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

CITY COMMISSION AGENDA

Regular Meeting - Monday, June 21, 2021 - 4:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Eldrew Baldwin Jr, First Bethel Missionary Baptist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the June 7, 2021 regular meeting.

6. **PROCLAMATIONS**

   a. Juneteenth Independence Day Proclamation

7. **LETTERS TO COMMISSION**

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

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

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

10. **MISCELLANEOUS REPORTS**

a. Presentation of New Horizons of the Treasure Coast and Okeechobee by William Wims, President/CEO

b. Presentation and Approval to proceed to partner with Tyler Technologies for a cloud-based software as a subscription Munis ERP solution as a five-year partnership in an amount not to exceed $2,031,903.00, with a first year fee of $1,147,103.00 and a recurring annual fee of $221,200.00 for years two through five as a piggyback off the cooperative contract with Sourcewell.

c. Request and discussion by Former State Representative Larry Lee, Jr. regarding an African American Cultural and Historical Grant to be used for the future Highwaymen Museum.

11. **CONSENT AGENDA**

a. Approval of a utility easement for the use and benefit of Fort Pierce Utilities Authority following the abandonment of a portion of Avenue B.

b. Approval of travel for Commissioner Tom Perona to attend the FMEA Annual Conference in Naples, FL from July 20 through July 23, 2021 in the total amount of $1,388.44.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 21-014 abandoning a portion of the Avenue B right-of-way, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. SECOND READING

b. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with New Construction submitted by Property Owner, , and Representative , to operate a 5,898 sq. ft. Amusement Arcade Center with 50 arcade machines at 1702 Delaware Avenue in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2409-314-0027-000-0, 2409-314-0024-000-9.

c. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owners, Christy & Timothy Estes, to operate a Vacation Rental with a rental period of 30 days or less located at 1578 Thumb Point Drive. The property is zoned Single-family Low Density Residential Zone (R-1).

d. Legislative Hearing - Ordinance 21-015 seeking a Future Land Use Map Amendment for two (2) properties generally located at or near 2398 Peters Road from Mixed Use (MXD) to General Commercial (GC). FIRST READING (Transmittal Hearing)

e. Quasi-Judicial Hearing - Ordinance 21-016 rezoning two (2) properties generally located at or near 2398 Peters Road from Residential Single Family 2 Units Per Acre (E-2) to General Commercial (C-3). FIRST READING

f. Legislative Hearing - Ordinance 21-017 - extending the territorial limits of the City of Fort Pierce, to include six (6) properties at or near 2261 Peters Road in Fort Pierce, Florida. FIRST READING

13. **CITY COMMISSION**

a. Resolution 21-R30 restructuring the Keep Fort Pierce Advisory Board.

b. Resolution 21-R31 reappointing Claudette Pelletier, Esq. as a Special Magistrate.

c. Resolution 21-R32 appointing members to the Auditor Selection Committee.

d. Resolution 21-R33 Approving Lease of Space in City Hall to Brian Mast United States Representative for a monthly rental payment of $250.00.

e. Selection of City of Fort Pierce Voting Delegate at the 95th Annual Florida League of Cities Annual Conference on August 12-14, 2021.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

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

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

City Commission Regular Meeting - 4:30 pm **5. a.**

Meeting Date: 06/21/2021

Re:

SUBJECT:

Approval of minutes from the June 7, 2021 regular meeting.

Attachments

Minutes

Form Review

Form Started By: Linda Cox Started On: 06/16/2021 11:37 AM

Final Approval Date: 06/16/2021

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON MONDAY, **June 7, 2021.**

1. CALL TO ORDER

Mayor Hudson called the June 7, 2021 Regular Meeting of the City Commission to order at 6:00 PM.

2. OPENING PRAYER - Pastor Tim Willcox, First United Methodist Church of Fort Pierce

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

Absent: Commissioner Rufus Alexander

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

5. APPROVAL OF MINUTES

a. Approval of minutes from the May 17, 2021 meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the minutes of the May 17, 2021, meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

6. PROCLAMATIONS

a. National Safety Boating Week Proclamation being received by Brandon Creagan

b. Code Enforcement Officer's Appreciation Week

c. National Garden Week Proclamation being received by the Garden Club of Fort Pierce.

