
HCM 95th %tile Q(veh)	-	-	1.3	0.5	0.1	-

Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	103	100	940	57	63	1028
Future Vol, veh/h	103	100	940	57	63	1028
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	108	105	989	60	66	1082

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1692	525	0	0	1049	0
Stage 1	1019	-	-	-	-	-
Stage 2	673	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 84	497	-	-	659	-
Stage 1	309	-	-	-	-	-
Stage 2	468	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 76	497	-	-	659	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	309	-	-	-	-	-
Stage 2	421	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	29.3	0	0.6
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	196	497	659	-
HCM Lane V/C Ratio	-	-	0.553	0.212	0.101	-
HCM Control Delay (s)	-	-	44	14.2	11.1	-
HCM Lane LOS	-	-	E	B	B	-
HCM 95th %tile Q(veh)	-	-	2.9	0.8	0.3	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	62	0	79	0	0	0	62	196	4	1	249	56
Future Vol, veh/h	62	0	79	0	0	0	62	196	4	1	249	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	65	0	83	0	0	0	65	206	4	1	262	59

Major/Minor	Minor2					Major1			Major2		
Conflicting Flow All	602	604	262			321	0	0	210	0	0
Stage 1	264	264	-			-	-	-	-	-	-
Stage 2	338	340	-			-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22			4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-			-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-			-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318			2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	463	412	777			1239	-	-	1361	-	-
Stage 1	780	690	-			-	-	-	-	-	-
Stage 2	722	639	-			-	-	-	-	-	-
Platoon blocked, %							-	-		-	-
Mov Cap-1 Maneuver	438	0	777			1239	-	-	1361	-	-
Mov Cap-2 Maneuver	438	0	-			-	-	-	-	-	-
Stage 1	739	0	-			-	-	-	-	-	-
Stage 2	721	0	-			-	-	-	-	-	-

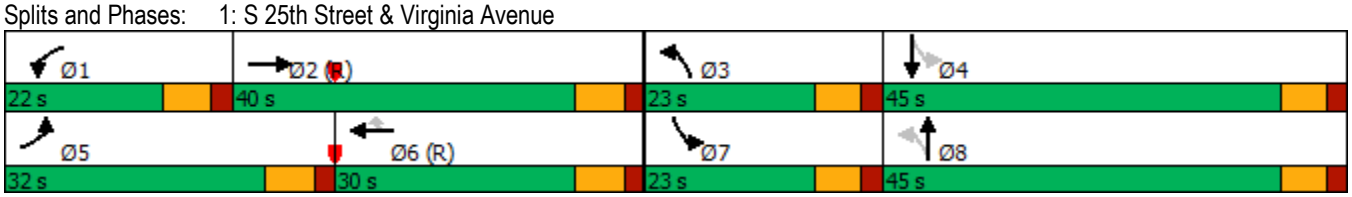
Approach	EB	NB	SB
HCM Control Delay, s	12.2	1.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBL	SBT	SBR
Capacity (veh/h)	1239	-	-	438	777	1361	-	-
HCM Lane V/C Ratio	0.053	-	-	0.149	0.107	0.001	-	-
HCM Control Delay (s)	8.1	-	-	14.7	10.2	7.6	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.5	0.4	0	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	257	682	132	504	241	189	923	211	642
Future Volume (vph)	257	682	132	504	241	189	923	211	642
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	32.0	40.0	22.0	30.0	30.0	23.0	45.0	23.0	45.0
Total Split (%)	24.6%	30.8%	16.9%	23.1%	23.1%	17.7%	34.6%	17.7%	34.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	23.1	34.6	13.8	25.3	25.3	53.6	39.8	56.0	41.0
Actuated g/C Ratio	0.18	0.27	0.11	0.19	0.19	0.41	0.31	0.43	0.32
v/c Ratio	0.86	0.60	0.74	0.54	0.50	0.70	1.06	0.85	0.74
Control Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
LOS	E	D	F	E	C	D	F	E	D
Approach Delay		51.8		56.1			79.4		47.6
Approach LOS		D		E			E		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 82 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.06	
Intersection Signal Delay: 60.1	Intersection LOS: E
Intersection Capacity Utilization 88.4%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue

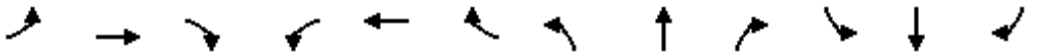


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	271	800	139	531	254	199	1133	222	820
v/c Ratio	0.86	0.60	0.74	0.54	0.50	0.70	1.06	0.85	0.74
Control Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	77.0	43.3	86.8	62.9	25.3	36.2	87.0	60.2	44.2
Queue Length 50th (ft)	220	215	124	132	18	98	~564	131	318
Queue Length 95th (ft)	#353	263	#205	208	161	158	#703	#263	407
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	343	1344	206	988	512	319	1071	281	1101
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.79	0.60	0.67	0.54	0.50	0.62	1.06	0.79	0.74

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	257	682	78	132	504	241	189	923	153	211	642	137
Future Volume (veh/h)	257	682	78	132	504	241	189	923	153	211	642	137
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	271	718	82	139	531	254	199	972	161	222	676	144
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	298	1387	157	164	1141	354	290	901	149	248	903	192
Arrive On Green	0.17	0.30	0.30	0.09	0.22	0.22	0.09	0.30	0.30	0.11	0.31	0.31
Sat Flow, veh/h	1781	4652	527	1781	5106	1585	1781	3051	505	1781	2915	620
Grp Volume(v), veh/h	271	524	276	139	531	254	199	566	567	222	412	408
Grp Sat Flow(s),veh/h/ln	1781	1702	1775	1781	1702	1585	1781	1777	1779	1781	1777	1759
Q Serve(g_s), s	19.4	16.6	16.8	10.0	11.7	19.3	10.0	38.4	38.4	11.9	27.1	27.1
Cycle Q Clear(g_c), s	19.4	16.6	16.8	10.0	11.7	19.3	10.0	38.4	38.4	11.9	27.1	27.1
Prop In Lane	1.00		0.30	1.00		1.00	1.00		0.28	1.00		0.35
Lane Grp Cap(c), veh/h	298	1015	529	164	1141	354	290	525	526	248	550	545
V/C Ratio(X)	0.91	0.52	0.52	0.85	0.47	0.72	0.69	1.08	1.08	0.90	0.75	0.75
Avail Cap(c_a), veh/h	345	1015	529	208	1141	354	347	525	526	280	550	545
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.2	37.8	37.9	58.1	43.8	46.7	30.8	45.8	45.8	36.2	40.3	40.3
Incr Delay (d2), s/veh	25.1	1.9	3.6	20.9	1.3	11.3	4.4	61.9	62.3	26.8	9.0	9.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.8	7.2	7.9	5.5	5.1	8.7	4.6	25.8	25.9	6.6	13.2	13.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	39.7	41.6	79.0	45.1	58.0	35.2	107.7	108.1	63.0	49.3	49.5
LnGrp LOS	E	D	D	E	D	E	D	F	F	E	D	D
Approach Vol, veh/h		1071			924			1332			1042	
Approach Delay, s/veh		50.0			53.7			97.1			52.3	
Approach LOS		D			D			F			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.8	45.6	18.8	46.9	28.5	35.8	20.6	45.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	15.2	33.2	* 16	* 38	25.2	23.2	* 16	* 38
Max Q Clear Time (g_c+I1), s	12.0	18.8	12.0	29.1	21.4	21.3	13.9	40.4
Green Ext Time (p_c), s	0.1	4.6	0.2	3.6	0.3	0.9	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	65.7
HCM 6th LOS	E

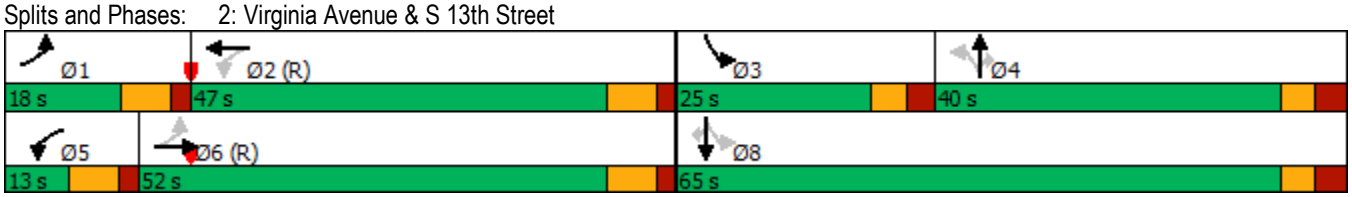
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	106	727	4	706	17	45	8	202	46	107
Future Volume (vph)	106	727	4	706	17	45	8	202	46	107
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	18.0	52.0	13.0	47.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	13.8%	40.0%	10.0%	36.2%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	86.5	84.2	77.0	71.4	9.0	9.0	9.0	30.2	29.8	29.8
Actuated g/C Ratio	0.67	0.65	0.59	0.55	0.07	0.07	0.07	0.23	0.23	0.23
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
LOS	A	A	A	B	E	E	A	D	D	A
Approach Delay		7.7		17.0		57.1			37.8	
Approach LOS		A		B		E			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 30 (23%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 18.1	Intersection LOS: B
Intersection Capacity Utilization 58.6%	ICU Level of Service B
Analysis Period (min) 15	

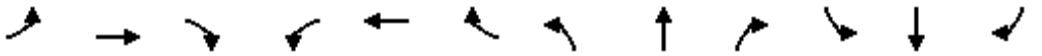
Splits and Phases: 2: Virginia Avenue & S 13th Street



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	112	774	4	952	18	47	8	213	48	113
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.9	7.4	10.0	17.0	61.0	65.2	0.2	54.0	36.8	7.6
Queue Length 50th (ft)	22	60	1	158	15	39	0	151	31	0
Queue Length 95th (ft)	m37	m97	6	210	41	78	0	222	62	46
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	404	3288	439	2724	347	478	511	327	836	773
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.24	0.01	0.35	0.05	0.10	0.02	0.65	0.06	0.15

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	106	727	9	4	706	199	17	45	8	202	46	107
Future Volume (veh/h)	106	727	9	4	706	199	17	45	8	202	46	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	765	9	4	743	209	18	47	8	213	48	113
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	410	3184	37	444	2287	636	121	101	85	319	425	360
Arrive On Green	0.04	0.61	0.61	0.01	0.58	0.58	0.05	0.05	0.05	0.13	0.23	0.23
Sat Flow, veh/h	1781	5202	61	1781	3971	1105	1225	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	112	500	274	4	636	316	18	47	8	213	48	113
Grp Sat Flow(s),veh/h/ln	1781	1702	1859	1781	1702	1672	1225	1870	1585	1781	1870	1585
Q Serve(g_s), s	3.3	8.7	8.7	0.1	12.7	12.9	1.8	3.2	0.6	14.2	2.6	7.7
Cycle Q Clear(g_c), s	3.3	8.7	8.7	0.1	12.7	12.9	1.8	3.2	0.6	14.2	2.6	7.7
Prop In Lane	1.00		0.03	1.00		0.66	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	410	2084	1138	444	1961	963	121	101	85	319	425	360
V/C Ratio(X)	0.27	0.24	0.24	0.01	0.32	0.33	0.15	0.47	0.09	0.67	0.11	0.31
Avail Cap(c_a), veh/h	490	2084	1138	520	1961	963	370	481	407	353	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	10.9	11.5	11.5	11.5	14.4	14.4	59.1	59.7	58.5	48.0	39.8	41.8
Incr Delay (d2), s/veh	0.3	0.2	0.4	0.0	0.4	0.9	0.6	3.3	0.5	4.2	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	3.3	3.7	0.0	5.0	5.1	0.6	1.6	0.3	6.7	1.2	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.2	11.7	11.8	11.5	14.8	15.3	59.6	63.0	59.0	52.1	39.9	42.3
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		886			956			73			374	
Approach Delay, s/veh		11.7			15.0			61.7			47.6	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	12.2	81.7	22.6	13.6	7.5	86.4		36.2				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	11.2	40.2	* 19	* 33	6.2	45.2		* 58				
Max Q Clear Time (g_c+I1), s	5.3	14.9	16.2	5.2	2.1	10.7		9.7				
Green Ext Time (p_c), s	0.1	7.1	0.2	0.3	0.0	5.8		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	20.5
HCM 6th LOS	C

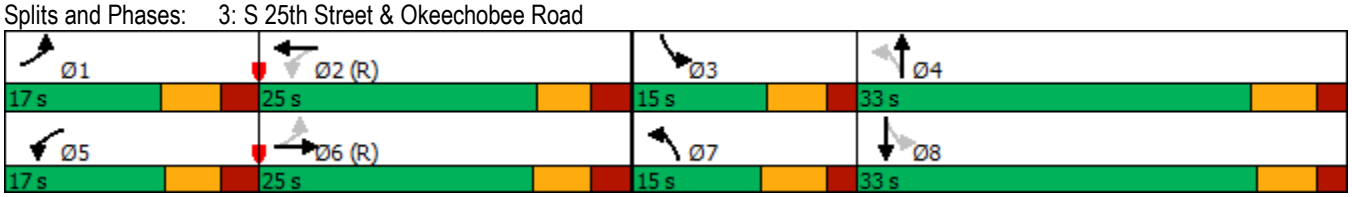
Notes

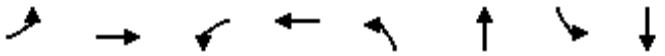
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	170	463	131	292	130	700	51	921
Future Volume (vph)	170	463	131	292	130	700	51	921
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	25.0	17.0	25.0	15.0	33.0	15.0	33.0
Total Split (%)	18.9%	27.8%	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	28.8	18.3	29.4	18.6	37.8	32.5	36.0	26.9
Actuated g/C Ratio	0.32	0.20	0.33	0.21	0.42	0.36	0.40	0.30
v/c Ratio	0.45	0.86	0.45	0.45	0.56	0.76	0.20	1.08
Control Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
LOS	C	D	C	C	C	C	B	F
Approach Delay		40.7		30.0		30.4		78.6
Approach LOS		D		C		C		E

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.08	
Intersection Signal Delay: 48.8	Intersection LOS: D
Intersection Capacity Utilization 84.5%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road



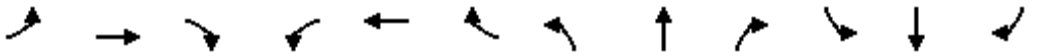


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	179	619	138	325	137	962	54	1129
v/c Ratio	0.45	0.86	0.45	0.45	0.56	0.76	0.20	1.08
Control Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	45.9	23.2	32.9	26.1	31.1	15.3	81.6
Queue Length 50th (ft)	67	170	50	83	44	267	16	~376
Queue Length 95th (ft)	115	#261	90	125	92	#392	37	#506
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	397	723	306	730	243	1261	273	1050
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.45	0.86	0.45	0.45	0.56	0.76	0.20	1.08

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	170	463	125	131	292	17	130	700	214	51	921	152
Future Volume (veh/h)	170	463	125	131	292	17	130	700	214	51	921	152
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	179	487	132	138	307	18	137	737	225	54	969	160
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	542	885	238	421	1083	63	245	863	263	250	912	151
Arrive On Green	0.11	0.32	0.32	0.12	0.32	0.32	0.09	0.32	0.32	0.07	0.30	0.30
Sat Flow, veh/h	1781	2767	746	1781	3412	199	1781	2681	819	1781	3053	504
Grp Volume(v), veh/h	179	312	307	138	159	166	137	488	474	54	564	565
Grp Sat Flow(s),veh/h/ln	1781	1777	1736	1781	1777	1835	1781	1777	1723	1781	1777	1780
Q Serve(g_s), s	5.7	13.0	13.2	4.3	6.0	6.1	4.6	23.1	23.1	1.8	26.9	26.9
Cycle Q Clear(g_c), s	5.7	13.0	13.2	4.3	6.0	6.1	4.6	23.1	23.1	1.8	26.9	26.9
Prop In Lane	1.00		0.43	1.00		0.11	1.00		0.48	1.00		0.28
Lane Grp Cap(c), veh/h	542	568	555	421	564	582	245	572	554	250	531	532
V/C Ratio(X)	0.33	0.55	0.55	0.33	0.28	0.28	0.56	0.85	0.85	0.22	1.06	1.06
Avail Cap(c_a), veh/h	545	568	555	427	564	582	250	572	554	296	531	532
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.4	25.3	25.3	16.9	23.0	23.1	22.1	28.6	28.6	21.0	31.5	31.6
Incr Delay (d2), s/veh	0.4	3.8	3.9	0.5	1.3	1.2	2.7	12.0	12.4	0.4	56.4	56.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	5.9	5.9	1.7	2.7	2.8	2.0	11.4	11.1	0.7	19.4	19.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.8	29.0	29.3	17.4	24.3	24.3	24.8	40.6	40.9	21.4	87.9	88.3
LnGrp LOS	B	C	C	B	C	C	C	D	D	C	F	F
Approach Vol, veh/h		798			463			1099			1183	
Approach Delay, s/veh		26.4			22.2			38.8			85.1	
Approach LOS		C			C			D			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.9	35.6	12.7	35.5	16.7	35.8	14.7	33.4
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 19	9.0	26.5	* 11	* 18	8.6	* 27
Max Q Clear Time (g_c+I1), s	7.7	8.1	3.8	25.1	6.3	15.2	6.6	28.9
Green Ext Time (p_c), s	0.1	1.3	0.0	0.8	0.1	1.2	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	49.3
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	57	1197	44	69	984
Future Vol, veh/h	15	57	1197	44	69	984
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	60	1260	46	73	1036

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1947	653	0	0	1306	0
Stage 1	1283	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	57	410	-	-	526	-
Stage 1	224	-	-	-	-	-
Stage 2	474	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	49	410	-	-	526	-
Mov Cap-2 Maneuver	152	-	-	-	-	-
Stage 1	224	-	-	-	-	-
Stage 2	408	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.8	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	303	526	-
HCM Lane V/C Ratio	-	-	0.25	0.138	-
HCM Control Delay (s)	-	-	20.8	12.9	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	1	0.5	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	30	38	1138	136	85	1010
Future Vol, veh/h	30	38	1138	136	85	1010
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	40	1198	143	89	1063

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1980	671	0	0	1341	0
Stage 1	1270	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	54	399	-	-	510	-
Stage 1	228	-	-	-	-	-
Stage 2	448	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	45	399	-	-	510	-
Mov Cap-2 Maneuver	148	-	-	-	-	-
Stage 1	228	-	-	-	-	-
Stage 2	370	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	24.2	0	1.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	148	399	510	-
HCM Lane V/C Ratio	-	-	0.213	0.1	0.175	-
HCM Control Delay (s)	-	-	35.8	15	13.6	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	0.8	0.3	0.6	-

Intersection	
Int Delay, s/veh	2.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	75	80	1020	156	89	1061
Future Vol, veh/h	75	80	1020	156	89	1061
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	79	84	1074	164	94	1117

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1903	619	0	0	1238	0
Stage 1	1156	-	-	-	-	-
Stage 2	747	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 61	432	-	-	558	-
Stage 1	262	-	-	-	-	-
Stage 2	429	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 51	432	-	-	558	-
Mov Cap-2 Maneuver	161	-	-	-	-	-
Stage 1	262	-	-	-	-	-
Stage 2	357	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	30.7	0	1
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	161	432	558	-
HCM Lane V/C Ratio	-	-	0.49	0.195	0.168	-
HCM Control Delay (s)	-	-	47.2	15.3	12.7	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	2.3	0.7	0.6	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	83	0	107	0	0	0	80	273	6	0	306	82
Future Vol, veh/h	83	0	107	0	0	0	80	273	6	0	306	82
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	87	0	113	0	0	0	84	287	6	0	322	86

Major/Minor	Minor2					Major1			Major2		
Conflicting Flow All	780	783	322			408	0	0	-	-	0
Stage 1	322	322	-			-	-	-	-	-	-
Stage 2	458	461	-			-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22			4.12	-	-	-	-	-
Critical Hdwy Stg 1	5.42	5.52	-			-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-			-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318			2.218	-	-	-	-	-
Pot Cap-1 Maneuver	364	325	719			1151	-	-	0	-	-
Stage 1	735	651	-			-	-	-	0	-	-
Stage 2	637	565	-			-	-	-	0	-	-
Platoon blocked, %							-	-		-	-
Mov Cap-1 Maneuver	337	0	719			1151	-	-	-	-	-
Mov Cap-2 Maneuver	337	0	-			-	-	-	-	-	-
Stage 1	681	0	-			-	-	-	-	-	-
Stage 2	637	0	-			-	-	-	-	-	-

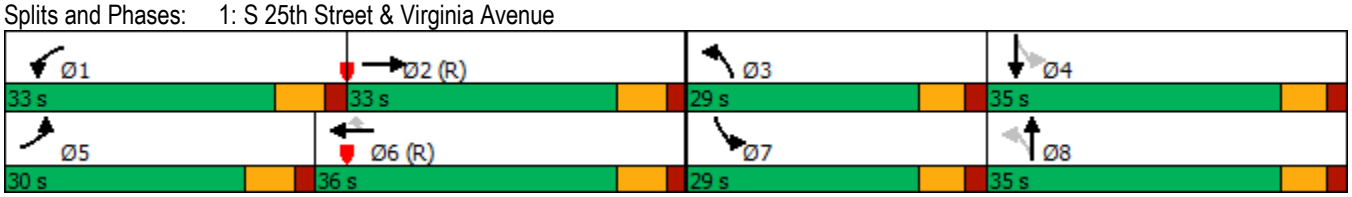
Approach	EB	NB	SB
HCM Control Delay, s	14.6	1.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1151	-	-	337	719	-	-
HCM Lane V/C Ratio	0.073	-	-	0.259	0.157	-	-
HCM Control Delay (s)	8.4	-	-	19.4	10.9	-	-
HCM Lane LOS	A	-	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0.6	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	183	705	287	841	230	184	609	290	869
Future Volume (vph)	183	705	287	841	230	184	609	290	869
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	30.0	33.0	33.0	36.0	36.0	29.0	35.0	29.0	35.0
Total Split (%)	23.1%	25.4%	25.4%	27.7%	27.7%	22.3%	26.9%	22.3%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	18.8	27.6	24.8	33.6	33.6	45.9	30.4	55.5	35.3
Actuated g/C Ratio	0.14	0.21	0.19	0.26	0.26	0.35	0.23	0.43	0.27
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
LOS	E	D	F	D	A	D	E	E	F
Approach Delay		57.6		44.6			60.8		120.9
Approach LOS		E		D			E		F

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.19	
Intersection Signal Delay: 73.0	Intersection LOS: E
Intersection Capacity Utilization 95.2%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue

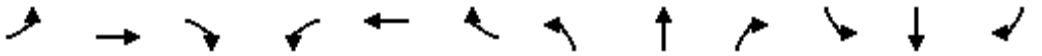


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	193	871	302	885	242	194	752	305	1126
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.2	5.1	45.6	64.8	67.2	135.5
Queue Length 50th (ft)	157	254	265	143	1	109	328	198	~592
Queue Length 95th (ft)	235	308	#410	203	40	182	#463	#369	#814
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	315	1075	356	1315	587	362	820	358	949
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.81	0.85	0.67	0.41	0.54	0.92	0.85	1.19

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Future Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	742	129	302	885	242	194	641	111	305	915	211
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	221	1052	181	328	1532	475	236	662	114	331	770	177
Arrive On Green	0.12	0.24	0.24	0.18	0.30	0.30	0.10	0.22	0.22	0.15	0.27	0.27
Sat Flow, veh/h	1781	4383	755	1781	5106	1585	1781	3029	524	1781	2868	661
Grp Volume(v), veh/h	193	575	296	302	885	242	194	376	376	305	567	559
Grp Sat Flow(s),veh/h/ln	1781	1702	1734	1781	1702	1585	1781	1777	1776	1781	1777	1751
Q Serve(g_s), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Cycle Q Clear(g_c), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.29	1.00		0.38
Lane Grp Cap(c), veh/h	221	817	416	328	1532	475	236	388	388	331	477	471
V/C Ratio(X)	0.87	0.70	0.71	0.92	0.58	0.51	0.82	0.97	0.97	0.92	1.19	1.19
Avail Cap(c_a), veh/h	318	817	416	359	1532	475	362	388	388	368	477	471
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.9	45.2	45.3	52.1	38.5	37.6	36.9	50.3	50.4	36.4	47.5	47.5
Incr Delay (d2), s/veh	16.7	5.0	9.9	26.0	1.5	3.6	8.7	37.1	37.7	26.6	103.5	104.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.2	9.1	9.9	12.0	8.2	6.9	5.3	16.1	16.2	10.0	29.1	28.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	72.7	50.2	55.2	78.2	40.0	41.2	45.6	87.4	88.1	63.0	151.1	152.1
LnGrp LOS	E	D	E	E	D	D	D	F	F	E	F	F
Approach Vol, veh/h		1064			1429			946			1431	
Approach Delay, s/veh		55.7			48.3			79.1			132.7	
Approach LOS		E			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.7	38.0	19.8	41.5	22.9	45.8	26.3	35.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	26.2	26.2	* 22	* 28	23.2	29.2	* 22	* 28
Max Q Clear Time (g_c+I1), s	23.7	22.4	12.8	36.9	15.8	21.1	19.4	29.3
Green Ext Time (p_c), s	0.2	2.0	0.4	0.0	0.3	4.2	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	80.7
HCM 6th LOS	F

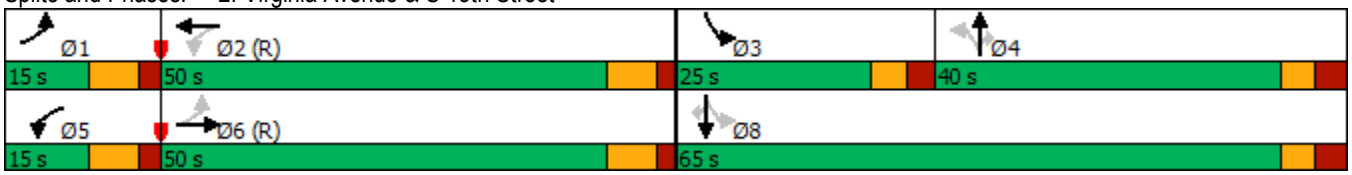
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	74	934	19	935	6	21	6	246	48	116
Future Volume (vph)	74	934	19	935	6	21	6	246	48	116
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	15.0	50.0	15.0	50.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	11.5%	38.5%	11.5%	38.5%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	87.1	82.0	83.1	78.1	7.6	7.6	7.6	27.1	26.7	26.7
Actuated g/C Ratio	0.67	0.63	0.64	0.60	0.06	0.06	0.06	0.21	0.21	0.21
v/c Ratio	0.25	0.31	0.05	0.39	0.07	0.20	0.03	0.88	0.13	0.29
Control Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
LOS	B	C	A	B	E	E	A	E	D	A
Approach Delay		24.0		15.3		50.8			52.5	
Approach LOS		C		B		D			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 63 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.88	
Intersection Signal Delay: 25.0	Intersection LOS: C
Intersection Capacity Utilization 63.6%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

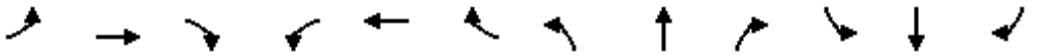


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	78	996	20	1182	6	22	6	259	51	122
v/c Ratio	0.25	0.31	0.05	0.39	0.07	0.20	0.03	0.88	0.13	0.29
Control Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.3	8.8	15.4	58.8	62.4	0.2	75.9	39.8	8.2
Queue Length 50th (ft)	40	221	6	205	5	18	0	193	34	0
Queue Length 95th (ft)	m54	m282	16	260	19	47	0	#299	67	48
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	326	3202	396	2993	398	478	511	301	836	778
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.31	0.05	0.39	0.02	0.05	0.01	0.86	0.06	0.16

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	74	934	12	19	935	188	6	21	6	246	48	116
Future Volume (veh/h)	74	934	12	19	935	188	6	21	6	246	48	116
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	78	983	13	20	984	198	6	22	6	259	51	122
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	324	3005	40	362	2398	481	121	101	85	372	460	390
Arrive On Green	0.04	0.58	0.58	0.02	0.56	0.56	0.05	0.05	0.05	0.14	0.25	0.25
Sat Flow, veh/h	1781	5193	69	1781	4264	856	1212	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	78	644	352	20	785	397	6	22	6	259	51	122
Grp Sat Flow(s),veh/h/ln	1781	1702	1858	1781	1702	1716	1212	1870	1585	1781	1870	1585
Q Serve(g_s), s	2.4	12.8	12.8	0.6	17.1	17.1	0.6	1.5	0.5	17.4	2.7	8.2
Cycle Q Clear(g_c), s	2.4	12.8	12.8	0.6	17.1	17.1	0.6	1.5	0.5	17.4	2.7	8.2
Prop In Lane	1.00		0.04	1.00		0.50	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	324	1970	1075	362	1914	965	121	101	85	372	460	390
V/C Ratio(X)	0.24	0.33	0.33	0.06	0.41	0.41	0.05	0.22	0.07	0.70	0.11	0.31
Avail Cap(c_a), veh/h	372	1970	1075	439	1914	965	367	481	407	372	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.44	0.44	0.44	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.3	14.2	14.2	11.9	16.2	16.2	58.5	58.9	58.4	47.1	38.0	40.0
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.7	1.3	0.2	1.1	0.3	5.6	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	4.9	5.5	0.3	6.8	7.0	0.2	0.7	0.2	8.3	1.3	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.5	14.4	14.6	12.0	16.8	17.5	58.7	60.0	58.8	52.7	38.1	40.5
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		1074			1202			34			432	
Approach Delay, s/veh		14.3			17.0			59.5			47.5	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.5	79.9	25.0	13.6	9.4	82.0		38.6				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	8.2	43.2	* 19	* 33	8.2	43.2		* 58				
Max Q Clear Time (g_c+I1), s	4.4	19.1	19.4	3.5	2.6	14.8		10.2				
Green Ext Time (p_c), s	0.0	9.1	0.0	0.1	0.0	7.6		0.7				

Intersection Summary			
HCM 6th Ctrl Delay		21.3	
HCM 6th LOS		C	

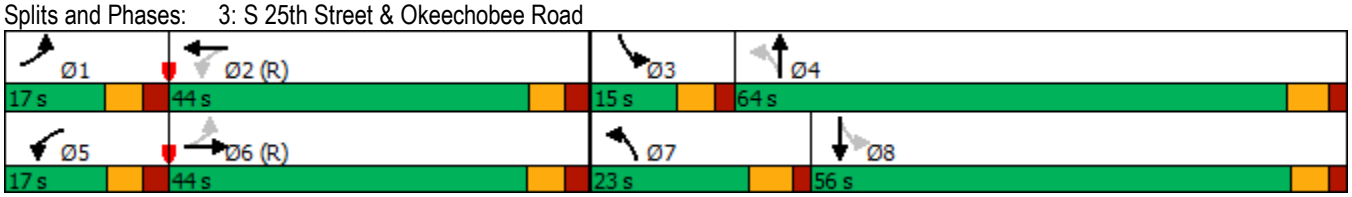
Notes

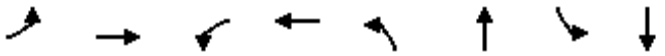
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	197	423	175	474	154	778	53	955
Future Volume (vph)	197	423	175	474	154	778	53	955
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	44.0	17.0	44.0	23.0	64.0	15.0	56.0
Total Split (%)	12.1%	31.4%	12.1%	31.4%	16.4%	45.7%	10.7%	40.0%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	49.1	38.5	49.5	38.7	70.6	59.3	60.4	51.3
Actuated g/C Ratio	0.35	0.28	0.35	0.28	0.50	0.42	0.43	0.37
v/c Ratio	0.70	0.61	0.67	0.53	0.71	0.68	0.24	0.94
Control Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
LOS	D	D	D	D	D	D	B	E
Approach Delay		45.4		44.9		37.0		54.5
Approach LOS		D		D		D		D

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 45.7	Intersection LOS: D
Intersection Capacity Utilization 87.5%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

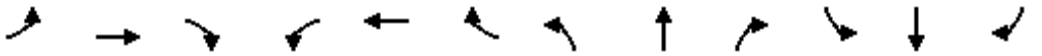




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	207	584	184	515	162	1004	56	1194
v/c Ratio	0.70	0.61	0.67	0.53	0.71	0.68	0.24	0.94
Control Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.7	45.4	43.5	45.4	48.1	35.3	20.0	56.1
Queue Length 50th (ft)	130	235	113	211	92	386	25	536
Queue Length 95th (ft)	#201	301	173	271	170	466	48	#704
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	294	960	273	976	259	1470	235	1276
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.70	0.61	0.67	0.53	0.63	0.68	0.24	0.94

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	197	423	132	175	474	15	154	778	176	53	955	180
Future Volume (veh/h)	197	423	132	175	474	15	154	778	176	53	955	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	207	445	139	184	499	16	162	819	185	56	1005	189
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	360	835	259	332	1099	35	193	1070	242	221	1053	198
Arrive On Green	0.07	0.31	0.31	0.08	0.31	0.31	0.07	0.37	0.37	0.06	0.35	0.35
Sat Flow, veh/h	1781	2671	827	1781	3514	113	1781	2880	650	1781	2986	561
Grp Volume(v), veh/h	207	295	289	184	252	263	162	505	499	56	597	597
Grp Sat Flow(s),veh/h/ln	1781	1777	1721	1781	1777	1850	1781	1777	1753	1781	1777	1769
Q Serve(g_s), s	10.4	19.1	19.4	9.9	15.9	15.9	8.0	35.0	35.0	2.7	45.9	46.1
Cycle Q Clear(g_c), s	10.4	19.1	19.4	9.9	15.9	15.9	8.0	35.0	35.0	2.7	45.9	46.1
Prop In Lane	1.00		0.48	1.00		0.06	1.00		0.37	1.00		0.32
Lane Grp Cap(c), veh/h	360	556	538	332	556	579	193	660	652	221	627	624
V/C Ratio(X)	0.58	0.53	0.54	0.55	0.45	0.45	0.84	0.77	0.77	0.25	0.95	0.96
Avail Cap(c_a), veh/h	360	556	538	332	556	579	274	730	720	234	633	631
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.0	39.6	39.7	30.9	38.5	38.5	34.0	38.6	38.6	29.3	44.2	44.3
Incr Delay (d2), s/veh	2.2	3.6	3.8	2.0	2.7	2.6	14.8	4.4	4.5	0.6	24.6	25.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	9.0	8.9	4.5	7.4	7.7	4.2	16.0	15.8	1.2	24.3	24.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.2	43.2	43.5	32.9	41.2	41.1	48.7	43.0	43.1	29.9	68.8	69.5
LnGrp LOS	C	D	D	C	D	D	D	D	D	C	E	E
Approach Vol, veh/h		791			699			1166			1250	
Approach Delay, s/veh		41.0			39.0			43.9			67.4	
Approach LOS		D			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	50.5	14.0	58.5	17.0	50.5	16.6	55.9
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 38	9.0	57.5	* 11	* 37	16.6	* 50
Max Q Clear Time (g_c+I1), s	12.4	17.9	4.7	37.0	11.9	21.4	10.0	48.1
Green Ext Time (p_c), s	0.0	3.0	0.0	6.9	0.0	3.3	0.2	1.3

Intersection Summary	
HCM 6th Ctrl Delay	49.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	17	1049	9	12	1317
Future Vol, veh/h	19	17	1049	9	12	1317
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	18	1104	9	13	1386

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1828	557	0	0	1113	0
Stage 1	1109	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	68	474	-	-	623	-
Stage 1	277	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	67	474	-	-	623	-
Mov Cap-2 Maneuver	183	-	-	-	-	-
Stage 1	277	-	-	-	-	-
Stage 2	435	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.3	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	258	623	-
HCM Lane V/C Ratio	-	-	0.147	0.02	-
HCM Control Delay (s)	-	-	21.3	10.9	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

Intersection	
Int Delay, s/veh	1.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	68	67	1038	35	26	1240
Future Vol, veh/h	68	67	1038	35	26	1240
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	72	71	1093	37	27	1305

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1819	565	0	0	1130	0
Stage 1	1112	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 69	468	-	-	614	-
Stage 1	276	-	-	-	-	-
Stage 2	450	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 66	468	-	-	614	-
Mov Cap-2 Maneuver	182	-	-	-	-	-
Stage 1	276	-	-	-	-	-
Stage 2	430	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	25.7	0	0.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	182	468	614	-
HCM Lane V/C Ratio	-	-	0.393	0.151	0.045	-
HCM Control Delay (s)	-	-	37.1	14.1	11.1	-
HCM Lane LOS	-	-	E	B	B	-
HCM 95th %tile Q(veh)	-	-	1.7	0.5	0.1	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	7.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	149	146	1032	75	81	1128
Future Vol, veh/h	149	146	1032	75	81	1128
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	157	154	1086	79	85	1187

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1890	583	0	0	1165	0
Stage 1	1126	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 62	456	-	-	595	-
Stage 1	272	-	-	-	-	-
Stage 2	420	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 53	456	-	-	595	-
Mov Cap-2 Maneuver	165	-	-	-	-	-
Stage 1	272	-	-	-	-	-
Stage 2	360	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	65.4	0	0.8
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	165	456	595	-
HCM Lane V/C Ratio	-	-	0.951	0.337	0.143	-
HCM Control Delay (s)	-	-	112.9	16.9	12.1	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	7.2	1.5	0.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	98	0	133	0	0	0	82	206	4	1	262	71
Future Vol, veh/h	98	0	133	0	0	0	82	206	4	1	262	71
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	103	0	140	0	0	0	86	217	4	1	276	75

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	669	671	276		351	0	0	221	0	0
Stage 1	278	278	-		-	-	-	-	-	-
Stage 2	391	393	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	423	378	763		1208	-	-	1348	-	-
Stage 1	769	680	-		-	-	-	-	-	-
Stage 2	683	606	-		-	-	-	-	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	393	0	763		1208	-	-	1348	-	-
Mov Cap-2 Maneuver	393	0	-		-	-	-	-	-	-
Stage 1	714	0	-		-	-	-	-	-	-
Stage 2	682	0	-		-	-	-	-	-	-

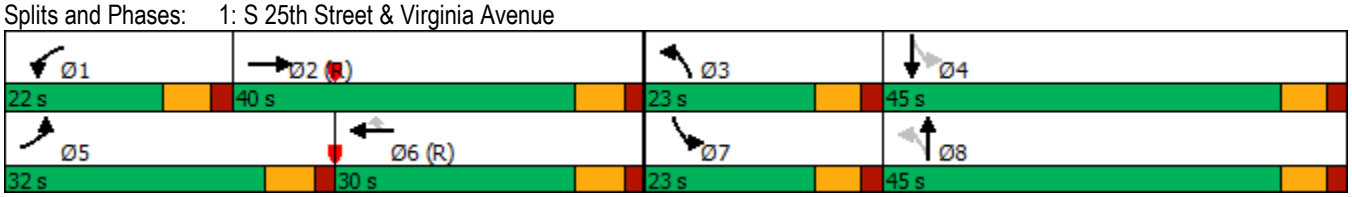
Approach	EB	NB	SB
HCM Control Delay, s	13.6	2.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBL	SBT	SBR
Capacity (veh/h)	1208	-	-	393	763	1348	-	-
HCM Lane V/C Ratio	0.071	-	-	0.262	0.183	0.001	-	-
HCM Control Delay (s)	8.2	-	-	17.4	10.8	7.7	-	-
HCM Lane LOS	A	-	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0.7	0	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	266	682	132	504	246	189	925	213	643
Future Volume (vph)	266	682	132	504	246	189	925	213	643
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	32.0	40.0	22.0	30.0	30.0	23.0	45.0	23.0	45.0
Total Split (%)	24.6%	30.8%	16.9%	23.1%	23.1%	17.7%	34.6%	17.7%	34.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	23.4	34.6	13.8	25.0	25.0	53.5	39.7	56.1	41.0
Actuated g/C Ratio	0.18	0.27	0.11	0.19	0.19	0.41	0.31	0.43	0.32
v/c Ratio	0.88	0.60	0.74	0.54	0.50	0.71	1.06	0.85	0.75
Control Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
LOS	E	D	F	E	C	D	F	E	D
Approach Delay		52.5		56.4			80.5		48.0
Approach LOS		D		E			F		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 82 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.06	
Intersection Signal Delay: 60.8	Intersection LOS: E
Intersection Capacity Utilization 89.1%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue

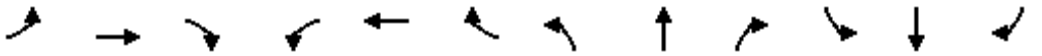


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	280	800	139	531	259	199	1135	224	825
v/c Ratio	0.88	0.60	0.74	0.54	0.50	0.71	1.06	0.85	0.75
Control Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	79.0	43.3	86.8	63.5	25.5	36.6	88.2	60.8	44.5
Queue Length 50th (ft)	228	215	124	133	22	98	~565	132	321
Queue Length 95th (ft)	#370	263	#204	208	165	159	#705	#268	411
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	343	1344	206	976	513	317	1069	281	1100
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.60	0.67	0.54	0.50	0.63	1.06	0.80	0.75

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	266	682	78	132	504	246	189	925	153	213	643	141
Future Volume (veh/h)	266	682	78	132	504	246	189	925	153	213	643	141
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	280	718	82	139	531	259	199	974	161	224	677	148
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	306	1382	157	164	1111	345	289	902	149	250	901	197
Arrive On Green	0.17	0.30	0.30	0.09	0.22	0.22	0.09	0.30	0.30	0.11	0.31	0.31
Sat Flow, veh/h	1781	4652	527	1781	5106	1585	1781	3052	504	1781	2900	633
Grp Volume(v), veh/h	280	524	276	139	531	259	199	567	568	224	415	410
Grp Sat Flow(s),veh/h/ln	1781	1702	1775	1781	1702	1585	1781	1777	1780	1781	1777	1756
Q Serve(g_s), s	20.1	16.6	16.8	10.0	11.8	19.9	10.0	38.4	38.4	12.0	27.3	27.3
Cycle Q Clear(g_c), s	20.1	16.6	16.8	10.0	11.8	19.9	10.0	38.4	38.4	12.0	27.3	27.3
Prop In Lane	1.00		0.30	1.00		1.00	1.00		0.28	1.00		0.36
Lane Grp Cap(c), veh/h	306	1011	527	164	1111	345	289	525	526	250	552	546
V/C Ratio(X)	0.91	0.52	0.52	0.85	0.48	0.75	0.69	1.08	1.08	0.90	0.75	0.75
Avail Cap(c_a), veh/h	345	1011	527	208	1111	345	347	525	526	280	552	546
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.9	38.0	38.0	58.1	44.4	47.6	30.8	45.8	45.8	36.3	40.3	40.3
Incr Delay (d2), s/veh	26.3	1.9	3.7	20.9	1.4	13.4	4.4	62.5	63.0	27.2	9.1	9.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.2	7.2	7.9	5.5	5.2	9.1	4.6	25.9	26.0	7.1	13.3	13.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.2	39.9	41.7	79.0	45.8	60.9	35.2	108.3	108.8	63.5	49.4	49.5
LnGrp LOS	E	D	D	E	D	E	D	F	F	E	D	D
Approach Vol, veh/h		1080			929			1334			1049	
Approach Delay, s/veh		50.5			55.0			97.6			52.5	
Approach LOS		D			D			F			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.8	45.4	18.8	47.0	29.1	35.1	20.8	45.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	15.2	33.2	* 16	* 38	25.2	23.2	* 16	* 38
Max Q Clear Time (g_c+I1), s	12.0	18.8	12.0	29.3	22.1	21.9	14.0	40.4
Green Ext Time (p_c), s	0.1	4.6	0.2	3.5	0.3	0.6	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	66.2
HCM 6th LOS	E

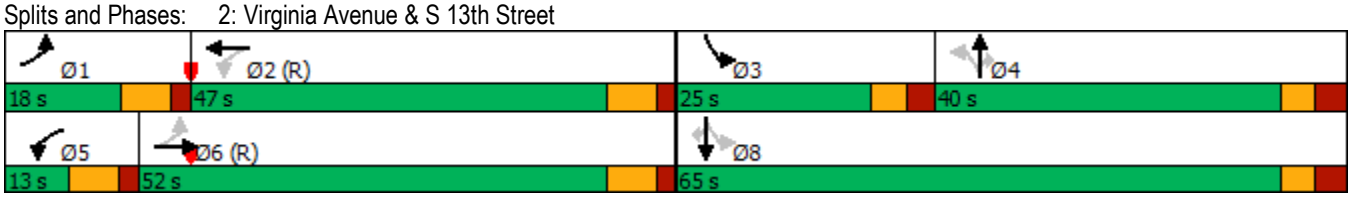
Notes

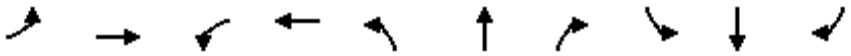
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	106	731	4	715	17	45	8	204	46	107
Future Volume (vph)	106	731	4	715	17	45	8	204	46	107
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	18.0	52.0	13.0	47.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	13.8%	40.0%	10.0%	36.2%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	86.5	84.2	77.0	71.3	9.0	9.0	9.0	30.2	29.8	29.8
Actuated g/C Ratio	0.67	0.65	0.59	0.55	0.07	0.07	0.07	0.23	0.23	0.23
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
LOS	B	A	A	B	E	E	A	D	D	A
Approach Delay		7.8		17.1		57.1			38.0	
Approach LOS		A		B		E			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 30 (23%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 18.2	Intersection LOS: B
Intersection Capacity Utilization 59.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Virginia Avenue & S 13th Street