7. LETTERS TO COMMISSION

a. Letter from Donna Perrone thanking Police Officers Jasmine Mojica and Samantha Foster for their kindness and patience when they responded to a very difficult domestic situation.

b. Letter from Charles Hayek thanking the following Public Works Department staff who contributed to the success of the 100th Anniversary Celebration for the opening of the Fort Pierce Inlet: Mike Reals, Tora Parker, Terry Martin, Henry Duhart, Larry Owens and Jerome Scott.

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

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

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

Mayor Linda Hudson requested that a letter of support for St. Lucie County Clerk of Court's Grant Application seeking to digitize St. Lucie County official records and deed books from 1905 to 1960 be added as item 13a.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to set agenda as amended.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of Boys & Girls Clubs of St. Lucie County activities update by Will Armstead, CEO

Mr. Armstead mentioned that since joining with Westside Church they have been able to serve more kids and families as well as bring in more partners including: Helping People Succeed, Arc, Safe Space, as well as a few more non-profit groups. In doing so, they are all helping the kids of St. Lucie County enjoy a safe environment for learning and growing. The Boys & Girls Clubs have a workforce readiness program that prepares teens for the work force with internships and jobs earning money. They are letting the teens decide what jobs they want to perform. Mr. Armstead introduced Mr. Jameirez Daniels who is the 2021 Boys & Girls Club youth of the year. Mr. Daniels pitched their shoe customization business in a Shark Tank business pitch event with the Albert Wilson Foundation and won the best non-profit business. Mr. Armstead mentioned the B&G Club was able to purchase a food truck that the teens run as a part of the Workforce Readiness Program.

11. CONSENT AGENDA

a. Approve request to reduce Code Enforcement lien in the amount of $27,000.00, against 1008 N 17th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-514-0007-000/3, owned by Maurice Shazier, 3106 Anderson Drive, Fort Pierce, FL 34946, to $1,500.00 to be paid within 60 days.

b. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $6,209.20 against 806 N 13th Street, Fort Pierce, FL, Parcel ID# 2404-442-0009-000/7 owned by Horizon Palms And Nursery Inc., by waiving the interest, penalties and a portion of the administrative costs in the amount of $4,176.68, leaving a **balance due of $2,032.52 payable in 30 days**. The applicant / proposed buyer, Vincent Marcellino, 8015 Plantation Lakes Drive, Port St. Lucie, FL 34986, is asking to waive all fees in the amount of $6,209.20, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.

c. Approval of award of the South 5th Street Roadway Improvements construction contract to the low bidder, Dickerson Florida, Inc., in an amount not to exceed $845,130.00.

d. Request approval to award Johnson-Davis, Inc. authorization to proceed with construction of stormwater facilities at the south end of South 2nd Street in an amount not to exceed $69,000.00.

e. Acceptance of the resignation of Peter J. Sweeney, City Attorney, effective May 20, 2021.

f. Acceptance of proposal from Slavin Management Consultants to conduct the professional search for the next City Attorney in an amount not to exceed $23,753.75, including expenses.

g. Approval of the Collective Bargaining Agreement covering the period of October 1, 2020 through September 30, 2023.

h. Approval of procedure to nominate members from the Lincoln Park community to be honored by the placement of their name on a bronze plaque to be displayed in NW Pioneer Park

Commissioner Jeremiah Johnson pulled 11 e.
Mayor Linda Hudson pulled 11 h.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Consent Agenda items 11 a, b, c, d, f, and g.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to 11e, Commissioner Jeremiah Johnson inquired about contract language regarding a 90-day notice of resignation as well as an effective date of the resignation. City Attorney Pete Sweeney stated the effective date is May 20th, 2021, that would make the 90-day mark as August 18th. He ensures the Commission that his office will be in the capable hands of Assistant City Attorney Tanya Earley should they wish for her to provide interim services. Mr. Sweeney respectfully requested that his last day of work be July 23rd, 2021; he will work with the Commission through their meetings in July. Commissioner Curtis Johnson requested that Ms. Earley meet with him at the previously scheduled weekly meetings along with Mr. Sweeney.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Consent Agenda item 11 e with updated resignation date of July 23rd, 2021.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to 11 h, Mayor Linda Hudson would like to clarify that Mr. William Lyons died 1933 as well as the Means Court School was in the 1916 city directory, so it is at least that old.

Motion was made by Mayor Linda Hudson, seconded by Commissioner Curtis Johnson, Jr. to approve Consent Agenda item 11 h.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Public Hearing - PY 2018 & 2019 Consolidated Annual Performance and Evaluation Report (CAPER)

Sheila Wise, Grants and Reporting Specialist provided information regarding the Plan Year 2018 and 2019 Consolidated Annual Performance and Evaluation Report. Ms. Wise reported on the accomplishments and expenditures for the City's Community Development Block Grant (CDBG) program as required by the U.S. Department of Housing and Urban Development (HUD). The CDBG funded activities include housing rehabilitation, public services for low- and moderate-income households, economic development, public facilities, and infrastructure improvements in the City. The Plan Year 2018 CAPER covers October 1, 2018, through September 30, 2019, and the Plan Year 2019 CAPER covers October 1, 2019, through September 30, 2020.

Ms. Wise informed the Commission that the draft of the Plan Year 2018 and Plan Year 2019 CAPER reports are available for review until June 9th, 2021, on the City's website.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

b. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with New Construction submitted by Property Owners, Richard and Diane Slater, and Representative, Michael A. Smith, to construct a single-family home that will be approximately 33 feet in height from FEMA Based Flood Elevation at 1629 Thumb Point Drive in Fort Pierce, FL. The property is zoned Single-Family Low Density (R-1). Parcel ID: 2401-700-0002-000-0.

Linda Cox, City Clerk, introduced the application for Conditional Use with New Construction submitted by Property Owners, Richard and Diane Slater, and Representative, Michael A. Smith, to construct a single-family home that will be approximately 33 feet in height from FEMA Based Flood Elevation at 1629 Thumb Point Drive in Fort Pierce, FL. The property is zoned Single-Family Low Density (R-1).

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening. Finally, no one should approach any member of the City Commission on the Dioceses, City Clerk, or City Attorney during the hearing. If documents are to be given to the City Clerk please give them to the Sergeant at Arms, which are either of the two Police Officers in the Chamber.

Mayor Linda Hudson called the proceeding to order.

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

requirements.

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

Commissioner Curtis Johnson Jr.– No.
Commissioner Jeremiah Johnson - Yes.
Commissioner Perona – No.
Mayor Hudson – Yes.

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

Staff presentation: Planner Vennis Gilmore, sworn, provided an overview of the application submitted by Richard and Diane Slater for Conditional Use with New Construction at 1629 Thumb Point Drive. The applicant is requesting an additional five feet for interior design that will put the structure at 33 feet in height above FEMA Based Flood Elevation. The height allowed without the Conditional Use is 28 feet.

Commissioner Jeremiah Johnson requested clarification on the shell driveway to ensure that it meets the conditions of the City design parameters for the connection to the road.

Commissioner Perona inquired about the code for single family homes and sidewalks, to which Jennifer Hofmeister, Planning Director, sworn, responded that the current code in the City of Fort Pierce for single family homes does not require sidewalks.

Applicant Presentation: Richard Slater, sworn, had nothing to add to the presentation. He clarified the driveway will be shell fragments, however there will be the required 25 foot concrete apron and then it will turn to the shell pieces. Mr. Slater also clarified that the total livable space of the home is approximately 2900 sq.ft.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve 12 b.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Quasi-Judicial Hearing - Application for Site Plan and Design Review submitted by property owner, Smith Bros.Contracting Equipment Inc. and Representative Ahrens Companies Inc., to expand an existing building/site by 5,400 square feet for a Bobcat equipment retail sales business in Fort Pierce, FL. The property is zoned Light Industrial (I-1). Parcel ID: 2431-506-0005-000-8.

City Clerk Linda Cox introduced the Application for Site Plan and Design Review submitted by property owner, Smith Bros. Contracting Equipment Inc. and Representative Ahrens Companies Inc., to expand an existing building/site by 5,400 square feet for a Bobcat equipment retail sales business in Fort Pierce, FL. The property is zoned Light Industrial (I-1)

Mayor Hudson reminded everyone that the quasi-judicial procedures previously

explained by the City Attorney remained in effect.

Mayor Linda Hudson called the proceeding to order.
City Clerk Linda Cox confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Curtis Johnson Jr.– No.
Commissioner Jeremiah Johnson - No.
Commissioner Perona – No.
Mayor Hudson – No.

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

Staff presentation: Planning Director Jennifer Hofmeister, sworn, provided an overview of the Application for Site Plan and Design that was submitted by the Property Owner Smith Bros. Contracting Equipment Inc. and Representative Ahrens Companies Inc. She stated the applicant is requesting an expansion of 3,000 square feet to the existing building and 2,400 square feet for an equipment wash area that will have a roof cover west of the building, totaling 5,400 square feet of additional construction. Staff recommends approval of the request. The Planning Board did review this request at their meeting on April 12, 2021 and voted 7-0 to recommend approval of the request as presented.