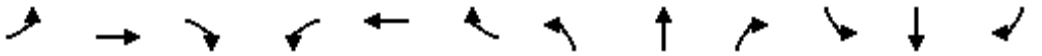




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	112	778	4	966	18	47	8	215	48	113
v/c Ratio	0.30	0.24	0.01	0.35	0.19	0.37	0.03	0.69	0.11	0.25
Control Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.2	7.4	10.0	17.1	61.0	65.2	0.2	54.3	36.7	7.6
Queue Length 50th (ft)	23	61	1	161	15	39	0	153	31	0
Queue Length 95th (ft)	m37	m98	6	215	41	78	0	225	62	46
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	400	3287	437	2723	347	478	511	327	836	773
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.24	0.01	0.35	0.05	0.10	0.02	0.66	0.06	0.15

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	106	731	9	4	715	202	17	45	8	204	46	107
Future Volume (veh/h)	106	731	9	4	715	202	17	45	8	204	46	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	769	9	4	753	213	18	47	8	215	48	113
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	405	3179	37	442	2280	638	121	101	85	321	427	362
Arrive On Green	0.04	0.61	0.61	0.01	0.58	0.58	0.05	0.05	0.05	0.13	0.23	0.23
Sat Flow, veh/h	1781	5203	61	1781	3965	1110	1225	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	112	503	275	4	645	321	18	47	8	215	48	113
Grp Sat Flow(s),veh/h/ln	1781	1702	1859	1781	1702	1671	1225	1870	1585	1781	1870	1585
Q Serve(g_s), s	3.3	8.8	8.8	0.1	12.9	13.1	1.8	3.2	0.6	14.3	2.6	7.7
Cycle Q Clear(g_c), s	3.3	8.8	8.8	0.1	12.9	13.1	1.8	3.2	0.6	14.3	2.6	7.7
Prop In Lane	1.00		0.03	1.00		0.66	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	405	2080	1136	442	1957	961	121	101	85	321	427	362
V/C Ratio(X)	0.28	0.24	0.24	0.01	0.33	0.33	0.15	0.47	0.09	0.67	0.11	0.31
Avail Cap(c_a), veh/h	485	2080	1136	517	1957	961	370	481	407	353	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.0	11.5	11.5	11.5	14.5	14.5	59.1	59.7	58.5	47.9	39.7	41.7
Incr Delay (d2), s/veh	0.3	0.2	0.4	0.0	0.5	0.9	0.6	3.3	0.5	4.3	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	3.3	3.7	0.0	5.1	5.2	0.6	1.6	0.3	6.8	1.2	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.3	11.7	11.9	11.6	14.9	15.5	59.6	63.0	59.0	52.2	39.8	42.2
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		890			970			73			376	
Approach Delay, s/veh		11.7			15.1			61.7			47.6	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	12.2	81.6	22.7	13.6	7.5	86.2		36.3				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	11.2	40.2	* 19	* 33	6.2	45.2		* 58				
Max Q Clear Time (g_c+I1), s	5.3	15.1	16.3	5.2	2.1	10.8		9.7				
Green Ext Time (p_c), s	0.1	7.2	0.1	0.3	0.0	5.8		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	20.6
HCM 6th LOS	C

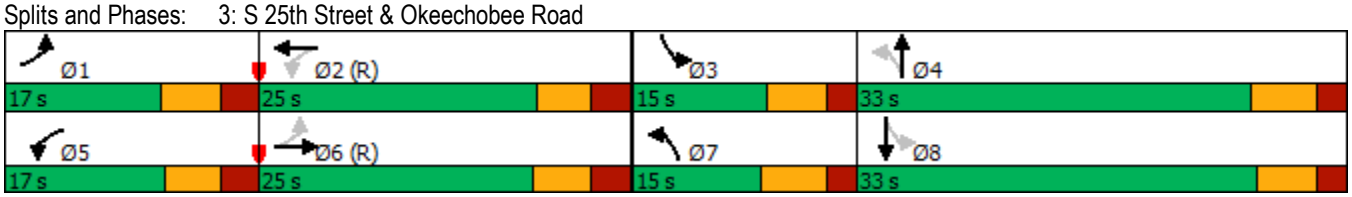
Notes

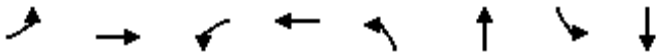
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	170	463	131	292	133	703	51	928
Future Volume (vph)	170	463	131	292	133	703	51	928
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	25.0	17.0	25.0	15.0	33.0	15.0	33.0
Total Split (%)	18.9%	27.8%	18.9%	27.8%	16.7%	36.7%	16.7%	36.7%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	28.8	18.3	29.4	18.6	37.8	32.5	36.0	26.9
Actuated g/C Ratio	0.32	0.20	0.33	0.21	0.42	0.36	0.40	0.30
v/c Ratio	0.45	0.86	0.45	0.45	0.58	0.77	0.20	1.08
Control Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
LOS	C	D	C	C	C	C	B	F
Approach Delay		41.2		30.0		30.6		81.1
Approach LOS		D		C		C		F

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 59 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 85	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.08	
Intersection Signal Delay: 49.8	Intersection LOS: D
Intersection Capacity Utilization 85.0%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road



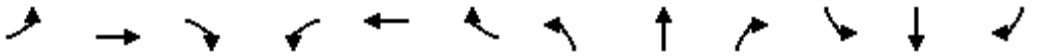


Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	179	625	138	325	140	965	54	1137
v/c Ratio	0.45	0.86	0.45	0.45	0.58	0.77	0.20	1.08
Control Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	46.4	23.2	32.9	26.7	31.2	15.3	84.2
Queue Length 50th (ft)	67	172	50	83	45	268	16	~381
Queue Length 95th (ft)	115	#265	90	125	#95	#394	37	#511
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	397	724	306	730	243	1261	272	1050
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.45	0.86	0.45	0.45	0.58	0.77	0.20	1.08

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	170	463	131	131	292	17	133	703	214	51	928	152
Future Volume (veh/h)	170	463	131	131	292	17	133	703	214	51	928	152
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	179	487	138	138	307	18	140	740	225	54	977	160
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	551	896	252	425	1108	65	245	864	263	249	914	150
Arrive On Green	0.11	0.33	0.33	0.12	0.32	0.32	0.09	0.32	0.32	0.07	0.30	0.30
Sat Flow, veh/h	1781	2737	771	1781	3412	199	1781	2684	816	1781	3057	500
Grp Volume(v), veh/h	179	315	310	138	159	166	140	490	475	54	568	569
Grp Sat Flow(s),veh/h/ln	1781	1777	1732	1781	1777	1835	1781	1777	1723	1781	1777	1780
Q Serve(g_s), s	5.6	13.1	13.2	4.2	6.0	6.0	4.7	23.2	23.2	1.8	26.9	26.9
Cycle Q Clear(g_c), s	5.6	13.1	13.2	4.2	6.0	6.0	4.7	23.2	23.2	1.8	26.9	26.9
Prop In Lane	1.00		0.45	1.00		0.11	1.00		0.47	1.00		0.28
Lane Grp Cap(c), veh/h	551	581	566	425	577	596	245	572	555	249	531	532
V/C Ratio(X)	0.33	0.54	0.55	0.32	0.28	0.28	0.57	0.86	0.86	0.22	1.07	1.07
Avail Cap(c_a), veh/h	553	581	566	432	577	596	250	572	555	295	531	532
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.0	24.8	24.8	16.5	22.5	22.6	22.1	28.6	28.6	21.0	31.5	31.6
Incr Delay (d2), s/veh	0.3	3.6	3.8	0.4	1.2	1.2	3.0	12.2	12.6	0.4	58.7	59.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	5.9	5.9	1.7	2.6	2.7	2.1	11.5	11.2	0.7	19.7	19.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.4	28.4	28.6	17.0	23.7	23.7	25.1	40.8	41.1	21.4	90.2	90.7
LnGrp LOS	B	C	C	B	C	C	C	D	D	C	F	F
Approach Vol, veh/h		804			463			1105			1191	
Approach Delay, s/veh		25.8			21.7			38.9			87.3	
Approach LOS		C			C			D			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.9	36.2	12.7	35.5	16.7	36.5	14.7	33.4
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 19	9.0	26.5	* 11	* 18	8.6	* 27
Max Q Clear Time (g_c+I1), s	7.6	8.0	3.8	25.2	6.2	15.2	6.7	28.9
Green Ext Time (p_c), s	0.1	1.3	0.0	0.8	0.1	1.2	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	49.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	57	1210	48	70	990
Future Vol, veh/h	17	57	1210	48	70	990
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	60	1274	51	74	1042

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1969	663	0	0	1325	0
Stage 1	1300	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	55	404	-	-	517	-
Stage 1	219	-	-	-	-	-
Stage 2	471	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	47	404	-	-	517	-
Mov Cap-2 Maneuver	149	-	-	-	-	-
Stage 1	219	-	-	-	-	-
Stage 2	404	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.9	0	0.9
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	290	517	-
HCM Lane V/C Ratio	-	-	0.269	0.143	-
HCM Control Delay (s)	-	-	21.9	13.1	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	1.1	0.5	-

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	34	41	1142	145	92	1013
Future Vol, veh/h	34	41	1142	145	92	1013
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	43	1202	153	97	1066

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2006	678	0	0	1355	0
Stage 1	1279	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	52	395	-	-	504	-
Stage 1	225	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	42	395	-	-	504	-
Mov Cap-2 Maneuver	144	-	-	-	-	-
Stage 1	225	-	-	-	-	-
Stage 2	355	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	25.6	0	1.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	144	395	504	-
HCM Lane V/C Ratio	-	-	0.249	0.109	0.192	-
HCM Control Delay (s)	-	-	38.1	15.2	13.8	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	0.9	0.4	0.7	-

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	77	82	1024	160	94	1069
Future Vol, veh/h	77	82	1024	160	94	1069
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	81	86	1078	168	99	1125

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1923	623	0	0	1246	0
Stage 1	1162	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 59	429	-	-	554	-
Stage 1	260	-	-	-	-	-
Stage 2	422	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 48	429	-	-	554	-
Mov Cap-2 Maneuver	157	-	-	-	-	-
Stage 1	260	-	-	-	-	-
Stage 2	346	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	32.3	0	1
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	157	429	554	-
HCM Lane V/C Ratio	-	-	0.516	0.201	0.179	-
HCM Control Delay (s)	-	-	50.1	15.5	12.9	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	2.5	0.7	0.6	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	87	0	107	0	0	0	81	273	6	0	306	91
Future Vol, veh/h	87	0	107	0	0	0	81	273	6	0	306	91
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	92	0	113	0	0	0	85	287	6	0	322	96

Major/Minor	Minor2					Major1			Major2		
Conflicting Flow All	782	785	322			418	0	0	-	-	0
Stage 1	322	322	-			-	-	-	-	-	-
Stage 2	460	463	-			-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22			4.12	-	-	-	-	-
Critical Hdwy Stg 1	5.42	5.52	-			-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-			-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318			2.218	-	-	-	-	-
Pot Cap-1 Maneuver	363	325	719			1141	-	-	0	-	-
Stage 1	735	651	-			-	-	-	0	-	-
Stage 2	636	564	-			-	-	-	0	-	-
Platoon blocked, %							-	-		-	-
Mov Cap-1 Maneuver	336	0	719			1141	-	-	-	-	-
Mov Cap-2 Maneuver	336	0	-			-	-	-	-	-	-
Stage 1	681	0	-			-	-	-	-	-	-
Stage 2	636	0	-			-	-	-	-	-	-

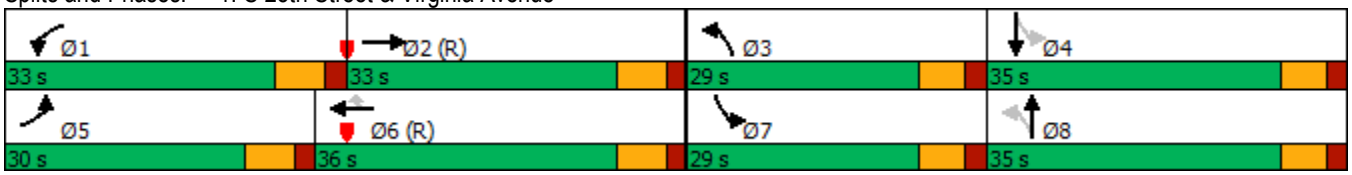
Approach	EB	NB	SB
HCM Control Delay, s	14.8	1.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1141	-	-	336	719	-	-
HCM Lane V/C Ratio	0.075	-	-	0.273	0.157	-	-
HCM Control Delay (s)	8.4	-	-	19.7	10.9	-	-
HCM Lane LOS	A	-	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.1	0.6	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	183	705	287	841	230	184	609	290	869
Future Volume (vph)	183	705	287	841	230	184	609	290	869
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	30.0	33.0	33.0	36.0	36.0	29.0	35.0	29.0	35.0
Total Split (%)	23.1%	25.4%	25.4%	27.7%	27.7%	22.3%	26.9%	22.3%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	18.8	27.6	24.8	33.6	33.6	45.9	30.4	55.5	35.3
Actuated g/C Ratio	0.14	0.21	0.19	0.26	0.26	0.35	0.23	0.43	0.27
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
LOS	E	D	F	D	A	D	E	E	F
Approach Delay		57.6		44.9			60.8		120.9
Approach LOS		E		D			E		F

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.19	
Intersection Signal Delay: 73.1	Intersection LOS: E
Intersection Capacity Utilization 95.2%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue

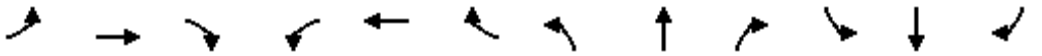


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	193	871	302	885	242	194	752	305	1126
v/c Ratio	0.76	0.81	0.90	0.67	0.41	0.72	0.92	0.91	1.19
Control Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.6	54.5	95.0	38.5	5.5	45.6	64.8	67.2	135.5
Queue Length 50th (ft)	157	254	266	143	1	109	328	198	~592
Queue Length 95th (ft)	235	308	#413	204	45	182	#463	#369	#814
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	315	1075	356	1315	587	362	820	358	949
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.81	0.85	0.67	0.41	0.54	0.92	0.85	1.19

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Future Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	742	129	302	885	242	194	641	111	305	915	211
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	221	1052	181	328	1532	475	236	662	114	331	770	177
Arrive On Green	0.12	0.24	0.24	0.18	0.30	0.30	0.10	0.22	0.22	0.15	0.27	0.27
Sat Flow, veh/h	1781	4383	755	1781	5106	1585	1781	3029	524	1781	2868	661
Grp Volume(v), veh/h	193	575	296	302	885	242	194	376	376	305	567	559
Grp Sat Flow(s),veh/h/ln	1781	1702	1734	1781	1702	1585	1781	1777	1776	1781	1777	1751
Q Serve(g_s), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Cycle Q Clear(g_c), s	13.8	20.1	20.4	21.7	19.1	16.4	10.8	27.2	27.3	17.4	34.9	34.9
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.29	1.00		0.38
Lane Grp Cap(c), veh/h	221	817	416	328	1532	475	236	388	388	331	477	471
V/C Ratio(X)	0.87	0.70	0.71	0.92	0.58	0.51	0.82	0.97	0.97	0.92	1.19	1.19
Avail Cap(c_a), veh/h	318	817	416	359	1532	475	362	388	388	368	477	471
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.9	45.2	45.3	52.1	38.5	37.6	36.9	50.3	50.4	36.4	47.5	47.5
Incr Delay (d2), s/veh	16.7	5.0	9.9	26.0	1.5	3.6	8.7	37.1	37.7	26.6	103.5	104.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.2	9.1	9.9	12.0	8.2	6.9	5.3	16.1	16.2	10.0	29.1	28.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	72.7	50.2	55.2	78.2	40.0	41.2	45.6	87.4	88.1	63.0	151.1	152.1
LnGrp LOS	E	D	E	E	D	D	D	F	F	E	F	F
Approach Vol, veh/h		1064			1429			946			1431	
Approach Delay, s/veh		55.7			48.3			79.1			132.7	
Approach LOS		E			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.7	38.0	19.8	41.5	22.9	45.8	26.3	35.0
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	26.2	26.2	* 22	* 28	23.2	29.2	* 22	* 28
Max Q Clear Time (g_c+I1), s	23.7	22.4	12.8	36.9	15.8	21.1	19.4	29.3
Green Ext Time (p_c), s	0.2	2.0	0.4	0.0	0.3	4.2	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	80.7
HCM 6th LOS	F

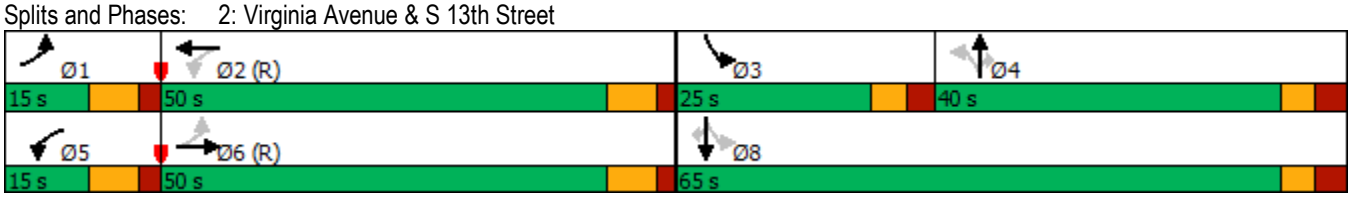
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	74	944	19	940	6	21	6	250	49	116
Future Volume (vph)	74	944	19	940	6	21	6	250	49	116
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6	5	2		4		3	8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	1	6	5	2	4	4	4	3	8	8
Switch Phase										
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	5.0	7.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.6	24.6	24.6	11.2	24.6	24.6
Total Split (s)	15.0	50.0	15.0	50.0	40.0	40.0	40.0	25.0	65.0	65.0
Total Split (%)	11.5%	38.5%	11.5%	38.5%	30.8%	30.8%	30.8%	19.2%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	3.4	3.4	3.4	3.4	3.4	3.4
All-Red Time (s)	2.0	2.0	2.0	2.0	3.2	3.2	3.2	2.8	3.2	3.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.2	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	87.1	82.0	82.9	77.9	7.6	7.6	7.6	27.1	26.7	26.7
Actuated g/C Ratio	0.67	0.63	0.64	0.60	0.06	0.06	0.06	0.21	0.21	0.21
v/c Ratio	0.25	0.31	0.05	0.40	0.07	0.20	0.03	0.89	0.14	0.29
Control Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
LOS	B	C	A	B	E	E	A	E	D	A
Approach Delay		24.0		15.4		50.8			53.7	
Approach LOS		C		B		D			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 63 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 25.3	Intersection LOS: C
Intersection Capacity Utilization 63.9%	ICU Level of Service B
Analysis Period (min) 15	

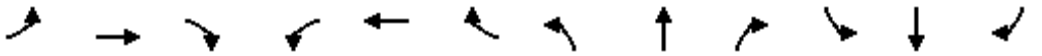
Splits and Phases: 2: Virginia Avenue & S 13th Street



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	78	1007	20	1189	6	22	6	263	52	122
v/c Ratio	0.25	0.31	0.05	0.40	0.07	0.20	0.03	0.89	0.14	0.29
Control Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.3	24.4	8.9	15.6	58.8	62.4	0.2	77.6	39.9	8.2
Queue Length 50th (ft)	40	224	6	206	5	18	0	197	34	0
Queue Length 95th (ft)	m54	m285	16	265	19	47	0	#310	68	48
Internal Link Dist (ft)		4135		534		238			2366	
Turn Bay Length (ft)	200		200		50		25	175		25
Base Capacity (vph)	326	3200	392	2986	398	478	511	301	836	778
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.31	0.05	0.40	0.02	0.05	0.01	0.87	0.06	0.16

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	74	944	12	19	940	190	6	21	6	250	49	116
Future Volume (veh/h)	74	944	12	19	940	190	6	21	6	250	49	116
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	78	994	13	20	989	200	6	22	6	263	52	122
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	322	3006	39	359	2396	483	121	101	85	372	460	390
Arrive On Green	0.04	0.58	0.58	0.02	0.56	0.56	0.05	0.05	0.05	0.14	0.25	0.25
Sat Flow, veh/h	1781	5194	68	1781	4260	860	1211	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	78	651	356	20	790	399	6	22	6	263	52	122
Grp Sat Flow(s),veh/h/ln	1781	1702	1858	1781	1702	1716	1211	1870	1585	1781	1870	1585
Q Serve(g_s), s	2.4	13.0	13.0	0.6	17.2	17.3	0.6	1.5	0.5	17.7	2.8	8.2
Cycle Q Clear(g_c), s	2.4	13.0	13.0	0.6	17.2	17.3	0.6	1.5	0.5	17.7	2.8	8.2
Prop In Lane	1.00		0.04	1.00		0.50	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	322	1970	1075	359	1914	965	121	101	85	372	460	390
V/C Ratio(X)	0.24	0.33	0.33	0.06	0.41	0.41	0.05	0.22	0.07	0.71	0.11	0.31
Avail Cap(c_a), veh/h	370	1970	1075	436	1914	965	366	481	407	372	840	712
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.44	0.44	0.44	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.3	14.3	14.3	11.9	16.2	16.2	58.5	58.9	58.4	47.2	38.0	40.0
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.7	1.3	0.2	1.1	0.3	6.1	0.1	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	5.0	5.5	0.3	6.8	7.1	0.2	0.7	0.2	8.5	1.3	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.5	14.5	14.6	12.0	16.9	17.5	58.7	60.0	58.8	53.2	38.1	40.5
LnGrp LOS	B	B	B	B	B	B	E	E	E	D	D	D
Approach Vol, veh/h		1085			1209			34			437	
Approach Delay, s/veh		14.4			17.0			59.5			47.9	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	11.5	79.9	25.0	13.6	9.4	82.0		38.6				
Change Period (Y+Rc), s	6.8	6.8	* 6.2	* 6.6	6.8	6.8		* 6.6				
Max Green Setting (Gmax), s	8.2	43.2	* 19	* 33	8.2	43.2		* 58				
Max Q Clear Time (g_c+I1), s	4.4	19.3	19.7	3.5	2.6	15.0		10.2				
Green Ext Time (p_c), s	0.0	9.1	0.0	0.1	0.0	7.7		0.7				

Intersection Summary	
HCM 6th Ctrl Delay	21.4
HCM 6th LOS	C

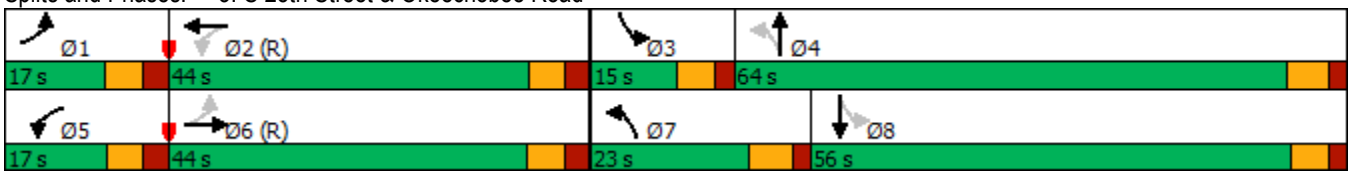
Notes

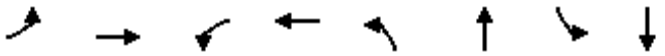
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	197	423	175	474	160	786	53	959
Future Volume (vph)	197	423	175	474	160	786	53	959
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	10.4	12.0	10.7	12.0	8.6	12.0	9.0	12.0
Minimum Split (s)	17.0	24.7	17.0	24.7	15.0	24.5	15.0	24.1
Total Split (s)	17.0	44.0	17.0	44.0	23.0	64.0	15.0	56.0
Total Split (%)	12.1%	31.4%	12.1%	31.4%	16.4%	45.7%	10.7%	40.0%
Yellow Time (s)	4.0	4.0	3.7	3.7	4.4	4.4	4.0	4.0
All-Red Time (s)	2.6	2.7	2.6	2.7	2.0	2.1	2.0	2.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.6	6.7	6.3	6.4	6.4	6.5	6.0	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	49.0	38.4	49.3	38.5	71.1	59.4	60.1	51.0
Actuated g/C Ratio	0.35	0.27	0.35	0.28	0.51	0.42	0.43	0.36
v/c Ratio	0.71	0.61	0.68	0.53	0.72	0.69	0.24	0.94
Control Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
LOS	D	D	D	D	D	D	C	E
Approach Delay		45.6		45.2		37.2		56.0
Approach LOS		D		D		D		E

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 46.3	Intersection LOS: D
Intersection Capacity Utilization 88.1%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S 25th Street & Okeechobee Road

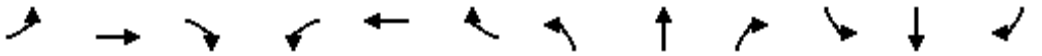




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	207	587	184	515	168	1012	56	1198
v/c Ratio	0.71	0.61	0.68	0.53	0.72	0.69	0.24	0.94
Control Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.9	45.5	44.1	45.6	48.1	35.4	20.1	57.7
Queue Length 50th (ft)	130	236	113	211	96	391	25	546
Queue Length 95th (ft)	#202	302	173	271	177	471	48	#708
Internal Link Dist (ft)		225		574		1261		690
Turn Bay Length (ft)	225		200		225		200	
Base Capacity (vph)	293	957	270	970	260	1475	233	1268
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.71	0.61	0.68	0.53	0.65	0.69	0.24	0.94

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	197	423	135	175	474	15	160	786	176	53	959	180
Future Volume (veh/h)	197	423	135	175	474	15	160	786	176	53	959	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	207	445	142	184	499	16	168	827	185	56	1009	189
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	357	824	261	328	1090	35	196	1080	242	221	1055	197
Arrive On Green	0.07	0.31	0.31	0.08	0.31	0.31	0.08	0.37	0.37	0.06	0.35	0.35
Sat Flow, veh/h	1781	2656	840	1781	3514	113	1781	2886	645	1781	2988	559
Grp Volume(v), veh/h	207	296	291	184	252	263	168	509	503	56	599	599
Grp Sat Flow(s),veh/h/ln	1781	1777	1719	1781	1777	1850	1781	1777	1754	1781	1777	1770
Q Serve(g_s), s	10.4	19.3	19.6	9.9	16.0	16.0	8.3	35.2	35.2	2.7	46.1	46.3
Cycle Q Clear(g_c), s	10.4	19.3	19.6	9.9	16.0	16.0	8.3	35.2	35.2	2.7	46.1	46.3
Prop In Lane	1.00		0.49	1.00		0.06	1.00		0.37	1.00		0.32
Lane Grp Cap(c), veh/h	357	551	533	328	551	574	196	665	656	221	627	625
V/C Ratio(X)	0.58	0.54	0.54	0.56	0.46	0.46	0.86	0.77	0.77	0.25	0.96	0.96
Avail Cap(c_a), veh/h	357	551	533	328	551	574	273	730	720	234	633	631
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.3	40.0	40.1	31.1	38.8	38.8	33.9	38.4	38.4	29.3	44.2	44.3
Incr Delay (d2), s/veh	2.3	3.7	4.0	2.1	2.7	2.6	17.2	4.5	4.5	0.6	25.0	25.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	9.1	9.0	4.5	7.4	7.8	4.5	16.1	16.0	1.2	24.5	24.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.6	43.7	44.0	33.3	41.5	41.5	51.1	42.9	42.9	29.9	69.2	69.9
LnGrp LOS	C	D	D	C	D	D	D	D	D	C	E	E
Approach Vol, veh/h		794			699			1180			1254	
Approach Delay, s/veh		41.5			39.3			44.1			67.8	
Approach LOS		D			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	50.1	14.0	58.9	17.0	50.1	16.9	55.9
Change Period (Y+Rc), s	6.6	* 6.7	6.0	6.5	* 6.3	* 6.7	6.4	* 6.5
Max Green Setting (Gmax), s	10.4	* 38	9.0	57.5	* 11	* 37	16.6	* 50
Max Q Clear Time (g_c+I1), s	12.4	18.0	4.7	37.2	11.9	21.6	10.3	48.3
Green Ext Time (p_c), s	0.0	3.0	0.0	6.9	0.0	3.3	0.2	1.1

Intersection Summary	
HCM 6th Ctrl Delay	50.3
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	18	1056	11	12	1332
Future Vol, veh/h	23	18	1056	11	12	1332
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	19	1112	12	13	1402

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1845	562	0	0	1124	0
Stage 1	1118	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	66	470	-	-	617	-
Stage 1	274	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	65	470	-	-	617	-
Mov Cap-2 Maneuver	181	-	-	-	-	-
Stage 1	274	-	-	-	-	-
Stage 2	430	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	22.6	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	248	617	-
HCM Lane V/C Ratio	-	-	0.174	0.02	-
HCM Control Delay (s)	-	-	22.6	11	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.6	0.1	-

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	79	75	1041	40	30	1244
Future Vol, veh/h	79	75	1041	40	30	1244
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	83	79	1096	42	32	1309

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1836	569	0	0	1138	0
Stage 1	1117	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 67	465	-	-	610	-
Stage 1	275	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 64	465	-	-	610	-
Mov Cap-2 Maneuver	179	-	-	-	-	-
Stage 1	275	-	-	-	-	-
Stage 2	421	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28.3	0	0.3
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	179	465	610	-
HCM Lane V/C Ratio	-	-	0.465	0.17	0.052	-
HCM Control Delay (s)	-	-	41.5	14.3	11.2	-
HCM Lane LOS	-	-	E	B	B	-
HCM 95th %tile Q(veh)	-	-	2.2	0.6	0.2	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	8.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	153	151	1041	77	83	1132
Future Vol, veh/h	153	151	1041	77	83	1132
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	161	159	1096	81	87	1192

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1907	589	0	0	1177	0
Stage 1	1137	-	-	-	-	-
Stage 2	770	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 60	452	-	-	589	-
Stage 1	268	-	-	-	-	-
Stage 2	417	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 51	452	-	-	589	-
Mov Cap-2 Maneuver	162	-	-	-	-	-
Stage 1	268	-	-	-	-	-
Stage 2	355	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	71.8	0	0.8
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	162	452	589	-
HCM Lane V/C Ratio	-	-	0.994	0.352	0.148	-
HCM Control Delay (s)	-	-	125.6	17.2	12.2	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	7.7	1.6	0.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	109	0	134	0	0	0	82	206	4	1	262	76
Future Vol, veh/h	109	0	134	0	0	0	82	206	4	1	262	76
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	110	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	16979	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	115	0	141	0	0	0	86	217	4	1	276	80

Major/Minor	Minor2				Major1			Major2		
Conflicting Flow All	669	671	276		356	0	0	221	0	0
Stage 1	278	278	-		-	-	-	-	-	-
Stage 2	391	393	-		-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22		4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-		-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-		-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318		2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	423	378	763		1203	-	-	1348	-	-
Stage 1	769	680	-		-	-	-	-	-	-
Stage 2	683	606	-		-	-	-	-	-	-
Platoon blocked, %						-	-		-	-
Mov Cap-1 Maneuver	393	0	763		1203	-	-	1348	-	-
Mov Cap-2 Maneuver	393	0	-		-	-	-	-	-	-
Stage 1	714	0	-		-	-	-	-	-	-
Stage 2	682	0	-		-	-	-	-	-	-

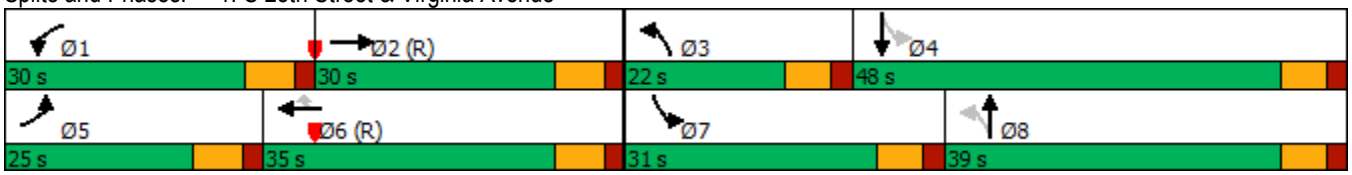
Approach	EB	NB	SB
HCM Control Delay, s	14	2.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	SBL	SBT	SBR
Capacity (veh/h)	1203	-	-	393	763	1348	-	-
HCM Lane V/C Ratio	0.072	-	-	0.292	0.185	0.001	-	-
HCM Control Delay (s)	8.2	-	-	17.9	10.8	7.7	-	-
HCM Lane LOS	A	-	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.2	0.7	0	-	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	183	705	287	841	230	184	609	290	869
Future Volume (vph)	183	705	287	841	230	184	609	290	869
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	5	2	1	6		3	8	7	4
Permitted Phases					6	8		4	
Detector Phase	5	2	1	6	6	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	5.0	10.0	10.0	5.0	7.0	5.0	7.0
Minimum Split (s)	11.8	24.8	11.8	24.8	24.8	11.6	24.6	11.6	24.6
Total Split (s)	25.0	30.0	30.0	35.0	35.0	22.0	39.0	31.0	48.0
Total Split (%)	19.2%	23.1%	23.1%	26.9%	26.9%	16.9%	30.0%	23.8%	36.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.4	4.4	4.4	4.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.6	6.6	6.6	6.6
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	C-Max	None	None	None	Max
Act Effct Green (s)	17.0	23.2	23.2	29.4	29.4	49.3	35.7	62.9	43.1
Actuated g/C Ratio	0.13	0.18	0.18	0.23	0.23	0.38	0.27	0.48	0.33
v/c Ratio	0.84	0.96	0.96	0.77	0.45	0.80	0.78	0.83	0.97
Control Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
LOS	F	E	F	D	A	E	D	D	E
Approach Delay		75.2		52.2			51.3		59.8
Approach LOS		E		D			D		E

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:EBT and 6:WBT, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.97	
Intersection Signal Delay: 59.3	Intersection LOS: E
Intersection Capacity Utilization 95.2%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: S 25th Street & Virginia Avenue

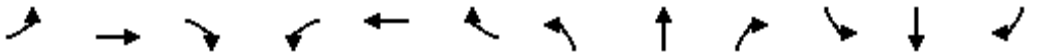


Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	193	871	302	885	242	194	752	305	1126
v/c Ratio	0.84	0.96	0.96	0.77	0.45	0.80	0.78	0.83	0.97
Control Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	83.4	73.4	107.6	45.4	7.6	55.8	50.2	46.6	63.3
Queue Length 50th (ft)	159	263	268	153	2	108	311	173	~505
Queue Length 95th (ft)	#277	#353	#450	219	60	#222	#413	#282	#657
Internal Link Dist (ft)		468		4135			517		1813
Turn Bay Length (ft)	325		525		200			185	
Base Capacity (vph)	247	906	315	1148	541	266	959	408	1155
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.78	0.96	0.96	0.77	0.45	0.73	0.78	0.75	0.97

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Future Volume (veh/h)	183	705	123	287	841	230	184	609	105	290	869	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	742	129	302	885	242	194	641	111	305	915	211
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	219	890	153	318	1321	410	223	828	143	358	913	210
Arrive On Green	0.12	0.20	0.20	0.18	0.26	0.26	0.09	0.27	0.27	0.14	0.32	0.32
Sat Flow, veh/h	1781	4383	755	1781	5106	1585	1781	3029	524	1781	2868	661
Grp Volume(v), veh/h	193	575	296	302	885	242	194	376	376	305	567	559
Grp Sat Flow(s),veh/h/ln	1781	1702	1734	1781	1702	1585	1781	1777	1776	1781	1777	1751
Q Serve(g_s), s	13.9	21.0	21.3	21.8	20.2	17.4	10.1	25.3	25.4	15.5	41.4	41.4
Cycle Q Clear(g_c), s	13.9	21.0	21.3	21.8	20.2	17.4	10.1	25.3	25.4	15.5	41.4	41.4
Prop In Lane	1.00		0.44	1.00		1.00	1.00		0.29	1.00		0.38
Lane Grp Cap(c), veh/h	219	691	352	318	1321	410	223	486	486	358	566	558
V/C Ratio(X)	0.88	0.83	0.84	0.95	0.67	0.59	0.87	0.77	0.78	0.85	1.00	1.00
Avail Cap(c_a), veh/h	249	691	352	318	1321	410	266	486	486	445	566	558
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.1	49.7	49.8	52.8	43.2	42.2	34.1	43.5	43.5	30.5	44.3	44.3
Incr Delay (d2), s/veh	26.6	11.2	21.0	35.7	2.5	5.7	22.6	7.6	7.7	12.3	38.2	38.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.8	10.0	11.3	12.9	8.8	7.5	5.7	12.1	12.2	7.8	24.0	23.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	82.7	60.9	70.8	88.5	45.7	47.9	56.7	51.1	51.2	42.8	82.5	83.1
LnGrp LOS	F	E	E	F	D	D	E	D	D	D	F	F
Approach Vol, veh/h		1064			1429			946			1431	
Approach Delay, s/veh		67.6			55.1			52.3			74.3	
Approach LOS		E			E			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.0	33.2	18.8	48.0	22.8	40.4	24.7	42.1
Change Period (Y+Rc), s	6.8	6.8	* 6.6	* 6.6	6.8	6.8	* 6.6	* 6.6
Max Green Setting (Gmax), s	23.2	23.2	* 15	* 41	18.2	28.2	* 24	* 32
Max Q Clear Time (g_c+I1), s	23.8	23.3	12.1	43.4	15.9	22.2	17.5	27.4
Green Ext Time (p_c), s	0.0	0.0	0.2	0.0	0.1	3.4	0.5	2.1

Intersection Summary	
HCM 6th Ctrl Delay	62.9
HCM 6th LOS	E

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, September 25, 2019

Parcel Report

Parcel

Parcel ID:	2416-504-0200-000-2
Property ID:	25689
Owner 1:	HCA
Site Address:	1700 S 23rd ST

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Property ID:	25689
Owner 1:	HCA
Site Address:	1700 S 23rd ST

Owner

Owner 1:	HCA
Owner 2:	
Owner 3:	
Mailing Address:	Attn: Tax Dept PO Box 1504 Nashville, TN 37202-1504

Owner 1:	HCA
Owner 2:	
Owner 3:	
Mailing Address:	Attn: Tax Dept PO Box 1504 Nashville, TN 37202-1504

Overview

Primary Land Use:	7300 - PRVTE HOSP
District Group:	0022 - Fort Pierce
Subdivision:	Lawnwood Addition
Just/Market Value:	$31,983,400
Finished Area:	305,187
Acres:	22.36
Total Area:	974,002

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Legal Description

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

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Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$31,983,400	$27,786,300	$3,896,000	$301,100	$25,527,854	$0	$25,527,854	$6,455,546	$0
2018	$32,766,500	$28,671,000	$3,896,000	$199,500	$23,207,140	$0	$23,207,140	$9,559,360	$0
2017	$21,097,400	$16,993,600	$3,896,000	$207,800	$21,097,400	$0	$21,097,400	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2012	288.2	$19,885.80

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	HOSP - HOSPITALS AND MEDICAL CARE FACILITIES
Story Height:	5 Story
No of Living Units:	
Total Finished Area:	293,199
Gross Sketched Area:	305,829
Year Built:	1977
Effective Year:	1977
Primary Roof Cover:	Gypsum
Primary Roof Structure:	Steel Conc
Primary Wall:	Reinf Conc
A/C %:	100

Building Sequence:	2
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,040
Gross Sketched Area:	1,676
Year Built:	1981
Effective Year:	1985
Primary Roof Cover:	Metal
Primary Roof Structure:	Steel Truss
Primary Wall:	Frm Stucco
A/C %:	100

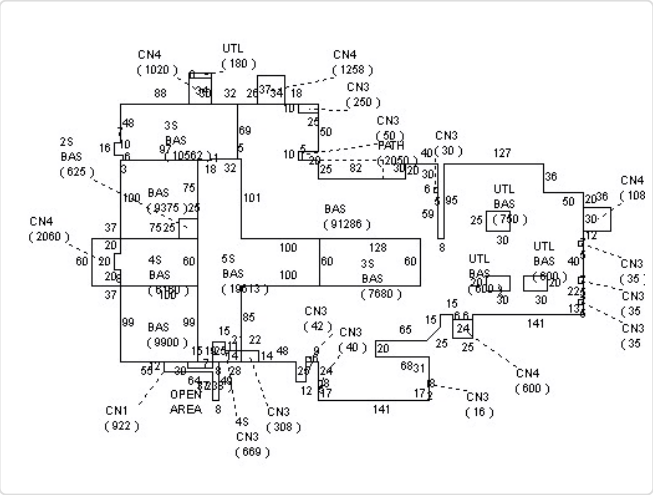
Building Sequence:	3
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	4,828
Gross Sketched Area:	5,684
Year Built:	1989
Effective Year:	1989
Primary Roof Cover:	Sheet Metal
Primary Roof Structure:	Steel Truss
Primary Wall:	Frm Stucco
A/C %:	100

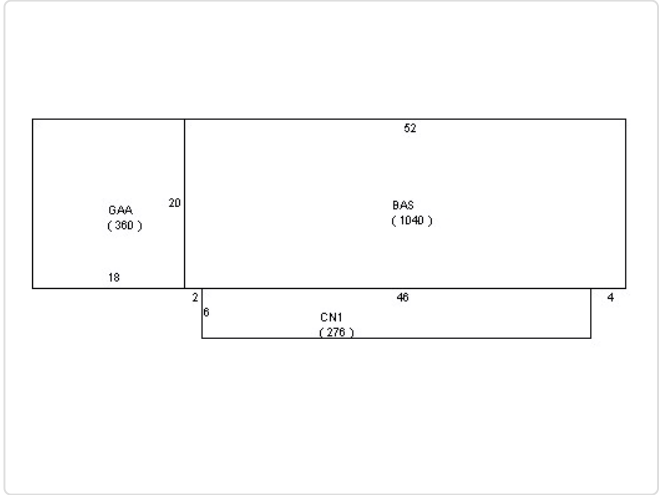
Building Sequence:	4
Bedrooms:	0
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	5,000
Gross Sketched Area:	6,500
Year Built:	1989
Effective Year:	1989
Primary Roof Cover:	Sheet Metal
Primary Roof Structure:	Steel Truss
Primary Wall:	Frm Stucco
A/C %:	100

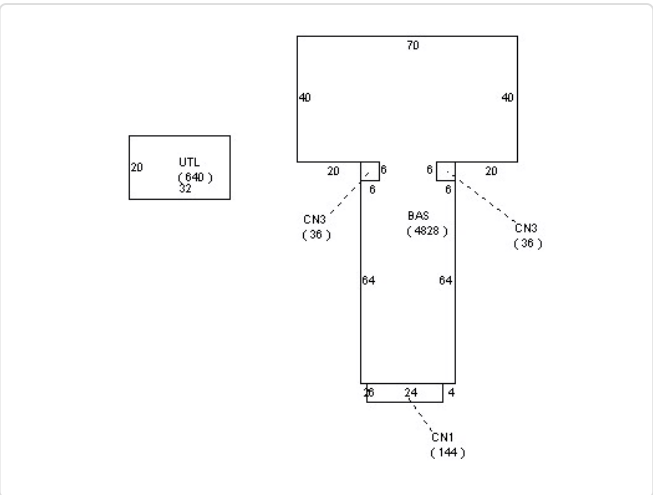
Building Sequence:	5
Bedrooms:	0

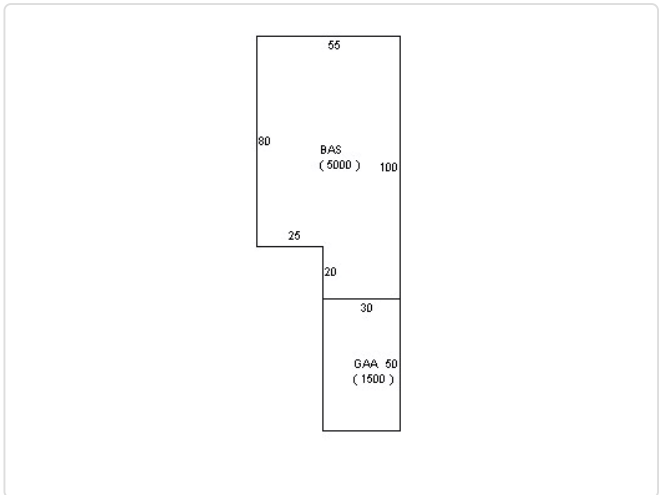
Bathrooms:	0
Building Type:	LROF - LOW RISE OFFICE-1 STORY
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	1,120
Gross Sketched Area:	1,145
Year Built:	2013
Effective Year:	2013
Primary Roof Cover:	Roll Comp
Primary Roof Structure:	BarJst/Rigid
Primary Wall:	Tilt Up
A/C %:	100