Commissioner Jeremiah Johnson questioned if all staff had a chance to review the request and Mrs. Hofmeister ensured all staff had reviewed the request. Commissioner Johnson also asked if the wash area meets the city parameters as there is a canal near where this wash area is being built.

Applicant Presentation: Alejandra Molina-Jackson, Architect, sworn, responded to Commissioner Jeremiah Johnson's question of the wash area stating that there are swales to the south and east, and the wash area has its own water recycling system. Mr. Molina-Jackson stated indicated that the company washes the equipment as a part of the rental.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve 12 c

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 21-014 abandoning a portion of the Avenue B right-of-way, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. FIRST READING

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

Ordinance 21-014 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF THE AVENUE B RIGHT-OF-WAY, BOUND BY A.E. BACKUS AVENUE TO THE NORTH; NORTH 2ND STREET TO THE EAST, AVENUE A TO THE SOUTH, AND THE FEC RAILROAD TO THE WEST; BEING APPROXIMATELY 65.00 FEET WIDE;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR

REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff presentation: Planning Director Jennifer Hofmeister, presented an overview of the Kings Landing proposal requiring the abandonment which was previously approved in August, 2020 and is being brought back at the request of the developer to ensure no issues with the title since a condition within the original ordinance were not met.

Commissioner Jeremiah Johnson inquired if the majority of the easement was in the FEC right of way and Ms. Hofmeister clarified the portion that is in the FEC right of way is the 65ft by 55ft portion on the west side of the property.

Mr. Sweeney stated the easement is independent of the ordinance, the ordinance is for abandonment only. City Clerk Linda Cox clarified that the easement will be on the consent agenda at the next meeting. City Attorney Pete Sweeney informed the Commission that the easement is not a request the City has made, but it is a request of FPUA.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve 12 d.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. ADDED ITEM: Letter of support for St. Lucie County Clerk of Court's Grant Application seeking to digitize St. Lucie County official records and deed books from 1905 to 1960.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the letter of support.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

There were no comments from the public.

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms provided updated reports on the Fort Pierce 2021 Strategic plan, the Purchase Order report, and the Fort Pierce Recreation Center Vaccination Site. With the vaccination site being open, close to 12,000 people have been vaccinated since May 25th. The site will be closing June 18th. In the City Manager's report for the month of May, they highlighted the 100th year of the Fort Pierce Inlet with all the celebrations that went occurred. There will be a FPRA board meeting June 8th where they will be discussing Moore's Creek, negotiations with Fisherman's Wharf development, and the award of bid for 5 properties that were advertised through RFP, and the solicitation overview and marketing plan for the first floor of the Sunrise Center and the FPRA incentive program for commercial and residential properties.

Attorney Pete Sweeney has no comments.

City Clerk Linda Cox provided a reminder for the names for their nomination for the audit committee which was created at the last meeting. In addition, she noted she will be working with Mr. Mimms to contact Slavin Management Consultants who will be conducting the search for Mr. Sweeney's replacement.

Commissioner Perona added any vacations or time off request must go through the City Clerks office as the summer months will be busy.

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson, Jr. commented on his excitement about the One Fort Pierce pins and giving them out to recognize the outstanding citizens who are helping bring the community together.

Commissioner Jeremiah Johnson mentioned the need for the census data for the 2021 strategic plan action item for redistricting. He asked Mr. Sweeney to provide information for the commissioners about what has been ordered by a court with regard to districts. Commissioner Jeremiah Johnson also mentioned hearing from the community regarding any election items to be put on the 2022 election ballot.

Commission Thomas Perona thanked Mayor Linda Hudson for her effort in promoting Fort Pierce through the 100th year inlet celebration.

Mayor Linda Hudson mentioned schools out.