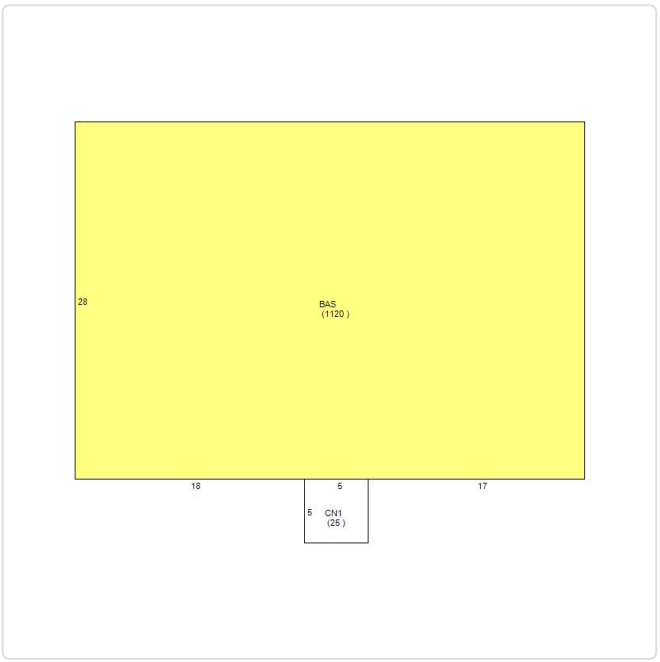
Building Sketches











Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UTL	UTILITY ROOM	0	2,130
1	PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	0	2,050
1	CN4	CANOPY	0	6,018
1	CN3	CANOPY	0	1,510
1	CN1	CANOPY	0	922
1	BAS	BASE AREA	157,151	157,151
1	5S	FULL 4 STORIES OVER BASE (5 FLOORS TOTAL)	78,452	19,613
1	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	20,487	6,829
1	3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	36,484	18,242
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	625	625
2	GAA	Garage Attached Average	0	360
2	CN1	CANOPY	0	276
2	BAS	BASE AREA	1,040	1,040
3	UTL	UTILITY ROOM	0	640
3	CN3	CANOPY	0	72
3	CN1	CANOPY	0	144
3	BAS	BASE AREA	4,828	4,828
4	GAA	Garage Attached Average	0	1,500
4	BAS	BASE AREA	5,000	5,000
5	CN1	CANOPY	0	25
5	BAS	BASE AREA	1,120	1,120

SFYI

Description	Units	Year Built
8 inch block wall with stucco	107	2011
CHAIN LINK FENCE 6' TALL	535	2001
8 inch block wall with stucco	1,600	1988
CHAIN LINK FENCE 8' TALL	230	1988
CONCRETE LOW	800	1988
BARB WIRE	230	1988
COMMERCIAL LIGHT- SINGLE	14	1977
ELEVATOR	19,500	1977
CONCRETE LOW	20,232	1977
Asphalt	10,340	1977
COMMERCIAL LIGHT-TRIPLE	1	1977
Asphalt	440,000	1977
COMMERCIAL LIGHT-QUAD	9	1977
COMMERCIAL LIGHT-DOUBLE	9	1977

Land Lines

Line Number	Units	Unit Type
1	974,002	SqFt

Permits

Permit Number	Issue Date	Description
BP18-3054	12/16/2018	
BP15-0319	12/05/2018	
BP18-1633	06/14/2018	
BP18-0328	02/08/2018	Enclosure
BP17-0970	06/09/2017	Remodel
BP17-1224	05/31/2017	Additions to existing construction
BP16-0319	10/03/2016	
BP15-3131	06/01/2016	Alterations/Remodeling
BP15-2268	09/03/2015	Electric
BP15-1272	05/27/2015	Electric
BP15-0319	05/14/2015	Alterations/Remodeling
BP15-0288	05/13/2015	Alterations/Remodeling
BP15-0287	05/13/2015	Alterations/Remodeling
BP14-2711	12/08/2014	Electric
BP14-2712	11/03/2014	Electric
BP14-2377	09/17/2014	Roof
BP14-1848	08/20/2014	Additions to existing construction
BP14-0366	03/10/2014	Electric
BP14-0123	01/16/2014	Alterations/Remodeling
BP13-2751	12/01/2013	Electric
BP13-2750	08/23/2013	Electric
BP13-1136	04/02/2013	Awning/Shutters
BP13-0927	03/14/2013	Alterations/Remodeling
BP13-0868	02/27/2013	Roof
BP12-1484	11/15/2012	Commercial New Construction
BP12-1021	06/04/2012	Electric
BP12-0090	06/01/2012	Electric
BP12-0215	02/13/2012	Concrete
BP12-0072	01/29/2012	Electric
BP12-0071	01/29/2012	Electric
BP11-3033	01/10/2012	Electric
BP11-2943	12/12/2011	Electric
BP11-2849	11/21/2011	Electric
BP11-2842	11/20/2011	Electric
BP11-2785	11/17/2011	Electric
BP11-2715	11/17/2011	Electric
BP11-2826	11/17/2011	Electric
P11-1272	09/14/2011	Alterations/Remodeling
BP11-2012	09/13/2011	Roof
BP11-1114	07/15/2011	Alterations/Remodeling
BP11-1152	07/12/2011	Demolition
BP11-1092	07/05/2011	Alterations/Remodeling
BP11-0919	06/17/2011	Electric
BP11-0510	03/28/2011	Electric
BP11-0079	01/31/2011	Electric
BP10-0900	12/12/2010	Additions to existing construction
BP10-1962	09/08/2010	Alterations/Remodeling
BP10-1964	09/08/2010	Alterations/Remodeling
BP10-1963	09/08/2010	Alterations/Remodeling
BP10-0900	08/06/2010	Alterations/Remodeling
BP10-0900	07/30/2010	Alterations/Remodeling
BP10-0904	07/30/2010	Alterations/Remodeling
BP10-0438	03/24/2010	Slab

Permit Number	Issue Date	Description
BP09-2079	12/02/2009	Alterations/Remodeling
BP09-0681	05/12/2009	Alterations/Remodeling
0800000350	06/02/2008	Unknown
0700001861	03/26/2008	Alterations/Remodeling
0700001371	11/28/2007	Unknown
0700001338	09/24/2007	Roof
CR2006137	01/18/2007	Alterations/Remodeling
MP0700001605	12/31/2006	
MP0700001606	12/31/2006	
MP0700000733	12/31/2006	
MPCR2006103	12/31/2006	
TENT200629	12/27/2006	Unknown
DI200624	12/27/2006	Demolition
TENT200524	04/17/2006	Unknown
FE2005235	01/16/2006	Chainlink Fence
CA20059	11/28/2005	Additions to existing construction
FD200513	08/18/2005	Foundation
SW20059	08/18/2005	Unknown
RF20051992	06/13/2005	Roof
TENT20053	02/23/2005	Unknown
CR2003111	01/22/2004	Alterations/Remodeling
RF2003457	01/21/2004	Roof
DI200325	12/11/2003	Demolition
FE2002-11	10/09/2002	Fence
F01-00001328	10/04/2001	Roof
F01-000619	06/07/2001	Alterations/Remodeling
F01-000108	03/28/2001	Commercial New Construction
F01-000108	03/28/2001	Heat and Air Conditioning
F01-000271	03/25/2001	Commercial New Construction
F00-00009	01/16/2001	Fence
F00-0001150	10/05/2000	Alterations/Remodeling
f00-000792	06/28/2000	Roof
F99-000297	03/22/1999	Alterations/Remodeling
F98-000803	06/25/1998	Heat and Air Conditioning
F98-000706	06/05/1998	Roof
F98-01138B	04/28/1998	Sprinkler System
F98-01138A	01/13/1998	Heat and Air Conditioning
F98-001138	01/07/1998	Additions to existing construction
F97-001284	12/02/1997	Alterations/Remodeling
F97-000957	09/05/1997	Demolition
F96-000641	06/11/1996	Sprinkler System
F96-01030A	02/11/1996	Roof
F96-001030	01/18/1996	Sprinkler System
F95-01030B	12/19/1995	Sprinkler System
F95-01030A	11/05/1995	Heat and Air Conditioning
F95-001130	10/30/1995	Additions to existing construction
F95-001030	10/30/1995	Additions to existing construction
F95-000578	05/23/1995	Roof
F92-000404	08/01/1992	Roof
F92-001470	08/01/1992	Alterations/Remodeling
F91-01559I	12/12/1991	Alterations/Remodeling
F910001265	09/26/1991	Roof

Permit Number	Issue Date	Description
F91000405A	06/13/1991	Heat and Air Conditioning
F91000405	04/09/1991	Alterations/Remodeling
F900001141	02/04/1991	Heat and Air Conditioning
F900001451	11/20/1990	Alterations/Remodeling
F89001141	10/25/1990	Commercial New Construction
F89001150A	03/22/1990	Heat and Air Conditioning
F89001150B	10/31/1989	Commercial New Construction
F89000830I	08/01/1989	Additions to existing construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/31/1975	$470,900	XX00	CV		247-1047	Clerk of Courts

Photos

NO PARKING

324316

STATUTORY

Warranty Deed

This instrument prepared by
William H. Beardall
BEARDALL, GRIDLEY, LEWIS, BLANKNER & LEGETTE
ATTORNEYS AT LAW
60 NORTH COURT AVENUE, ORLANDO, FLORIDA

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Indenture *Made this* 5th *day of* January 1976, **Between**

GORDON S. NUTT, a single man,

of the County of Seminole, *State of* Florida, *grantor, and*
HCA-FT. PIERCE, INC., a Florida corporation,

whose post-office address is 1 Park Plaza, Nashville, Tennessee,
of the County of Davidson, *State of* Tennessee, *grantee,*

Witnesseth: *That said grantor, for and in consideration of the sum of* ------ TEN -------- *Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in* St. Lucie *County, Florida, to-wit:*

All of those certain lands described in Schedule "A" attached hereto and made a part hereof.

2416-504-0000-000/0

Subject to easements reserved by the City of Fort Pierce within any vacated alleys, right of way for extension of 19th Street through Blocks 76 and 77, Lawnwood Addition, and rights of way and easements for existing roads and ditches running through said property, and subject to platted streets and alleys shown on the plat of Lawnwood Addition, Plat Book 2, page 16, St. Lucie County Public Records.

FLORIDA DEPT OF REVENUE JAN-6'76 P.B. 10830 DOCUMENTARY SUR TAX 518.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 512.70

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 900.00

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, *Grantor has hereunto set grantor's hand and seal the day and year first above written.*
Signed, sealed and delivered in our presence:

William H. Beardall _____ (Seal)
Patricia S. Waring _____ Gordon S. Nutt (Seal)
_____ _____ (Seal)
_____ _____ (Seal)

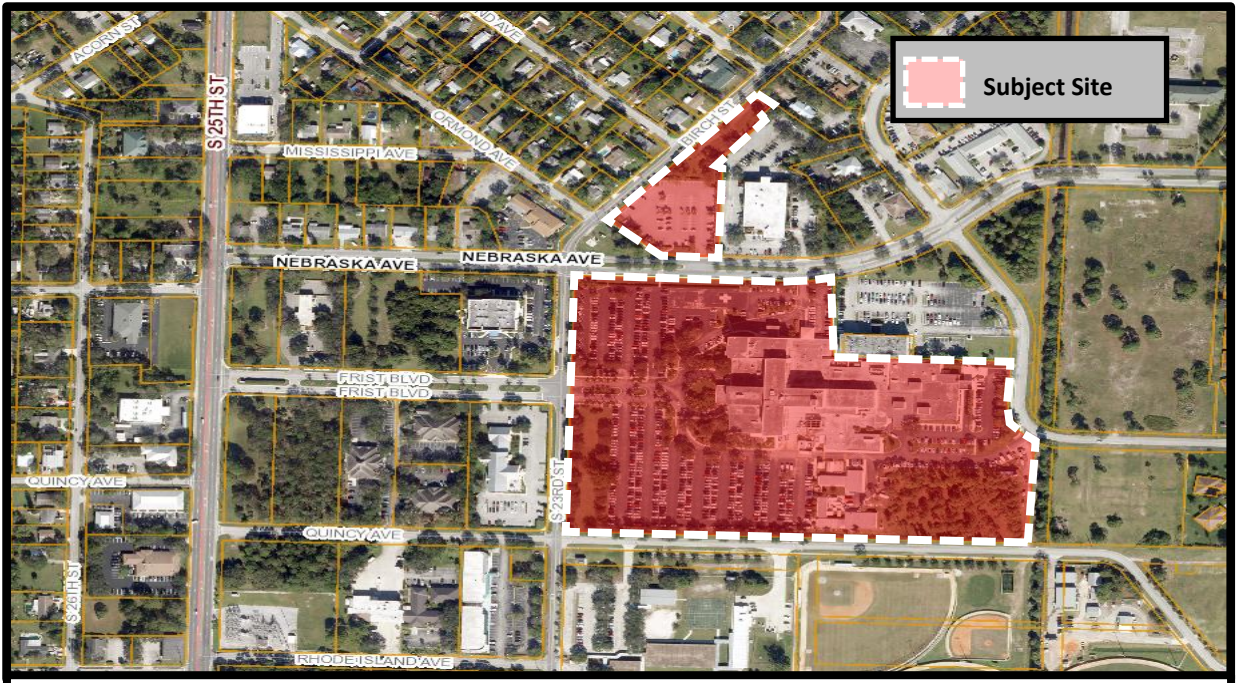
STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
GORDON S. NUTT, a single man,

D.R. BOOK 247 PAGE 1047

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid, this 5th *day of* January, 1976.

William H. Beardall
Notary Public State of Fla. at Large.
My commission expires: 6/24/78

WHB/pw



THE SUNRISE CITY FORT PIERCE Florida

Planned Development
1700 South 23rd Street
Aerial Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Planned Development
1700 South 23rd Street
Future Land Use Map

N
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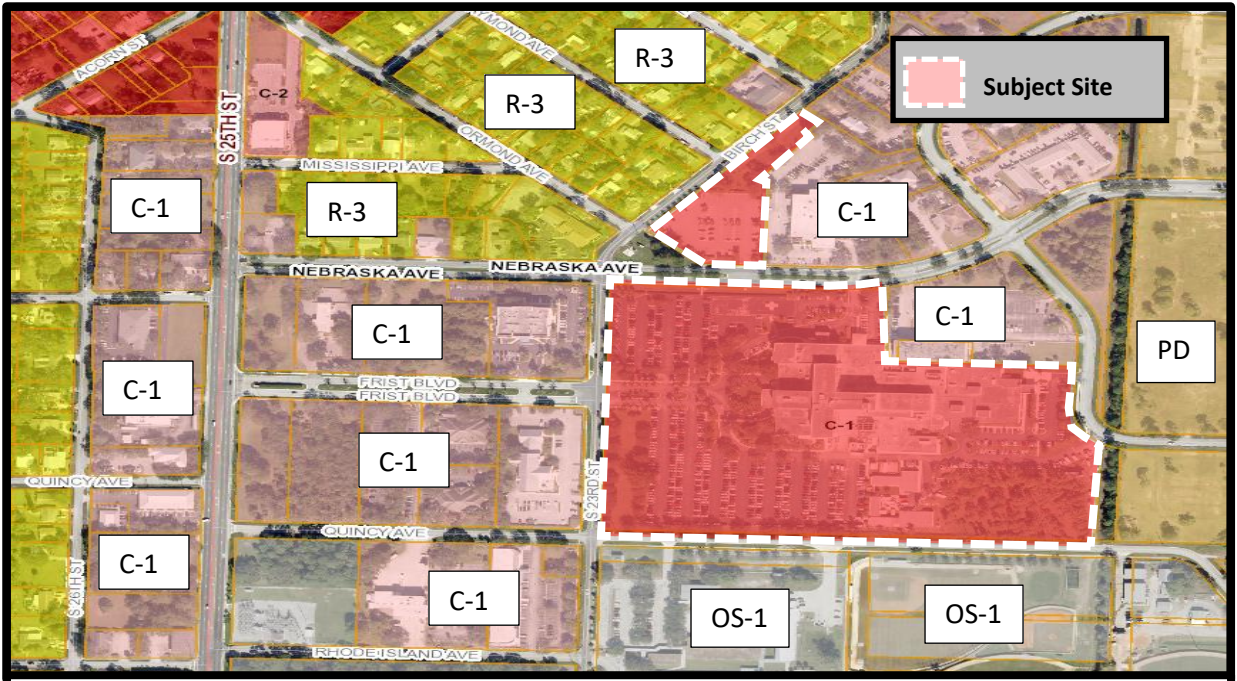

THE SUNRISE CITY
FORT PIERCE
Florida

Planned Development
1700 South 23rd Street
Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	All the members of the Technical Review Committee
FROM	:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE	:	Technical Review Project: #20-43900001 (Zoning Atlas Map Amendment)
DATE	:	February 20, 2020

Zoning Atlas Map Amendment to Planned Development – Lawnwood Medical Center

The above – referenced **Zoning Atlas Map Amendment** has been submitted for review and comments.

This is a Zoning Atlas Map Amendment (i.e. Rezoning) request to facilitate the future expansion of the Lawnwood Medical Center. The properties are zoned Office Commercial (C-1) with a Future Land Use of Institution (INST). The development size is approximately 23 acres. The amendment would seek to change the zoning to Planned Development (PD) with underlying design standards consistent with the Office Commercial (C-1) Zoning District, with some standards modified to suit the particular needs of the development. The parcel IDs are 2416-504-0200-000-2 & 2416-504-0200-030-1.

Planning has the following comment:

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.

Planning also has the following advisory comments:

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.
2. The landscape review for the site shall be done concurrent with the Minor Site Plan for the chiller plant and the Phase I Site Plan.

Please do not hesitate to contact me should you require any additional information at 772-467-3739.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	All the members of the Technical Review Committee
FROM	:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE	:	Technical Review Project: # 20-07000003 (Major Site Plan & Design Review)
DATE	:	February 20, 2020

The **Major Site Plan & Design Review** for the **Lawnwood Medical Center** has been submitted for review and comments.

This is a Major Site Plan & Design Review request to facilitate the Phase 1 expansion of the Lawnwood Medical Center in order to construct a three (3) story, 92,500-square foot addition along with 32 new beds. The properties are zoned Office Commercial (C-1) with a Future Land Use of Institution (INST). The total development area is 22.65 acres with the specific affected area being calculated at 8.87 acres. There is an accompanying Zoning Atlas Amendment which would seek to change the zoning to Planned Development (PD) with underlying design standards consistent with the Office Commercial (C-1) Zoning District, with some standards modified to suit the particular needs of the development. This Major Site Plan & Design Review is consistent with the proposed Zoning Atlas Amendment and will be heard accordingly afterwards in order to confirm consistency. The parcel IDs are 2416-504-0200-000-2 & 2416-504-0200-030-1.

Planning has the following comments:

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.
2. Thermoplastic striping shall be shown at all new crosswalk intersections found within the scope of the Phase I development.

Planning also has the following advisory comments:

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.
2. The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.
3. An application fee of $12,932.50 for 92,500 square feet of surgery/tower expansion area shall be submitted. Also, the materials board for the Design Review shall be submitted.

Please do not hesitate to contact me should you require any additional information at 772-467-3739.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
SEP 30 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : September 29, 2020

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] PD Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

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

Engineering Advisory Comments:

1. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall correct the two (2) dimensional errors shown on the Horizontal Control Plan. These errors include the length of the handicapped parking stall and the overall dimension of the parking stall and sidewalk situated south of the building expansion. Corrections shall reflect a parking stall length of 19' and an overall sidewalk/parking stall dimension of 24'.
2. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
3. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Rebeca Guerra, AICP, Assistant Planning Director

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

RE : Lawnwood Medical Center – Zoning Atlas Amendment
TRC No. 20-43900001

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Zoning Amendment Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\L\Lawnwood Medical Center Expansion\Rezoning\Zoning Map Amendment\Zoning Approval - 021920.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : April 30, 2020

This is to advise you that we have completed the review of the following documents as received by this office on April 24, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend w/ conditions
- [x] Do Not Recommend

- [x] PD Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for comments

Q:\ENGINEERING\Site Development Projects\L\Lawnwood Medical Center Expansion\Site Plan\Planned Development\Major Site Plan\Submittal 2 - 042420\SP Comments - 043020.docx

Engineering Comments:

1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.
2. The response to the previous comment "*All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.*" was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the parking driveway aisles are all proposed to be 26'; please provide a copy of the text amendment allowing the reduction in the drive aisle width.
3. Relocate the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for improvements within city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.
4. Plan Sheet C8 of 17 references that the proposed Quincy Avenue sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.
5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.
6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
7. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal. I

JRA/TST/tst

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Untitled Map
Write a description for your map.
Legend
S 23rd St & Quincy Ave
Google Earth
© 2020 Google
10 ft

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : April 30, 2020

This is to advise you that we have completed the review of the following documents as received by this office on April 24, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend w/ conditions
- [x] Do Not Recommend

- [x] PD Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for comments

Q:\ENGINEERING\Site Development Projects\L\Lawnwood Medical Center Expansion\Site Plan\Planned Development\Major Site Plan\Submittal 2 - 042420\SP Comments - 043020.docx

Engineering Comments:

1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.
2. The response to the previous comment "*All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.*" was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the parking driveway aisles are all proposed to be 26'; please provide a copy of the text amendment allowing the reduction in the drive aisle width.
3. Relocate the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for improvements within city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.
4. Plan Sheet C8 of 17 references that the proposed Quincy Avenue sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.
5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.
6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
7. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal. I

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Rebeca Guerra, AICP, Assistant Planning Director

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

RE : Lawnwood Medical Center Expansion - 1860 N. Lawnwood Circle
Planned Development - TRC No. 20-07000002

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- [X] Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

RECEIVED
FEB 20 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [X] Do Not Recommend
- [X] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [X] See attached for engineering comments

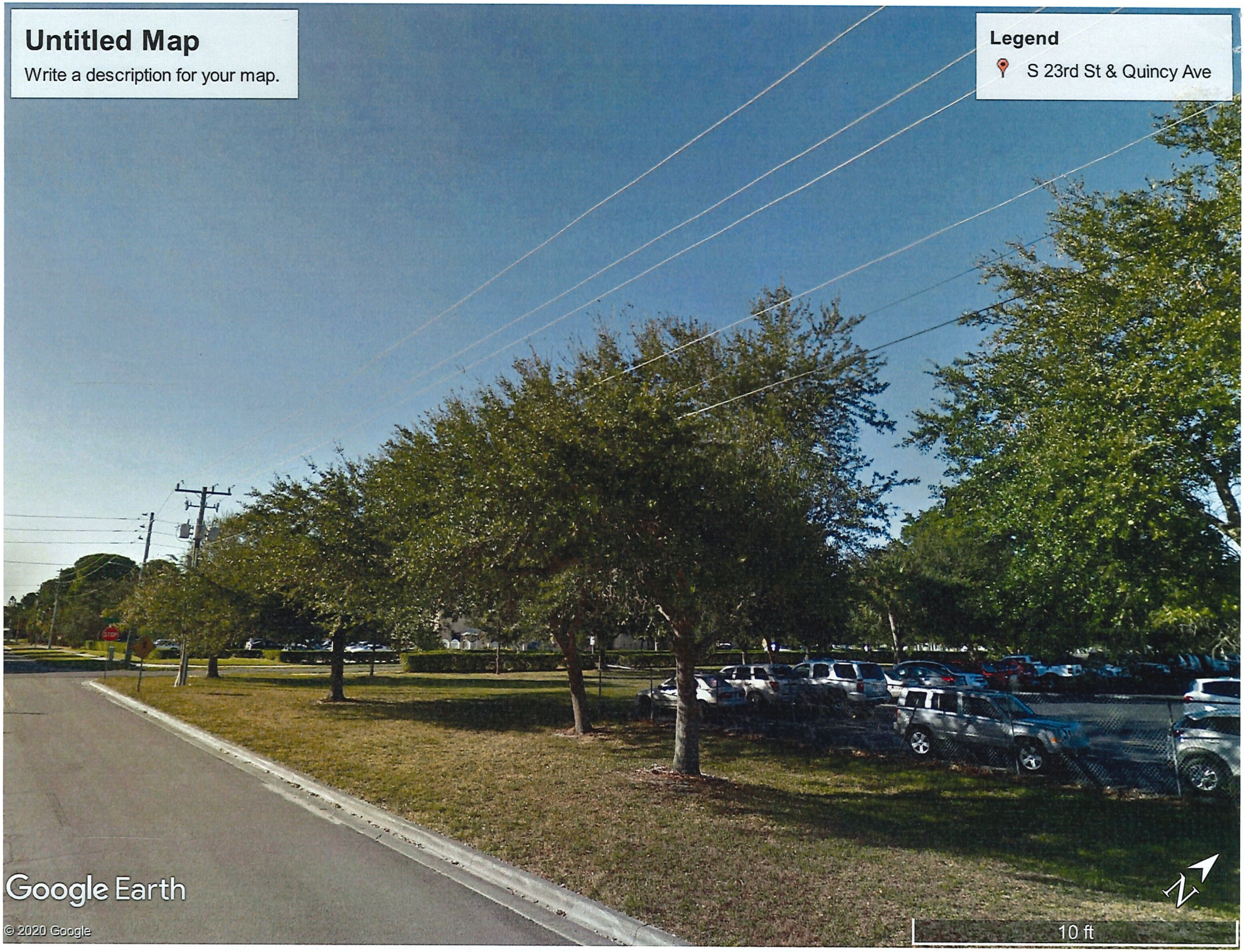
Q:\ENGINEERING\Site Development Projects\L\Lawnwood Medical Center Expansion\Site Plan\Planned Development\Major Site Plan\SP Comments - 021920.docx

Engineering Comments:

1. Add a note to the site plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.
3. The applicant shall provide vehicle overhang information for the abutting perpendicular parking and the angled parking stalls located at the south end of the site ensuring that ample area is provided for vehicle overhang.
4. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.
5. **Advisory Comment:** The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

JRA/TST/tst
TST

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


Untitled Map
Write a description for your map.
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S 23rd St & Quincy Ave
Google Earth
© 2020 Google
10 ft

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 2.20.20
Property Address: Lawnwood Regional Med. Ctr. – Zoning Atlas Map Amd. (RG)

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/18/20

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 2.20.20
Property Address: Lawnwood Regional Med. Ctr. – ~~Zoning Atlas Map Amd.~~ (RG)
Site Plan

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

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- ☐ Accessible route
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- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

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☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/18/20

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

Technical Review Committee meeting

February 20th, 2020

Case # 20-07000003

Major site plan and design review.

Lawnwood Medical Center. 1700 South 23rd St., FP.

Comments:

No comments at this time. However, it may be wise to contact the neighboring Lawnwood Medical Arts building to encourage their management to update their lighting to modern LED standards to help improve the overall image as many people may think that office complex is part of the Lawnwood Medical Center and Heart Institute. As of now, their lighting is still the older style, orange hued lighting.

Additional comment added 2/20/2020:

During the TRC meeting, discussion of this project brought up an additional comment from the Police department. With regards to the crosswalk on the north side (Nebraska Avenue) of the Lawnwood Hospital property, consider re-designing the pedestrian walkway so that users of the E.R will have an easier time finding their way to Nebraska Avenue and its sidewalk should the user need to walk to the remote parking lot located at the corner of Nebraska Avenue and South 23rd Street. Currently, the sidewalk on Nebraska Avenue ends just short of the vehicle entrance to the E.R area. Should this improvement be made, the walkability / wayfinding for that area would be greatly improved for users destined for the remote parking lot by way of the lighted crosswalk just west of the helipad on Nebraska Avenue. This was also brought up during a security survey of Lawnwood hospital that was conducted in April 2019.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ST. LUCIE COUNTY FLORIDA

SLC PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

February 19 , 2020

Project: **Lawnwood Regional Medical Center ZAMA**
Reference: Project #20-43900001
To: Rebeca Guerra, AICP
From: David Hays

In general, the SLC Public Works Department has no comments regarding the rezoning with the stipulation that impacts are brought forth with development and will be reviewed in more detail at that time.

The Master site plan provided includes a total buildout adding 128 new beds (a 41% increase) and other associated hospitable functions. The proposed rezoning not only incorporates this significant increase but conditions allowance for off-site parcels to be accepted into the same PD. At this time, no proposed plan has been submitted for off-site areas, but concentric planning is encouraged.

February 20 , 2020

Project: **Lawnwood Regional Medical Center Expansion**
Reference: Phase 1
To: Rebecca Guerra, AICP
From: David Hays

SLC Public Works Department has reviewed the proposed phase 1 plan and offers the following comments:

1. The project is seeking a rezoning to allow for a total expansion, not including the additional parcels, adding over 40% new beds. This plan and the proposed traffic analysis does not consider the potential. It is recommended that a traffic report on the potential be provided and reviewed by a third party to better understand any aspects this plan would install that might conflict with the larger picture. In-lieu-of providing a traffic report at this time for the future buildout, the EOR should acknowledge providing new, updated studies with each phase as they come to fruition.
2. The traffic report does not evaluate all impacts within standard methodology. The study should include an analysis extending to a level at or below 3% or two a (2) mile radius.
3. The current report provides some impact mitigation but does not address other intersection impacts, such as S. 23rd Street at Virginia.
4. The Traffic Report has not been submitted to a third party for review. Please coordinate with the County on the status of applicant acceptance for proper reimbursement or provide further direction to achieve the goal.

Brandon Creagan

From: Jennifer Hofmeister
Sent: Thursday, February 20, 2020 9:15 AM
To: Brandon Creagan; Rebeca Guerra
Subject: FW: Lawnwood Traffic Notes

Jennifer Hofmeister, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Fax: 772.466-5808 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

From: Kori Benton <bentonk@stlucieco.org>
Sent: Tuesday, February 18, 2020 12:58 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: Lawnwood Traffic Notes

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

Good afternoon Jennifer,

I'm not certain we ever sent over a clarifying email regarding Lawnwood Regional matters, however I wanted to ensure we highlighted the following leading up to the TRC review of their active requests:

Current Application: Chiller Plant
The St. Lucie County Planning Division & Public Works – Water Quality Division does not have any traffic comments related to the current application for administrative approval for a chiller plant at Lawnwood Regional Medical Center.

Lawnwood Medical Center Expansion
St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce, and recommend evaluation by a specialized Traffic Consultant.

The proposed expansion is projected to result in *544-991 new* daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve – Average Rate). Due to the project scale, approved Mayfair @ Lawnwood Project (*~216 residential units (Report based upon 266)*, proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third party review to be funded by the applicant.

CONCLUSION

It is proposed to expand the existing Lawnwood Regional Medical Center located at 1700 South 23rd Street in Fort Pierce, Florida. Based on the analysis undertaken, the roadway links are sufficient to accommodate the project traffic during the AM and PM peak hours.

An intersection analysis was conducted at the signalized and unsignalized intersections surrounding the project site. Based on the intersection analysis, the existing geometry at the study intersections are anticipated to be sufficient to accommodate future traffic in 2024, including committed developments and project traffic with the exception of S 25th Street & Virginia Avenue, S 25th Street & Okeechobee Road, and the westbound movement at S 25th Street & Nebraska Avenue. With signal optimization at the intersection of S 25th Street & Virginia Avenue during the PM peak hour under future total conditions, the intersection will operate at LOS E or better. It is recommended to restripe the southbound left-turn lane because of the project traffic adds one (1) additional vehicle to the queue. The failing LOS at the other intersections are due to background traffic and are not caused by the project traffic; therefore, no mitigations are proposed.

Notable Links/Intersections & Committed/Pending Project Trips (*Mayfair's actual approval is different than the Traffic Report – ~216 units versus 266):

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Lawnwood Expansion

REVIEW DATE: 2/20/2020

PLANNER: REBECA GUERRA

REVIEWED BY: Lt. Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic copy of the Site Plan (pdf format)**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

Kimley»Horn

September 21, 2020

Brandon Creagan, Planner
City of Fort Pierce
Engineering Dept
100 North US 1
Fort Pierce, FL 34950

RE: Lawnwood Regional Medical Center
Surgery and Tower Expansion
Response to Comments

Dear Mr. Creagan:

This letter is in response to comments dated April 30, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

APRIL 30, 2020 COMMENTS

1. The plans shall be updated to include the dimensions of the new parking areas including stall lengths and drive aisles as this was not included in the submittal.

Response: Please see sheets C10 for dimensions of new parking areas.

2. The response to the previous comment *"All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly".* was that a text amendment was approved to revert to the project's existing aisle width of 24'. However, upon review of previously approved development drawings for Lawnwood including Lawnwood Pavilion, Lawnwood Psychiatric Unit, Lawnwood Satellite Parking Lot the aisles are all proposed to be 26'; please provide a copy of the text amendment allowing reduction in the drive aisle width.

Response: The proposed parking lot has been modified to show 24' drive aisle with 19' parking stalls. Please see sheet C10 for details.

3. Relocate the the proposed Quincy Avenue sidewalk north to the property line in order to mirror the sidewalk location on the opposite side of the street. The applicant responded to this comment during the Building Permit submittal that the location at the back of the curb would prevent the removal of existing trees and conflicts with utility poles. However, the current design proposed two areas where the new sidewalk would incorporate 3-90° bends around ditch bottom inlets, this is a public safety issue for pedestrians that may not be paying attention to where they are walking. Also, it appears that these oak trees are in direct conflict with the overhead lines (see attached photo) and should be removed even if the walk was not constructed in the vicinity. Lastly, FPUA has in many instances had to relocate facilities for

improvements with city rights-of-way and the applicant should coordinate with FPUA for any required pole relocations.

Response: The proposed Quincy Avenue sidewalk has been relocated.

4. Plan Sheet C8 of 17 reference that the proposed Quincy sidewalk is "Approved under Administrative Amendment"; please clarify the meaning of this statement.

Response: The areas labeled as "Approved under Administrative Amendment" are being constructed in the New Chiller Plant phase.

5. The Quincy Avenue sidewalk shall be sloped to drain towards the roadway.

Response: Acknowledged. The sidewalk was designed to flow away from the property.

6. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5" R/W donation along the S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.

Response: Acknowledged.

7. **Advisory Comment:** The Grading, Paving and Drainage Plan was reviewed conceptually, an in-depth review will occur at the time of building permit submittal.

Response: Acknowledged.

Sincerely,

Michael F. Schwartz, P.E.
Senior Vice President

Kimley»Horn

April 9, 2020

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Lawnwood Medical Center – Master Plan
Response to Comments

Dear Mr. Creagan,

This letter is in response to comments dated February 20, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

PLANNING

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.

Response: See sheet MSP-1.1, note 2.

Advisory Comments

1. The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.

Response: Acknowledged.

2. The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.

Response: Acknowledged.

ZONING ATLAS AMENDMENT

1. We recommend a Zoning Amendment Approval.

Response: Acknowledged, the zoning amendment is being submitted separately.

BUILDING DEPARTMENT

Building Official or his representative has no comment at the time of this meeting but reserves submission of comments upon completion of the official plan review.

COUNTY COMMENTS

PUBLIC WORKS

No Comment

Please feel free to contact me at (561) 404-7247 or mike.schwartz@kimley-horn.com should you have any questions.

Sincerely,

Michael F. Schwartz, P.E.
Senior Vice President

Kimley»Horn

April 8, 2020

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Lawnwood Medical Center – Phase I
Response to Comments

Dear Mr. Creagan,

This letter is in response to comments dated February 20, 2020 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

PLANNING

1. Add a note to the plans which indicates that all signage shall be consistent with City Code.

Response: See note 7 on sheets C8 and C9 that states "All signage shall be consistent with the City of Fort Pierce's code."

2. Thermoplastic striping shall be shown at all new crosswalk intersections found within the scope of the Phase I development.

Response: See note on sheets C8 and C9 that states "Pavement markings shall be slip resistant paint with the exception of stop bars and crosswalks which shall be thermoplastic."

1. Advisory Comment: The traffic analysis is being sent off to a third-party reviewer for examination of potential impacts from the first phase of development as well as impacts from the potential build-out of the site.

Response: Acknowledged.

2. Advisory Comment: The landscape review, and mitigation for the site shall be done concurrent with the Minor Site Plan for the chiller plant.

Response: Acknowledged.

3. An application fee of $12,932.50 for 92,500 square feet of surgery/tower expansion area shall be submitted. Also, the materials board for the Design Review shall be submitted.

Response: The application fee and material board will be submitted separately.

FIRE

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/permits.htm

Response: The form is enclosed with this submittal.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: Acknowledged.

3. Please provide an electronic copy of the Site Plan (pdf format)

Response: PDF's of the plans have been included in this email.

4. A separate review and permit are required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

BUILDING DEPARTMENT

Building Official or his representative has no comment at the time of this meeting but reserves submission of comments upon completion of the official plan review.

ENGINEERING

1. Add a note to the site plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

Response: See note 1 on sheet C3 that states "All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22."

2. All proposed and/or modified parking areas shall meet the minimum dimensional requirement of 26' for drive aisles providing access to perpendicular parking; please revise the plans accordingly.

Response: The text amendment changes the 26' drive aisle requirement to match the existing 24' drive aisle width found throughout the campus.

3. The applicant shall provide vehicle overhang information for the abutting perpendicular parking and the angled parking stalls located at the south end of the site ensuring that ample area is provided for vehicle overhang.

Response: Wheel stops have been added in lieu of the two-foot overhang.

4. Advisory Comment: Prior to issuance of a Site Work permit, the applicant shall submit a sketch and description of the proposed 5' R/W donation along S. 23rd Street. The submittal shall include the results from a recent Owners and Encumbrances Search.

Response: Acknowledged, an opinion of title will be provided with the right-of-way dedication package.

5. Advisory Comment: The Grading, Paving, and Drainage Plan was reviewed conceptually, an in-depth review will occur at time of building permit submittal.

Response: Acknowledged.

SITE PLAN REVIEW

No Comments

LANDSCAPE

1. The new trees called out for the plan are very small caliper. I would like to see the tree sizes increased (to 3.5 caliper) so that we can have good strong specimen trees on site.

Response: The trees proposed as part of this project meet the 2.5" DBH requirement per code Sec 22-194-d-2.

2. The 202 inches remaining on the site do not count as preservation credits.

Response: According to Sec. 22-194-d-2-a trees preserved on-site, which exceed the minimum landscape requirements shall count as equivalent replacement DBH.

3. All transplanted trees need to be bonded for two years with enough money to cover their replacements in DBH if they die or decline.

Response: Two-year bonding will no longer be required since the transplanted trees will be removed.

COUNTY COMMENTS

ST. LUCIE COUNTY – PLANNING

1. St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce and recommend evaluation by a specialized Traffic Consultant.

Response: Acknowledged.

2. The proposed expansion is projected to result in 544-991 new daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve - Average Rate). Due to the project scale, approved Mayfair@ Lawnwood Project (~216 residential units (Report based upon 266), proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third-party review to be funded by the applicant.

Response: A third party has reviewed the traffic study, as requested.

3. Please verify the quantity of patient beds/rooms proposed with the expansion. The floor plans and other exhibits suggest an expansion greater than 32 beds is proposed.

Response: The expansion includes the addition of 32 beds.

4. The applicant is encouraged to avoid impacts to remaining native trees on site. Were the existing Pine Trees previously utilized for mitigation for past tree removal? The applicant is encouraged to consider a parking deck to reduce impacts to native trees and preserve green/open space on the campus.

Response: No parking garage is proposed during this phase of the project.

5. With the expansion of the non-residential use towards the western property lines, will a greater buffer be implemented along the western boundaries?

Response: A landscape buffer of 10 feet is proposed around the property.

6. The project is seeking a rezoning to allow for a total expansion, not including the additional parcels, adding over 40% new beds. This plan and the proposed traffic analysis does not consider the potential. It is recommended that a traffic report on the potential be provided and reviewed by a third party to better understand any aspects this plan would install that might conflict with the larger picture. In-lieu-of providing a traffic report at this time for the future buildout, the EOR should acknowledge providing new, updated studies with each phase as they come to fruition.

Response: The traffic study represents only the phase that is being anticipated at this time, and future impacts will be assessed at the time of site plan application.

7. The traffic report does not evaluate all impacts within standard methodology. The study should include an analysis extending to a level at or below 3% or two a (2) mile radius.

Response: Based on the 'Standardized Traffic Impact Studies (TIS) Methodology and Procedures' for St. Lucie County, City of Fort Pierce, and City of Port St. Lucie, the radius of area of influence for a net new daily trip is 544. Therefore, the radius of influence is within one-mile.

8. The current report provides some impact mitigation but does not address other intersection impacts, such as S. 23rd Street at Virginia.

Response: S 23rd Street & Virginia Avenue was not analyzed in the report per the original methodology. Turning movement counts cannot be collected at this time but will be under further review pending comments from the Traffic consultant.

9. The Traffic Report has not been submitted to a third party for review. Please coordinate with the County on the status of applicant acceptance for proper reimbursement or provide further direction to achieve the goal.

Response: A third party has reviewed the traffic study, as requested.

Please feel free to contact me at (561) 404-7247 or mike.schwartz@kimley-horn.com should you have any questions.

Sincerely,

Michael F. Schwartz, P.E. .
Senior Vice President

Planning Board - 2:00 PM **7. c.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Conditional Use - Sunshine Arcade - 2202 N. US Highway 1

LOCATION

2202 N. US Highway 1

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approve with two (2) Conditions

1. Submit a Landscape Plan to the Building Department in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).
2. Install a sidewalk along the eastern property boundary that abuts North Old Dixie Highway prior to the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(j).

Attachments

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

Form Review

Form Started By: Brandon Creagan Started On: 11/02/2020 07:48 PM

Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Member of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Conditional Use – Sunshine Arcade** **2202 N. US Highway 1**
BOARD DATE:	November 10, 2020

STAFF REPORT

Property Owner:	Dover-Neal Development Inc. 4261 14th Street Wyandotte, MI 48192
Applicant/ Representative	Mike Menard, Architectonic Inc. 806 Delaware Avenue Fort Pierce, FL 34950
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate an Arcade Amusement Center.
Location(s):	2202 N. US Highway 1
Parcel ID:	1433-440-0009-010-1
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

	North	East	South	West
Surrounding FLUM:	GC	I/MC	GC	GC
Surrounding Zoning:	C-3	I-1/C-6	C-3	C-3

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, 125-237, and 125-325 of the City Code, the applicant and representative Mike Menard, and the property owner, Dover-Neal Development Inc., are seeking a Conditional Use with No New Construction approval to operate an arcade amusement center at 2202 N. US Highway 1. The property is 2.57 acres, and the building is a multi-tenant building consisting of 47 units. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The subject building was constructed in 1984 and is approximately 29,515 square feet. Currently, 35 of the 47 units in the shopping center are vacant. The arcade will occupy four (4) units, thereby reducing the number of vacant bays to 31. The proposed arcade amusement center is anticipated to run at 100% capacity (66 machines), Sunday through Thursday from 8am–12am, Friday and Saturday from 8am – 2am.

The property currently provides 121 parking spaces on site. The parking calculation pursuant to City Code 125-325 (2)(l) is .75 parking spaces per each machine. As such, the parking requirement for the proposed number of machines is 50 parking spaces. As the building only has 12 current occupied units, the required parking is only 31 parking spaces. As such, the property currently has more than adequate parking to accommodate the current tenants and the proposed arcade. The total number of occupied parking spaces would be 81 spaces out of the available 121 spaces.

The applicant has provided a lighting plan in accordance with City Code 125-315 (j)(1)(a) that demonstrates the lighting in the parking lot is a minimum two (2)-foot candles. The property currently has landscaping, and the applicant will be providing a Landscape Plan with the Building Permit that demonstrates the property is within compliance of the City's Landscape Code. Pursuant to City Code 125-325 (2)(i) this must be completed prior to the issuance of a Business Tax Receipt. The applicant will also be required to install sidewalks along any public right-of-way where there are currently no sidewalks pursuant to City Code 125-325 (2)(j). The area that sidewalks will need to be installed is along the eastern boundary of the property that abuts North Old Dixie Highway. This also will need to be completed prior to the issuance of a Business Tax Receipt pursuant to City Code 125-325 (2)(j).

Zoning & Land Use

The site is located within the C-3 District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. The proposed use presents an indoor entertainment facility, restricted to adult occupancy, with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, City Code Section 125-325 is devoted solely to the regulation of the arcade business to ensure the safety, comfort, and general welfare of the business' patrons, as well as neighboring businesses and residents.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
Staff recommends that the Planning Board forward a recommendation of **Approval** for the Conditional Use with No New Construction to the City Commission with the following two (2) conditions:

1. Submit a Landscape Plan to the Building Department in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

2. Install a sidewalk along the eastern property boundary that abuts North Old Dixie Highway prior to the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(j).

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location Unit 2158, 2160, 2162 + 2164 at 2202 N. US 1, Ft. Pierce

Parcel ID #(s) 1433-440-0009-010-1

Project description Assembly Area for Arcade

Property Owner(s)	Applicant/Representative, Title, Company
Dover-Neal Development, Inc.	Sunshine Arcade Inc
4261 13th Street, Wyandotte, MI 48192	3915 Brookdale Street
Street Address	Street Address
Wyandotte MI 48192	Jacksonville FL 32277
City State Zip	City State Zip
313 600 2100	—
Phone Number	Phone Number
idoverspike@ecorse.com	—
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Michigan -- Wayne COUNTY

The foregoing instrument was acknowledged before me this 20th day of August, 2020, by Ivan Doverspike who is personally known to me or has produced Michigan Drivers License as identification.

KEITH DEAN
Notary Public - State of Michigan
County of Wayne
My Commission Expires Apr 12, 2022
Acting in the County of Wayne

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

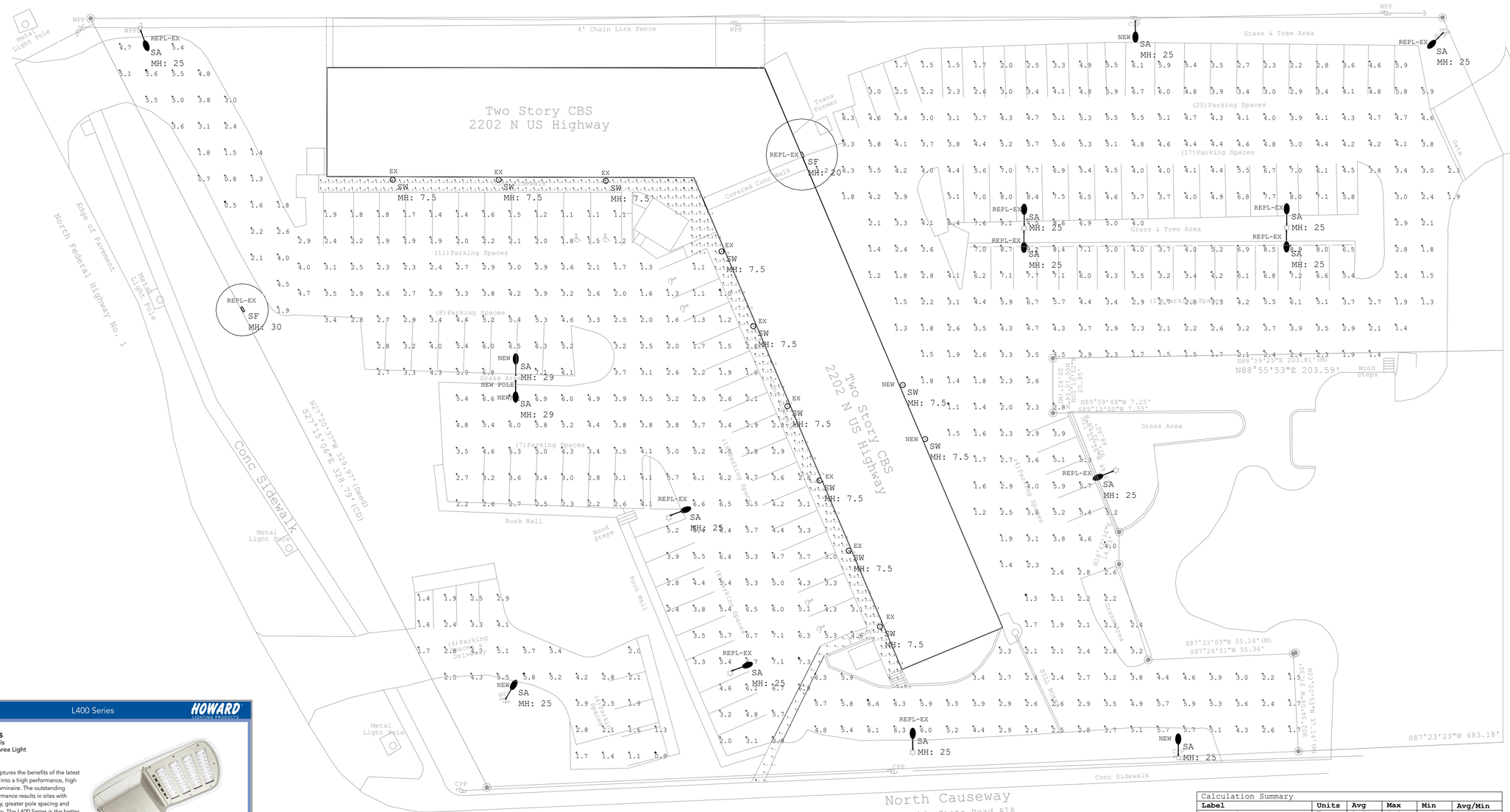
NARRATIVE

Sunshine Arcade
2202 N. US Highway #1
Fort Pierce, Florida

The project consists of 3348 S.F. Restaurant conversion to amusement arcade. A parking analysis plan has been provided with several request options which would all be acceptable but would prefer option number 3 which will make parking enforcement the property owner's responsibility. An as built floor plan and proposed floor plan layout has been provided in addition to a site photo metric plan showing this site can become and adhere to city code section 125-325, amusement arcades and arcade amusement.

806 Delaware Avenue Tel: 772 460 7751 www.architectonicinc.com
Fort Pierce, Florida 34950 Fax: 772 460 4244 FL Reg #AA26003348

Luminaire Schedule					
Tag	**Description**	**Symbol**	**Qty**	**Lum. Watts**	**LLF**
SA	Howard L404LC-240W-40K-T3-10-GR-M		15	239.4	0.900
SF	Cooper UFLD-L-C100-X-U-66-7050		2	252	0.900
SW	Existing Med Base Wall Sconce		11	14	0.900



Calculation Summary					
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**
East Driveway	Fc	3.67	6.6	1.3	2.82
East Parking Area	Fc	4.13	9.3	1.1	3.75
Interior Sidewalks	Fc	2.12	6.6	0.3	7.07
Means of Egress Path	Fc	4.70	6.7	1.5	3.13
SW Parking Area	Fc	2.97	5.8	0.9	3.30
West Driveway	Fc	3.08	5.6	0.5	6.16
West Parking Area	Fc	3.71	7.3	1.0	3.71

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58

CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THIS PLAN PROVIDES AN AVERAGE 4.7 FOOT-CANDLES ON THE MEANS OF EGRESS PATH AND AN AVERAGE OF 2.12 FOOT-CANDLES ON THE INTERIOR SIDEWALKS. A UNIFORMITY RATIO OF 7.07:1 WAS ACHIEVED, WHICH CONFORMS WITH THE CODE MAXIMUM LIMIT OF 10:1 FOR INTERIOR SIDEWALKS.

22-60

(1)a. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF 2.97 FOOTCANDLES IN THE PARKING AREAS. DRIVEWAYS EXCEED AN AVERAGE OF 3 FOOT-CANDLES.

(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 3.71 TO 1 IN THE WEST PARKING AREA, 3.3 TO 1 IN THE SOUTHWEST PARKING AREA, AND 3.75 TO 1 IN THE EAST PARKING AREA, WHICH COMPLIES WITH CODE.

(3) LIGHTING CONTROL IS BY PHOTOCELL ON FPUA RENTAL LIGHTS IN THE WEST PARKING AREA AND BY ASTRONOMIC TIME CLOCK ON THE CUSTOMER OWNED FIXTURES ON THE BUILDING. THIS COMPLIES WITH CODE.

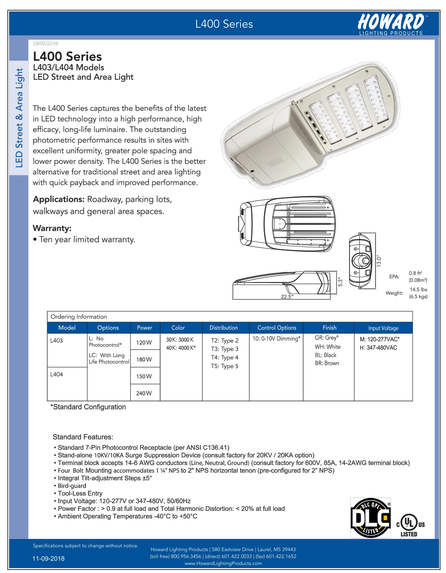
(4) SPILL IS ONTO ADJACENT COMMERCIAL PROPERTIES AND PUBLIC SIDEWALKS AND IS PROPOSED AS NOT OBJECTIONABLE.

THE LIGHTING PLAN USES FULL CUTOFF FIXTURES MOUNTED AT HEIGHTS OF 25 TO 30 FEET ON POLES, USING R3 AREA DISTRIBUTION. THE LIGHTING PLAN ALSO INCLUDES 1500 LUMEN FIXTURES MOUNTED ON THE BUILDING AT 7.5 FEET. TWO FLOOD LIGHTS ARE EXISTING BUT TO BE CHANGED OUT TO LED TYPE. LIGHTING TECHNOLOGY IS LED.

THE PLAN RELIES UPON THE REMOVAL OF TWO PALM TREES IN THE NORTHEAST CORNER THAT CURRENTLY BLOCK LIGHT FROM THE EXISTING POLE MOUNTED FIXTURE. PERIODIC TREE TRIMMING SHALL BE REQUIRED TO MINIMIZE SHADOWS.

SITE PHOTOMETRIC ANALYSIS

SCALE 1" = 20'-0"



APP		
CK		
DR		
REVISIONS		
DATE		
NO.		

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

PROJECT NAME: SUNSHINE ARCADE

CLIENT: ARCHITECTONIC INC. 806 DELAWARE AVE. FORT PIERCE, FLORIDA 34950

PROJECT LOCATION: 2202 N US HIGHWAY 1 FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TRAWEN LICENSE No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trawen, PE
P.E. No. 61580

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SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 08-14-2020

DRAWN: TCT

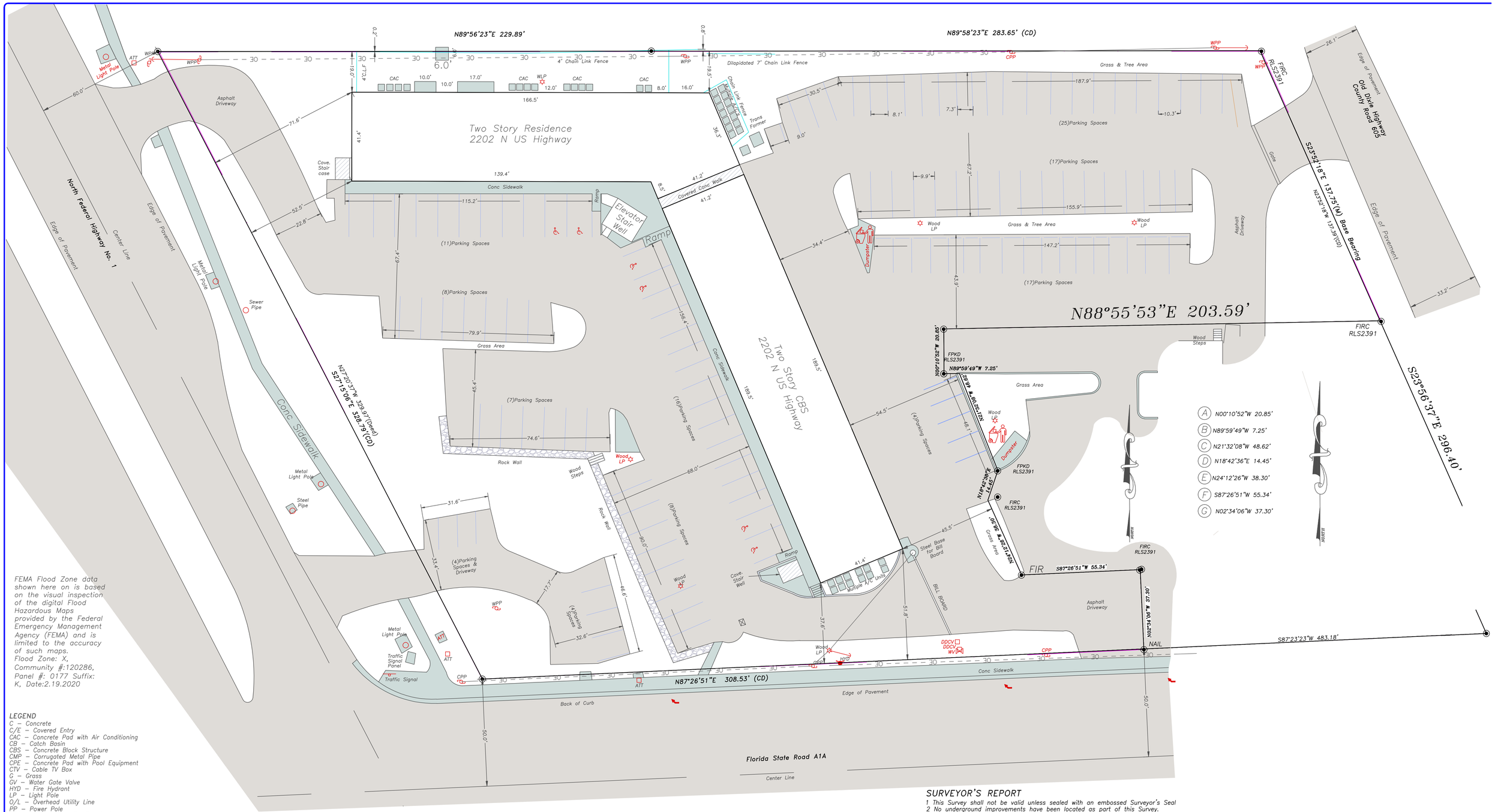
APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

20001-08



A N00°10'52"W 20.85'
B N89°59'49"W 7.25'
C N21°32'08"W 48.62'
D N18°42'36"E 14.45'
E N24°12'26"W 38.30'
F S87°26'51"W 55.34'
G N02°34'06"W 37.30'

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zone: X, Community #:120286, Panel #: 0177 Suffix: K, Date:2.19.2020

LEGEND

C – Concrete
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
G – Grass
GV – Water Gate Valve
HYD – Fire Hydrant
LP – Light Pole
O/L – Overhead Utility Line
PP – Power Pole
PPA – Power Pole with Guy Anchor
SSMH – Sanitary Sewer Manhole
TCB – Telephone Communications Box
UB – Utility Box
WM – Water Meter
FCM – Found 4"x4"Concrete Monument
FIP – Found ¾" Iron Pipe
FIPC – Found ¾" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out
X0.00 – Existing Elevations
EI – Elevation

LEGAL DESCRIPTION

A parcel of land being part of Sections 33 and 34, Township 34 South, Range 40 East, St. Lucie County, Florida, described as follows:

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run South 89°40'00" East, along the line between Townships 34 South and 35 South, 128.39 feet to the Easterly right–of–way line of U.S. No. 1, thence North 26°59'00" West, along the Easterly right–of–way line of U.S. No. 1, 421.34 feet to the intersection of the North line of State Road A–1–A, and the POINT OF BEGINNING of the lands herein described; From said POINT OF BEGINNING continue North 26°59'00" West, along the Easterly right–of–way line of U.S. No. 1, 329.97 feet; thence South 89°42'00" East, 229.89 feet; thence South 89°40'00" East, 283.65 feet to the Westerly right–of–way line of Old Dixie Highway; thence South 23°35'00" East along the Westerly right–of–way line of Old Dixie Highway, 296.40 feet to the North right–of–way line of State Road A–1–A; thence South 87°45'00" West, along the North right–of–way line of State Road A–1–A, 483.18 feet to the POINT OF BEGINNING.

PREPARED FOR:
Wasimm Kazni

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

SURVEYOR'S REPORT

1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
2 No underground improvements have been located as part of this Survey.
3 The last field date of this Survey was: 7.25.20
4 This Survey was prepared using the Deed of record only. No other documents were provided and no search of the public records was performed by this office.
5 This Survey shown hereon was prepared in accordance with the standards for the practice of Surveying & Mapping as defined in 5J–17.050–052FAC.
6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
7 Bearings are based on a Grid Bearing of South 22°53'18" East along the Westerly Right of Way Line of Old Dixie Highway. Relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (2007 Adjustment)
8 Parcel limits Tract limits shown were held to found Survey control . This is not a Boundary Survey. The purpose of this Survey is to show the improvements such as available parking and lighting adjacent to the on site building with the street address of 2202 N. US Highway No. 1.
9 feeatures within the adjacent right of way may have not been shown completley.
10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
11 No ownership of fence lines has been determined as part of this Survey.
12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.

Prepared For:
Wasimm Kasnni
St. Lucie County Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Not Valid Unless Sealed With An Embossed Surveyor's Seal

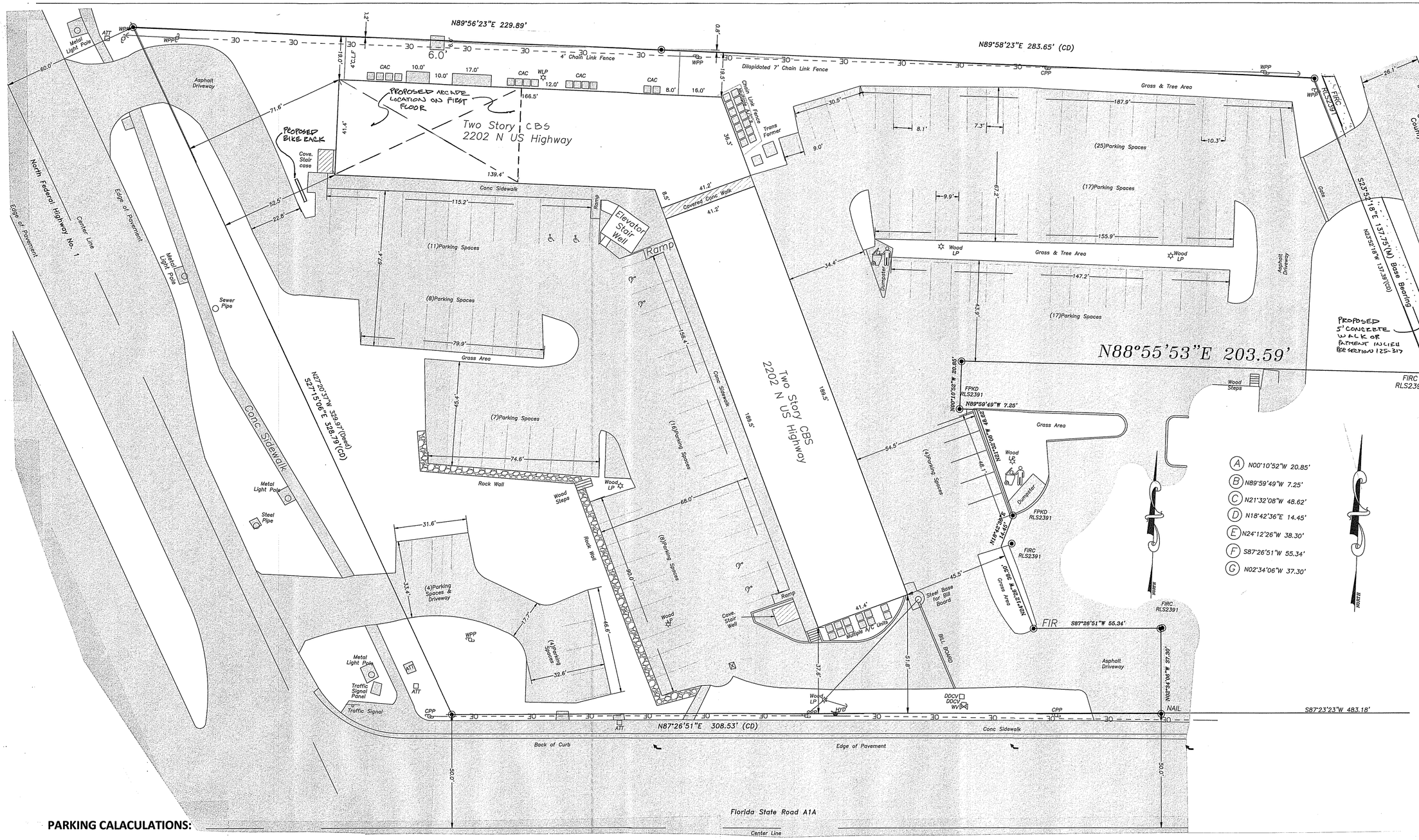
Date	Revision Description

Sheet Title: **Specific Purpose Survey**

Scale: 1"=20' | Date: 7-30-20
Drawn By: | Field Book: 2007-35
Job No: 2007-15 | CADD File:

Sheet No: 1 of 1
File No:

SLC_7349453_V01



PARKING CALACULATIONS:

BASEMENT / WAREHOUSE LEVEL

10 UNITS @ 626 S.F. VACANT = 6260 S.F.
2 UNITS OCCUPIED WOOD SHOP = 1252 S.F.
TOTAL = 7512 S.F.
BASEMENT LEVEL REQUIRED PARKING
7512 / 600 = 12.52 SPACES

FIRST FLOOR BUSINESS

3 UNITS PERSONNEL SERVICE = 1836 S.F.
REQUIRED PARKING 1836/300 = 9.18 SPACES

1 UNIT RETAIL (SURF SHOP) = 612 S.F.
REQUIRED PARKING 612/200 = 3.06 SPACES

1 UNIT MARINE UPHOLSTERY = 895 S.F.
REQUIRED PARKING 895/ 600 = 1.49 SPACES

4 UNITS OCCUPIED BUSINESS = 2448 S.F.
REQUIRED PARKING 2448/300 = 8.16 SPACES

7 UNITS VACANT BUSINESS = 4640 S.F.
REQUIRED PARKING 4640/300 = 15.46 SPACES

FIRST FLOOR TOTAL REQUIRED PARKING = 37.35 SPACES

SECOND FLOOR

1 UNIT OCCUPIED BUSINESS = 612 S.F.
REQUIRED PARKING 612 / 300 2.04 SPACES

18 UNITS VACANT BUSINESS = 13234 S.F.
REQUIRED PARKING 13234/300 = 44.11 SPACES

SECOND FLOOR TOTAL REQUIRED PARKING = 46.15 SPACES

TOTAL NUMBER OF SPACES REQUIRED WITHOUT ARCADE SPACE 96

TOTAL NUMBER OF EXISTING SPACES PROVIDED 121

ARCADE
80 MACHINES @.75 SPACES PER MACHINE = 60 SPACES

50 MACHINES @ .75 SPACES PER MACHINE = 38 SPACES

REQUEST

100% OCCUPIED WITH 50 ARCADE MACHINES REQUIRED PARKING IS 134 SPACES
A SHORT FALL OF 13 SPACES. AS CURRENTLY OCCUPIED THE REQUIRED NUMBER OF SPACES IS 59 PLUS ARCADE EQUALS 97 SPACES AND 121 ARE PROVIDED.

APPROVE FOR 66 MACHINES PER LEASE AGREEMENT FOR A DEDICATED NUMBER OF 50 PARKING SPACES FOR THE ARCADE.

NOTE: IT WILL BE THE PROPOERTY OWNER'S RESPONSIBILITY TO ADDRESS ANY PARKING ISSUES FOR FUTURE TENANTS IF THEY ARISE.

HOURS OF OPERATION

MONDAY – THURSDAY	**8AM – 12 AM**
FRIDAY – SATURDAY	**8AM – 2 AM**
SUNDAY	**8AM – 12 AM**

PARKING ANALYSIS PLAN

INFORMATION TAKEN FROM SURVEY BY ERENER SURVEYING INC, JOB # 2007-15 DATED 7/30/2020

1"=20'

NOTE: LANDSCAPING TO BE REVIEWED AND BROUGHT BACK TO THE ORIGINAL APPROVED LANDSCAPING / SITE PLAN

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

SUNSHINE ARCADE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION
1	10/21/2020	REVISED PER TRC COMMENTS

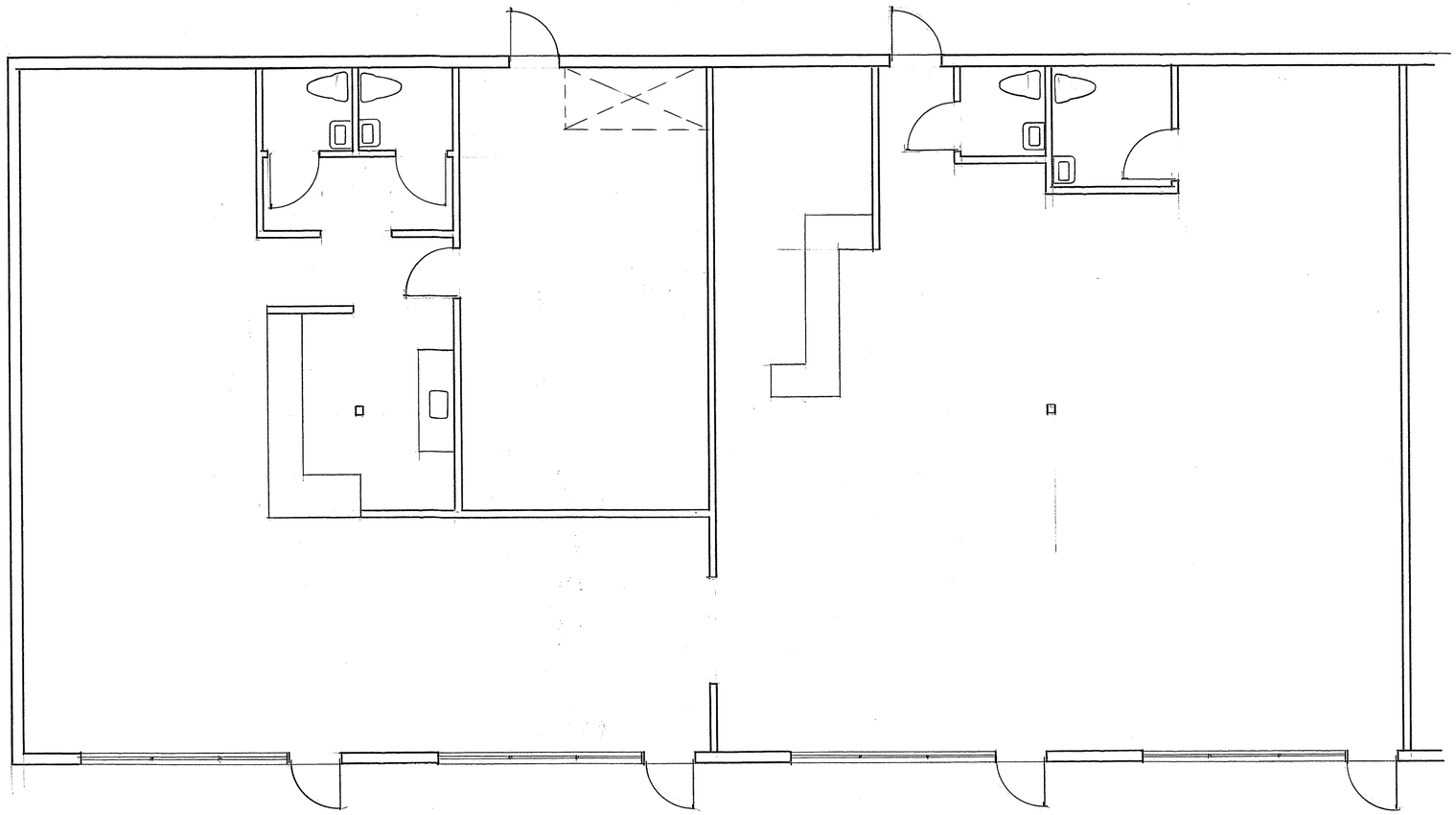
KEY PLAN

SHEET TITLE / SHEET NUMBER

P-1 OF 1

PROJECT NUMBER C20016

DATE



AS-BUILT / DEMOLITION PLAN

1/4"

ARCHITECT

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PROJECT

SUNSHINE
ARCADE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

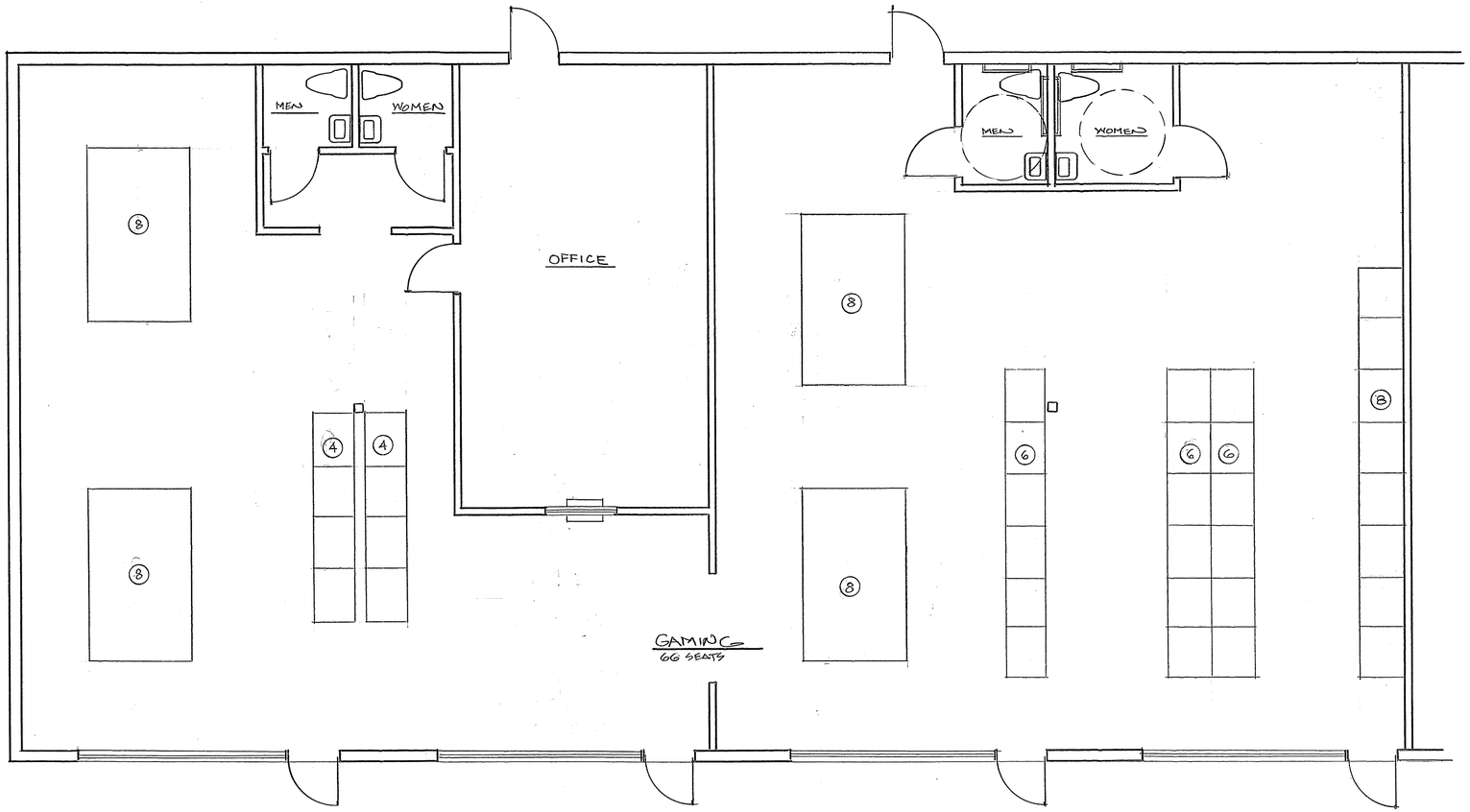
SHEET TITLE / SHEET NUMBER

A-1 OF

PROJECT NUMBER C20016

DATE

SUNSHINE ARCADE



RENOVATION PLAN

1/4"

ARCHITECT

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PROJECT

SUNSHINE
ARCADE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION
1	10/21/2020	REVISED PER TEC. COMMENTS

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER C20016

DATE

wk

Cash Deposit Receipt - 06/29/2020

For:

Northbridge Plaza - 2200 N US Hwy 1 Ft. Pierce FL – Units 2158, 2160, 2162, 2164

New Tenant: Sunshine Arcade, Inc

Agency:

- RT Commercial Real Estate – Larysa Torkaman
- Commercial Real Estate LLC – Matthew Mondo

Deposit Received:

$9,000 – Cash

Balance: $2,240.07 by July 1st 2020

paid on 06/30/20

Tenant: Yasin Kazmi

Associate: _____

Associate: _____

wk

NORTH BRIDGE SHOPPING PLAZA

SPACE LEASE

Prepared for
Sunshine Arcade, Inc.

wk

LEASE AGREEMENT

DOVER-NEAL DEVELOPMENT, INC. ("Landlord") and **Sunshine Arcade, Inc** ("Tenant") agree this ~~26th day of June, 2020~~ on terms and conditions of the lease of the Premises as follows: 1, July, 2020

1. PREMISES

1.1 **Space.** Landlord leases to Tenant and Tenant leases from Landlord the Premises defined on Schedule A and only the appurtenant rights defined in paragraph 1.2.

1.2 **Common Areas.** Landlord gives Tenant and Tenant's authorized agents and invitees the nonexclusive right to use the common areas with others who are entitled to that use, subject to the rights of Landlord defined in this Lease.

1.3 **Reservations.** Landlord reserves the right to build additional stories on the buildings in the Shopping Center or additional building or other improvements in the Common Areas as permitted by applicable law and ordinances.

1.4 **Definition.** As used in this Lease "Common Areas" means: all areas and facilities outside the Premises and within the exterior boundaries of the Shopping Center that are provided and designated by Landlord from time to time for general use and convenience of Tenant and of other tenants of the Shopping Center and their authorized agents and invitees. This area includes, without limitation, pedestrian walkways, patios, landscaped areas, sidewalks, restrooms, stairways, loading areas, parking areas, and roads.

2. TERM

2.1 Initial. The Initial Term of this lease shall commence on the Commencement Date defined on Schedule A and terminate on the Termination Date established by the terms of Schedule A. Unless the Initial Term is extended under the provisions of paragraph 2.2 or sooner terminated by Landlord by reason of Tenant's default.

2.2 Renewal Options. If Tenant shall timely perform all of Tenant's obligations under this Lease, and if Tenant shall not be in default under this Lease at the expiration of the Initial Term, Landlord may allow Tenant an option to extend the Initial Term and as defined in Schedule A. Tenant shall exercise the option or options by giving Landlord written notice at least twelve (12) months prior to the expiration of the Initial Term or the previous Extended Term (the "Optional Notice"). The word "Term" as used in this Lease means that Initial Term and any Extended Term if the option for the Extended Term was timely and lawfully exercised. If Tenant does not give Landlord timely notice of the exercise of any option, that option and all subsequent options shall be void.

wk

3. RENT

3.1 Minimum Rent. During the Initial Term of this Lease Tenant shall pay Landlord a total Rent (the "Base Rent"), payable in equal monthly installments on the Payment Date, all defined in Schedule A, subject to adjustments thereto as provided in paragraph 3.2.

3.2 Rent Adjustment. The Base Rent shall be adjusted commencing on the first day of the second Lease Year and on a like date (the "Adjustment Dates") every year thereafter during the Term under the provision of this paragraph 3.2. The adjustment shall be as noted below:

3.3 Sales Tax. Tenant shall pay with each rent installment the required Tax upon all amounts payable under this agreement classified as rent by the taxing authorities. "Tax" as used herein shall mean all sales, excise or other tax (not income tax paid by Landlord) levied, imposed or assessed by the State of Florida or any political subdivision of the State of Florida or other taxing authority upon amounts classified as rent. The amount of the Tax shall be paid to Landlord with each Rent Installment unless Tenant is notified to pay it to the appropriate taxing authority in the form required by the appropriate authority to relieve Landlord from liability for such Tax.

3.4 Payment. All payments required to be paid to the Landlord under Section 3 shall be paid on the due date specified at Landlord's address described on Schedule A without notice, setoff, deduction, counterclaim, or demand.

3.5 Late Payment. If any sum under this Section 3 or other sum under this Agreement which is required to be paid to Landlord is not paid within 10 days after the date required for such payment then Tenant shall pay Landlord a late payment of $50.00 with each payment that is late.

4. COMMON AREA MAINTENANCE AND MANAGEMENT

4.1 Landlord's Obligation. Landlord shall maintain the common areas in good condition at all times. Landlord shall have the power to:

4.1.1 Establish and enforce reasonable rules and regulations applicable to all tenants concerning the maintenance, management, use and operation of the common areas.

4.1.2 Close any of the common areas to whatever extent required in the opinion of Landlord's counsel to prevent a dedication of any of the common areas or accrual of any rights of any person or of the public to the common areas.

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4.1.3 Close temporarily any of the common areas for maintenance purposes.

4.1.4 Select a person to maintain and operate any of the common areas if, at any time, Landlord determines that the best interests of the Shopping Center will be served by having any of the common areas maintained and operated by that person. Landlord shall have the right to negotiate and enter into a contract with that person on such terms and conditions and for such period of times and Landlord deems reasonable and proper both as to service and cost.

4.1.5 Make changes to the Common Areas including, without limitation, changes in the location of driveways, entrances, exits, vehicular parking spaces, parking area, or the direction of the flow of traffic.

5. PREMISES' USE

5.1 Use. Tenant may use the Premises for Tenant's Business Purpose and for no other use without the written consent of the Landlord.

5.2 Acceptance. Tenant acknowledges to Landlord that through Tenant's investigation Tenant has determined that Tenant may use the Premises for the above use and that the Premises is in good condition on the date Tenant takes possession thereof.

5.3 Laws. Tenant, at Tenant's sole cost and expense, shall promptly perform and comply with all statutes, ordinances, rules, orders, regulations, and requirements of the federal, state and municipal governments and their respective agencies having jurisdiction over the Premises applicable to the condition, use or occupancy of the Premises during the Term of the Lease and for the correction, prevention and abatement of nuisance or other grievances with respect to the Tenant's use of the Premises. Tenant shall also comply with all rules and regulations of the Southeastern Underwriters Association for the prevention of fires, at tenant's sole cost and expense.

5.4 Limitations. Notwithstanding the Tenant's permitted use of the Premises, Tenant shall not use or permit the use of the Premises that will:

5.4.1 Cause a cancellation of any insurance covering the building in which the Premises is located or increase the insurance rates of such insurance;

5.4.2 Constitute waste, nuisance or unreasonable annoyance to owners and occupants of adjacent properties and other tenants in the building in which the Premises is located;

5.4.3 Cause damage to the Premises or the building in which the Premises is located;

5.4.4 Cause damage or would reasonably expect to cause damage to adjoining tenant's property; or

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5.4.5 Constitute the storage or use of toxic substance as such term is now or hereafter defined in any law or regulation of any federal, state, or municipal government or any agencies thereof having jurisdiction over the Premises.

5.4.6 If the rate of any insurance carried by the Landlord is increase as a result of Tenant's use, Tenant shall pay to Landlord within 30 days before the date Landlord is obligated to pay a premium on the insurance, or within 15 days after Landlord delivers Tenant a certified statement from Landlord's insurance carrier stating that the rate increase was caused solely by an activity of Tenant on the Premises as permitted under this Lease Agreement, whichever date is later, a sum equal to the difference between the original premium and the increased premium.

5.4.7 If Tenant desires to use or place upon the Premises any toxic substance as defined under any applicable law or regulation, Tenant shall first notify Landlord in writing, which written notice shall be accompanied by reasonable evidence that the use or placement of a toxic substance is in complete compliance with all the above laws. Further, Tenant shall remove from the Premises at its expense such toxic substance upon the termination of this Lease in accordance with the above laws, ordinances and regulations. Tenant shall pay and save Landlord harmless from all costs, damages, penalties, and costs and reasonable attorney fees incurred by Landlord if Tenant does not comply with this covenant or the above laws, ordinances, and regulations. This indemnification shall survive the termination of this Lease.

5.5 Signs. Tenant shall not place or maintain any sign on the glass panes, the doors or exterior wall or roof of the Premises, nor install a monument sign without obtaining the prior written consent of Landlord, which consent shall not be unreasonably withheld if size, design, location, materials, and manner of installation is satisfactory to Landlord and is in compliance with all applicable laws and regulations of governing authorities as evidence by written approval of such governing authorities delivered by Tenant to Landlord with its request for approval. Landlord, at Tenant's cost, can remove any sign placed or maintained by Tenant that does not comply with the provisions of this paragraph.

5.6 Entry. Landlord and its authorized representatives shall have the right to enter the Premises at all reasonable times for any of the following purposes:

5.6.1 To determine whether the premises is in good condition and whether Tenant is in compliance with Tenant's obligations under this Lease;

5.6.2 To do necessary repairs and to make restoration to the Premises Landlord has the right or obligation to perform;

5.6.3 To serve, post, or keep posted any notices required or allowed under the provisions of this Lease;

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5.6.4 To post "for sale" signs at any time during the Term, to post "for rent" signs during the last two months of the Term, or during the period while Tenant is in default;

5.6.5 To show the Premises to prospective brokers, agents, buyers, tenants, or persons interested in an exchange, at any time during the Term.

6. UTILITIES

6.1 Landlord. Landlord shall not be responsible for arranging for utility service for Tenant at the Premises nor shall Landlord be liable for the adequacy of the utility service received by Tenant at the Premises.

6.2 Tenant. Tenant shall make all arrangements for and pay for all utility services furnished to or used by it at the Premises, including, without limitation, gas, water, electricity, telephone service, trash collection and for all connection charges for such services. Any delinquent Tenant utility bills may be paid by Landlord after Notice and if such delinquent bill is not paid by Tenant within the ten (10) day period after the receipt of the Notice by Tenant, the Landlord may pay same and collect that amount as Additional Rent with the next rental payment.

7. TAXES

7.1 Tenant. Tenant shall pay all sales taxes during the Term of this Lease.

7.2 Personal Property. Tenant shall pay all taxes, assessments, license fees, and other charges ("taxes") that are levied and assessed against Tenant's personal property installed or located in or on the Premises, and that become payable during the Term of this Lease. Such payment shall be made by Tenant at least thirty (30) days before same becomes delinquent and Tenant shall send Landlord paid tax bills with sixty (60) days prior to the date the taxes become delinquent.

8. MAINTENANCE AND ALTERATIONS

8.1 Landlord. Landlord, at its cost, shall maintain, in good condition, the following:

8.1.1 The structural parts of the building in which the Premises is located which structural parts include only the foundation, exterior walls and any load-bearing interior walls (excluding glass and doors) subflooring and roof;

8.1.2 The downspouts and gutters of the building and improvement in which the Premises is located.

8.1.3 The Landlord, however, shall not be obligated to make repairs for any damage caused by any act, omission, or negligence of Tenant, Tenant's agents, or Tenant's Invitees.

WK

8.2 Tenant. Except for the repairs Landlord is specifically obligated to make under paragraph 9.1, Tenant, at its cost, shall maintain in good condition all portions of the Premises, including, without limitations, (a) the portion of any fixtures, pipes, lines, ducts, wires, or conduits contained within the Premises; (b) to windows, plate glass doors, and any fixtures or appurtenances composed of glass; (c) to Tenant's signs, if any, (d) to any heating or air condition equipment installed in the Demised Premises and (e) any repairs necessitated by any act of omission or negligence of Tenant, Tenant agent's, or Tenant's Invitees.

8.3 Tenant Alterations. Tenant shall not make any alterations to the Demised Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld. All permitted alterations shall be at Tenant's expense and shall be performed in a good and workmanlike manner in accordance with Plans and Specifications approved by Landlord and the applicable governmental authorities, and with Landlord being identified as additionally insured by any and all contractors doing any work in any of the Tenant's units.

8.3.1 All permitted alterations made by Tenant which are made and installed and which in any manner are attached to floors, ceilings and walls shall become the property of Landlord upon the termination of this Lease, but such property shall not include any of Tenant's trade fixtures.

8.3.2 If, however, Landlord requires any item or alteration be removed, Tenant shall pay the costs to remove the permitted alteration and to restore the Premises to the condition existing prior to the installation of any such item or improvements, including any damage to the Premises and the Building in which the Premises is located caused by the removal of the alterations.

8.4 Mechanic's Liens. Landlord's interest in the Premises shall not be subject to liens for improvements made by Tenant and Tenant shall have no power or authority to create any lien or permit any lien to attach to the Premises or to the present estate, reversion or other estate of the Landlord in the Premises or in the Building in which the Premises is located as a result of improvements made by Tenant or for any other cause or reason. All materialman, contractors, mechanics, and laborers and other persons contracting, with Tenant with respect to the Premises are hereby charged with notice that such liens are expressly prohibited and that they must look solely to Tenant to secure payment for any work done or material furnished for improvement by Tenant or for any other purpose during the Term of this Lease. Tenant agrees that no lien shall be permitted to attach to the Premises and agrees to transfer any claimed or asserted lien to a bond or such other security permitted by law within twenty (20) days of the assertion of any such lien or claim of lien, then Landlord may discharge the lien or transfer the line to bond or other security and Tenant shall pay Landlord all amounts incurred in such transfer or discharge, together with interest at the highest rate then permitted to be charged by private parties under the laws of the State of Florida. Tenant shall advise all persons furnishing

designs, labor, material, or services to the Premises in connection with Tenant's improvements thereof of the provisions of this paragraph.