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at 7:23 pm

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 4:30 pm **6. a.**

Meeting Date: 06/21/2021

Re: Juneteenth Independence Day

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Juneteenth Independence Day Proclamation

Attachments

Juneteenth

Form Review

Form Started By: Miriam Garcia Started On: 06/18/2021 12:00 PM

Final Approval Date: 06/18/2021

WHEREAS, America's Independence Day Movement, initiated by the Declaration of Independence and the 4th of July, 1776, did not include enslaved African-Americans as they were not recognized as full human beings. Freedom from slavery was initiated by the enforcement of the Emancipation Proclamation on January 1, 1863, and formally announced by Union General Gordon Granger in Galveston, Texas on the 19th of June, 1865, through the reading of General Order No. 3 to the last group of slaves in bondage, creating America's 2nd Independence Day Celebration, Juneteenth Independence Day, observed on the 19th of June as the oldest African-American holiday; and

WHEREAS, the 19th of June is the freedom forerunner to the 13th Amendment, which implemented freedom for all slaves in the United States, Juneteenth Independence Day completes the cycle of Independence Day Celebrations in America. In 1997, the 105th Congress of the United States passed Senate Joint Resolution 11 and House Joint Resolution 56 officially recognizing Juneteenth Independence Day in America; and

WHEREAS, the Juneteenth celebration commemorates the emancipation of Southern slaves (Blacks) on June 19, 1865, two and a half years after the signing of the Emancipation Proclamation by Abraham Lincoln. The memory of all those who moved from slavery to freedom remains as a lesson for all Americans regardless of their background, race or religion; and

WHEREAS, the Florida legislature issued an apology on March 26, 2008, expressing profound regret for the shameful history of enslaving black people and passing laws that sanctioned involuntary servitude upon generations of African slaves; and

WHEREAS, on June 18, 2021, President Joe Biden signed into law a bill creating a federal holiday to commemorate Juneteenth.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim June 19th as:

Juneteenth Independence Day

for all Americans as a time to learn more about our common past and to better understand the experiences that have shaped our Nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 7th day of June 2021.

_____

MAYOR /COMMISSIONER

City Commission Regular Meeting - 4:30 pm **10. a.**

Meeting Date: 06/21/2021

Re: New Horizons Presentation

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Presentation of New Horizons of the Treasure Coast and Okeechobee by William Wims, President/CEO

Attachments

New Horizons Brochure

Mobile Response Team Brochure

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/01/2021 06:49 PM
City Manager	Nick Mimms	06/01/2021 06:49 PM

Form Started By: Jennifer Robinson Started On: 05/20/2021 03:12 PM

Final Approval Date: 06/01/2021

HEALTH OF MIND AND BODY

The innovative Primary Care Clinic gives New Horizon's clients ready access to basic medical care, often neglected when individuals are coping with mental health issues.

A COMMUNITY RESOURCE

New Horizons was created in 1958 by community members who passionately believed that quality mental health services should be available to all in need on the Treasure Coast.

After more than 50 years, New Horizons continues to work hard to fulfill their vision.

AN ONGOING NEED

The need for mental health and substance abuse services continues to grow.

As a non-profit organization, New Horizons needs the help of the community it serves. Learn more about our programs and how you can help at www.nhtcinc.org. Call us for a tour.

Always believe that with a community like ours and a quality provider like New Horizons, individuals coping with mental health or substance abuse issues have reason for hope.

New Horizons of the Treasure Coast
4500 W. Midway Road, Ft. Pierce, FL
772-468-5600 • 1-888-468-5600

New Horizons is licensed and regulated by the Florida Department of Children and Families and the Agency for Health Care Administration. It is fully accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF).

NEW HORIZONS
OF THE TREASURE COAST AND OKEECHOBEE

Help on the Road to Recovery From Mental Illness and Substance Abuse

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New Horizons is the community's non-profit provider of behavioral health services for adults and children of the Treasure Coast and Okeechobee.

What if you feel you can't go on for another day or another inch?

Life is a challenge, and all of us can name someone in our circle of friends or family who are coping with issues of mental health or substance abuse.

The highly skilled and compassionate staff at New Horizons is here to give care and hope to all in need, regardless of ability to pay.

OUR MISSION

New Horizons of the Treasure Coast and Okeechobee delivers accessible behavioral and primary health care services to children, adults and families to achieve mental and physical wellness, thereby improving the quality of life in our community.

A TEAM APPROACH

Psychiatrists, clinical psychologists, mental health nurses, licensed therapists and social workers come together as a team to help both individuals and their families face the future with dignity and resilience.

THE RIGHT PLACE, THE RIGHT PROGRAM

New Horizons offers a range of programs throughout the Treasure Coast, each built around the needs of the individual.

An attractive main campus in Fort Pierce is the setting for the **Adult Crisis Unit, short term rehabilitation and recovery programs**, and **The Frances Langford Children's Crisis Unit** for children and adolescents.