8.5 Surrender of Possession. When the Tenant shall quit and surrender the Premises in the same condition and repair as the Premises was in on the Date of the commencement of this lease, ordinary, wear and tear excepted. All trade fixtures which had been installed in or attached on or to the Demised Premises by Tenant shall remain the property of the Tenant. Tenant may remove such trade fixtures provided the Premises are restored to the condition at the date of the commencement of this Lease and provided Tenant is not then in default under this Lease. Any property or trade fixtures of Tenant remaining in the Premises upon the termination of this Lease shall become the property of Landlord.

9. TRANSFER OF INTEREST

9.1 Assignment or Sublet. Tenant shall not voluntarily assign or encumber its interest in this Lease of the Premises, sublease all or any part of the Premises, or all any other person or entity (except Tenant's authorized representatives) to occupy or use all or any part of the Premises without first obtaining Landlord's consent. Any assignment, encumbrance, or sublease without Landlord's consent shall be voidable and, at Landlord's election, shall constitute a default. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of the provisions of this paragraph. Landlord consent may be granted or withheld in Landlord's sole discretion.

9.2 Business Entity. If Tenant is a corporation, partnership or other business entity, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a Controlling Percentage of the capital stock or capital accounts (in business entities other than a corporation), or the sale of at least 51% of the value of the assets of Tenant shall be deemed a voluntary assignment. The phrase "Controlling Percentage" means the ownership of, and the right to vote stock, a partnership or other business entity interest at least 51% of the total combined voting power of all classes of capital stock issued or outstanding or of all classes of partnership interest or other business entities' capital interest outstanding, as the case may be.

9.3 Involuntary Assignment.

9.3.1 No interest of Tenant in this Lease shall be assignable by operation of law (including, without limitation, the transfer of this Lease by testacy or intestacy). Each of the following acts shall be considered an involuntary assignment:

9.3.1.1 If Tenant is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under the Bankruptcy Act in which the Tenant is the bankrupt; or, if Tenant is a partnership or consists of more than

on person or entity, if any partner of the partnership or other person or entity is or becomes bankrupt or insolvent or makes an assignment for the benefit of creditors;

9.3.1.2 If a writ of attachment or execution is levied on this Lease.

9.3.1.3 If, any proceeding or action to which Tenant is a part, a receiver is appointed with the authority to take possession of the Premises.

9.3.2 If a writ of attachment or execution is levied on this Lease, Tenant shall have 10 days in which to cause the attachment or execution to be removed. If an involuntary proceeding in bankruptcy is brought against Tenant, or if a receiver is appointed, Tenant shall have 60 days in which to have the involuntary proceeding dismissed or the receiver removed.

10. LANDLORD'S TITLE AND TRANSFER

10.1 Transfer. Landlord may transfer or encumber its title to the Shopping Center without liability to Tenant. The transfer of Landlord's interest in the Premises shall automatically relieve Landlord of any and all obligations and liabilities on the part of Landlord under this Lease accruing from and after the date of such transfer.

10.2 Subordination. Landlord reserves the right to mortgage the Premises at any time. This Lease is subject and subordinate to all present and future mortgages, now and hereafter encumbering the Premises, and to all renewals, extensions, modifications, consolidation and replacements thereof, and to all advances made or hereafter to be made upon the security of such mortgages. Tenant shall, at Landlord's request and at no expense to Landlord, execute such further instruments or assurances to Landlord within ten (10) days of Tenant's receipt of Landlord's request therefor shall, at Landlord's option, be a default under this Lease Agreement.

10.3 Estoppel Certificate. The Tenant agrees that, from time to time, upon not less than ten (10) days prior request by Landlord, the Tenant, or Tenant's duly authorized representative having knowledge of the following facts, will deliver to Landlord a statement in writing certifying to the extent the following statements are true, (i) that this Lease is unmodified and in full force and effect (or if there have been modifications that the Lease as modified is in full force and effect); (ii) the dates on which Tenant began paying Rent and that no Rent has been paid in advance; (iii) that neither the Tenant nor the Landlord is in default under any provision of this Lease, or, if in default, the nature thereof in detail; (iv) that Tenant has no existing defenses or off-sets to the enforcement of the Lease or, if any, specifying same; and (v) that Tenant has accepted and occupied the Premises; it being intended that any such statement may be relied upon by any prospective purchaser or lender of Landlord, or prospective assignee of any mortgage thereof. Tenant shall execute and deliver whatever instruments may be required for such purposes, and in the event Tenant fails to do so within twenty (20) days after demand in writing Tenant shall be considered in default under this Lease.

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11. INDEMNITY, EXCULPATION AND INSURANCE

11.1 Assumption of Risk. To the maximum extent permitted by law, Tenant agrees to use and occupy the Premises at Tenant's own risk. Landlord shall not be liable to Tenant for any damages to Tenant or to Tenant's property for any cause. Tenant expressly assumes all such liability and Tenant waives all claims against Landlord for damage to person or property arising for any reason, except that Landlord shall be liable to Tenant for damages to Tenant and Tenant's property arising out of the gross negligence of Landlord or Landlord's authorized representatives.

11.2 Indemnity. Tenant hereby indemnifies and agrees to save harmless Landlord from all damages to any person or property occurring in, on, or about the Premises and the Shopping Center in which the Premise is located, except that Landlord shall be liable to Tenant for damages resulting from the acts or omissions of Landlord or its authorized representatives. Landlord shall hold Tenant harmless from all damages arising out of such damage. A party's obligation under this paragraph to indemnify and hold harmless shall be limited to the sum that exceeds the amount of insurance proceeds, if any, received by the party being indemnified.

11.3 Liability Insurance. During the Term, Tenant shall maintain public liability and property damage insurance and product liability insurance with a single combined liability limit of $1,000,000.00 and property damage limits of not less than $200,000.00, insuring against all liability of Tenant and its authorized representatives arising out of and in connection with Tenant's use or occupancy of the Premises. This liability insurance shall insure that indemnity provisions of paragraph 11.2. Both parties shall be named as additional insured, and the policy shall contain cross-liability endorsements.

11.4 Increase in Liability Insurance. Not more frequently than each 3 years, if in the opinion of Landlord's lender or of the insurance broker retained by the Landlord, the amount of public liability and property damage insurance coverage at the time is not adequate, Tenant shall increase the insurance coverage as required by Landlord's lender or Landlord's insurance broker.

11.5 Landlord's Insurance.

11.5.1 Landlord at its cost shall maintain on the building and other improvements in which the Premise is located a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, in amounts determined by Landlord in its sole discretion. The insurance policy shall be issued in the names of the Landlord, Tenant, and Landlord's lender, as their respective interests' appear. The insurance policy shall provide that any proceeds shall be made payable to Landlord. In case the insurance policies defined in paragraph 11.5 are terminated, the insurance policy and all rights under it or the insurance proceeds shall be assigned to Landlord at Landlord's election.

11.5.2 In addition, Landlord may elect to carry Landlord and Tenant liability insurance in the amounts as determined under paragraphs 11.3 and 11.4.

11.6 Waiver of Subrogation. Landlord and Tenant release each other, and their respective authorized representatives, from any claims for damages to any person or to the premises and the building and other improvements in which the Demised Premises are located, and to the fixtures, personal property, Tenant's improvements, and alterations of either Landlord or Tenant in or on the premises and the building or other improvements in which the premises are located that are caused by or result from risks insured against under any insurance policies carried by the parties and in force at the time of any such damage to the limits of any such coverage. Each party shall cause each insurance policy obtained by it to provide that the insurance company waive all right of recovery by way of subrogation against each other in connection with any damage covered by any policy. Neither party shall be liable to the other for damages caused by fire or any of the risk insured against under any insurance policy required by this lease to the limits of any such coverage.

11.7 Policy. All insurance policies required to be carried by Tenant under this Section 11 for any on behalf of Landlord shall provide that any certificate evidencing the existence of any insurance policies, shall certify that: unless the party who is named as additional insured, shall have been given thirty (30) days written notice of any cancellation, failure to renew, or material change, as the case may be, (i) said insurance shall not be cancelled and shall continue in full force and effect, (ii) the insurance carrier shall not fail to renew such insurance policies for any reason, and (iii) no material change may be made in such insurance policy. Within the meaning hereof, the term "insurance policy" shall include any extensions or renewal of such insurance policy. The policy or policies shall be written and maintained with companies and in the form satisfactory to Landlord. The cost of all premiums on policies that Tenant is required to maintain under Paragraph 11.3 shall be paid by tenant and paid bills, together with the renewal policy, shall be sent to Landlord at least thirty (30) days prior to the expiration of any policy. Tenant shall furnish Landlord with the initial policies required by this Section 11 within fifteen (15) days of the commencement of this Lease.

12. CONDEMNATION

12.1 Definitions. Within the meaning of this Section, the following words have the following meanings:

12.1.1 "Condemnation" means (i) the exercise of any governmental power, whether by legal proceedings or otherwise, by a condemnor and (ii) a voluntary sale or transfer by Landlord to any condemnor, whether under threat of condemnation or while legal proceedings for condemnation are pending.

12.1.2 "Condemnor" means any public or quasi-public authority, or private corporation or individual, having the power of condemnation.

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12.1.3 "Award" means the award for, or proceeds of any taking, less all expenses in connection therewith, including reasonable attorney's fees.

12.1.4 "Taking" means the taking of or damage to the Premise, of any portion thereof, as the case may be, as the result of the exercise of any power of eminent domain, condemnation, or purchase under threat thereof or in lieu thereof.

12.1.5 "Taking Date" means, with respect to any Taking, the date on which the condemning authority shall have the right to possession of the Premises or the Common Areas or any portion thereof, as the case may be.

12.2 Total Taking. If the Premises are totally taken by Condemnation this Lease shall automatically terminate as of the Taking Date.

12.3 Partial Taking.

12.3.1 If any portion of the Premises is taken by condemnation this lease shall remain in effect, except the Tenant can elect to terminate this Lease if 33.3% or more of the total number of square feet in the Premises is taken. If 50% or more of the Common Area is taken by Condemnation, Landlord shall have the election to terminate this Lease.

12.3.2 The party entitled to terminate the lease under the preceding paragraph must exercise its rights to terminate under this paragraph by giving the other party notice within sixty (60) days after the Date of Taking. That notice shall specify the date of the termination of this Lease. This date shall not be earlier than thirty (30) days and not more than ninety (90) days after the date of the notice; except that this lease shall terminate on the Date of Taking if the Date of Taking palls on a date before the date of termination specified in the notice. If neither party entitled to elect to terminate this Lease gives notice of termination within the 60 day period, this Lease shall continue in full force and effect, except that the minimum monthly rental shall be reduced under paragraph 13.4.

12.4 Rent. If any portion of the Premises is taken by condemnation and this Lease remains in effect, on the Date of Taking the minimum base rent shall be reduced by an amount that is in the same ratio to the minimum base rent as the total number of square feet in the Premises taken bears to the total number of square feet in the Premises immediately before the Date of Taking.

12.5 Restoration. If there is a partial taking of the Premises and this Lease is not terminated, then Landlord shall restore the Premises to that the area and the approximate layout of the Premises will be substantially the same after the Date of Taking as they were before the Date of Taking. The restoration shall be at Landlord's cost and it shall commence and be completed within a reasonable amount of time after the date Landlord receives its award. The cost of such restoration may, at the option of Landlord, be limited to the award available for restoration.

12.6 Disposition of Awards. All Awards arising from a total or partial Taking of the Premises, and of Tenant's leasehold interest hereunder, shall be awarded to Landlord and Tenant shall have no right to any portion thereof. Landlord and Tenant shall pay their own respective attorney's fees and court costs incurred, if any, in such condemnation action to the extent that the condemnation authority does not pay same.

13. LANDLORD'S RIGHTS AND REMEDIES

13.1 Security Deposit.

13.1.1 Tenant shall pay to the Landlord the Security Deposit defined on Schedule A. This deposit shall be retained by Landlord as security for the faithful performance of all of the covenants, conditions and agreements of this Lease but in no event shall the Landlord be obligated to apply the same upon rents or other charges in arrears or upon damages for the Tenant's failure to perform the said covenants, conditions and agreements; the Landlord may so apply the security at its option; and the Landlord's right to the possession of the premises for nonpayment of rent or other charges in arrears or toward the payment of damages suffered by the Landlord by reason of the Tenant's breach of the covenants, conditions, and agreements of this Lease shall be returned to the Tenant when this Lease is terminated, according to these terms, and in no event is the said security to be returned until the Tenant has vacated the premises, delivered possession to the Landlord, and Landlord has inspected said premises.

13.1.2 In the event that the Landlord repossesses itself of the said premises because of the Tenant's default or because of the Tenant's failure to carry out the covenants, conditions and agreement of the Lease, the Landlord may apply the said security upon all damages suffered or which shall accrue thereafter by reason of the Tenant's default or breach. The Landlord shall not be obliged to keep the said security as a separate fund, but may mix the said security with its own funds and there shall be paid no interest on said security deposit.

13.2 Lien. All personal property, furniture, trade fixtures, equipment and improvements, of the Tenant situated in the Premises during the Term of this lease are hereby bound for the payment of all sums due Landlord by Tenant under this Lease. A lien is hereby created thereon in favor of Landlord for the full and prompt payment of such amounts and fulfillment of Tenant's covenant under this Lease. The lien hereby created shall be in addition to any statutory landlord's lien. In order to confirm the lien created by this paragraph 14.2 Tenant hereby grants Landlord a security interest in all Tenant's Personal Property installed in, affixed to or kept on the Premises as security interest in all Tenant's Personal Property installed in, affixed to or kept on the Premises as security for Tenant's full and complete performance each of Tenant's obligations under this Lease. Tenant agrees to execute such other forms, security agreements and documents as Landlord may request to confirm Landlord's lien hereunder. Upon Tenant's default in any obligation hereunder, then, in addition to the remedies of Landlord hereafter set forth, Tenant expressly agrees that Landlord may exercise with respect to Tenant's Personal Property any

and all rights Landlord may have under the Uniform Commercial Code of the State of Florida (Chapter 679 of the Florida Statutes on the date hereof).

13.3 Default. If Tenant shall fail to pay the Base Rent or any Additional Rent, or any impositions, or other payments or charges required by this Lease within ten (10) days after such is due, or if any other covenant or agreement of Tenant shall not be kept and performed and if Tenant fails to cure such default within fifteen (15) days after Tenant's receipt of written notice from Landlord, or if the Tenant shall be adjudicated a bankrupt or shall make an assignment for the benefit of creditors or file a petition for reorganization or other proceeding in bankruptcy or be deprived of its rights under this Lease by a judgement or decree of a court of competent jurisdiction in any involuntary proceeding at law or in equity, then Landlord may, at its election, immediately or at any time thereafter, cancel this Lease and enter into and upon the Premises and repossess the same and evict the tenant and all those claiming under Tenant and remove Tenant's Personal Property, and thereupon this Lease shall cease and terminate; or Landlord may declare all the ascertainable rents due hereunder to be immediately due and payable and thereupon all such payments due to the end of the Term of the Lease shall thereupon be accelerated; or Landlord may elect to enter the Premises and re-let the same for Tenant's account, holding Tenant liable in damages for all expenses incurred in any such reletting and for any difference between the amount of rent received from such reletting and all amounts due and payable under the Terms of his Lease.

13.4 Costs. In any proceeding or action to enforce Landlord's rights or to interpret the terms of this Lease or to collect any sums due hereunder, Landlord shall be entitled to reimbursement for all costs and expenses reasonably incurred in enforcing, defending, or interpreting its rights hereunder, including, but not limited to all collection and court costs, and all attorney's fees, whether incurred out of court, in trial court, on appeal, or in bankruptcy or administrative proceedings.

13.5 Rights. The remedies of Landlord stated in this Section 12 shall be cumulative and in addition to each other and to any rights or remedy available to Landlord at law or in equity. The exercise of any such rights or remedies by Landlord shall not be deemed to exclude Landlord's right to exercise any and all of the others, or others available to Landlord at law or in equity.

13.6 Right to Cure. Landlord, at any time after Tenant commits a default, can cure the default at Tenant's cost. If Landlord at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by Landlord shall be due immediately from Tenant to Landlord at the time the sum is paid, and if paid at a later date shall bear interest at the rate of 18% per annum from the date the sum is paid by Landlord until Landlord is reimbursed by Tenant. The sum, together with interest on it, shall be additional rent.

14. MISCELLANEOUS

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14.1 Notices. If any party desires to give notice or make payment of any sum of money hereunder to the other or make tender thereof to the other, such notice or tender shall be in writing addressed to the party for whom it is intended at the address of the party shown on Schedule A. When notice, tender or payment may be deposited in the United States mail, certified or registered mail, return receipt requested with postage prepaid, sent by overnight mail service, or sent by telephone facsimile transmission, provided the original copy of that transmission be mailed by regular mail. Such notice shall be deemed given upon receipt or refusal of delivery and in the case of a facsimile transmission, upon the transmission of that facsimile showing proper transmission being available by the party by whom the facsimile was sent.

14.2 Modification. No agreement shall be effective, change, modify, waive or discharge this agreement in whole or in part, unless such agreement is in writing and signed by the parties hereto.

14.3 Other Agreements. No agreements or representations with respect to any matters contained herein, unless incorporated in this agreement or contained in the Exhibits attached hereto shall be binding upon the parties.

14.4 Interpretations. The captions of this Lease are for convenience only and are not to be construed as part of this Lease and shall not be construed as defining or limiting in any way the scope of intent of the provisions hereof. Whenever herein the singular member is used the same shall include the plural and the masculine gender shall include the feminine and neuter genders.

14.5 Warranty. Tenant warrants to Landlord that the officer signing this Lease for and on behalf of Tenant is authorized to do so and that upon signing this Lease by such officer the Tenant shall be legally obligated to perform all of its covenants hereunder.

14.6 Time of the Essence. Time is of the essence for the Tenant's compliance with all of the terms, provisions, and conditions of this Lease.

14.7 Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

14.8 Recording. Landlord and Tenant agree that Tenant shall not record this Lease or any memorandum thereof in the Public Records of St. Lucie County, Florida because Tenant has agreed that the possession of the Premises by Tenant is sufficient notice to all third parties of the interest of Tenant in the Property.

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IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

Witnessed by:

JONATHON J. ACANDT

As to Landlord

DATE: 07-14-2020

DOVER-NEAL DEVELOPMENT, INC,

By: Ivan Doverspike

Its: President

LANDLORD

Witnessed by:

Ashley LeBlanc

As to Tenant

DATE: 7/14/2020

SUNSHINE ARCADE, INC,

By: wasim kazmi

Its: president

TENANT

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SCHEDULE A
NORTH BRIDGE SHOPPING PLAZA

Tenant: Sunshine Arcade, Inc

Tenant's Address: 2158 N. US 1, Ft. Pierce FL 34956

Location of Premises: Units 2158, 2160, 2162 & 2164 at North Bridge Plaza, located at 2200 wk N US HWY 1, Ft. Pierce, FL. along with 50 parking spaces (as per Addendum B" attached hereto.

wk see updat square Foot and rent on the sheet

Term: 6/26/2020 through 9/31/2025

Price: The first year the annual base rent due is $51,120.00, payable in twelve monthly installments, Payable in advance on the first day of the month of $4,260 per month. All sales and use taxes due on the rental area till be paid by the tenant (over and above the base rent)

And for every subsequent year, starting with October 1, 2021, and thereafter (until the lease is terminated), there shall be a 3% escalator in the rent as shown below:

Year Two : 10/1/2021 thru 9/31/2022:Annual rent is: $52,654/year; ($4,388/ month) plus tax
Year Three: 10/1/2022 thru 9/31/2023: Annual rent is: $54,234/year; ($4,519/month) plus tax
Year Four : 10/1/2023 thru 9/31/2024: Annual rent is: $55,861/year; ($4,655/month) plus tax
Year Five : 10/1/2024 thru 9/31/2025: Annual rent is: $57,537/year; ($4,795/month) plus tax

Renewal Options
Year Six :10/1/2025 thru 9/31/2026: Annual rent is: $59,263/year; ($4,939/ month) plus tax
Year Seven : 10/1/2026 thru 9/31/2027: Annual rent is: $61,040/year; ($5,087/month) plus tax
Year Eight : 10/1/2027 thru 9/31/2028: Annual rent is: $62,872/year; ($5,239/month) plus tax
Year Nine : 10/1/2028 thru 9/31/2029: Annual rent is: $64,758/year; ($5,397/month) plus tax
Year Ten : 10/1/2029 thru 9/31/2030: Annual rent is: $66,701/year; ($5,558/month) plus tax

1) Tenant shall take possession of the premises upon successful execution of this lease, payment of security and first month's rent and execution of guarantee by tenant and acknowledged by landlord. Specifically, the tenant's architect may make measurements and perform necessary functions s tenant may obtain the proper permits. Should the use is not approved by governmental authorities, it is understood and agreed that the tenant shall surrender the first month rent payment, the last month rent payment and security deposit payment to the landlord.

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2) Tenant to obtain all necessary permits and make all necessary improvements to the property (at tenant expense) with written approval of all plans to be signed off (by landlord). Landlord will make air conditioning units operational.
3) Landlord shall pay 6% of net aggregate base rent for the first two years of the lease, upon execution of lease and payment of the security deposit and first month's rent, split equally between Commercial Real Estate, LLC and R.T. Commercial Real Estate, LLC. Beginning on year 3 of the lease, Commercial Real Estate and R.T. Commercial Real Estate will be paid for each year as long as Sunshine Arcade is current with Landlord and remains a tenant of the landlord.
4) It is understood and agreed that at any time during the term of the lease, if St. Lucie County permanently close all arcades, the tenant may exercise his right to exit this lease provided the tenant pays a $10,000 exit fee and provides a 120 day written notice.
5) Landlords address for notice and payment: Dover-Neal Development Corp, 4261 13th Street, Wyandotte, MI 48192
6) Landlord agrees to not lease space to any other arcades provided all contractual covenants herein are met and tenant is in good standing.
7) Landlord shall (at landlords cost) have a/c units fully functional for tenant no later than 10/1/2020, however it is the tenants obligation to maintain the units going forward; (with respect to normal maintenance items and clean filters on a monthly basis, otherwise tenant shall be responsible for the cost of repairs

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GUARANTY OF LEASE

Wasim Kazmi ("Guarantors"), whose address is as a material inducement to and in consideration 3915 Brookdale ct Jacksonville FL 32277 DOVER-NEAL DEVELOPMENT, INC. ("Landlord") entering into a written lease (the "Lease") with ("Tenant"), dated the same date as this Guaranty, pursuant to which Landlord leased to Tenant and Tenant leased from Landlord, premises located in the City of Fort Pierce, County of St. Lucie, Florida, more particularly described as follows:

Units 2158, 2160, 2162 & 2164 of North Bridge Plaza, located at 2200 North Federal Highway US1, Ft. Pierce, FL

Unconditionally guarantees and promises to and for the benefit of Landlord that Tenant shall perform the provision of the Lease that Tenant is to perform for the Term of the Lease.

Guarantors' obligations are joint and several and are independent of Tenant's obligations. A separate action may be brought or prosecuted against any Guarantor whether the action is brought or prosecuted against any other Guarantor or Tenant, or all, or whether any other Guarantor or Tenant, or all, are joined in the action.

Guarantors waive the benefit of any statute of limitations affection Guarantors' liability under this guaranty.

The provisions of the Lease may be changed by agreement between Landlord and Tenant at any time, or by course of conduct, without the consent of or without notice to Guarantors. This Guaranty shall guarantee the performance of the Lease as charged. Assignment of the Lease (as permitted by the Lease) shall not affect this Guaranty.

If Tenant defaults under the Lease, Landlord can proceed immediately against Guarantors or Tenant, or both, Or Landlord can enforce against Guarantors or Tenant, or both, any rights that it has under the Lease, or pursuant to applicable laws. If this Guaranty expires or the Lease terminates and Landlord has any rights Landlord can enforce against Tenant after the termination (but accruing during the Term of the Lease), Landlord can enforce those rights against Guarantors without giving previous notice to Tenant or Guarantors, or without making any demand on either of them.

Guarantors waive the right to require Landlord to (i) proceed against Tenant (ii) proceed against or exhaust any security that Landlord holds from Tenant (iii) pursue another remedy in Landlord's power. Guarantors waive any defense by reason of any disability of Tenant, and waive any other defense based on the termination of Tenant's liability from any cause. Until all of Tenant's obligations to Landlord have been discharged in full, Guarantors have no right of subrogation against Tenant. Guarantors waive their right to enforce any remedies that Landlord

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now has, or later may have, against Tenant. Guarantors waive all presentments, demands for performance, notices of nonperformance, protest, notices of protest, notices of dishonor, and notices of acceptance of this Guaranty, and waive all notices of existence, creation, or incurring of new or additional obligations.

If landlord disposes of its interest in the Lease, "Landlord", as used in this Guaranty, shall mean Landlord's successors.

If Landlord is required to enforce Guarantors' obligations by legal proceedings, reasonable attorney's fees.

Guarantors' obligations under this Guaranty shall be binding on Guarantors' successors.

AS A FURTHER INDUCEMENT TO LANDLORD TO MAKE SAID LEASE AND IN CONSIDERATION THEREFORE, LANDLORD AND THE UNDERSIGNED HEREBY AGREE THAT IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER THE LANDLORD OR THE UNDERSIGNED AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH SAID LEASE OR THIS GUARANTY, THAT LANDLORD AND THE UNDERSIGNED SHALL AND DO HEREBY WAIVE A TRIAL BY JURY.

Dated: 7/1/2020

wasim Kazmi

Address: 3915 Brookdale ct

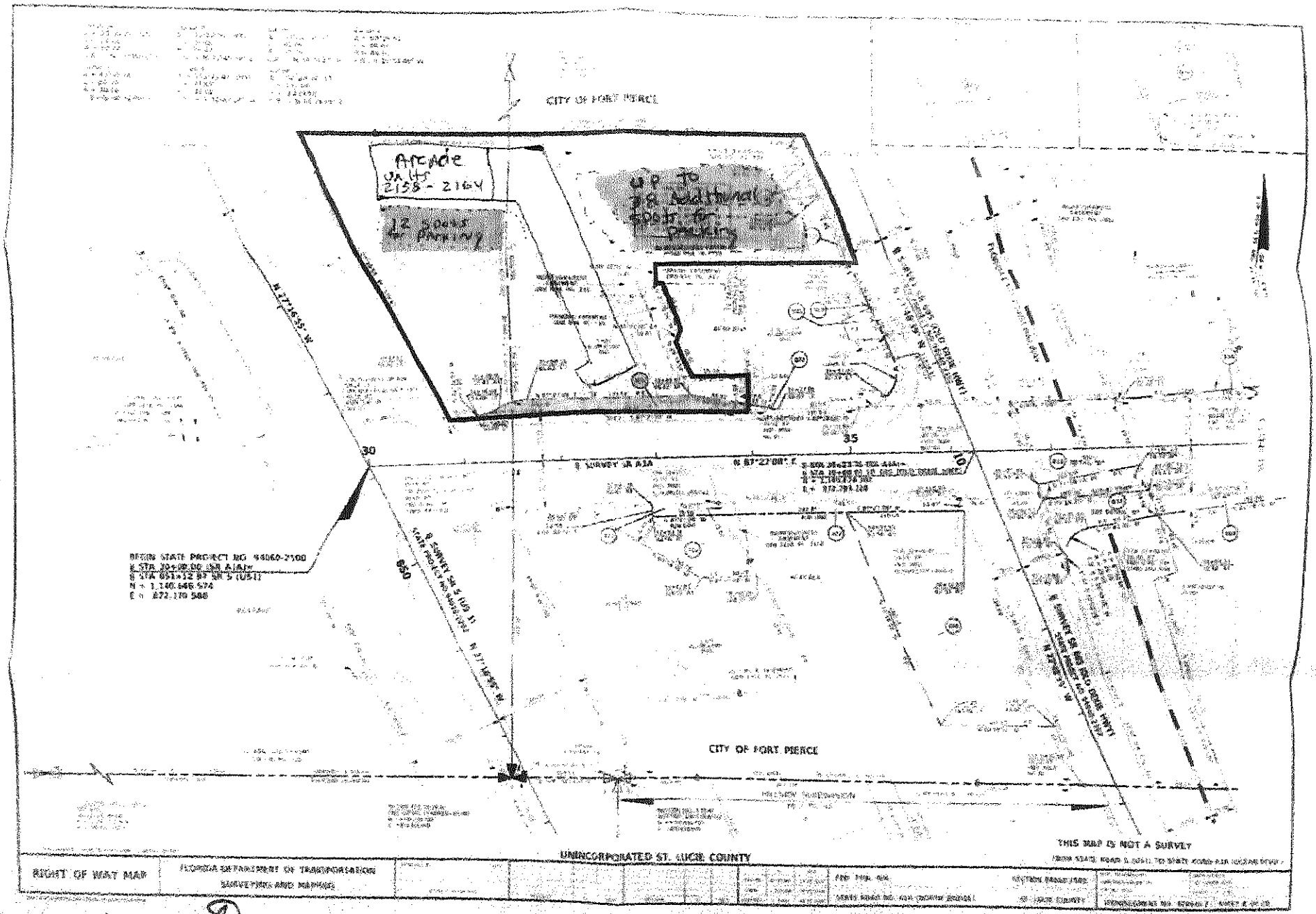
GUARANTOR

Addendum B

6-12-2020

Leased space inside building in yellow
12 spaces for parking on upper level in orange
38 spaces for overflow parking on lower level in pink

6-12-2020



Landlord _____

Tenant _____

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6/10/2020

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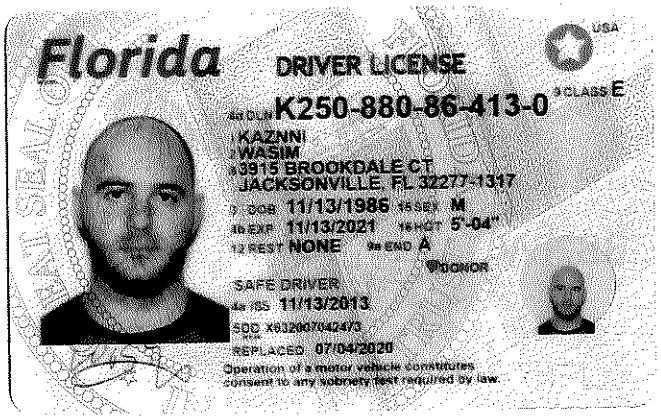
sheet

Jeremiah Baron & CO.
Commercial Real Estate, LLC

2200 N.US 1 Ft. Pierce FL - Units 2158, 2160, 2162 2164

Yr	SF	Rate	Base Rent	Ann Rent	mth TAX (6.5%)	An rent w TAX
1	3444	$ 12.00	$ 3,444.00	$ 41,328.00	$ 3,667.86	$ 44,014.32
2	3444	$ 12.36	$ 3,547.32	$ 42,567.84	$ 3,777.90	$ 45,334.75
3	3444	$ 12.73	$ 3,653.74	$ 43,844.88	$ 3,891.23	$ 46,694.79
4	3444	$ 13.11	$ 3,763.35	$ 45,160.22	$ 4,007.97	$ 48,095.64
5	3444	$ 13.51	$ 3,876.25	$ 46,515.03	$ 4,128.21	$ 49,538.50
6	3444	$ 13.91	$ 3,992.54	$ 47,910.48	$ 4,252.06	$ 51,024.66
7	3444	$ 14.33	$ 4,112.32	$ 49,347.79	$ 4,379.62	$ 52,555.40
8	3444	$ 14.76	$ 4,235.69	$ 50,828.23	$ 4,511.01	$ 54,132.06
9	3444	$ 15.20	$ 4,362.76	$ 52,353.07	$ 4,646.34	$ 55,756.02
10	3444	$ 15.66	$ 4,493.64	$ 53,923.67	$ 4,785.73	$ 57,428.70

First, Last, Security: $ 11,240.07


Florida
DRIVER LICENSE
USA
4a DLN K250-880-86-413-0
9 CLASS E
1 KAZNNI
2 WASIM
8 3915 BROOKDALE CT
JACKSONVILLE, FL 32277-1317
3 DOB 11/13/1986 15 SEX M
4b EXP 11/13/2021 16 HGT 5'-04"
12 REST NONE 9a END A
DONOR
SAFE DRIVER
4a ISS 11/13/2013
5DD X602907042473
REPLACED 07/04/2020
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Sunshine Arcade
Aerial Map

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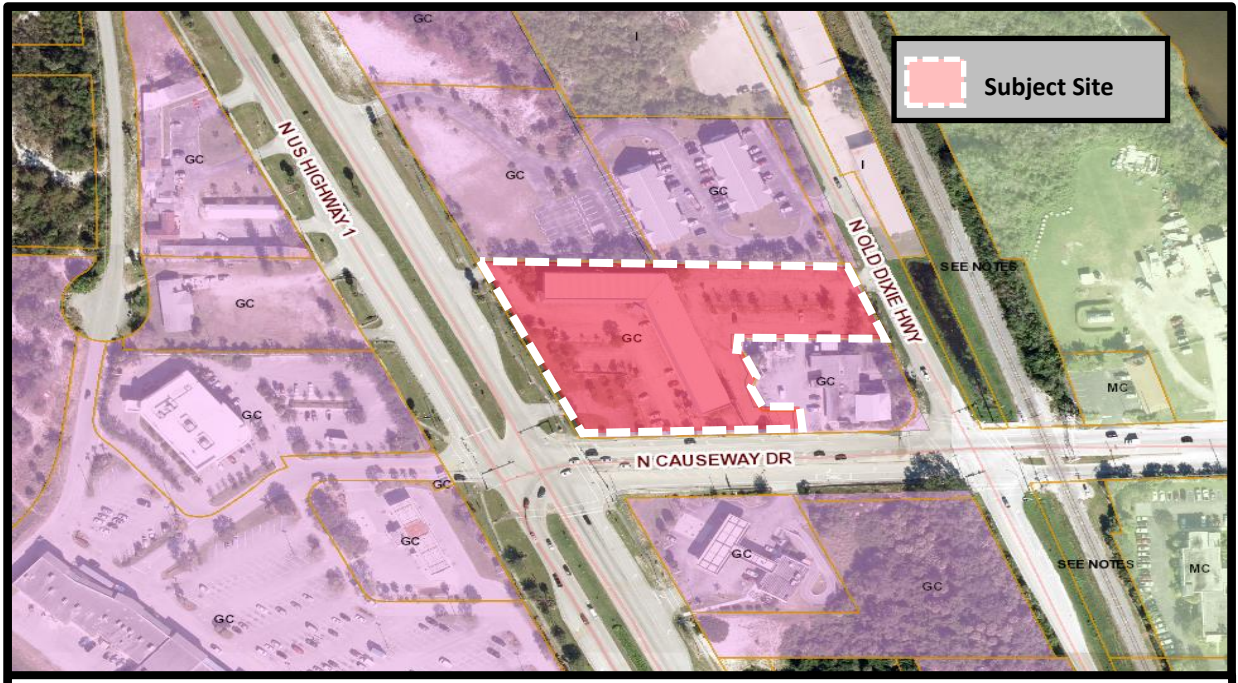

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Sunshine Arcade
Future Land Use Map

N
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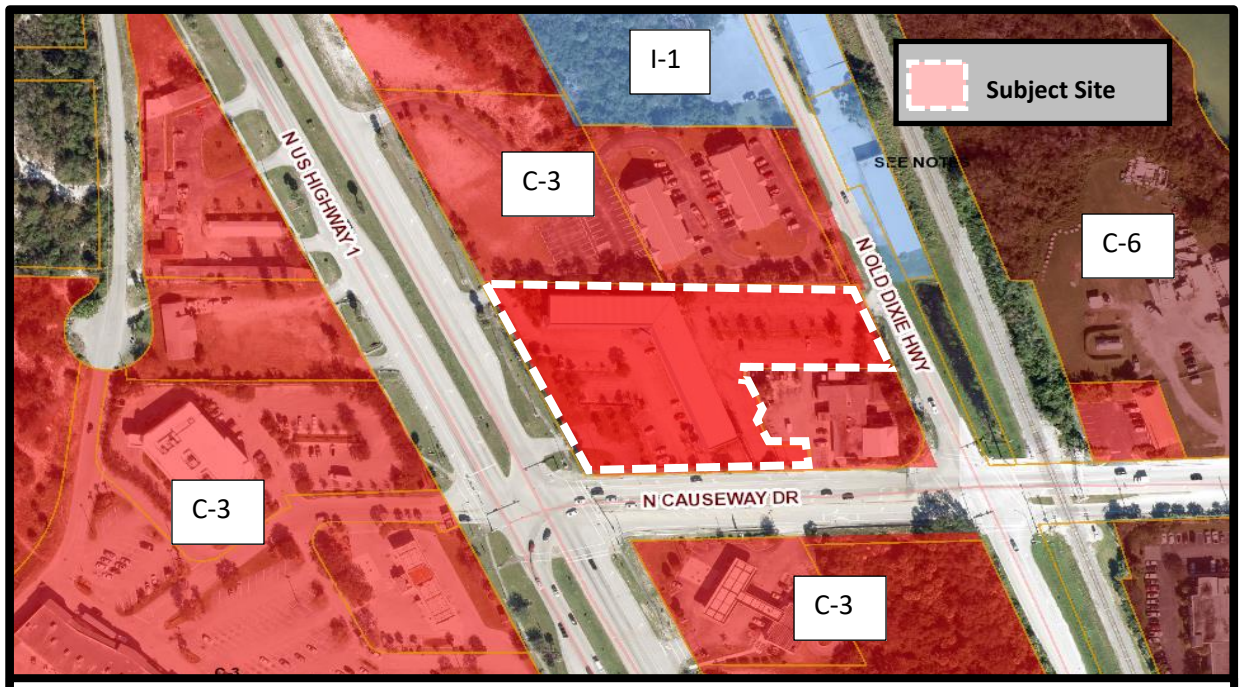


THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Sunshine Arcade
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 14, 2020

Michael Menard – Architectonic Inc
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: **Conditional Use – Sunshine Arcade 2202 N. US Highway 1**
Technical Review Project # 20-04000016

Fort Pierce Planning:

1. Provide a Landscape Plan in accordance with City Code 123-37, singed and sealed by a registered landscape architect. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt.
2. There is a total of three possible options for the operation of the arcade on the Parking Plan provided. It is noted in the narrative that option 3 would be the preferred option. Staff would be in support of the 3rd option with a note that it will be the property owner's responsibility to address any parking issues for future tenants if they arise. If the 3rd option is acceptable then remove the other two option from the Parking Plan before moving forward to Planning Board.
3. Adjust the floor plan to reflect option 3 of 66 machines if that is the option that is chosen. Currently it shows 80 machines. What is the total square footage of the unit where the Amusement Arcade will operate out of? What will be the hours of operation if you go with option 3 as noted on the Parking Plan?
4. In accordance with City Code 125-325 (2)(j), Sidewalks shall be installed along all public rights-of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in section 125-317. Sidewalks are not present on the western end of the property and will need to be permitted and installed prior to the insurance of a business tax receipt.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate, Planner

THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

TO : Brandon Creagan, Planner

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

RE : Sunshine Arcade Conditional Use – 2202 N. US 1
TRC No. 20-04000016

DATE : October 7, 2020

RECEIVED
OCT 07 2020
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on October 2, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\2202 N US HWY 1\CU\Submittal No. 1 - 100220\CU Approval - 100720.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use - Sunshine Arcade - 2202 North US Highway 1

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☑ 7. Change of Use required

- ☑ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

There are various open permits that require attention.

Building Official's or Representative's Signature _____ Date: 10/13/20

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20-04000016

Conditional Use – Sunshine Arcade – 2202 N. US Highway 1

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment

Technical Review Committee meeting

October 15th, 2020

Case # 20-04000016

Planner: Brandon Creagan

Conditional Use with No New Construction.

2202 North U.S-1, Ft. Pierce (Sunshine Arcade)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

City of Fort Pierce Building Department
100 North US 1
Fort Pierce, FL

October 21, 2020

RE: Conditional Use-Sunshine Arcade, 2202 N. US Highway 1
Technical Review Project # 20-04000016

To Whom It My Concern:

Please accept the following responses to the comments dated 1/14/2020 from your agency. Response shown on plans corresponding (if required) to these comments are noted.

Fort Pierce Planning:

1. Provide a Landscape Plan in accordance with City Code 123-37, signed and sealed by a registered landscape architect. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt.
Response: A Landscape Plan will be provided as required to bring the site into compliance with the city's landscape ordinance after conditional use approval at the time of building permit application

2. There is a total of three possible options for the operation of the arcade on the Parking Plan provided. It is noted in the narrative that option 3 would be the preferred option. Staff would be in support of the 3rd option with a note that it will be the property owner's responsibility to address any parking issues for future tenants if they arise. If the 3rd option is acceptable then remove the other
Response: Options one and two have been removed

3. Adjust the floor plan to reflect option 3 of 66 machines if that is the option that is chosen. Currently it shows 80 machines. What is the total square footage of the unit where the Amusement Arcade will operate out of? What will be the hours of operation if you go with option 3 as noted on the Parking Plan?
Response: The floor plan has been adjusted to show the correct number of machines to match the request

4. In accordance with City Code 125-325 (2) (j), Sidewalks shall be installed along all public right- of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in section 1254-317. Sidewalks are not present on the western end of the property and will need to be permitted and installed prior to the insurance of a business tax receipt.
Response: Sidewalk has been shown on the Plot Plan, but would like to request the option of payment in lieu

Respectfully Submitted,

M. Seal
_____
Michael Seal
Architectonic Inc.

Planning Board - 2:00 PM **7. d.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Conditional Use - Single Family Home - Parcel ID: 2412-501-0125-000-1

LOCATION

Parcel ID: 2412-501-0125-000-1

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval with one (1) Condition

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

Attachments

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

Form Review

Form Started By: Brandon Creagan Started On: 11/02/2020 07:50 PM

Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Conditional Use and Design Review – Single Family Home CCCL Parcel ID: 2412-501-0125-000-1**
BOARD DATE:	November 10, 2020

STAFF REPORT

Owner & Applicant:	Raymond & Catherine Duquette 3025 Island Drive Port Richey, FL 34668
Representative:	Michael Menard, Architectonic Inc 806 Delaware Avenue Fort Pierce, FL 34950
Requested Action:	Approval of a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL). Approval for a second Conditional Use for a height increase to 34.40 feet from FEMA Based Flood Elevation.
Site Location:	TBD Surfside Drive
Parcel ID:	2412-501-0125-000-1
Future Land Use:	Low Density Residential (RL)
Current Zoning:	Single Family Low Density Residential (R-1)
Parcel Size:	.54 Acres

	North	East	South	West
Surrounding Future Land Use:	RL	Atlantic Ocean	RL	RL
Surrounding Zoning:	R-1	Atlantic Ocean	R-1	R-2

Staff Analysis:

Request

In accordance with Sections 125-237, 125-314, and 125-321 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL). In conjunction with this application, a request for Conditional Use to allow for an increase in the height of the subject structure to 34.40 feet from FEMA Based Flood Elevation in accordance with City Code 125-157 (1)(c)(2). The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district designation of Single-Family Low Density Residential (R-1). The properties to the north, south, and west also have a Future Land Use and Zoning designations of RL and zoned R-1, respectively. The Atlantic Ocean is to the east.

The subject site is seaward of the Coastal Construction Control Line (CCCL); therefore, the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion.

The home will have a total square footage of 2,325 square feet between the first, second, and third floors. The proposed height of the structure is 34.40 feet above the FEMA Based Flood Elevation and 38.40 feet from existing grade. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. Structures in the R-1 zoning district can be built up to 28 feet from the FEMA Based Flood Elevation without any special approvals. Furthermore, structures can be built between 28.01 feet to 35 feet with a Conditional Use approval. As the proposed structure will be 34.40 feet from the FEMA Based Flood Elevation, a Conditional Use approval is required. The proposed single-family home also complies with the setback provisions as stipulated in City Code 125-191 (b)(2).

The architectural style of the home reflects an island design that blends with and complements the surrounding scenery. The proposed height of the structure will be under 35 feet from FEMA Based Flood Elevation to comply with City Code Section 125-157 (1)(c)(2), that regulates height for single family homes zoned R-1 within the South Beach Overlay District. There are no architectural embellishments that project beyond the maximum allowable height of 35 feet.

The proposed beachside lighting shall be in full compliance with City Code 16-82 (Lighting on the Beach). City Code Section 16-82 provides for the protection of sea turtles and sea turtle hatchlings regarding lights effect on the ability of sea turtles to reach the sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two (2) specifications help to prevent visible light from the beach.

The landscape plan provides for the following:

- Trees will consist of seven (7) Orange Geiger, four (4) Live Oaks, three (3) Mahogany, and two (2) Gumbo Limbo.
- Palm Trees will consist of six (6) Maypan Coconut Palm, five (5) Foxtail Palm, four (4) Alexander Palm, and four (4) Sabal Palm.
- Various shrubs and other vegetation that will be planted on the site.
- This landscape plan complies with City Code 123-36 that specifies; a minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure.

Per City Code Section 125-237; the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to the number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented is a single-family home that is suitable for the area and zoning district that it is being proposed to be built in.

The authorization of a Conditional Use with New Construction to construct a single-family home provides for the opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Technical Review Committee

All affected City Departments have reviewed the proposed application for Conditional Use and Design Review and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Staff Recommendations

The proposed single-family home meets the requirements of the City Code and is in compliance with the City's Comprehensive plan. Therefore, staff recommends that the Planning Board **approve** the Conditional Use and Design Review as presented with the following condition:

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location UNASSIGNED SURFSIDE DRIVE

Parcel ID #(s) 2412-501-0125-000-1

Project description NEW THREE STORY SINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF CCCL WITH MAX HEIGHT OF 34.4'

RAYMOND AND CATHERINE DUQUETTE	MICHAEL MENARD ARCHITECTONIC INC.
Property Owner(s)	**Applicant/Representative, Title, Company**
8025 ISLAND DRIVE	806 DELAWARE AVE
Street Address	Street Address
PORT RICHEY FL 34668	FT PIERCE FL 34950
City State Zip	City State Zip
813-299-4564	772-460-7751
Phone Number	Phone Number
RAYMONDGD@AOL.COM	MMENARD@ARCHITECTONICINC.COM
Email Address	Email Address

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

Catherine L Duquette

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of September, 2020, by Raymond & Catherine Duquette who is personally known to me or has produced _____ as identification.

Vivian J. Rice

Signature of Notary

(seal)

VIVIAN J. RICE
MY COMMISSION # GG 926542
EXPIRES: March 1, 2024
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location UNASSIGNED SURFSIDE DR.

Parcel ID #(s) 2412-501-0125-000-1

Project Description 3 STORY SAINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF THE CCCL WITH A MAX HIEGHT OF 34.4'

RAYMOND AND CATHERINE DUQUETTE
Property Owner(s)

8025 ISLAND DRIVE
Street Address

PORT RICHEY FL 34668
City State Zip

813 299 4564
Phone Number

RAYMONDGD@AOL.COM
Email Address

MIKE MENARD ARCHITECTONIC INC.
Applicant/Representative, Title, Company

806 DELAWARE AVE.
Street Address

FT. PIERCE FL 34950
City State Zip

772-460-7751
Phone Number

MMENARD@ARCHITECTONICINC.COM
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Hillsborough

The foregoing instrument was acknowledged before me this 1st day of September, 20 20, by Raymond & Catherine Duquette who is personally known to me or has produced _____ as identification.

Signature of Notary

VIVIAN J. RICE
MY COMMISSION # GG 928542
EXPIRES: March 1, 2024
Bonded Thru Notary Public Underwriters

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding compatibility with surrounding properties, orientation, access, building design and budget.

Criteria as follows:

Auto access to the three story single family home is proposed to be from Surfside Drive, with a circular drive to allow for access for the four car garage and to provide adequate parking for visitors.

The majority of the architectural details selected for the residence do exist on the nearby residences. Articulation of the building façade is achieved by the use of metal roofing, stucco on the ground level and lap siding on the second and third level. Other design elements include horizontal stainless steel cable railing. The building exterior colors will complement the façade articulation with accents colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a three-story design with a variety of architectural designs with a variety of architectural details and architectural metal roofing, making it compatible with the neighboring structures.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4730134 OR BOOK 4446 PAGE 2969, Recorded 07/16/2020 12:56:46 PM Doc Tax: $3710.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Gregory B. Taylor, Esq.
South Florida Title Insurers
, Suite 106

Our File No.: **20-8122**
Property Appraisers Parcel Identification (Folio) Number: **2412-501-0125**
Florida Documentary Stamps in the amount of **$3,710.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15 day of **July, 2020** by **Steven Rahman and Jacqueline Rahman, husband and wife**, whose post office address is **11803 Osprey Point Cr, Wellington, FL 33449** hereinafter called the Grantors, to **Raymond Duquette and Catherine L. Duquette, husband and wife** whose post office address is **8025 Island Dr, Port Richey, FL 34668**, hereinafter called the Grantees:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in SAINT LUCIE County, State of Florida, viz.:

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Continued on next page...

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Allison O'Brien

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Steven Rahman (Seal)

Jacqueline Rahman (Seal)

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 13 day of July, 2020, by Steven Rahman and Jacqueline Rahman who are personally known to me or have produced FLA DL as identification.

NOTARY SEAL

Notary Public State of Florida
Jennifer M Griffin
My Commission GG 157970
Expires 11/24/2021

Notary Public

Printed Notary Name

My commission expires:

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

Property Identification

Site Address:	Surfside DR
Parcel ID:	2412-501-0125-000-1
Account #:	24050
Map ID:	25/07N
Use Type:	0000
Zoning:	SF Low Den
City/County:	Fort Pierce

Ownership

Raymond Duquette
Catherine L Duquette

8025 Island DR
Port Richey, FL 34668

Legal Description

SURFSIDE-UNIT ONE- BLK 11 LOT 5 (0.54 AC)

Current Values

Just/Market Value:	$405,300
Assessed Value:	$405,300
Exemptions:	$0
Taxable Value:	$405,300

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.54
Land Size (SF):	23,500

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

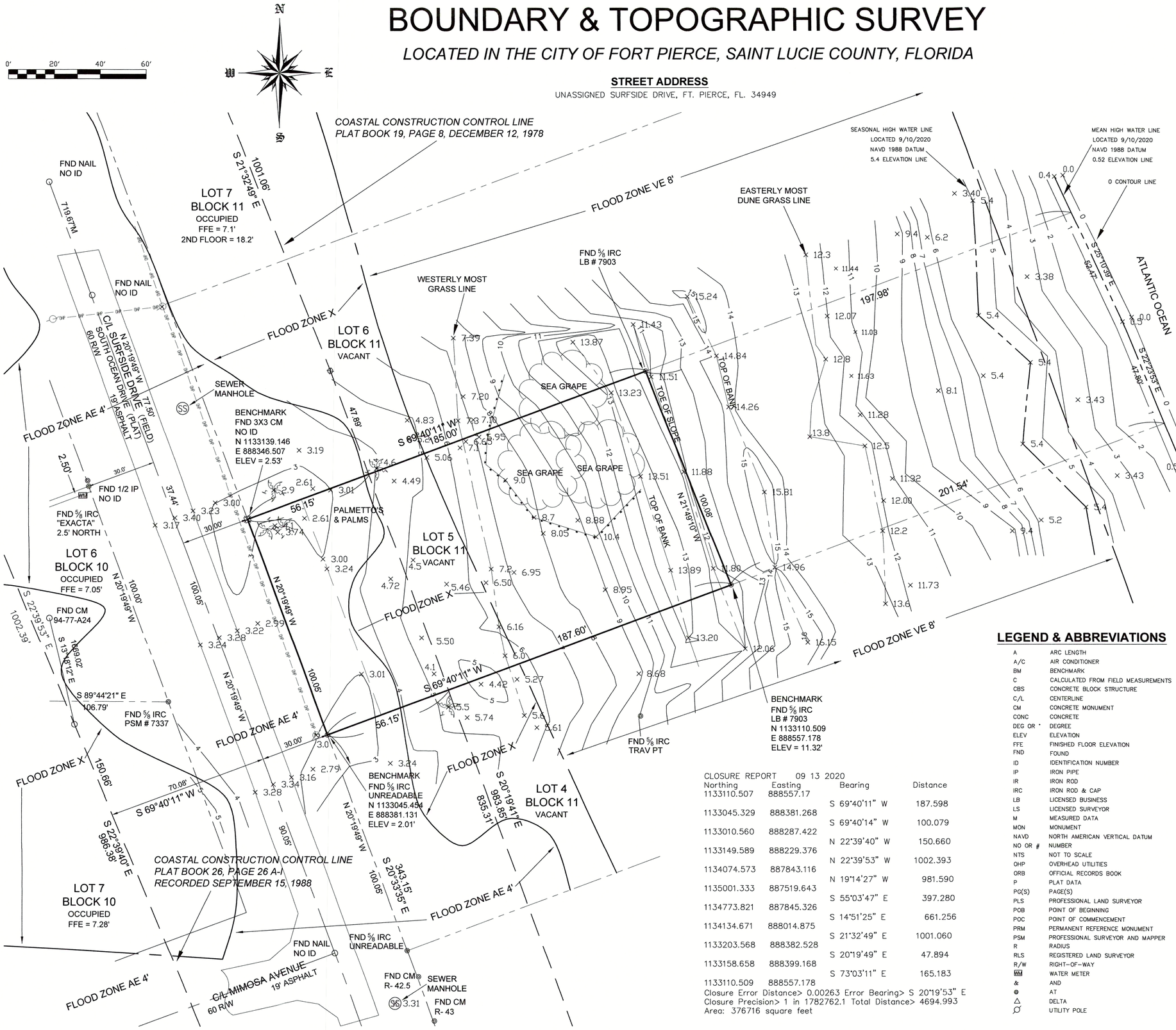
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

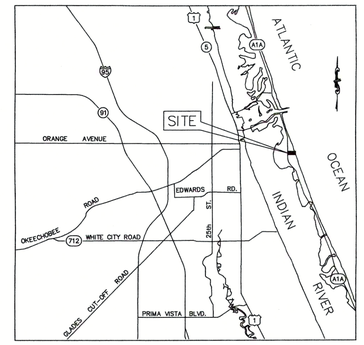
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

STREET ADDRESS

UNASSIGNED SURFSIDE DRIVE, FT. PIERCE, FL. 34949





LOCATION MAP

NOT TO SCALE

STREET ADDRESS

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.

2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.

3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.

4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.

2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.

3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SURFSIDE DRIVE, BETWEEN EXISTING MONUMENTS AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA,HAVING AN BEARING OF S20°19'49"E (ASSUMED DATUM).

5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "AE", & "VE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0183 K, EFFECTIVE DATE FEBRUARY 19, 2020. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. REFERENCE BENCHMARK, ST. LUCIE COUNTY "RILEY", WITH AN ELEV. OF 3.86'.

7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.

8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.

11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.

12. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 10, 2020.

LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
CBS	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
WM	WATER METER
&	AND
@	AT
△	DELTA
∅	UTILITY POLE

CLOSURE REPORT 09 13 2020

Northing	Easting	Bearing	Distance
1133110.507	888557.17		
		S 69°40'11" W	187.598
1133045.329	888381.268		
		S 69°40'14" W	100.079
1133010.560	888287.422		
		N 22°39'40" W	150.660
1133149.589	888229.376		
		N 22°39'53" W	1002.393
1134074.573	887843.116		
		N 19°14'27" W	981.590
1135001.333	887519.643		
		S 55°03'47" E	397.280
1134773.821	887845.326		
		S 14°51'25" E	661.256
1134134.671	888014.875		
		S 21°32'49" E	1001.060
1133203.568	888382.528		
		S 20°19'49" E	47.894
1133158.658	888399.168		
		S 73°03'11" E	165.183
1133110.509	888557.178		

Closure Error Distance> 0.00263 Error Bearing> S 20°19'53" E
Closure Precision> 1 in 1782762.1 Total Distance> 4694.993
Area: 376716 square feet

LEGAL DESCRIPTION

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID 2412-501-0125-000-1

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 460-8211 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS
9/29/2020	CA	ADDED BENCHMARKS TO SURVEY

CERTIFICATIONS
RAYMOND DOQUETTE
DIFRANCESCO CONSTRUCTION INC.
CITY OF FORT PIERCE FLORIDA

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DRAWN BY:	CA
CHECKED BY:	CA
DATE:	SEPTEMBER 13, 2020
HORIZONTAL SCALE:	1"=20'

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

CHARLES ARNOLD License Number 4971 SEAL STATE OF FLORIDA

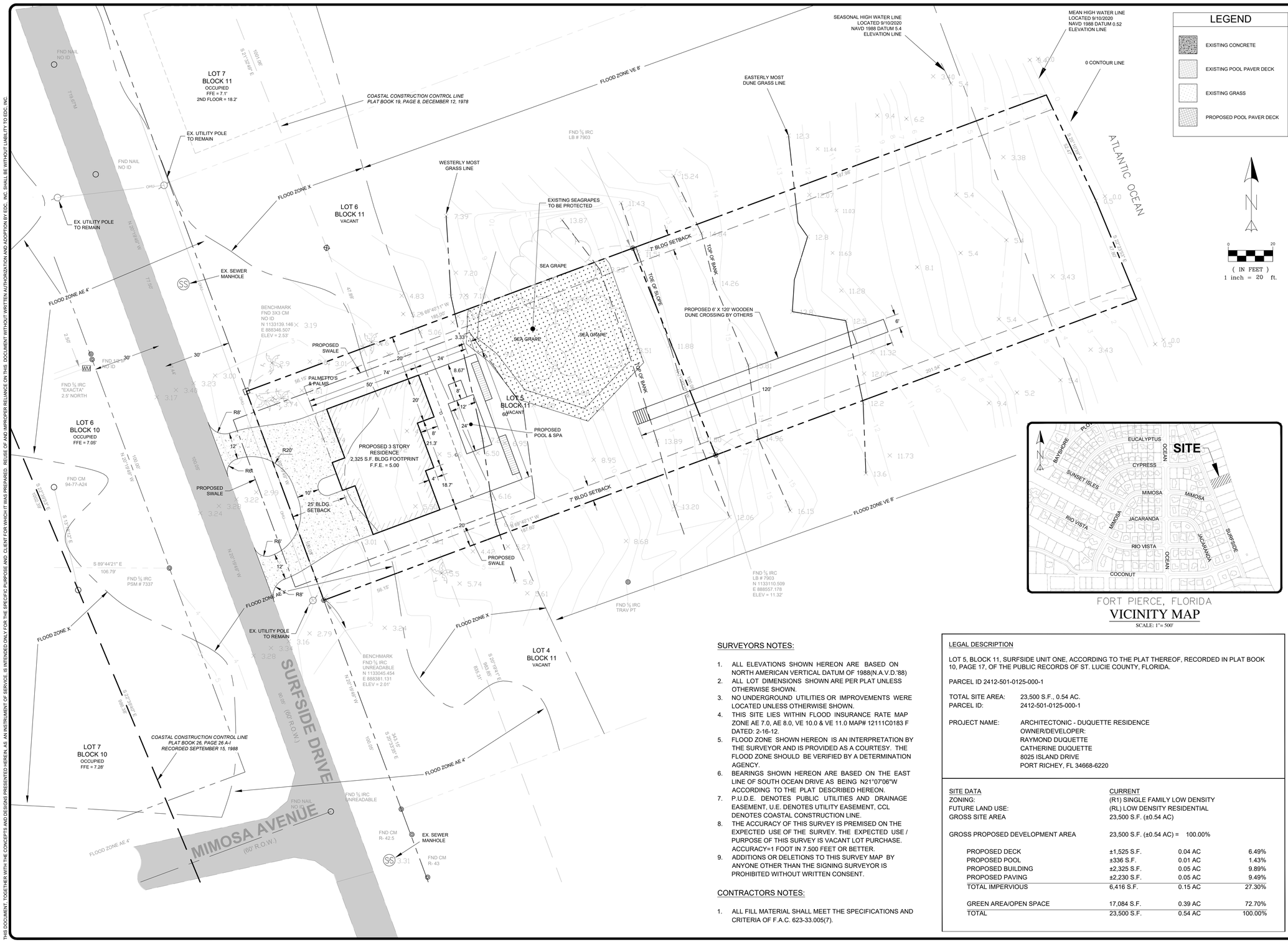
CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

10/7/2020
PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 20-537

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



LEGEND

- EXISTING CONCRETE
- EXISTING POOL PAVER DECK
- EXISTING GRASS
- PROPOSED POOL PAVER DECK

FORT PIERCE, FLORIDA

VICINITY MAP

SCALE: 1"= 500'

SURVEYORS NOTES:

1. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(N.A.V.D.'88)
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE AE 7.0, AE 8.0, VE 10.0 & VE 11.0 MAP# 12111C0183 F DATED: 2-16-12.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SOUTH OCEAN DRIVE AS BEING N21°07'06"W ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT, CCL DENOTES COASTAL CONSTRUCTION LINE.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE / PURPOSE OF THIS SURVEY IS VACANT LOT PURCHASE. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

CONTRACTORS NOTES:

1. ALL FILL MATERIAL SHALL MEET THE SPECIFICATIONS AND CRITERIA OF F.A.C. 623-33.005(7).

LEGAL DESCRIPTION

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID 2412-501-0125-000-1

TOTAL SITE AREA: 23,500 S.F., 0.54 AC.
PARCEL ID: 2412-501-0125-000-1

PROJECT NAME: ARCHITECTONIC - DUQUETTE RESIDENCE
OWNER/DEVELOPER:
RAYMOND DUQUETTE
CATHERINE DUQUETTE
8025 ISLAND DRIVE
PORT RICHEY, FL 34668-6220

SITE DATA	CURRENT		
ZONING:	(R1) SINGLE FAMILY LOW DENSITY		
FUTURE LAND USE:	(RL) LOW DENSITY RESIDENTIAL		
GROSS SITE AREA	23,500 S.F. (±0.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	23,500 S.F. (±0.54 AC) =	100.0%	
PROPOSED DECK	±1,525 S.F.	0.04 AC	6.49%
PROPOSED POOL	±336 S.F.	0.01 AC	1.43%
PROPOSED BUILDING	±2,325 S.F.	0.05 AC	9.89%
PROPOSED PAVING	±2,230 S.F.	0.05 AC	9.49%
TOTAL IMPERVIOUS	6,416 S.F.	0.15 AC	27.30%
GREEN AREA/OPEN SPACE	17,084 S.F.	0.39 AC	72.70%
TOTAL	23,500 S.F.	0.54 AC	100.00%

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RJK
DRAWN BY	VER
FILENAME	20-331 site plan - 9-25-20.dwg
LAYOUT	SITE PLAN
SCALE	AS SHOWN
DATE	12/OCT/20

REVISION COMMENTS

DATE

ARCHITECTONIC - DUQUETTE

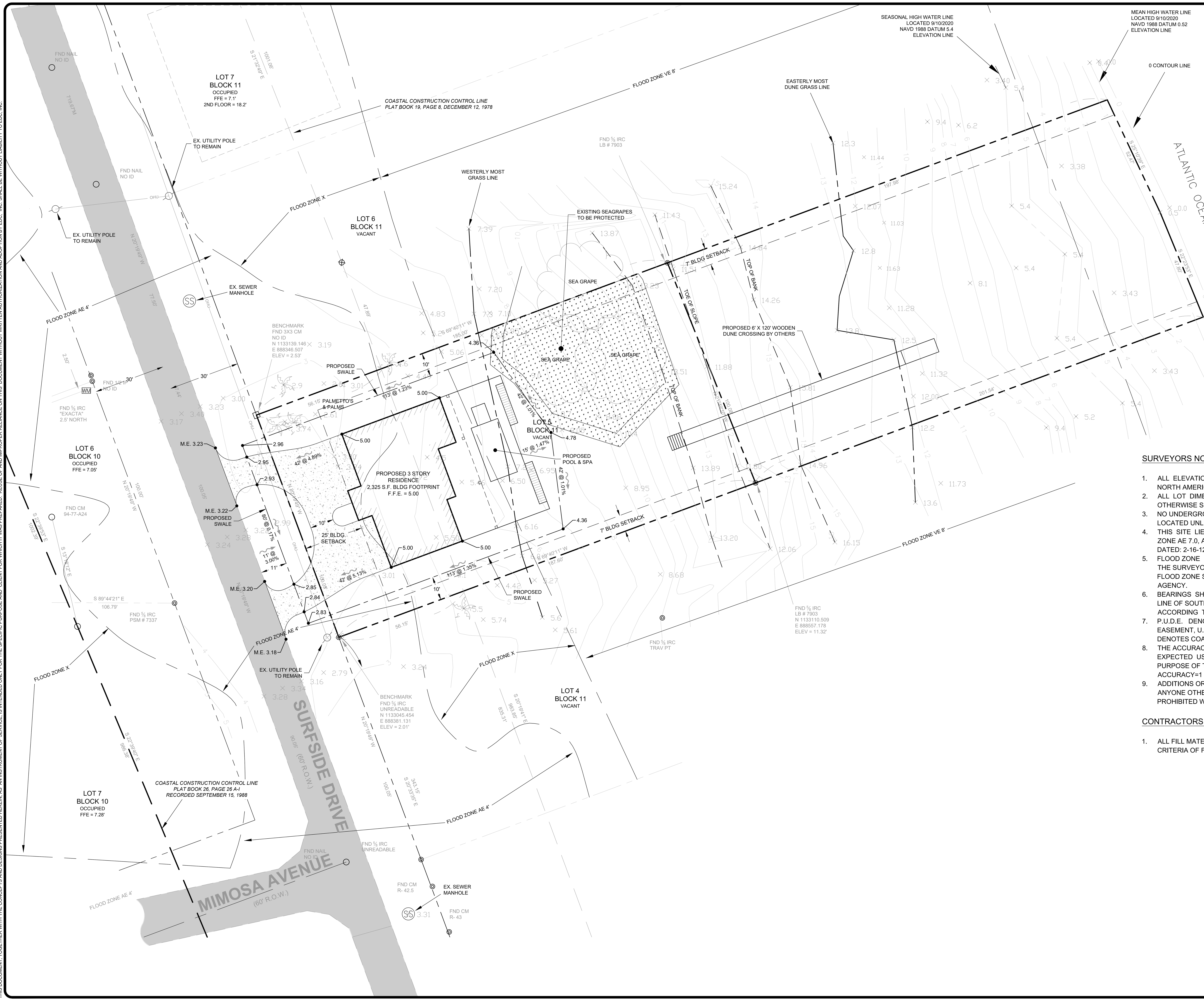
SITE PLAN

FORT PIERCE FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-331

1 OF 2



LEGEND

- EXISTING CONCRETE
- EXISTING POOL PAVER DECK
- EXISTING GRASS
- PROPOSED POOL PAVER DECK

N

0 20

(IN FEET)
1 inch = 20 ft.

SURVEYORS NOTES:

1. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(N.A.V.D.'88)
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
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4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE AE 7.0, AE 8.0, VE 10.0 & VE 11.0 MAP# 12111C0183 F DATED: 2-16-12.
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6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SOUTH OCEAN DRIVE AS BEING N21°07'06"W ACCORDING TO THE PLAT DESCRIBED HEREON.
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CONTRACTORS NOTES:

1. ALL FILL MATERIAL SHALL MEET THE SPECIFICATIONS AND CRITERIA OF F.A.C. 623-33.005(7).

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L.B. CERTIFICATE OF AUTHORIZATION 8098

RJK	VER	20-331 site plan - 9-25-20.dwg	GRADING PLAN	AS SHOWN	12OCT20
DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE

REVISION COMMENTS

DATE

ARCHITECTONIC - DUQUETTE

SITE GRADING PLAN

FORT PIERCE FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
☏ 772-462-2455

20-331

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RAYMOND & CATHERINE DUQUETTE RESIDENCE

FORT PIERCE, FLORIDA

LOCATION MAP

GENERAL PLANTING NOTES

1. All dimensions 6" and less are exaggerated for illustrative purposes only.

2. Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

3. The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" – 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.

4. Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.

5. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.

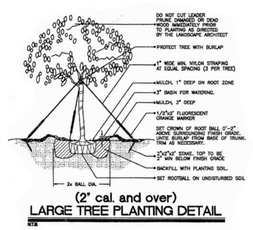
6. Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.

7. Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

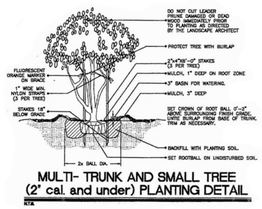
PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the lants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded bark of eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be reparied at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holde will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 aat 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Anu discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19, The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

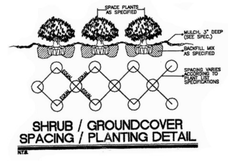
PLANTING DETAILS



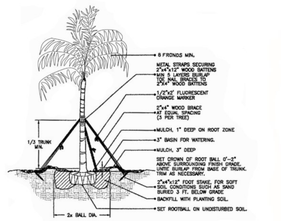
(2" cal. and over)
LARGE TREE PLANTING DETAIL
NTS



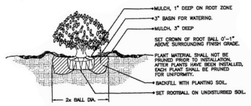
MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL
NTS



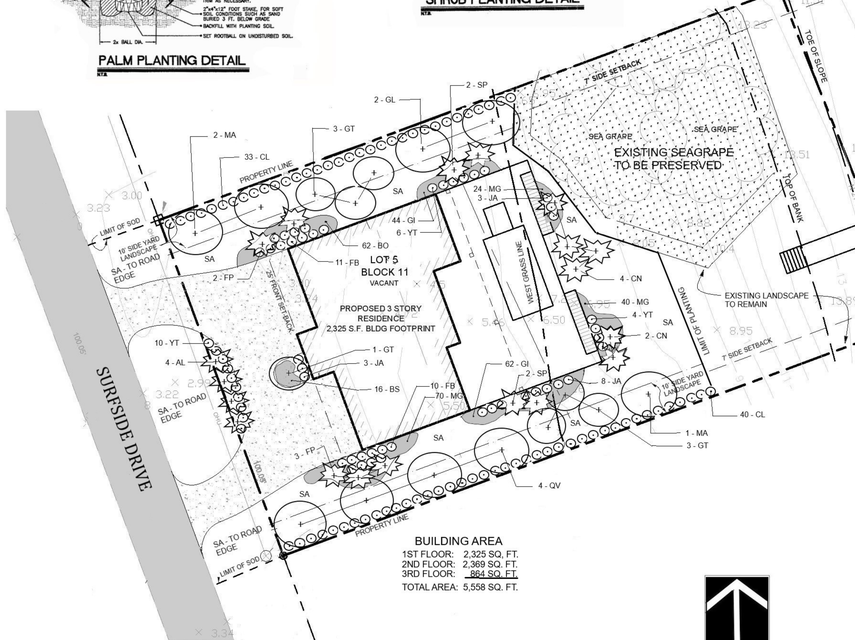
SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
NTS



PALM PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



BUILDING AREA
1ST FLOOR: 2,325 SQ. FT.
2ND FLOOR: 2,369 SQ. FT.
3RD FLOOR: 864 SQ. FT.
TOTAL AREA: 5,558 SQ. FT.

NORTH

GRAPHIC SCALE IN FEET
0' 10' 20' 40' 60'
SCALE: 1" = 20'

OCTOBER 8, 2020

PLANTING PLAN

PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	S.T.*	N*	SIZE/NOTES
TREES						
GL	2	Gumbo Limbo	Bursera simaruba	H	Y	12' Ht. 2½" Cal. Pots
GT	7	Orange Geiger Tree	Cordia sebestina	H	Y	12' Ht. 2½" Cal. Pots
MA	3	Mahogany Tree	Swenenia mahogani	H	Y	12' Ht. 2½" Cal. Pots
QV	4	Live Oak	Quercus virginiana	H	Y	12' Ht. 2½" Cal. Pots
PALMS						
AL	4	Alexander Palm	Ptychosperma elegans	M	N	10' C.T. Matched, B&B
CN	6	Maypan Coconut Palm	Cocos nucifera 'Mapan"	H	N	5' – 8' C. T. B&B
FP	5	Foxtail Palm	Wodyetia bifurcata	M	N	10' – 12' C.T., B&B
SP	4	Sabal Palm	Sabal palmetto	H	Y	10' – 12' C.T., Clean Trunk
SHRUBS						
CL	63	Clusia Dwarf	Clusia guttifera	H	N	7 Gal. 24" Ht.
FB	21	Firebush	Hamelia patens 'Compacta'	M	Y	7 Gal. 24" Ht.
JA	14	Jatropha 'Compacta'	Jatropha integgerima 'Compacta'	M	N	7 Gal. 30" Ht.
YT	20	Yesterday, Today, Tomorrow	Brunfelsia grandiflora	M	N	7 Gal. 30" Ht.
GROUNDCOVERS						
BO	62	Dwarf Bougainvillea	Bougainvillea 'Helen Johnson"	H	N	3 Gal. 18" Ht.
BS	16	Beach (Dune) Sunflower	Helianthus debilis	H	N	1 Gal. Full
GI	106	Green Island Ficus	Ficus microcarpa	M	N	1 Gal. Full
MG	134	Muhly Grass	Muhlenbergia capillaris	H	Y	1 Gal. Full
SA		St. Augustine 'Palmetto'	Stenotaphrum secundatum 'Palmetto'	M	N	Solid Sod

* Notes: S.T. = Salt Tolerance, High or Medium
N = Florida Native, Yes or No

PREPARED BY: FL REG NO: 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

OCT. 12, 2020
REGISTERED LANDSCAPE ARCHITECT
GEORGE BOTNER
LA0000422
STATE OF FLORIDA

RAYMOND & CATHERINE DUQUETTE
RESIDENCE
FORT PIERCE, FLORIDA

OCTOBER 9, 2020

IRRIGATION PLAN

IRRIGATION SPECIFICATIONS

SYSTEM DESCRIPTION:
This is an automatic irrigation system. Water supply is a ¾" Municipal Water meter (shown on plans). The system consists of Three (3) zones. Flow rate is a minimum of 30 GPM to the valves, which the Contractor shall verify with the City.

WATER SOURCE:
Shall be a 3/4" Municipal Water Meter – with 3/4" PVB. Back flow device shall be code compliant. Contractor is responsible for Code requirements.

SYSTEM PIPE:
All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. Do not use SxMIP adapters except for shrub risers. Class 200 PVC main line pipe. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC Pipe cleaner prior to applying glue. Main shall have a minimum of 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than ¾" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe:
   a. Cut square with PVC cutter, and debur the cut prior to assembly.
   b. Clean PVC pipe with PVC cleaner prior to assembly.
   c. Use gray, heavy bodied, slow drying, high strength glue.
   d. Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

SLEEVES:
All pipe under paving (walks, planter walls and drives, etc.) shall be sleeved with Sch. 40 PVC pipe. Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.

SPRINKLERS:
All sprinklers shall be the type referred to in the Irrigation Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Barbed fittings shall be same size as sprinkler inlet. Sprinklers shall be set flush with final grade and absolutely vertical.. Use Stainless Steel risers on all rotor heads.

1. Spray heads shall be Rainbird 1806, 6" pop-up heads with Rainbird MPR series 5, 8,10 or 15 nozzles, unless otherwise specified in these drawings.

2. Spray heads in shrub beds shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. This plan requires 18" risers. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shrub risers with water proof black epoxy paint.

CONTROLLER:
RAINBIRD ESP-TM2 – 6 station controller to operate 3 sections + master valve. Controller shall be located in the main building (garage) where specified by the Owner. Grounding shall be equal to – or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT-OFF DEVICE
Install a rain shut-off device out of the range of the sprinklers as per State DER requirements. Use Rainbird WR2 Series Wireless Sensor. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:
RAINBIRD PGA 24V electric control valves. All valves shall be housed in 16" x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible.

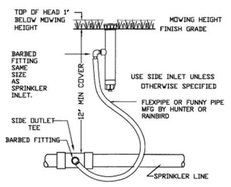
CONTROL WIRE:
Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire.
SIZE: Use a minimum of 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. (No field splices). Communication wire shall be as recommended by manufacturer. All splices shall be made with 3M brand DBY – 6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes.

MAINTENANCE:
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system. Site shall be cleaned daily of trash and debris.

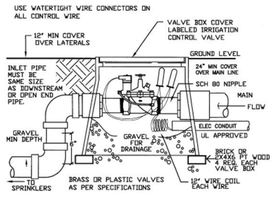
AS-BUILT DRAWINGS:
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

GUARANTEE:
The entire system shall be guaranteed for a period on one year from the time of final acceptance. All manufacturers written warrantees and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.

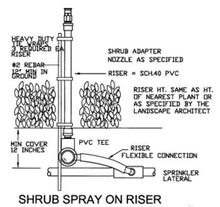
IRRIGATION DETAILS



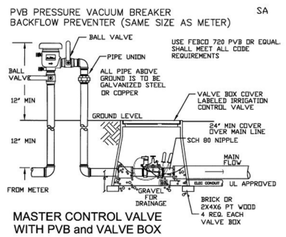
RAINBIRD 1806 POP-UP SPRAY



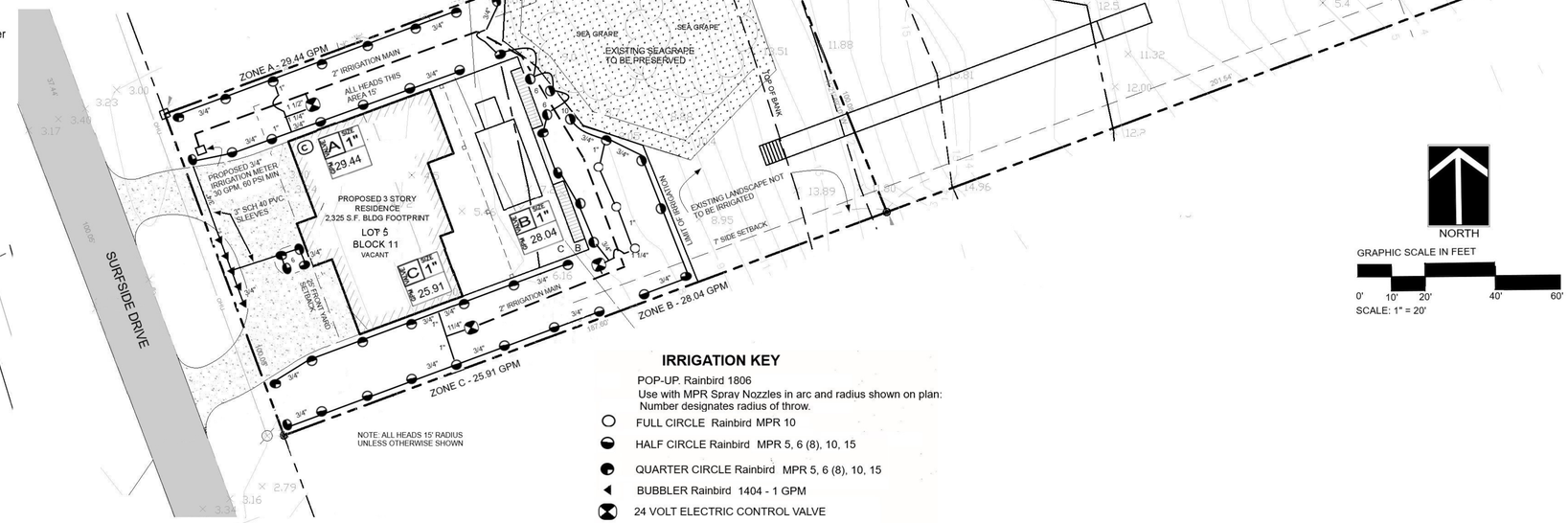
ELECTRIC REMOTE CONTROL VALVE WITH VALVE BOX



SHRUB SPRAY ON RISER



MASTER CONTROL VALVE WITH PVB and VALVE BOX



LOCATION MAP

IRRIGATION KEY

POP-UP, Rainbird 1806
Use with MPR Spray Nozzles in arc and radius shown on plan:
Number designates radius of throw.

- FULL CIRCLE Rainbird MPR 10
- HALF CIRCLE Rainbird MPR 5, 6 (8), 10, 15
- QUARTER CIRCLE Rainbird MPR 5, 6 (8), 10, 15
- BUBBLER Rainbird 1404 - 1 GPM
- 24 VOLT ELECTRIC CONTROL VALVE
- (C) CONTROLLER Rainbird ESP-TM2 - 6 Station with WR2 Series Wireless Rain Sensor.

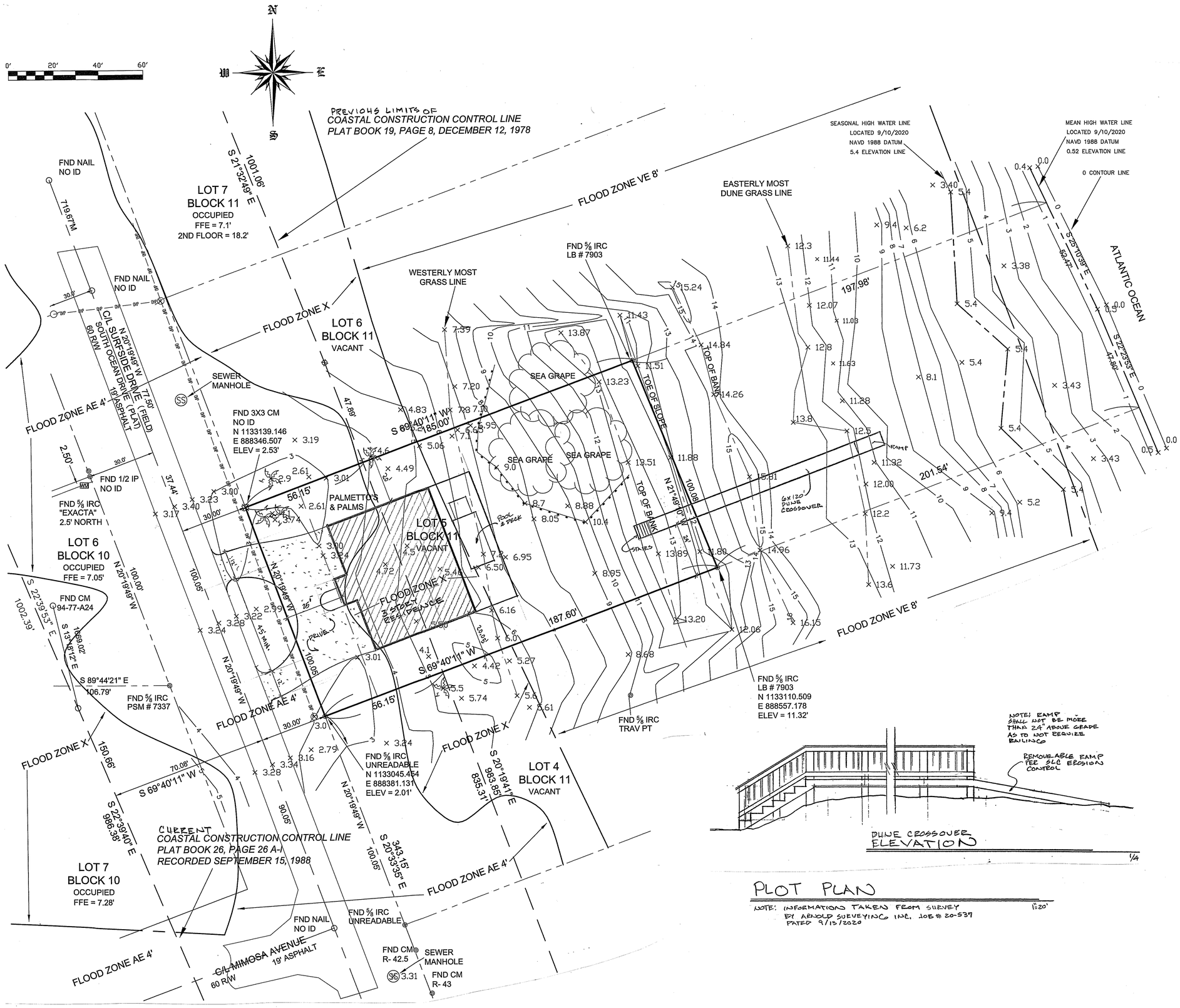
NOTE:
IRRIGATION PLANS ARE SCHEMATIC IN NATURE ALL VALVES AND PIPES SHALL BE LOCATED IN LANDSCAPE AREAS EXCEPT AT ROAD/PAVING CROSSINGS. All construction minimums shall be in conformance to Plumbing section of the South Florida Building Code, Appendix "F". They shall also be equal to, or greater, than the "Standards" as set forth by the F.I.S. FLORIDA IRRIGATION SOCIETY. Nothing herin or contained in the specifications is intended to be in conflict with any code compliance. Contractor shall comply with all code requirements.

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

PREPARED BY: FL REG NO: 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

OCT. 12, 2020
REGISTERED LANDSCAPE ARCHITECT GEORGE BOTNER LA 0000422 STATE OF FLORIDA



ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

DUQUETTE RESIDENCE

FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

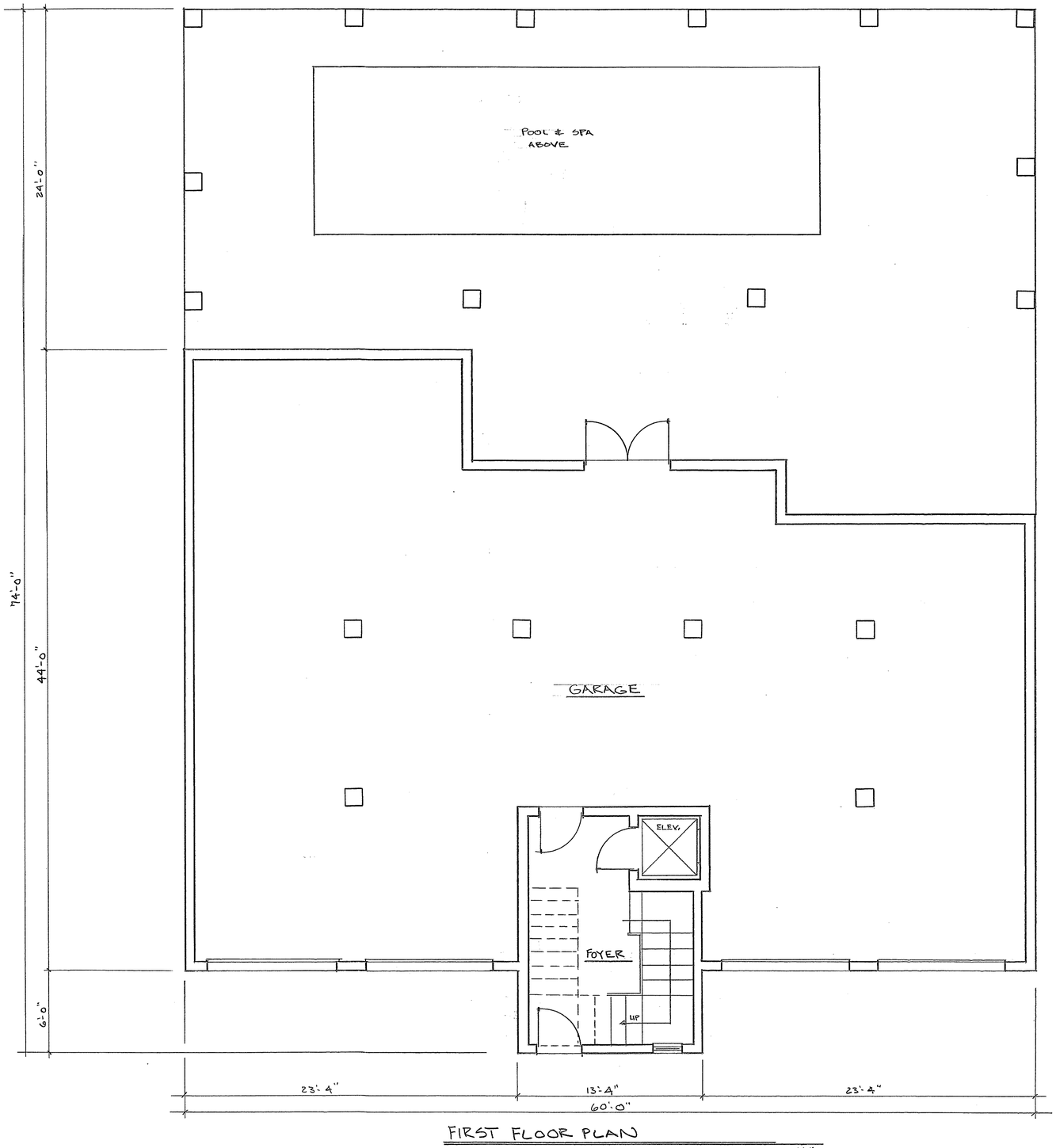
SHEET TITLE / SHEET NUMBER

P-1 OF 1

PROJECT NUMBER R20089

DATE

DUQUETTE



FIRST FLOOR PLAN

1/4"

SQUARE FOOTAGE

FIRST FLOOR LIVING	229 S.F.
SECOND FLOOR LIVING	2369 S.F.
THIRD FLOOR LIVING	864 S.F.
TOTAL LIVING	3462 S.F.
GARAGE	2410 S.F.
PORCH	632 S.F.
BALCONY	240 S.F.
TOTAL UNDER ROOF	6474 S.F.