Outpatient programs reach out into the communities of St. Lucie, Indian River, Martin and Okeechobee counties to help individuals manage their care and build productive lives.

Through the **Mobile Crisis Unit**, New Horizons staff can come to the aid of an individual in crisis, provide a safety net and help to resolve a difficult situation.

PROGRAMS AND SERVICES INCLUDE:

- Short Term Residential Treatment
- Independent Recovery Program
- Children's Crisis Stabilization
- Adult Crisis Stabilization
- Detox Unit
- Outpatient Services
- Independent Living Skills
- Case Management
- Family Support and Counseling
- Individual and Group Therapy
- Mobile Crisis Unit
- Primary Care Clinic
- Collaboration with Schools and Law Enforcement Agencies

HEALTH OF MIND AND BODY

The innovative Primary Care Clinic gives New Horizon's clients ready access to basic medical care, often neglected when individuals are coping with mental health issues.

A COMMUNITY RESOURCE

New Horizons was created in 1958 by community members who passionately believed that quality mental health services should be available to all in need on the Treasure Coast.

After more than 50 years, New Horizons continues to work hard to fulfill their vision.

AN ONGOING NEED

The need for mental health and substance abuse services continues to grow.

As a non-profit organization, New Horizons needs the help of the community it serves. Learn more about our programs and how you can help at www.nhtcinc.org. Call us for a tour.

Always believe that with a community like ours and a quality provider like New Horizons, individuals coping with mental health or substance abuse issues have reason for hope.

New Horizons of the Treasure Coast
4500 W. Midway Road, Ft. Pierce, FL
772-468-5600 • 1-888-468-5600

New Horizons is licensed and regulated by the Florida Department of Children and Families and the Agency for Health Care Administration. It is fully accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF).

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City Commission Regular Meeting - 4:30 pm **10. b.**

Meeting Date: 06/21/2021

Re: Enterprise Resource Planning (ERP) Recommendation

Submitted For: Devoshay Johnson, IT Manager, Information Technology

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SUBJECT:

Presentation and Approval to proceed to partner with Tyler Technologies for a cloud-based software as a subscription Munis ERP solution as a five-year partnership in an amount not to exceed $2,031,903.00, with a first year fee of $1,147,103.00 and a recurring annual fee of $221,200.00 for years two through five as a piggyback off the cooperative contract with Sourcewell.

SUMMARY:

The CentralSquare Technologies Naviline Public Administration ERP solution has historically offered a significant range of functionality capable of meeting several of the City's ERP needs. However, the primary challenges with maintaining the current solution includes inefficiencies due to the need for multiple systems and software platforms and the cost of maintaining and supporting the CentralSsquare ERP solution (on-premises) and the interfaces along with associated hardware requirements. Internal and external costs to support the current environment, a mixed variety of standalone software systems training and administrative expertise across all domains, and the lack of integrated information are the central driving force also main drivers for the consideration of additional options.

In view of the total cost of ownership differential as well as the problems experienced in maintaining and optimizing this ERP currently and in the past, staff recommends that we allow the City to lower the total cost of ownership and improve the functionality for the enterprise and our citizens by acquiring a new ERP solution with Tyler Technologies.

RECOMMENDATION:

Staff recommends the consideration with moving forward with the following:

- Partnering with Tyler Technologies for a cloud-based, software as a subscription Munis ERP solution.

This contract will piggyback off the cooperative contract with Sourcewell, which exempts it from competitive procurement.

ALTERNATIVES:

Do not approve a partnership with Tyler Technologies and continue with existing ERP provider CentralSquare Technologies.

RESPONSIBLE STAFF:

IT Manager

COORDINATED WITH:

City Manager
Finance Director

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2021
Account: 00160005136410
Amount: 2,031,903.00
OTHER INFORMATION:

This is a five year partnership in the amount not to exceed $ 2,031,903.00 with a first year annual fee of $1,147,103.00. There will be an annual fee of $221,200. 00 for years two through five.

Attachments

Tyler Technologies Quote

Form Review

Inbox	Reviewed By	Date
Information Technology	Devoshay Johnson	06/01/2021 07:24 PM
City Manager	Jennifer Robinson	06/02/2021 08:35 AM
Finance Department	Johnna Morris	06/03/2021 02:27 PM
City Manager	Nick Mimms	06/08/2021 09:50 AM
Form Started By: Alma Juarez		Started On: 06/01/2021 03:41 PM
Final Approval Date: 06/08/2021		

Quoted By:	Tim Vickers
Date:	4/14/2021
Quote Expiration:	10/10/2021
Quote Name:	City of Fort Pierce-ERP-Munis-Full Solution
Quote Number:	2021-126430
Quote Description:	5 Year SaaS Quote

Sales Quotation For
City of Fort Pierce
100 N US Highway 1
Fort Pierce , FL 34950-4205
Phone: +1 (772) 467-3000

SaaS			**One Time Fees**
Description	# Years	Annual Fee	Data Conversion
Financials			
Accounting/GL	5.0	$17,343	$10,200
Accounts Payable	5.0	$5,021	$0
Bid Management	5.0	$1,923	$0
BMI Asset Track Interface	5.0	$1,321	$0
BMI CollectIT Interface	5.0	$1,321	$0
Budgeting	5.0	$5,021	$0
Capital Assets	5.0	$4,233	$2,000
Cash Management	5.0	$2,875	$0
Contract Management	5.0	$1,897	$0
Employee Expense Reimbursement	5.0	$2,162	$0
eProcurement	5.0	$2,875	$0
Inventory	5.0	$3,935	$2,400
Project & Grant Accounting	5.0	$3,378	$4,000
Purchasing	5.0	$7,274	$1,800
Standard Fuel Interface - SeeComments	5.0	$1,321	$0
Human Capital Management			
ExecuTime Time & Attendance - 379 Employees	5.0	$12,880	$0
ExecuTime Time & Attendance Mobile Access	5.0	$3,003	$0
Human Resources & Talent Management	5.0	$6,668	$0
Payroll w/ESS	5.0	$8,250	$10,400
Recruiting	5.0	$1,562	$0
Risk Management	5.0	$1,777	$0
Revenue			
Accounts Receivable	5.0	$3,694	$0
General Billing	5.0	$2,467	$1,000
Tyler Cashiering	5.0	$6,322	$0

Civic Services				
Asset Maintenance (30)		5.0	$24,720	$7,000
Asset Performance (5)		5.0	$1,360	$0
Citizen Self Service		5.0	$3,694	$0
EnerGov Advanced Automation Bundle		5.0	$13,995	$0
EnerGov Business Management Suite (5)		5.0	$4,755	$8,225
EnerGov Community Development Suite (35)		5.0	$33,285	$10,575
EnerGov Core Foundation Bundle		5.0	$1,811	$0
EnerGov e-Reviews		5.0	$8,558	$0
EnerGov iG Workforce Apps (12)		5.0	$3,804	$0
Tyler 311/Incident Management		5.0	$2,910	$0
Tyler GIS (70)		5.0	$15,820	$0
Data and Reporting				
3rd Party Citizen Portal API Connector for Munis		5.0	$2,925	$0
EnerGov Business Management Insights		5.0	$3,600	$0
EnerGov Community Development Insights		5.0	$5,400	$0
EnerGov Credit Card Payment API		5.0	$2,644	$0
EnerGov IVR API		5.0	$2,644	$0
EnerGov Report Toolkit		5.0	$1,721	$0
Munis Analytics & Reporting		5.0	$6,631	$0
Document Management				
Tyler Content Manager SE		5.0	$7,450	$0
Tyler Forms				
Tyler ReadyForms Processing (including Common Form Set)		5.0	$3,773	$0
	Sub-Total:		**$260,023**	*$57,600*
	Less Discount:		*$39,043*	*$0*
	TOTAL:		**$220,980**	$57,600

Other Services

Description	Quantity	Unit Price	Extended Price	Maintenance
Civic Services - Onsite Hours	232	$195	$45,240	$0
Civic Services - Remote Hours	656	$163	$106,928	$0
Data and Reporting - Onsite Hours	44	$195	$8,580	$0
Data and Reporting - Remote Hours	116	$163	$18,908	$0
Document Management - Onsite Hours	8	$195	$1,560	$0
Document Management - Remote Hours	24	$163	$3,912	$0
Financials - Onsite Hours	152	$195	$29,640	$0
Financials - Remote Hours	408	$163	$66,504	$0
Human Capital Management - Onsite Hours	112	$195	$21,840	$0
Human Capital Management - Remote Hours	320	$163	$52,160	$0
Revenue - Onsite Hours	36	$195	$7,020	$0
Revenue - Remote Hours	100	$163	$16,300	$0
EnerGov Business Management Forms Library (6 Forms)	1	$3,825	$3,825	$0
EnerGov Community Development Forms Library (5 Forms)	1	$3,825	$3,825	$0
VPN Device	1	$4,000	$4,000	$0