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CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

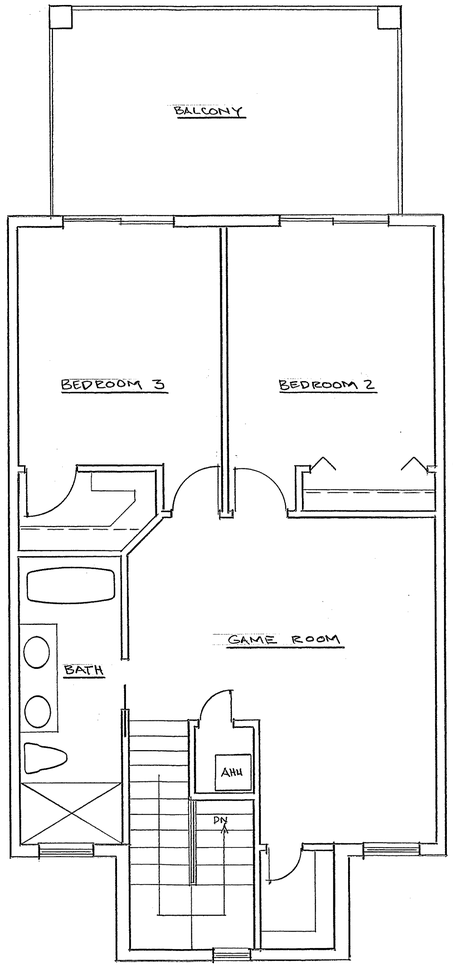
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF

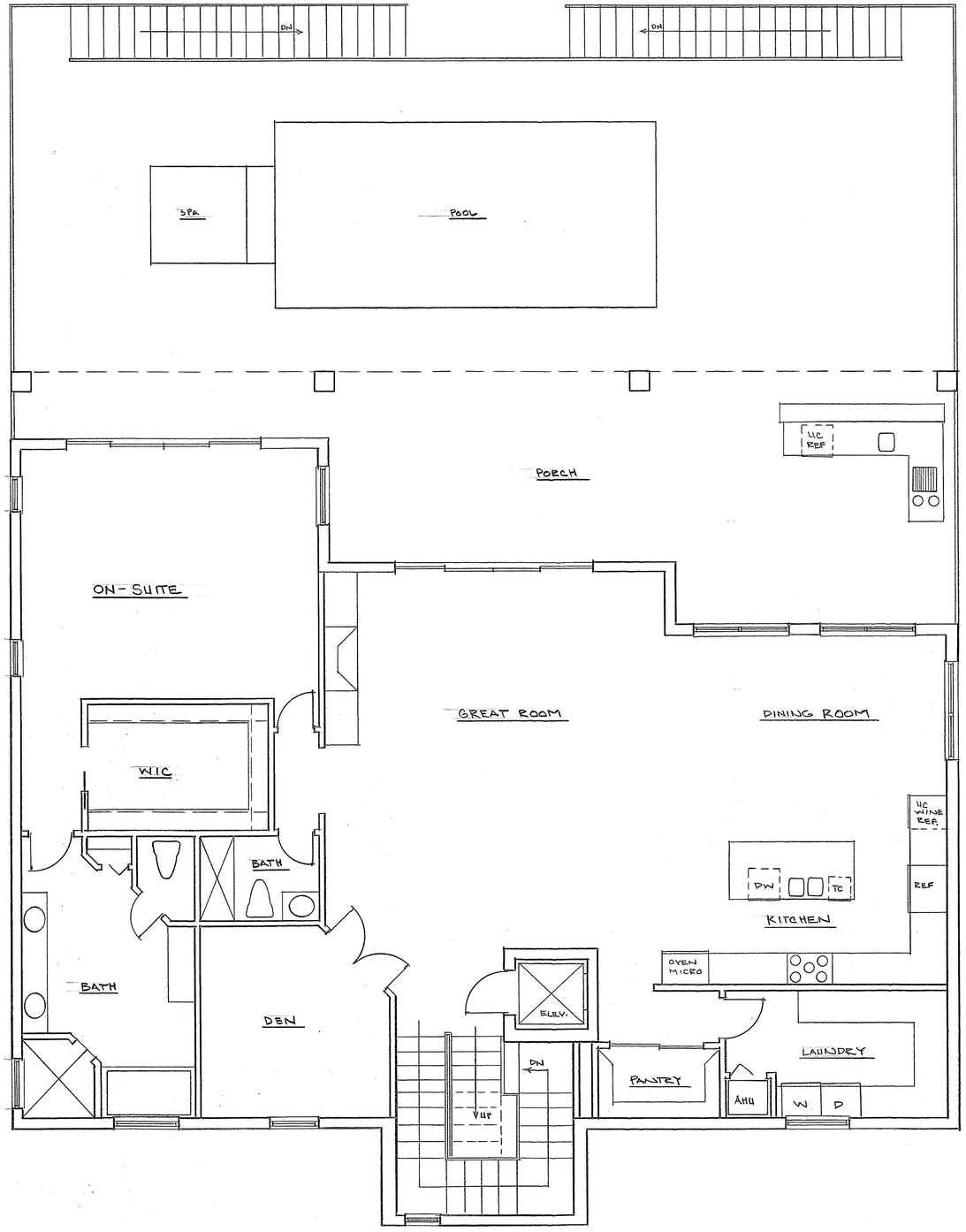
PROJECT NUMBER R20089

DATE



THIRD FLOOR PLAN

1/4"



SECOND FLOOR PLAN

1/4"

ARCHITECT

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DUQUETTE
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CONSULTANTS

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER R20089

DATE

DUQUETTE

REAR ELEVATION

1/4"

FRONT ELEVATION

1/4"

ARCHITECT

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DUQUETTE RESIDENCE
FT. PIERCE, FLORIDA

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CONSULTANTS

REGISTRATION

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-3 OF

PROJECT NUMBER R20089

DATE

DUQUETTE

RIGHT SIDE ELEVATION 1/4"

LEFT SIDE ELEVATION 1/4"

ARCHITECT

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PROJECT

DUQUETTE
RESIDENCE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR98898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-4 of

PROJECT NUMBER E20089

DATE

FC LIGHTING

FCSL105A

Wildlife Lighting Certified by the Florida Fish & Wildlife Conservation Commission

Date:
Type:
Fixture:
Project:
Approved:

FCSL105A IP65 rated exterior die-cast brick step light for masonry applications. louvered faceplate and wildlife friendly amber LED. Corrosion resistant, die-cast aluminum construction, this fixture provides illumination for damp, dry or wet habitat protected areas. Florida Fish and Wildlife Conservation Commission approved.

SPECIFICATIONS

PHYSICAL	
lengths/dimensions (LxDxH)	fixture: 9.5" W x 2.8125" H x 3" D
weight	2 lbs
housing	marine grade, corrosion resistant, heavy guage aluminum faceplate
lens	clear, tempered, glass lens with precision formed semi-specular aluminum reflector.
mounting	mounts directly to standard junction box; concrete pour, masonry applications
ingress protection	IP65 - dry, damp or wet locations with extruded silicone gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat

PERFORMANCE	
color temperature	AMBER (no light below 560nm wavelength)
lumen output	70 lm
lifetime	> 70,000 hours / L70 or better
color consistency	Step 3 McAdams Ellipse / standard: CRI ≥ 85
temperature	operating: -13°F to 104°F (-25°C to 40°C) | start up: -13°F to 104°F (-25°C to 40°C) | storage: -40°F to 176°F (-40°C to 80°C).
junction temperature	73°C @ Tº 25°C
warranty	5 year limited warranty (refer to website for details)

ELECTRICAL	
input voltage	Universal 120–277V AC
power supply	Integral Class II, electronic high-power factor > 94% @120V
certifications	ETL / cETL Listed; Wildlife Friendly Lighting Certification #2018-049
standards	UL 1598 / CSA C22.2 No. 250.0 – Class I / IES LM-79 / LM-80
power consumption	10.5W @ 120V - 277V

Expanded Disclaimer: Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting and Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions. FCM & FCMS Series fixtures are engineered and produced in our Illinois manufacturing facility.

FC LIGHTING & US Commercial Lighting Manufacturer Since 1982

Specification Sheet

JS Rev. **11/01/2018**

FIXTURE "D"

BK LIGHTING

LOUVERED STEP STAR™

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

Example: B - SSL - LED - e102 - A9 - MAC - C

Material
- Blank = Aluminum
- B = Brass
- S = Stainless Steel

Series
- SSL = Louvered Step Star™

Source
- LED = "e" Technology with Integral Dimming Driver (See Specifications for Dimming) Designed for use with remote 120VAC #6/2C Transformers Requires Integrated Low Voltage Wiremold

LED Type
- e100 = SMD3535-7K
- e101 = SMD3535K
- e102 = SMD3535-WC
- e103 = SMD3535-Amber

Adjust-a-Lume® Output Intensity (Choose factory setting)
- A9 (Standard), A6, A7, A8, A5, A4, A3, A2, A1

Finish

Aluminum Finish			
Powder Coat Color	Satin	Wrinkle	
Bronze	BZP	BZW	
Black	BLP	BLW	
White (Gloss)	WHP	WHW	
Aluminum	SAP	---	
Verde	---	VER	

Brass Finish			
Machined		MAC	
Polished		POL	
Milltone™		MIT	
Stainless Finish			
Machined		MAC	
Polished		POL	
Brushed		BRU (Shown)	

Premium Finish			
ABP	Antique Brass Powder	CMG	Cascade Mountain Granite
ARG	Alaskan Mountain Granite	CR	Cracked Ice
AQW	Antique White	CRM	Cream
BCH	Black Chrome	HGG	Hunter Green
BGE	Beige	MDG	Mojave Desert Sandstone
BPP	Brown Patina Powder	NBP	Natural Brass Powder
CAP	Clear Anodized Powder	OCP	Old Copper
RMG	Rocky Mountain Granite	SDS	Sonoran Desert Sandstone
STG	Sierra Mountain Granite	TAF	Textured Fennel
WCP	Weathered Copper	WPF	Weathered Iron

Also available in RAL Finishes. See submittal SUB-1001-EF

Louver
- C = Round 30°

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5802
www.bklighting.com • info@bklighting.com

RELEASED: 01-04-15

DRAWING NUMBER: SUB001001

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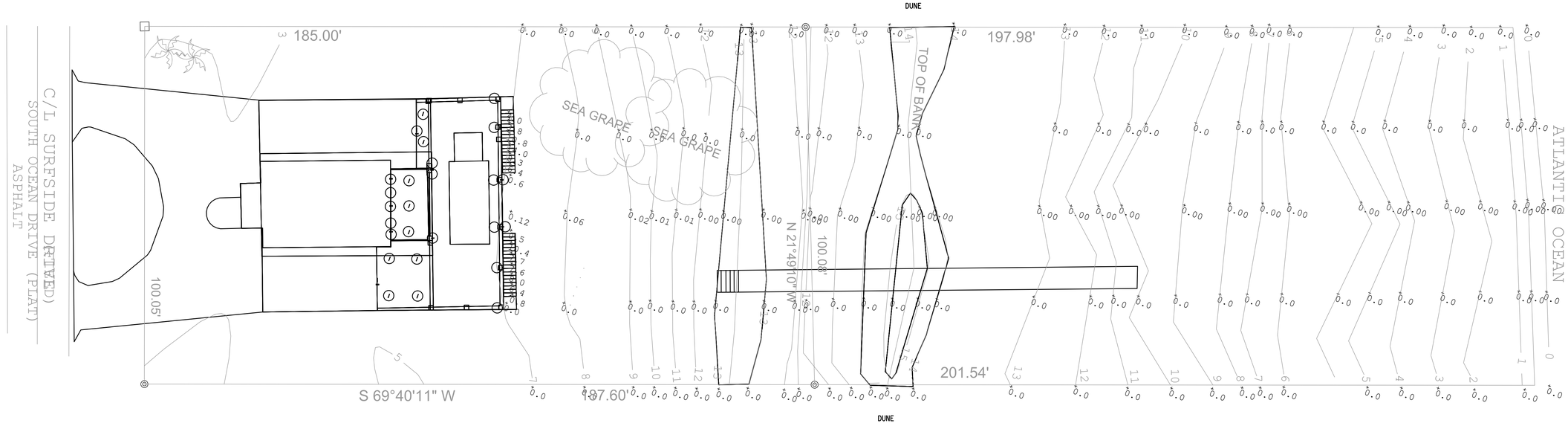
FIXTURE "S"

DUNE



DUNE

SITE PHOTOMETRIC ANALYSIS

N.T.S.

ANALYSIS NOTES:

EACH STAIRWAY HAS SIX FIXTURES INSTALLED, ONE EVERY THREE STAIR STEP RISERS. ALL OTHER FIXTURES ARE CIRCLED.

THIS PHOTOMETRIC ANALYSIS DEMONSTRATES THAT THE LINE OF SIGHT FROM THE HIGHEST EXTERIOR LIGHT FIXTURE IS WITHIN VIEWING HEIGHTS OF TURTLES IN THE PORTION OF THE BEACH UNDERSTOOD TO BE USED FOR NESTING BUT IS BLOCKED BY THE WAIST HIGH BALCONY SCREEN. PER THE SURVEY, THE DUNE BETWEEN THE NEW HOUSE AND MEAN SEA LEVEL AND THE CROSS BEAMS AND BALCONY SCREENS BLOCK DIRECT LIGHT FROM ALL EXTERIOR FIXTURES TO THE TYPICAL ELEVATION OF A TURTLE EYE. THE HIGHEST EXTERIOR LIGHTING FIXTURE IS MOUNTED 24 FEET ABOVE MEAN SEA LEVEL, AND ITS ILLUMINATION TOWARD THE TURTLE NESTING ZONE IS BLOCKED BY FIXTURE LOUVERS AND A WAIST HIGH BALCONY SHIELD. ONLY AMBER LIGHT IS PROPOSED FOR THE THIRD FLOOR EXTERIOR FIXTURES.

THE FOOT-CANDLE CALCULATION LINES RUNNING FROM WEST TO EAST ARE ADJUSTED TO THE ELEVATION CONTOURS (Z-AXIS) IN THE PHOTOMETRIC SOFTWARE.

RENDERING ANIMATION TRIALS IN THE NESTING ZONE DID REVEAL REFLECTED GLOW FROM THE 3RD FLOOR BALCONY WALL, CEILING, AND SOFFITS. IT IS RECOMMENDED THAT SOFFITS AND EXTERIOR WALLS BE FINISHED WITH COLORS OF LOW REFLECTIVITY. THIS GLOW IS VISIBLE FROM ALL POINTS EAST OF THE EASTERLY DUNE AT TURTLE EYE HEIGHT. THE THIRD FLOOR BALCONY CEILING SHOULD HAVE NO FIXTURES INSTALLED. AGI32 SOFTWARE FILE WILL BE PROVIDED IF REQUESTED TO ALLOW REVIEW OF THE ANIMATION.

FIXTURES PROVIDE ADEQUATE LIGHT FOR PEDESTRIAN SAFETY. LIGHT FIXTURES USE APPROVED AMBER COLOR ON THE STAIRS AND WALLS. FIRST AND SECOND FLOOR CEILING FIXTURES ARE WHITE IN COLOR BUT ARE BLOCKED BY CROSS BEAMS AND THE DUNES.

NO.	DATE	REVISIONS	DR	CK	APP

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173

315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

PROJECT NAME:
DOQUETTE RESIDENCE SITE LIGHTING

PROJECT LOCATION:
FORT PIERCE
FLORIDA

CLIENT:
ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSED No 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

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SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 10-12-2020

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

20001-14

THE SUNRISE CITY FORT PIERCE Florida

Conditional Use
Duquette Residence
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Duquette Residence
Future Land Use Map

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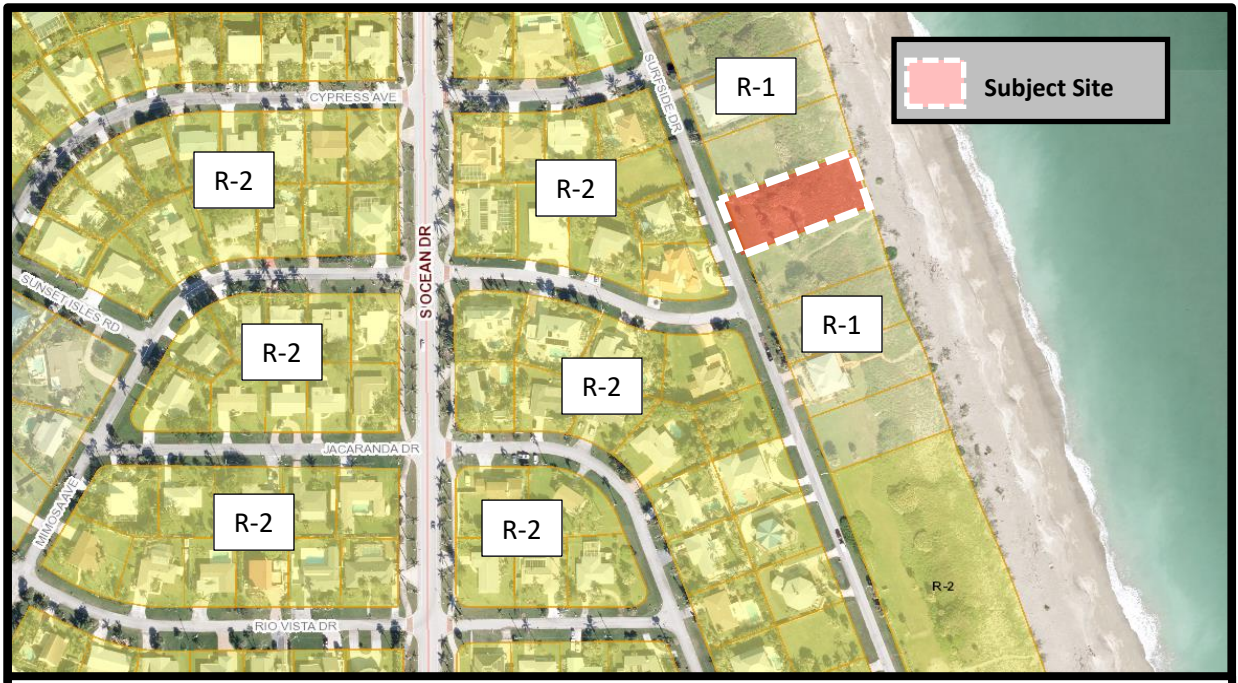


THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
Duquette Residence
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 14, 2020

Michael Menard – Architectonic Inc
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: **Conditional Use & Design Review - 2412-501-0125-000-1**
Technical Review Project # 20-07000015

Fort Pierce Planning:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.
2. Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
3. Provide SLC Property Record Card
4. The Design Review and Development Review applications state that the home will be a max of 34.4 feet, but the elevation for the home shows a maximum height of 34.4 feet from FEMA Base Flood Elevation. Which height is correct?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
OCT 14 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Duquette Residence Conditional Use – Surfside Drive
TRC No. 20-04000016

DATE : October 13, 2020

This is to advise you that we have completed the review of the following documents as received by this office on October 12, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [X] Recommend w/conditions
- [ ] Do Not Recommend

- [ ] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [X] See attached for conditions of approval

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

1. The electronic copy and hard copy of the Boundary and Topographic Survey were not signed and sealed by a state registered land surveyor as required by Section 119-2 of the City of Fort Pierce Code of Ordinances; please submit the required certified survey prior to City Commission submittal.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☑ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

D.E.P. Approval required.
All development shall comply with the local Sea Turtle lighting Ordinance

Building Official's or Representative's Signature _____ Date: 10/13/20

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20-07000015

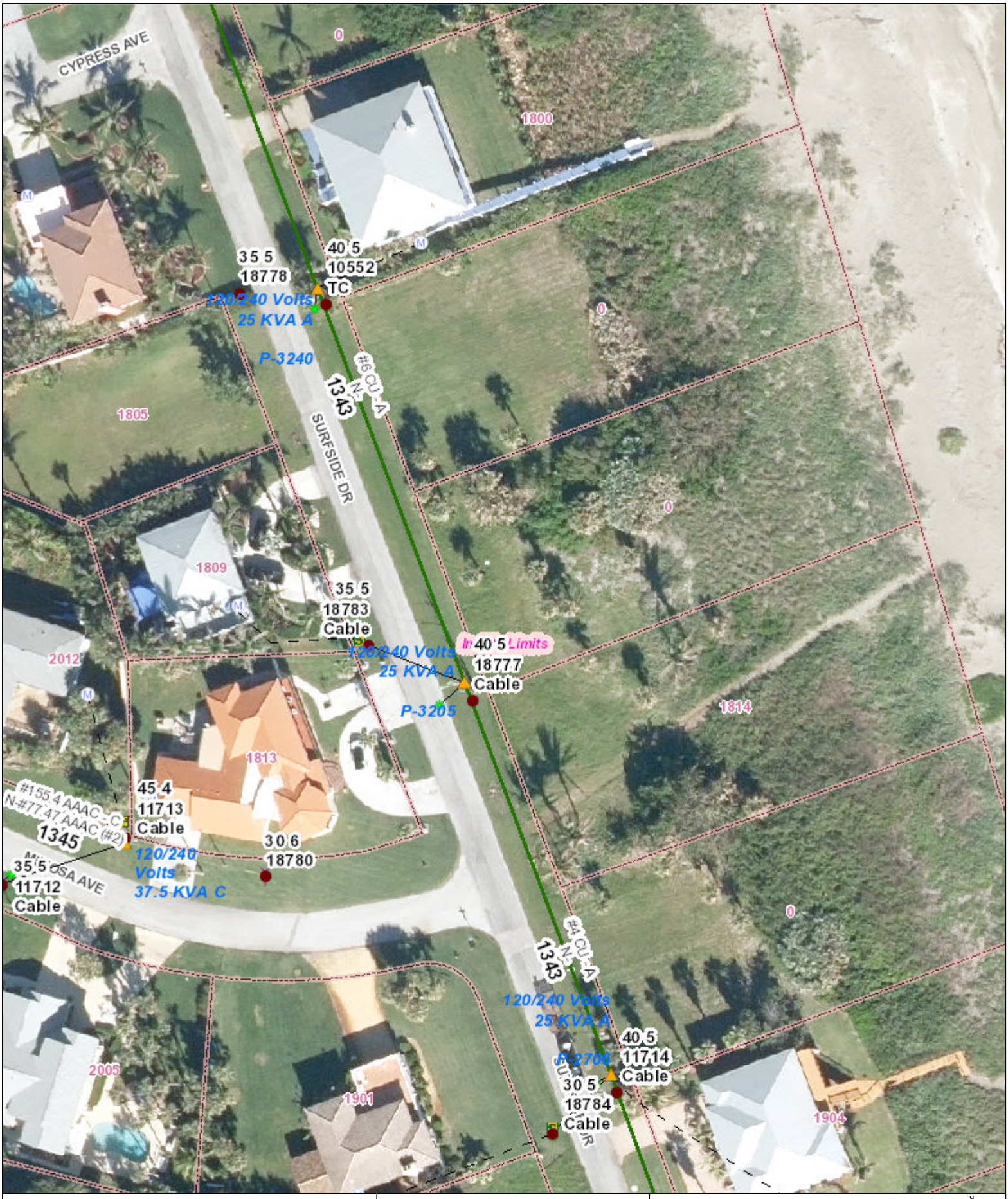
Conditional Use – Single Family Home – Parcel ID 2412-501-0125-000-1

Comments

FPUA W/WW Engineering: Approved as Noted:

1. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this type of service is required and must take place BEFORE the below steps are followed.
2. Water and Wastewater Service is available to the subject property.
   Water - Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fess will include (but not limited to) the installation of a residential water service from the existing water main to the subject site. The water meter must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.
   Wastewater – Applicant is required to Call 811, Florida's Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.
3. The Applicant's plumber is responsible for contacting Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

FPUA Electric & Gas Engineering: Approved. Below are comments in reference to FPUA electric service availability and requirements: Electric service is available from the SW corner (FPI 18777) of the parcel. Please provide electric load information for the new service(s) and AutoCAD drawing. Customer will be responsible for all conduits and secondary conductors (if there is two or more propose services, customer to provide and install the service wire). For more information and project coordination, please contact Sal Scimeca. Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957
Please find attached a copy of the FPUA GIS map (Electric).



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 9/16/2020

FPUA COMMUNITY PROUD

N

1 inch = 67 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Technical Review Committee meeting

October 15th, 2020

Case # 20-07000015

Planner: Brandon Creagan

Conditional Use

Parcel I-D # 2412-501-0125-000-1, Ft. Pierce (Single family home)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

City of Fort Pierce Building Department
100 North US 1
Fort Pierce, FL

October 21, 2020

RE: Conditional Use and Design Review 2412-501-0125-000-1
Technical Review Project # 20-07000015

To Whom It My Concern:

Please accept the following responses to the comments dated 1/14/2020 from your agency. Response shown on plans corresponding (if required) to these comments are noted.

Fort Pierce Planning:

1. Obtain the approval of the Florida Department of Environmental Protection for construction a activities seaward of the Coastal Construction Control Line before construction activities can commerce.
Response: Once the conditional use is approved by the city the process of approval from Florida Department of Environmental Protection will start, upon DEP's approval the building permit application process will begin.

2. Statements of ownership and control of proposed development. Statement describing in detail: character and intended use.
Response: Attached is design intent for the proposed project.

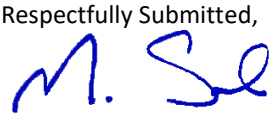
3. Provide SLC Property Record Card.
Response: Attached is a copy of the property card and deed.

4. The Design Review and Development Review applications state that the home will be a max of 34 feet, but the elevation for the home shows a maximum height of 34.4 feet from FEMA Base Flood Elevation. Which height is correct?
Response: Attached are the applications with the corrected building height.

Engineering:

The electronic copy and hard copy of the Boundary and Topographic Survey were not signed and sealed by a state registered land surveyor as required by Section 119-2 of the City of Fort Pierce Code of Ordinances; please submit the requited certified survey prior to City Commission submittal.
Response: Attached are the signed and sealed survey in PDF format along with one original hard copy.

Respectfully Submitted,



Michael Seal
Architectonic Inc.

Planning Board - 2:00 PM **7. e.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Conditional Use - Dwelling Rental -1132 Granada Street

LOCATION

1132 Granada Street
PCN: 2401-811-0008-000-3

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit.

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

Attachments

staff report
application packet

Aerial Map
Future Land Use Map
Zoning Map
TRC packet

Form Review

Form Started By: Jennifer Hofmeister
Started On: 11/04/2020 09:16 AM
Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Scalone Dwelling Rental – 1132 Granada Street (20-0400018)**
BOARD DATE:	November 10, 2020

STAFF REPORT

Owner/Applicant: Sharon Scalone
1132 Granada Street
Fort Pierce, FL 34949

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months with one (1) day rental minimum.

Location(s): 1132 Granada Street Dwelling Rental

Parcel ID: 2401-811-0008-000-3

Future Land Use: Low Density Residential (RL)

Current Zoning: Single-family Intermediate Residential Zone (R-2)

Surrounding FLU:

North	East	South	West
RL	HIR	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-4A	R-2	R-2

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1132 Granada Street. The proposed Conditional Use will offer lodging of less than six (6) months with one (1) day rental minimum.

The subject property is a two (2) bedroom, two (2) bath single family pool home on Hernando Street, generally located north of Indiatlantic Drive, South of Crestview Drive, and west of South Ocean Drive on Hutchinson Island. The subject site is in an area surrounding by a mix of residential types. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-family Intermediate Residential (R-2).

Dwelling Rentals

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. The R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation*:*
The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1132 Granada Street

Parcel ID #(s)

Project description Short Term Rental

Sharon Scalone
Property Owner(s)

Street Address 1132 Granada Street

City Fort Pierce State FL Zip 34949

Phone Number 845-797-4183

Email Address Sharonscalone@gmail.com

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

Sharon Scalone
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 1 day of Sept, 2020, by Sharon Scalone who is personally known to me or has produced FDL as identification.

Deanna Gerhart
Signature of Notary Deanna M Gerhart

(Seal) DEANNA M GERHART
MY COMMISSION #GG232255
EXPIRES: JUN 26, 2022
Bonded through 1st State Insurance

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date

Intake Planner

Planner Assigned

Approved By Date

Comments

Fees Control # B. Permit #

Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Type:

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

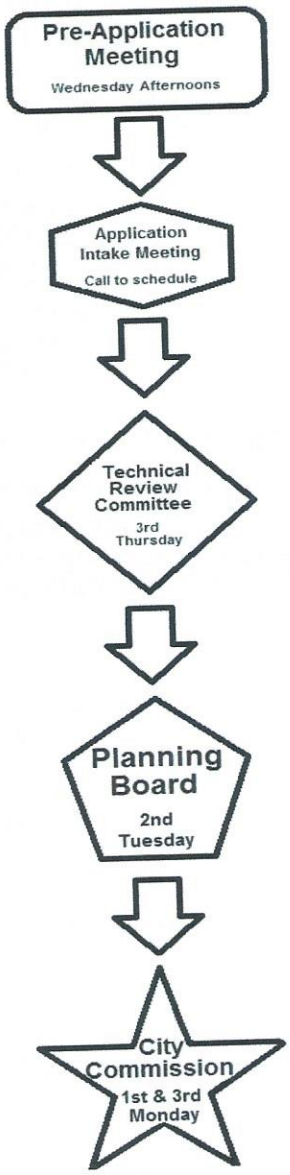
Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

Application Outlook



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

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

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

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

JOSEPH E. SMITH. CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4332865 07/21/2017 12:20:35 PM
OR BOOK 4022 PAGE 1712 - 1713 Doc Type: DEED
RECORDING: $18.50
Doc Tax: $0.70

Sharon Scalone
1132 Granada St.
Ft. Pierce, FL 34949

This Instrument Prepared by: Liz Wilson
1850 43rd Avenue, Suite C10
Vero Beach, FL 32960

Property Appraisers Parcel Identification (Folio) Number: 2401-811-0008-000-3

This QUIT CLAIM DEED, executed this 14th day of July 2017 by RAYMOND J. SCALONE JR., a single man, whose post office address is 174 Smithtown Road, Fishkill, NY 12524, first party, to SHARON A. SCALONE, a single woman, whose post office address is 1132 Granada Street, Ft. Pierce, FL 34949, second party.

WITNESSETH, that the first party, for an in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Saint Lucie:

Lot 8, Block 3, TROPICAL BEACH BLOCKS 3& 4, according to the Plat thereof, as recorded in Plat Book 10, Page 9, of the Public Records of St. Lucie County, Florida.

THIS QUIT CLAIM DEED is executed pursuant to the terms and conditions of a Final Judgment of Dissolution of Marriage entered on June 27, 2017 that incorporated a Marital Settlement Agreement dated June 2, 2017, and which was filed in the Circuit Court for the Nineteenth Judicial Circuit in and for Saint Lucie County, Florida, case number 562017DR000428, with the caption of IN RE: The Marriage of SHARON ANN SCALONE, Wife and RAYMOND JOSEPH SCALONE, Husband.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS NOT BEEN EXAMINED BY SCRIVENER WHO HAS RENDERED NO OPINION.

IN WITNESS THEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Devinn Askew
Witness signature
Printed name of witness

RAYMOND J. SCALONE Jr.

Witness signature
Printed name of witness
Kelly A Grau

STATE OF New York
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me this 14th day of July 2017 by Raymond J. Scalone Jr. who is personally known to me or did produce NYDL 508797142 as identification.

NOTARY PUBLIC
State of ~~Florida at Large~~ New York
My Commission Expires: 08/19/17

KELLY A TANNER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Orange County
01TA6287694
MY COMMISSION EXPIRES 08/19/2017

RECEIPT

Joseph E. Smith
Clerk of the Circuit Court
St. Lucie County

1476223

Clerk of the Circuit Court
St. Lucie County
201 South Indian River Drive
Fort Pierce, FL 34950
(772) 462-6900

Transaction #: 1476223
Receipt #: 1349584
Cashier Date: 7/21/2017 12:20:36PM
Print Date: 7/21/2017 12:20:59PM

www.stlucieclerk.com

CUSTOMER INFORMATION

SHARON SCALONE

,

TRANSACTION INFORMATION

Date Received:	7/21/2017 12:15:54PM
Location:	North County
Return Code:	Over the Counter
Trans Type:	Recording
Reference:	
Cashier:	DOWNIEA

PAYMENT SUMMARY

Total Fees:	$19.87
Total Payments:	$19.87
Balance Due:	$0.00
Cash Tendered:	
Change:	$0.00

Payment

CREDIT CARD $19.87

IPASS Convenience Fee 0.67

CUSTOMER SIGNATURE: _____

Official Record

DEED

BK/PG: 4022/1712 DOC #: 4332865 Date: 7/21/2017 12:20:35PM
FROM: SCALONE,RAYMOND J JR TO: SCALONE,SHARON A

Deed Doc Stamps @ $0.70 per $100	0.70
Indexing @ 1st 4 Names Free, Addt'l=$1 ea.	0.00
Recording @ 1st=$10 Addt'l=$8.50 ea.	18.50

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

Property Identification

Site Address:	1132 GRANADA ST
Parcel ID:	2401-811-0008-000-3
Account #:	15628
Map ID:	24/01H
Use Type:	0100
Zoning:	SF Interme
City/County:	Fort Pierce

Ownership

Sharon A Scalone
1132 Granada ST
Fort Pierce, FL 34949-3319

Legal Description

TROPICAL BEACH BLK 3 LOT 8 (OR 2979-1418 THRU 1421; 4022-1712)

Current Values

Just/Market Value:	$301,900
Assessed Value:	$177,005
Exemptions:	$50,000
Taxable Value:	$127,005

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	1,984
Gross Sketched Area (SF):	3,689
Land Size (acres):	0.2
Land Size (SF):	8,750

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

Sale History

Date:	Jul 14, 2017
Book/Page:	4022 / 1712
Sale Code:	0111
Deed:	QC
Grantor:	Scalone Jr Raymond J
Price:	$100
Date:	May 30, 2008
Book/Page:	2979 / 1421
Sale Code:	XX04
Deed:	WD
Grantor:	Scalone Sharon A
Price:	$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1420
Sale Code:	XX04
Deed:	WD

Grantor:	Scalone Sharon A
Price:	$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1419
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1418
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	$62,500
Date:	Apr 11, 2006
Book/Page:	2544 / 2315
Sale Code:	XX01
Deed:	PB
Grantor:	Foster (EST) Claire A
Price:	$0
Date:	Jul 27, 1999
Book/Page:	1239 / 1859
Sale Code:	XX00
Deed:	WD
Grantor:	Decker Randolph A
Price:	$131,000
Date:	Jul 14, 1989
Book/Page:	0645 / 2220
Sale Code:	XX00
Deed:	WD
Grantor:	Hal K Wilson
Price:	$102,500
Date:	Feb 1, 1977
Book/Page:	0264 / 1521
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$39,500

Building Information (1 of 1)

Finished Area: 1,984 SF

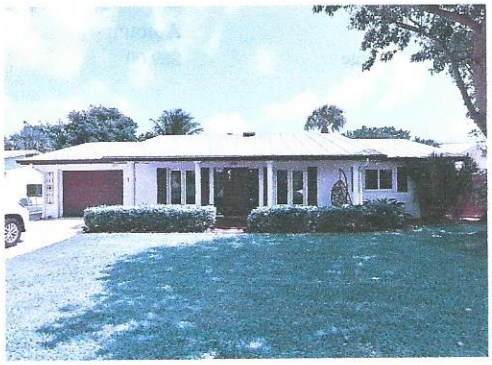
Gross Sketched Area: 3,689 SF

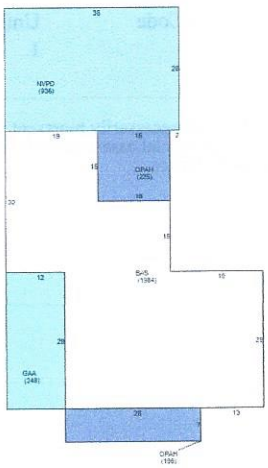
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: HC	Year Built: 1971	Frame:
Grade: C	Effective Year: 1985	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	720
Year Built:	1971
Type:	POOL DK-AVG
Quantity:	1
Units:	416
Year Built:	1989
Type:	RES POOL AVG
Quantity:	1
Units:	420
Year Built:	1989
Type:	UTILITY FAIR
Quantity:	1
Units:	96
Year Built:	1999
Type:	WOOD FEN 6'
Quantity:	1
Units:	284
Year Built:	2016

Current Year Values

Current Values Breakdown

Building:	$174,000
Land:	$127,900
Just/Market:	$301,900
Ag Credit:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2009	0500	Homestead Exemption	$25,000
Tax Year	Grant Year	Code	Description	Amount
		0550	Homestead Exemption over $	$25,000

Save Our Homes or 10% Cap:	$124,895	2020	2009	50,000
Assessed:	$177,005			
Exemption(s):	$50,000			
Taxable:	$127,005			

Current Year Special Assessment Breakdown

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

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

Historical Values

Permits

Number:	F89000829P
Issue Date:	Aug 1, 1989
Description:	Pool
Amount:	$10,900
Fee:	$10,900
Number:	F89000829E
Issue Date:	Oct 1, 1989
Description:	Enclosure
Amount:	$3,500
Fee:	$3,500
Number:	F98-000650
Issue Date:	May 26, 1998
Description:	Roof
Amount:	$2,400
Fee:	$2,400
Number:	RR20051044
Issue Date:	Oct 18, 2005
Description:	Alterations/Remodeling
Amount:	$12,500
Fee:	$200
Number:	FE2005199
Issue Date:	Nov 4, 2005
Description:	Wood Fence
Amount:	$1,500
Fee:	$100
Number:	RR2006264
Issue Date:	Sep 21, 2006
Description:	Alterations/Remodeling
Amount:	$1,200
Fee:	$50
Number:	SHTR20077
Issue Date:	Mar 2, 2007
Description:	Storm Shutters
Amount:	$2,073
Fee:	$100

Number:	BP-091438
Issue Date:	Aug 28, 2009
Description:	Air Conditioning Only
Amount:	$3,800
Fee:	$250

Number:	BP16-1490
Issue Date:	May 18, 2016
Description:	Fence
Amount:	$11,993
Fee:	$0

Number:	BP16-0301
Issue Date:	Sep 30, 2016
Description:	Alterations/Remodeling
Amount:	$13,461
Fee:	$0

Number:	BP16-2929
Issue Date:	Nov 18, 2016
Description:	Window replacement
Amount:	$12,136
Fee:	$0

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

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

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Scalone Dwelling Rental
1132 Granada Street

N
W E
S

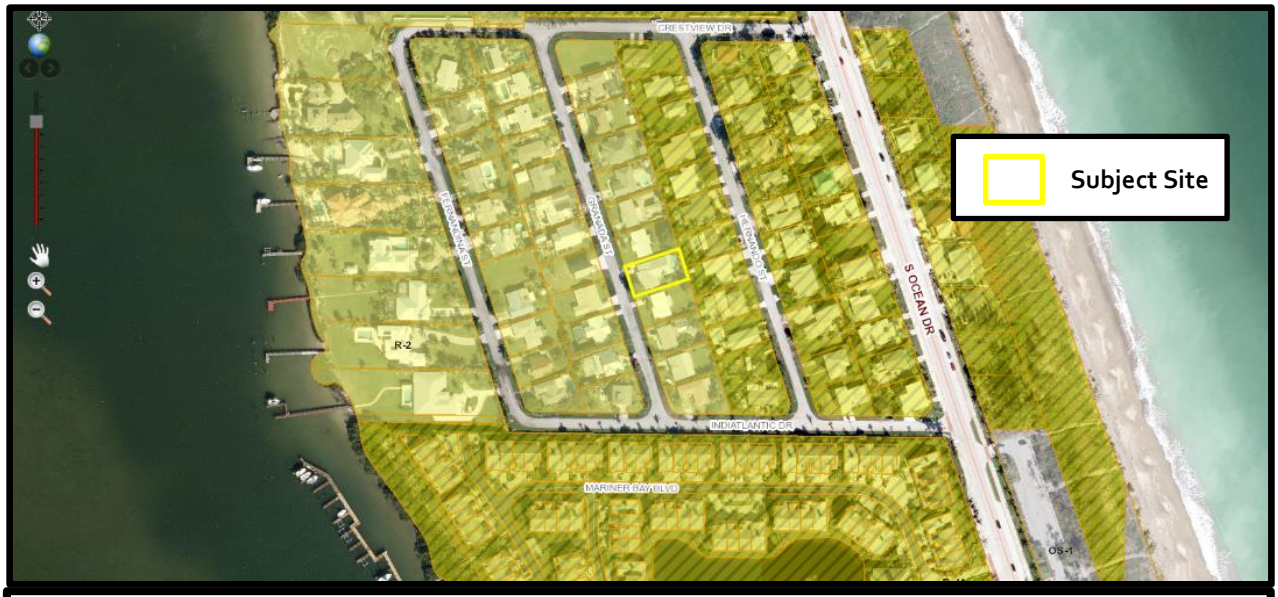
FUTURE LAND USE MAP

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Scalone Dwelling Rental
1132 Granada Street

N
W E
S

ZONING MAP



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Scalone Dwelling Rental
1132 Granada Street

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W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 14, 2020

Sharon Scalone
1132 Granada Street
Boynton Beach, FL 34949

Subject: 1132 Granada Street Conditional Use application for a Dwelling Rental TRC Comments

Dear Ms. Scalone,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two vehicles per dwelling rental unit.

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

6. Third party liability insurance shall be provided.

7. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

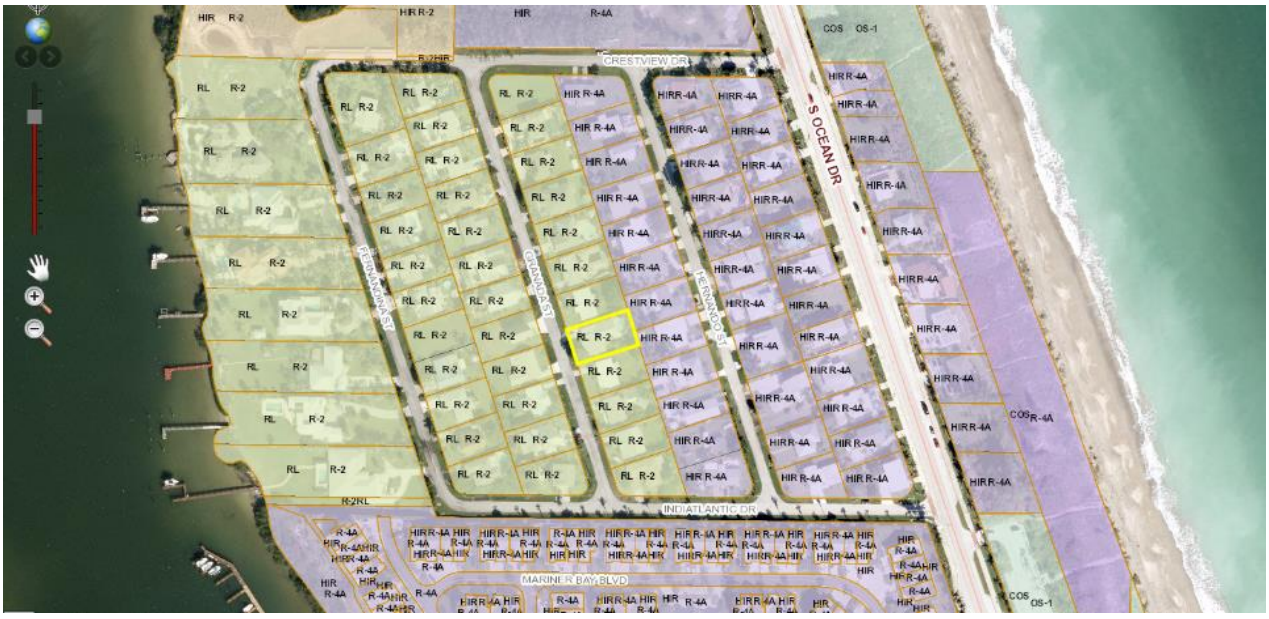
1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Open permits shall be addressed.

Building Official's or Representative's Signature _____ Date: 10/13/20

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

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

RECEIVED
OCT 07 2020
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Conditional Use - 1132 Granada Street
TRC No. 20-040000018

DATE : October 7, 2020

This is to advise you that we have completed the review of the following documents as received by this office on October 2, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1132 Granada\CU\Submittal No. 1 - 100220\CU Approval - 100720.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Tuesday, October 6, 2020 4:36 PM
To: Jennifer Hofmeister
Subject: No comments for Dwelling Rental(s)

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

Jennifer,

Hope all is well. The Fire District has no comments for Dwelling Rentals 1507 Faber Court or 1132 Granada Street.

Stay safe,

Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Bureau
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20- 040000018

Conditional Use – Scalone - 1132 Granada Street Dwelling Rental

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

Reliable Public Power Provider

2018 BEST places to work ST LUCIE COUNTY

Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com

Jennifer Hofmeister

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, October 13, 2020 8:42 AM
To: Alicia Rosenthal; Jennifer Hofmeister; Brandon Creagan; Vennis Gilmore
Subject: TRC Projects 10-15-2020

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

TRC Projects:

a. Annexation - 2564 South Kings Highway
b. Conditional Use - Sunshine Arcade - 2202 North US Highway 1
c. Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1
d. Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court
e. Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street
f. Minor Site Plan - Duplex - 1021 North 12th Street
g. Minor Site Plan - Duplex - 1231 Avenue K
h. Minor Site Plan - Duplex - 1308 North 22nd Street
i. Text Amendment - Chapter 125 - Residential

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

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

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

9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

ONE
TEAM
CUSTOMER FOCUS
ONE
GOAL

Planning Board - 2:00 PM **7. f.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Conditional Use - Dwelling Rental -1507 Faber Court

LOCATION

1507 Faber Court
PCN: (2401-605-0057-000-8)

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM
Planning Director

RECOMMENDATION

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit.

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

Attachments

staff report
application packet
Aerial Map
Future Land Use Map

Zoning Map
TRC packet

Form Review

Form Started By: Jennifer Hofmeister
Started On: 11/04/2020 11:24 AM
Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Guarnizo Dwelling Rental - 1507 Faber Court (20-0400017)**
BOARD DATE:	November 10, 2020

STAFF REPORT

Owner:	Andres Guarnizo and Santiago Suhaill 12 Country Lake Trail Boynton Beach, FL 33436
Applicant:	Sarah Saffron 7402 Santa Rosa Parkway Fort Pierce, FL 34951
Applicant's Request:	Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is two (2) days.
Location(s):	1507 Faber Court
Parcel ID:	2401-605-0057-000-8
Future Land Use:	Low Density Residential (RL)
Current Zoning:	Single-family Intermediate Residential Zone (R-2)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1507 Faber Court. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of 2 days to guests.

The subject property is a three (3) bedroom, two (2) bath single family pool home located on a cul-de-sac, in the Thumb Point subdivision on Hutchinson Island. The subject site is surrounded by single-family residences to the north, south, east, and west. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-family Intermediate Residential (R-2).

Dwelling Rentals

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1, on the following page, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. The R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation*:*
The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1507 Faber Ct, Fort Pierce, FL, 34949

Parcel ID #(s) 2401-605-0057-000-8

Project description Short term rental

Property Owner(s)	Applicant/Representative, Title, Company
Andres Guamizo & Suhaill Santiago	Sarah Saffron
12 Country Lake Trail	7402 Santa Rosa Pkwy
Boynton Beach FL 33436	Fort Pierce FL 34951
561-374-2661	561-507-9778
daguarnizos@gmail.com	sarah.marie.saffron@gmail.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 21 day of September, 2020, by Andres Guaranizo & Suhaill Santiago who is personally known to me or has produced Florida Driver License as identification.

Signature of Notary

ROSA P SANTIAGO NOTARY My Comm. Expires September 12, 2021 No. GG 142380 STATE OF FLORIDA

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

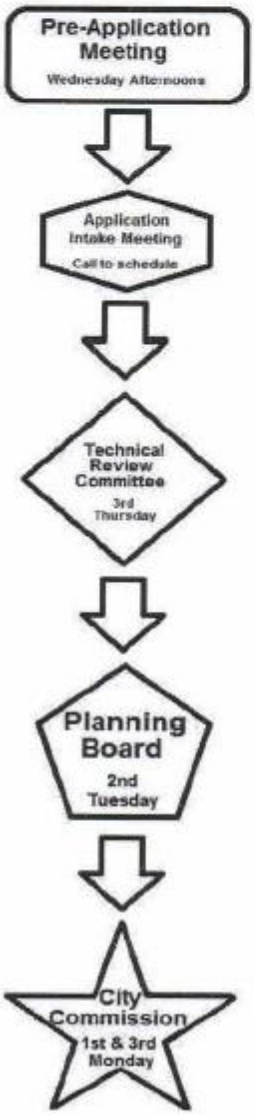
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Outlook



Application Type:

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

Site Information:

Building Size 2065 sqft Parking Spaces: 6

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

North	South	East	West
Single Family	Single Family	Single Family	Single Family

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

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

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

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

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

Property Identification

Site Address:	1507 FABER CT
Parcel ID:	2401-605-0057-000-8
Account #:	15238
Map ID:	24/01E
Use Type:	0100
Zoning:	SF Interme
City/County:	Fort Pierce

Ownership

Andres Guarnizo
Suhaill Santiago
1507 Faber CT
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 2 LOT 17 AND LOT 18-LESS ELY PART AS IN DBK 256-638-

Current Values

Just/Market Value:	$337,100
Assessed Value:	$295,810
Exemptions:	$50,000
Taxable Value:	$245,810

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	2,065
Gross Sketched Area (SF):	4,332
Land Size (acres):	0.35
Land Size (SF):	15,056

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

Sale History

Date:	Aug 13, 2020
Book/Page:	4462 / 2923
Sale Code:	0001
Deed:	WD
Grantor:	Karlecke Carol J
Price:	$525,000
Date:	Apr 30, 2018
Book/Page:	4126 / 1882
Sale Code:	0001
Deed:	WD
Grantor:	Legler Whitney A
Price:	$415,000
Date:	Jul 11, 2011
Book/Page:	3307 / 0145
Sale Code:	0116

Deed:	QC
Grantor:	Legler Whitney A
Price:	$100
Date:	Feb 17, 2006
Book/Page:	2489 / 0156
Sale Code:	XX01
Deed:	QC
Grantor:	Legler Whitney A
Price:	$162,000
Date:	Oct 7, 2005
Book/Page:	2385 / 2211
Sale Code:	XX01
Deed:	QC
Grantor:	Bishop David A
Price:	$324,000
Date:	Jul 26, 2005
Book/Page:	2318 / 1689
Sale Code:	XX00
Deed:	WD
Grantor:	Rosso Robert P
Price:	$405,000
Date:	Aug 3, 2001
Book/Page:	1422 / 0842
Sale Code:	XX00
Deed:	WD
Grantor:	McHale Thomas
Price:	$148,000
Date:	Jun 5, 1998
Book/Page:	1152 / 0752
Sale Code:	XX01
Deed:	QC
Grantor:	Arena Ann
Price:	$100
Date:	Oct 1, 1982
Book/Page:	0385 / 2983
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0
Date:	Jun 1, 1977
Book/Page:	0270 / 0763
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$18,000
Date:	Jan 1, 1972
Book/Page:	0199 / 0334
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$5,500

Building Information (1 of 1)

Finished Area: 2,065 SF

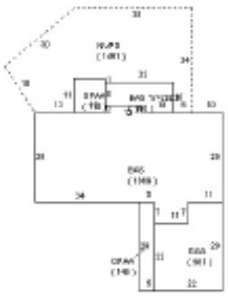
Gross Sketched Area: 4,332 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC+	Year Built: 1977	Frame:
Grade: C+	Effective Year: 1977	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	720
Year Built:	1977
Type:	POOL DK-AVG
Quantity:	1
Units:	1113
Year Built:	2003
Type:	RES POOL AVG
Quantity:	1
Units:	288
Year Built:	2003
Type:	CHAINLINK 4'
Quantity:	1
Units:	235
Year Built:	2006
Type:	VINYLFENCE6'
Quantity:	1
Units:	114
Year Built:	2006

Type:	SPA-HOT TUB
Quantity:	1
Units:	50
Year Built:	2006

Current Year Values

Current Values Breakdown

Building:	$165,300
Land:	$171,800
Just/Market:	$337,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$41,290
Assessed:	$295,810
Exemption(s):	$50,000
Taxable:	$245,810

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2019	0500	Homestead Exemption	$25,000

Tax Year	Grant Year	Code	Description	Amount
2020	2019	0550	Homestead Exemption over $ 50,000	$25,000

Current Year Special Assessment Breakdown

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

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

Historical Values

Permits

Number:	F96-001150
Issue Date:	Sep 23, 1996
Description:	Roof
Amount:	$3,820
Fee:	$3,820
Number:	POOL2002-10
Issue Date:	Dec 17, 2002
Description:	Pool
Amount:	$12,000
Fee:	$674
Number:	RF2003-257
Issue Date:	Jun 27, 2003
Description:	Roof
Amount:	$1,500
Fee:	$75
Number:	FE2006120
Issue Date:	Jul 18, 2006
Description:	Chainlink Fence
Amount:	$2,050
Fee:	$100
Number:	POOL20068

Issue Date:	Sep 14, 2006
Description:	Pool
Amount:	$12,785
Fee:	$353
Number:	BP09-1681
Issue Date:	Oct 28, 2009
Description:	Fence
Amount:	$2,080
Fee:	$100
Number:	BP06-24171
Issue Date:	Apr 18, 2018
Description:	Fence
Amount:	$0
Fee:	$0
Number:	BP06-24196
Issue Date:	Apr 25, 2018
Description:	Pool
Amount:	$12,785
Fee:	$0
Number:	BP19-2214
Issue Date:	Jul 15, 2019
Description:	Roof
Amount:	$28,500
Fee:	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

Narrative of Property 1507 Faber Court, Fort Pierce, Florida, 34949:

1. Transient rental from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
2. Provide free use to Vacations for Warriors, a 501© non-for profit, to provide an opportunity for our wounded heroes and their families to enjoy a brief respite from the challenges of their daily lives, to have an experience of a lifetime, and to reconnect.
3. Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt, Sunbiz, File for EIN# and Fort Pierce Business Tax Receipt.
4. Intent to rent with Air BNB, VRBO, any other social media or form of advertising.

Management of Property 1507 Faber Court, Fort Pierce, Florida 34949:

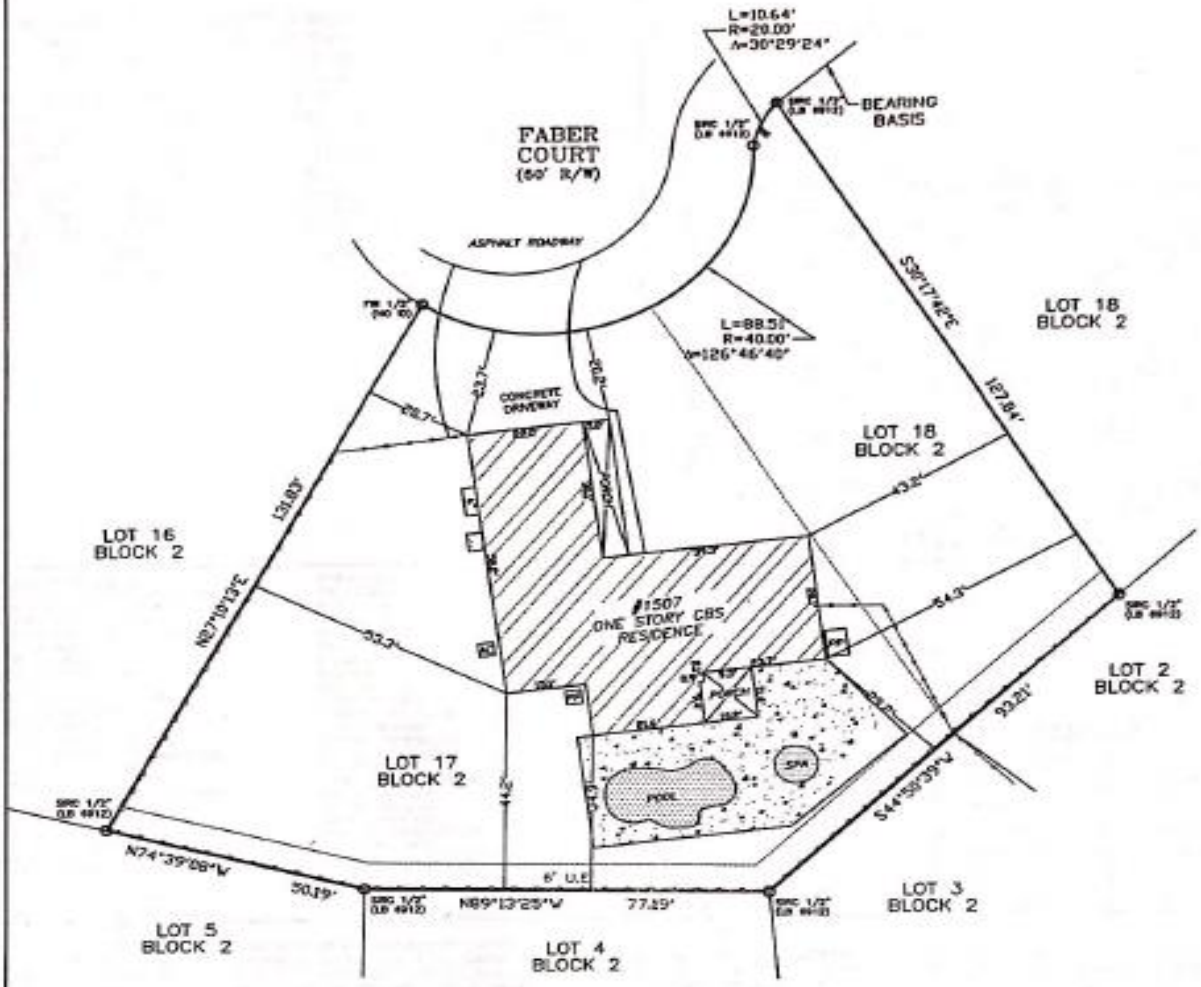
1. Provide direct customer service with 24/7 service available by phone, text and e-mail. Property manager, Sarah Saffron @ 561-507-9778 and email: sarah.marie.saffron@gmail.com
2. Access to emergency contractors in plumbing, electrical and HVAC.
3. Maintain records of clientele, Name, address, contact number and e-mail.
4. Ensure all taxes are paid to the state and the county.
5. Provide all clean linens, towels, dishware, glasses and beach towels.
6. Keep all appliances in clean and good working order.
7. Keep Heating and ventilation at minimum of 68 degrees Fahrenheit.
8. Maintain (1) locking device that cannot be opened by a master key on the interior.
9. Maintain smoke alarms in every bedroom and 2 alarms in living and dining room being actively monitored.
10. Maintain all electrical wires.
11. Maintain a fire extinguisher that is fully charged.
12. Maintain well lighted outdoor areas.
13. Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
14. Maintain all areas order free, clean and in good repair.
15. Keep all toxic chemicals labeled and properly stored.
16. Supply adequate potable water.
17. Maintain the unit vermin free.
18. Maintain extermination throughout the unit bi-weekly.

RULES & REGULATIONS of 1507 Faber Court, Fort Pierce, FL, 34949:

1. Remove all trash and dispose of it in the provided trash can.
2. Peaceful enjoyment of pool and outside area at reasonable hours without excessive noise or music. Respect your neighbors.
3. Pets need to remain in compliance with local leash and pet fecal disposal laws.
4. Smoking is prohibited.
5. Park in the garage and driveway. No street parking allowed.
6. Do not litter.
7. Do not leave air conditioning on with windows open.
8. Return A/C to 78 degrees when check out occurs.
9. Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys, umbrellas, and bicycles. The exception items need to be returned to the house with any sand washed off prior to entry.
10. Do not give out the access code or copies to the keys to anyone other than registered guests.
11. Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.
12. It is unlawful to walk on the sand dunes only use designated walkways.
13. No illegal drugs allowed on property.
14. No toxic chemicals allowed on property.
15. No parties or gatherings with people not registered as guests allowed on property.
16. Follow all local and state laws.

SHEET 1 OF 2 (SURVEY SKETCH) ——— SURVEY NOT COMPLETE WITHOUT ALL SHEETS

MAP OF BOUNDARY SURVEY PREPARED FOR ANDRES GUARNIZO AND SUHAIL SANTIAGO



NOTABLE CONDITIONS:

PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.
THERE IS A REAR 6' PUBLIC UTILITY AND DRAINAGE EASEMENT.

NOTES:

ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTHEASTERLY RIGHT OF WAY LINE OF FABER COURT.

NORTH ARROW & GRAPHIC SCALE

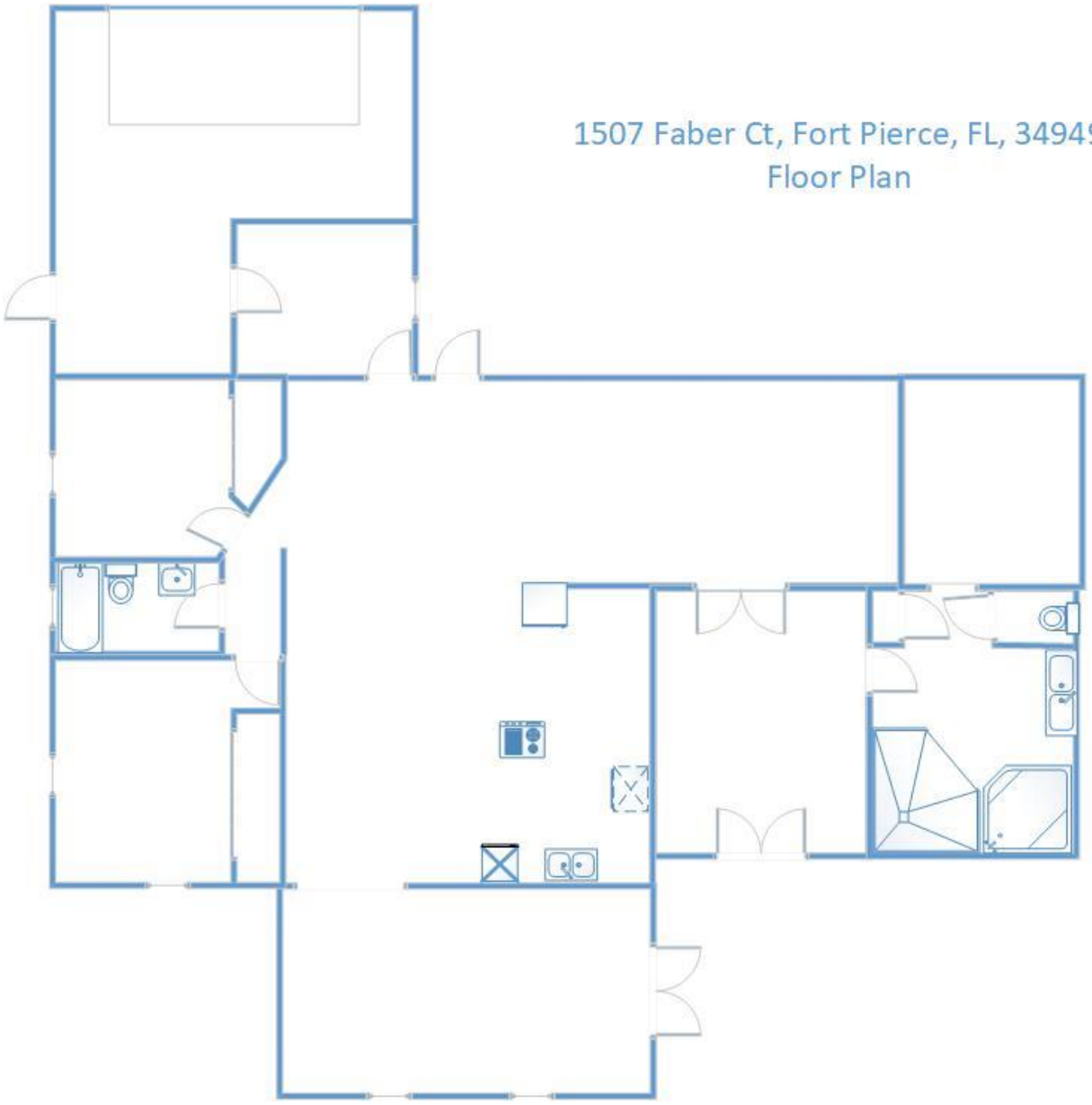
0 1" = 30' 30

JOB # - 2008-023	REVISION -
FIELD DATE - 08/06/2020	REVISION -
DRAWN BY - JAL	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
PHONE - (888) 396-7770
WWW.KINSURVEY.COM

1507 Faber Ct, Fort Pierce, FL, 34949
Floor Plan



Fire Escape Plan

1507 Faber Ct, Fort Pierce, FL, 34949

Floor Plan

AERIAL MAP

THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Guarnizo Dwelling Rental
1507 Faber Court

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FUTURE LAND USE MAP

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Guarnizo Dwelling Rental
1507 Faber Court

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ZONING MAP

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Guarnizo Dwelling Rental
1507 Faber Court

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 15, 2020

Andres Guarnizo and Suhaill Santiago
12 Country Lake Trail
Boynton Beach, FL 33436

Subject: 1507 Faber Court Conditional Use application for a Dwelling Rental TRC Comments

Dear Mr. Guarnizo,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two vehicles per dwelling rental unit.

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

6. Third party liability insurance shall be provided.

7. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10/13/20

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

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

RE : Conditional Use - 1507 Faber Court
TRC No. 20-040000017

DATE : October 7, 2020

RECEIVED
OCT 07 2020
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on October 2, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1507 Faber Court\CU\Submittal No. 1 - 100220\CU Approval - 100720.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Tuesday, October 6, 2020 4:36 PM
To: Jennifer Hofmeister
Subject: No comments for Dwelling Rental(s)

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

Jennifer,

Hope all is well. The Fire District has no comments for Dwelling Rentals 1507 Faber Court or 1132 Granada Street.

Stay safe,

Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Bureau
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20- 040000017

Conditional Use – Guarnizo- 1507 Faber Court Dwelling Rental

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

Reliable Public Power Provider

2018 BEST places to work ST LUCIE COUNTY

Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com

Technical Review Committee meeting

October 15th, 2020

Case # 20-04000018

Planner: Jennifer Hoffmeister

Conditional Use with no new construction

1132 Granada St., Ft. Pierce (Scalone Residence dwelling rental)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Jennifer Hofmeister

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, October 13, 2020 8:42 AM
To: Alicia Rosenthal; Jennifer Hofmeister; Brandon Creagan; Vennis Gilmore
Subject: TRC Projects 10-15-2020

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

TRC Projects:

a. Annexation - 2564 South Kings Highway
b. Conditional Use - Sunshine Arcade - 2202 North US Highway 1
c. Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1
d. Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court
e. Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street
f. Minor Site Plan - Duplex - 1021 North 12th Street
g. Minor Site Plan - Duplex - 1231 Avenue K
h. Minor Site Plan - Duplex - 1308 North 22nd Street
i. Text Amendment - Chapter 125 - Residential

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

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

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

9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

ONE
TEAM
CUSTOMER FOCUS
ONE
GOAL

Planning Board - 2:00 PM **7. g.**
Meeting Date: 11/10/2020

Information

REQUESTED ACTION
Annexation - 2564 S. Kings Highway

LOCATION
2564 S. Kings Highway

RESPONSIBLE STAFF
Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION
Approve

Attachments

Staff Report
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
TRC Comment Response Letter

Form Review

Form Started By: Brandon Creagan Started On: 11/02/2020 07:36 PM
Final Approval Date: 11/03/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Annexation**
2564 S. Kings Highway

BOARD DATE: November 10, 2020

STAFF REPORT

Property Owner/Applicant: Patricia Farley
8613 SE Banyan Tree Street
Hobe Sound, FL 33455

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: 2564 S. Kings Highway Fort Pierce, Florida

Parcel ID: 2324-233-0000-000-7

Parcel Size: 8.90 acres

Current Future Land Use: Mixed Use (MXD)

Current Zoning: Single Family, 2 du/acre (RS-2)

Proposed Future Land Use: Mixed Use (MXD)

Proposed Zoning: Single Family, two units per acre (E-2)

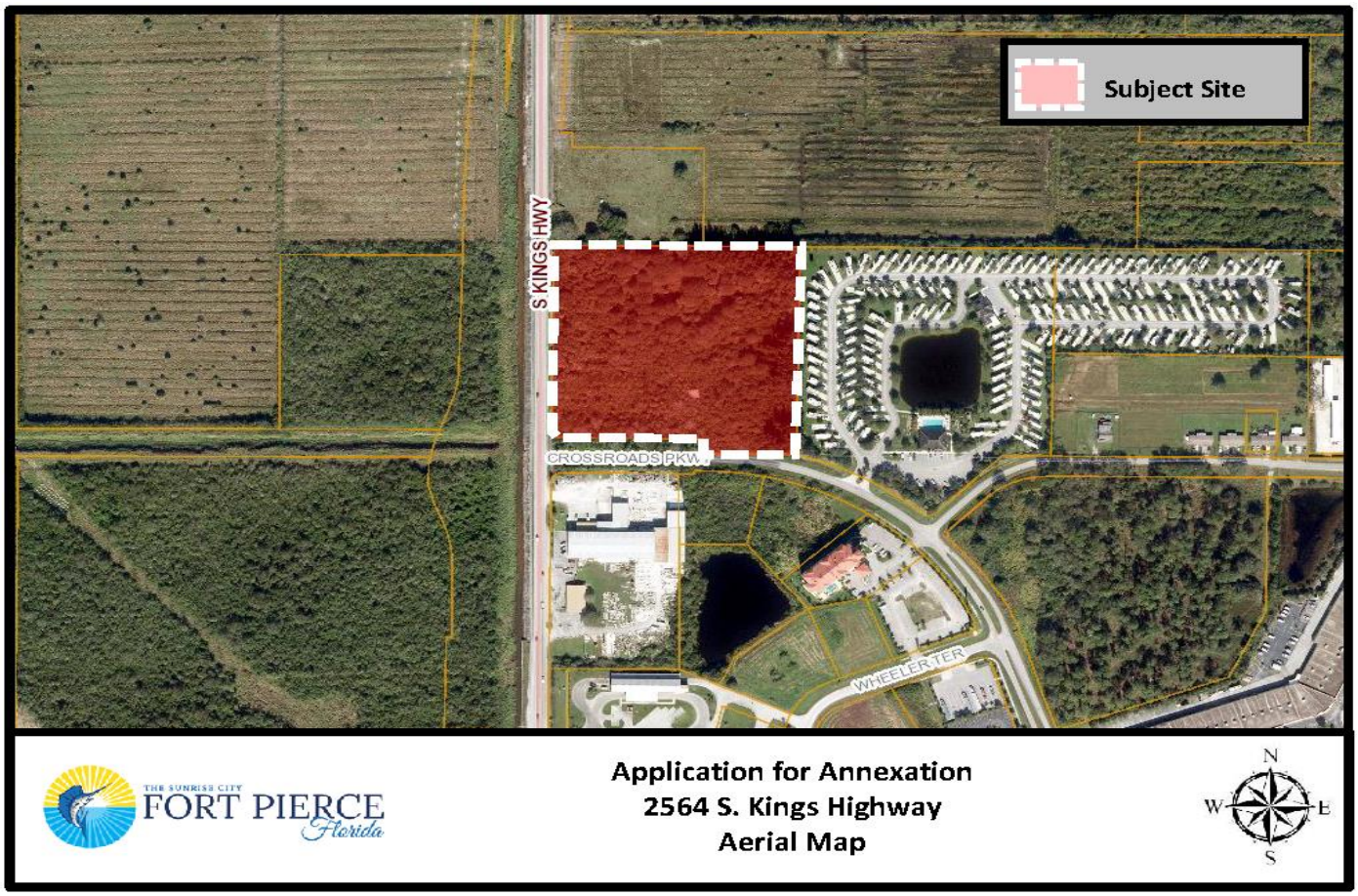
	North	East	South	West
Surrounding FLU:	GC (FP)	GC (FP)	I & GC (FP)	GC (FP)
Surrounding Zoning:	C-3 (FP)	C-3 (FP)	I-1 & C-3 (SLC)	C-3 & R-4 (FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property at 2564 S. Kings Highway in Fort Pierce, Florida. The parcel ID is 2324-233-0000-000-7.



The subject property has a St. Lucie County Future Land Use designation of Mixed Use (MXD) and a zoning designation of Single Family, 2 du/acre (RS-2). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Mixed Use (MXD) with a zoning classification of Single Family, two units per acre (E-2).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $592,800. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant. The applicant has indicated that a development proposal will be forthcoming that will involve a Future Land Use and Zoning Map change once the annexation has been approved.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is located in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north, south, east, and west that are within the City Limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of MXD and E-2, respectively, would be consistent with Policy 1.11.5. The applicant will be submitting applications for a Zoning and Future Land Use change at the completion of the annexation process. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

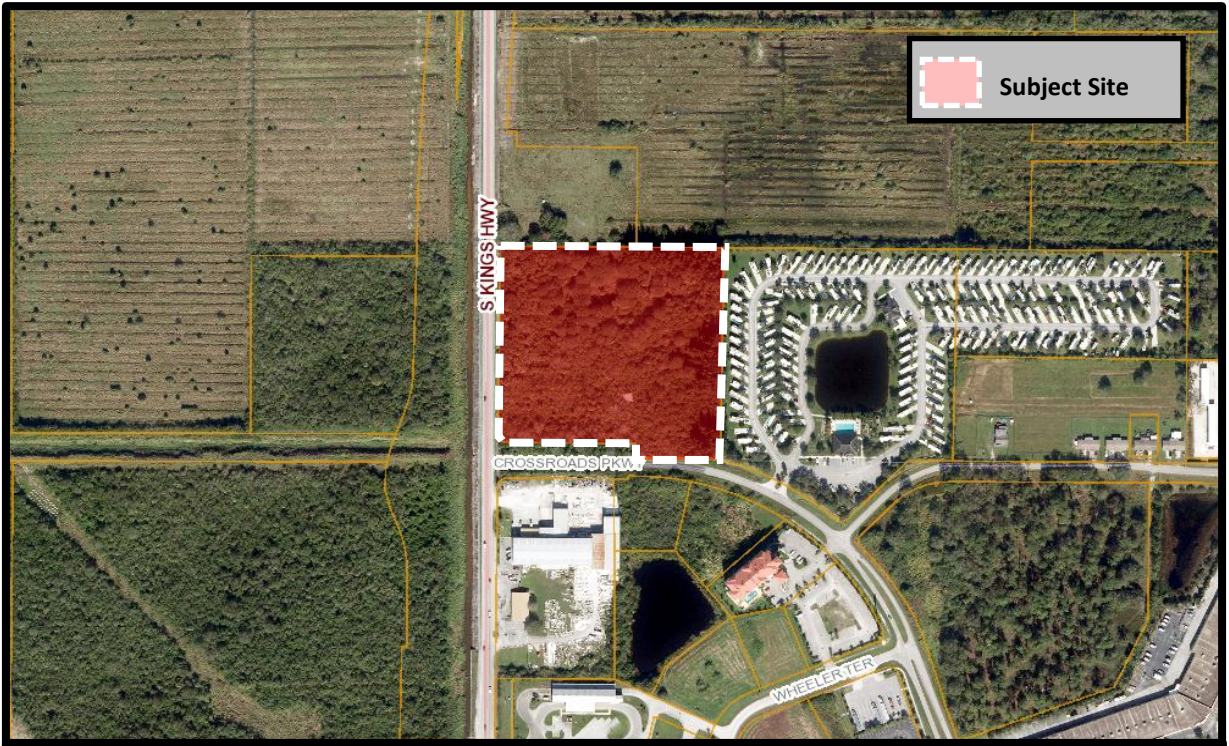
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on or before November 8, 2020, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use designation of MXD and the Zoning designation of E-2.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2564 S. Kings Highway
Aerial Map

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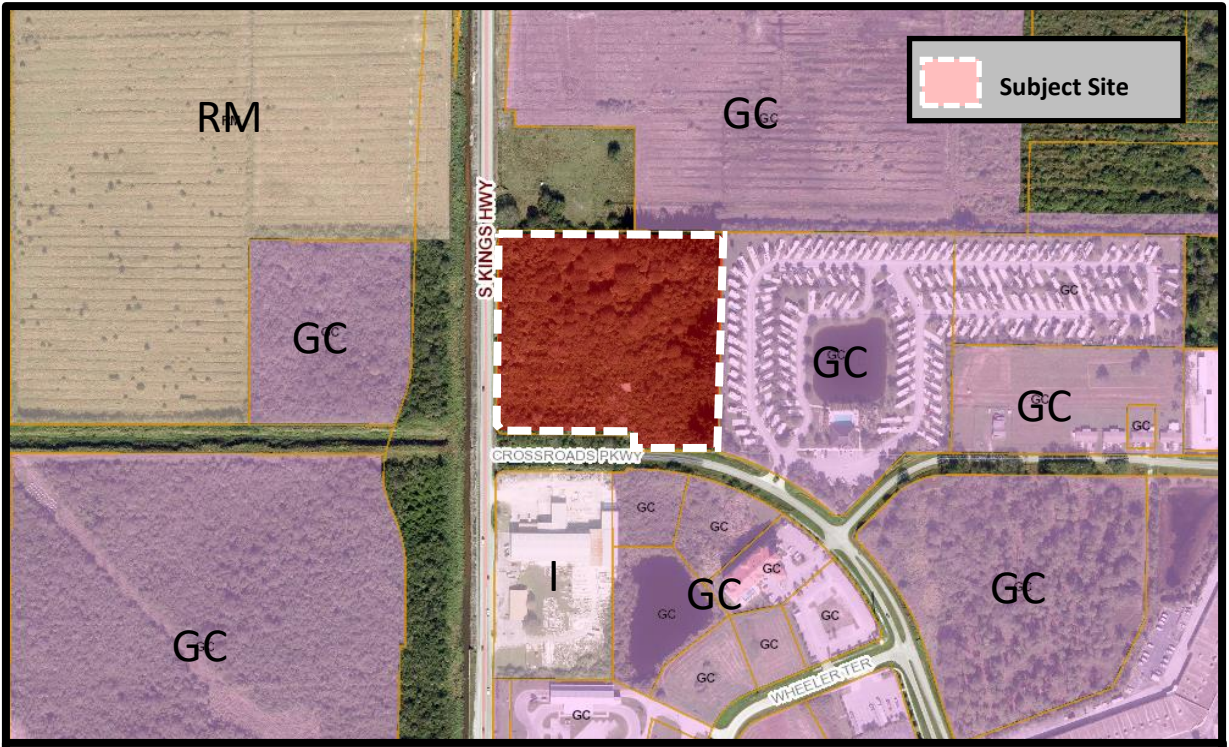

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2564 S. Kings Highway
Future Land Use Map

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2564 S. Kings Highway
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 14, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

Subject: **Annexation – 2564 S. Kings Highway**
Technical Review Project # 20-02000015

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Mixed Use (MXD) and the Zoning is Single Family, 2 du/acre (RS-2). As such once annexed into the City it will be given our Future Land Use of Mixed Use (MXD) & Zoning of Residential Single Family, two units per acre (E-2).
2. It is staffs understanding that there will be subsequent applications filed for a Future Land Use Map Amendment, Zoning Atlas Map Amendment, Concurrency Review, Design Review, and Development Review soon for this site. The proposed use would be flex space and RV storage.
3. Provide the Legal Description in word form so that it can be added to the Annexation Ordinance.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
OCT 21 2020
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Annexation – 2564 South Kings Highway
TRC No. 20-02000005

DATE : October 5, 2020

This is to advise you that we have completed the review of the following documents as received by this office on October 2, 2020:

- ☑ Annexation Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend

- ☑ Approval of Annexation
- ☐ Building Permit
- ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☐ See attached for engineering comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\A\Annexations\2564 Kings Highway\Submittal No. 1 - 100220\Submittal Items\Annexation Approval - 100520.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Annexation - 2564 South Kings Highway

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10/13/20

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

October 15, 2020

TECHNICAL REVIEW PROJECT # 20-02000005

Annexation – 2564 S. Kings Highway

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment

Technical Review Committee meeting

October 15th, 2020

Case # 20-02000005

Planner: Brandon Creagan

Annexation

2564 Kings Hwy, Ft. Pierce

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ENGINEERS SURVEYORS ENVIRONMENTAL

October 15, 2020 *Via: SFWMD Portal*

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Re: 2564 South Kings Highway – Annexation Application
TRC Project # 20-02000015 – Response to Comments

Dear Brandon:

On behalf of our client, please find the attached response to comments received on October 15, 2020 for a project located at 2564 South Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

1. The St. Lucie County Future Land Use is Mixed Use (MXD) and the Zoning is Single Family, 2 du/acre (RS-2). As such once annexed into the City it will be given our Future Land Use of Mixed Use (MXD) & Zoning of Residential Single Family, two units per acre (E-2).

RESPONSE: Acknowledged.

2. It is staffs understanding that there will be subsequent applications filed for a Future Land Use Map Amendment, Zoning Atlas Map Amendment, Concurrency Review, Design Review, and Development Review soon for this site. The proposed use would be flex space and RV storage.

RESPONSE: Applications for FLU, Zoning, Concurrency, Design Review and Development are forthcoming.

3. Provide the Legal Description in word form so that it can be added to the Annexation Ordinance.

RESPONSE: Please find attached legal description in word.

We feel the attached adequately addresses staff comments and respectfully request approval of the site plan. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Costa
Planner

cc: Michael Walsh - Michael Lee Walsh GC

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2020-10-15_B_Creagan_City_FP_Annexation_Rsp2Cmts_Ltr_20-222.docx

Planning Board - 2:00 PM **7. h.**

Meeting Date: 11/10/2020

Information

REQUESTED ACTION

Disposal of Surplus Property - Lots 4 and 17 of FEE and MAY's RE-S/D BLK K on Avenue E

LOCATION

Lots 4 and 17 of FEE and MAY's RE-S/D BLK K on Avenue E.

RESPONSIBLE STAFF

Audria Moore-Wells, Special Projects Coordinator

RECOMMENDATION

Approval

Attachments

staff report
background memo proposing property
Resolution 18-R57
Resolution 20-R42

Form Review

Form Started By: Jennifer Hofmeister Started On: 11/04/2020 04:52 PM

Final Approval Date: 11/04/2020

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : Jennifer Hofmeister, Planning Director

THRU : Nicholas C. Mimms, P.E., ICMA-CM, City Manager NCM

FROM : Audria Moore-Wells, Special Projects Coordinator AMW

RE : **Disposal of Surplus Property – LOTS 4 AND 17 OF FEE AND MAY`S RE-S/D BLK K ON AVENUE E**

DATE : November 4, 2020

STAFF REPORT

Background:

The City of Fort Pierce is the owner of real property located at Avenue E, identified by Parcel ID 2410-601-0137-000-9, with a legal description as follows: FEE AND MAY`S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C) according to the Plat thereof, recorded in Plat Book 3, at Page 48, of the Public Records of St. Lucie County, Florida and contains approximately .23 acres.

During the site plan review of 505 N. 7th Street, staff identified that an error had occurred when the bid for RFP 2018-049 was awarded in January 2019 to Dreamchaser Preschool, LLC, Port St. Lucie, FL. The property located at Avenue E, identified by Parcel ID 2410-601-0137-000-9, with a legal description as follows: FEE AND MAY`S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C) is a paved parking lot immediately adjacent to 505 N 7th Street and was thought to have been included in RFP 2018-049. The parcel was never appraised, nor declared surplus and in order to follow the proper requirements for disposing of City-owned property this matter is presented to the City Planning Board.

At its meeting on September 21, 2020, the City Commission declared FEE AND MAY`S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C) as surplus property via Resolution 20-R42.

Pursuant to Section 13 of the City Charter, the City advertised on July 29 and August 5, 2020 that this property had been declared surplus and bids would be accepted until Tuesday, August 18, 2020 at 3:00. We received one bid in the amount of $1.00 from Dreamchaser Preschool, LLC, Port St. Lucie, FL. The bidder agreed to extend the bid through January 14, 2021.

Recommendation:
In accordance with the Fort Pierce Code of Ordinances, Section 2-223 (4), staff recommends the Planning Board review the request and forward a recommendation for **approval** of the sale of FEE AND MAY`S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C) to Dreamchaser Preschool, LLC, Port St. Lucie, FL.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: GELENCIA CARTER, PURCHASING MANAGER

FROM: Pete Sweeney, City Attorney

RE: Proposed FPRA Resolution Declaring Property Surplus

RLS File: 20-40

DATE: March 2, 2020

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have reviewed the Request for Legal Services related to 505 North 7th Street "Parking Lot" (RFP number 2018-049). There are several incorrect statements that must be addressed in order to properly advise the requester on this RLS. First, the title of "505 North 7th Street Parking Lot" is legally incorrect. There are two parcels in the general vicinity:

1. 505 North 7th Street, Fort Pierce, Florida (Parcel ID: 2410-601-0134-000-**8**, with a legal description as follows: FEE AND MAY`S RE-S/D BLK K LOTS 1, 2, 3, 18, 19 AND 20 (MAP 24/10C))
2. Site address unnumbered (simply "Avenue E")(Parcel ID: 2410-601-0137-000-**9**, with a legal description as follows: FEE AND MAY`S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C)) [which appears to be a parking lot]

As is plainly clear from the above information, these are two legally different parcels. The first parcel, with a Parcel ID of 2410-601-0134-000-**8**, with a legal description as follows: FEE AND MAY`S RE-S/D BLK K LOTS 1, 2, 3, 18, 19 AND 20 (MAP 24/10C) was appraised, declared surplus and sold for $75,000.00 in January of 2019.

The second parcel was never appraised to this Office's knowledge, nor was it ever declared surplus. As a result, in order to follow the proper requirements for disposing of City owned property, the parcel with the ID of 2410-601-0137-000-**9**, with a legal description as follows: FEE AND MAY`S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C), must be appraised and declared surplus before it could be sold or leased to a private party.

Should you have any questions, please don't hesitate to contact the City Attorney's Office via phone or email.

Thank you,

PS/mm

cc: Nicholas C. Mimms, P.E., City Manager
Johnna Morris, Director of Finance
Linda Cox, City Clerk

RESOLUTION NO. 18-R57

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE **SALE OF REAL PROPERTY NOT NEEDED FOR A PUBLIC PURPOSE, KNOWN AS 505 N 7th STREET,** OWNED BY THE CITY OF FORT PIERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce (the "CITY") is the owner of real property described as 505 N 7th Street, Parcel ID 2410-601-0134-000-8, with a legal description as follows: Fee and May's Re-S/D BLK K LOTS 1, 2, 3, 18, 19 and 20 (MAP 24/10C), (the "Property"); and

WHEREAS, at its meeting on August 15, 2016, the City Commission of the City of Fort Pierce, Florida declared the property as surplus via Resolution 16-R38; and

WHEREAS, as provided for in the Land Development Code, Section 2-223 (4) the Planning Board has met to recommend approval for the sale; and

WHEREAS, the City of Fort Pierce Charter specifically authorizes the sale of City property for such price and upon such terms and conditions as deemed proper by the City Commissioners; and

WHEREAS, pursuant to Section 13 of the City Charter, the City Clerk advertised on August 3, 2018 and August 10, 2018 that this property had been declared surplus and available for bid through RFP 2018-049; and

WHEREAS, whereas two bids were received in response of RFP 2018-049; and

WHEREAS, whereas a team of City employees reviewed and ranked the responses to RFP 2018-049 and recommend award to Maloma Peterkin;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

Section 1. The City Commission of the City of Fort Pierce, Florida, authorizes the sale of the Property to Maloma Peterkin ("purchaser").

Section 2. The Property shall be sold to the Purchaser for the price of $75,000.00 via special warranty deed.

Section 3. The Mayor, City Clerk, and City Attorney are hereby authorized and directed to take all actions necessary to consummate the transfer of the Property to the Purchaser.

Section 4. This Resolution shall become effective immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 19th day of November, 2018.

Linda Hudson, Mayor

ATTEST:

Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

Ben Bryan, Jr., Esq.
Interim City Attorney

RESOLUTION NO. 20-R42

A RESOLUTION **DECLARING CERTAIN PROPERTIES OWNED BY CITY OF FORT PIERCE TO BE SURPLUS** TO CITY OF FORT PIERCE NEEDS, DESCRIBED AS 1207 AVENUE L, LOTS 48 AND 50 OF MARAVILLA S/D ON CORTEZ BLVD., LOT 1 AND ½ OF LOT 2 OF RICHARD'S S/D ON S 11TH STREET; AND LOTS 4 AND 17 OF FEE AND MAY`S RE-S/D BLK K ON AVENUE E, AND AUTHORIZING CITY STAFF TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE PROVSIONS OF ARTICLE I, SECTION 13 OF CITY OF FORT PIERCE CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CITY OF FORT PIERCE (the "CITY") is the owner of real property described in Exhibit "A", attached hereto and by this reference incorporated herein (the "Property"); and

WHEREAS, the City Commission of Fort Pierce, Florida (the "City") is expressly authorized by Article I, Section 13 of City of Fort Pierce Charter to dispose of real property belonging to the City whenever the Commission determines that the property is not required for public purposes; and

WHEREAS, City staff has reviewed the status of the property described in Exhibit "A" and determined that it is not needed for City purposes and recommends to the Commission that the Property be declared surplus to City needs.

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

1. The Commission declares the property more fully described in Exhibit A to be surplus to City needs.

2. The Commission authorizes City staff to dispose of the property in accordance with Article 1, Section 13 of City of Fort Pierce Charter.

3. This Resolution shall take effect upon approval by the City Commission.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of September 2020.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

Approved as to Form and
Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

EXHIBIT "A"

Site Address	Parcel ID	Legal Description
Cortez Blvd.	2421-500-0060-000-2	MARAVILLA S/D E 73 FT OF W 384 FT OF LOTS 48 AND 50
S. 11th St.	2409-826-0005-000-2	RICHARD`S S/D BLK B LOT 1 AND N 1/2 OF LOT 2
1207 Avenue L	2404-801-0055-000-5	PROSPERITY PARK BLK 3 LOT 4
Avenue E	2410-601-0137-000-9	FEE AND MAY`S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C)