Munis Executive Insights Implementation	1	$4,800	$4,800	$0
50% of Dedicated Project Manager (Monthly)	26	$14,800	$384,800	$0
Miscellaneous Onsite Implementation Hours if Needed	64	$195	$12,480	$0
Miscellaneous Remote Implementation Hours if Needed	176	$163	$28,688	$0
Total:			**$821,010**	**$0**

Third Party Hardware, Software and Services

Description	Quantity	Unit Price	Unit Discount	Total Price	Maintenance	Maintenence Discount	Total Maintenance
Tyler Secure Signature System with 2 Keys	1	$1,650	$0	$1,650	$0	$0	$0
Cash Drawer	1	$260	$0	$260	$0	$0	$0
Hand Held Scanner - Model 1950GSR	1	$450	$0	$450	$0	$0	$0
Hand Held Scanner Stand	1	$30	$0	$30	$0	$0	$0
Printer (TM-S9000)	1	$1,623	$0	$1,623	$0	$0	$0
BMI CollectIT V2 Inventory Mobile Scanning Device Kit	1	$3,250	$0	$3,250	$0	$0	$0
BMI AssetTrak ARS V3 Fixed Asset Mobile Scanning Device Kit - Munis/ATARS	1	$2,790	$0	$2,790	$0	$0	$0
BMI Bar Code Printer Kit for CollectIT Inventory	1	$795	$0	$795	$0	$0	$0
Touchscreen 7: Proximity Reader	1	$2,195	$0	$2,195	$0	$0	$0
Touchscreen 7: Proximity Reader - Maintenance	1	$0	$0	$0	$220	$0	$220
TOTAL:				**$13,043**			**$220**

Summary	**One Time Fees**	**Recurring Fees**
Total Tyler Software	$0.00	$0.00
Total Tyler SaaS		$220,980.00
Total Tyler Services	$878,610.00	$0.00
Total Third Party Hardware, Software and Services	$13,043.00	$220.00
Summary Total	**$891,653.00**	**$221,200.00**
Contract Total (Excluding Estimated Travel)	**$1,996,773.00**	
Estimated Travel Expenses	**$34,250.00**	

Detailed Breakdown of Conversions (Included in contract total)

Description	Unit Price	Unit Discount	Extended Price
Conversion Services			
AC - Actuals	$1,000	$0	$1,000
AC - Budgets	$1,000	$0	$1,000
AC Standard COA	$2,000	$0	$2,000
AP - Checks	$2,200	$0	$2,200
AP - Invoice	$2,800	$0	$2,800
AP Standard Master	$1,200	$0	$1,200
CA Std Master	$2,000	$0	$2,000
GB Std CID	$1,000	$0	$1,000
IN Std Master	$2,400	$0	$2,400

PG - Actuals	$1,000	$0	$1,000
PG - Budgets	$1,000	$0	$1,000
PGA Standard	$2,000	$0	$2,000
PR Payroll - Deductions	$1,800	$0	$1,800
PR Payroll - Accrual Balances	$1,500	$0	$1,500
PR Payroll - Accumulators	$1,400	$0	$1,400
PR Payroll - Check History	$1,200	$0	$1,200
PR Payroll - Earning/Deduction Hist	$2,500	$0	$2,500
PR Payroll - Standard	$2,000	$0	$2,000
AM - Work Order Asset	$4,000	$0	$4,000
AM - Closed WO History No Cost Data	$3,000	$0	$3,000
Purchasing - Standard	$1,800	$0	$1,800
EnerGov Community Development Conversion	$10,575	$0	$10,575
EnerGov Business Management Conversion	$8,225	$0	$8,225
Total:			**$57,600**

Tyler SaaS / Subscription Discount Detail

Description	Annual Fee	Annual Fee Discount	Annual Fee Net
Financials			
Accounting/GL	$17,343	$2,601	$14,742
Accounts Payable	$5,021	$753	$4,268
Bid Management	$1,923	$288	$1,635
BMI Asset Track Interface	$1,321	$198	$1,123
BMI CollectIT Interface	$1,321	$198	$1,123
Budgeting	$5,021	$753	$4,268
Capital Assets	$4,233	$635	$3,598
Cash Management	$2,875	$431	$2,444
Contract Management	$1,897	$285	$1,612
Employee Expense Reimbursement	$2,162	$324	$1,838
eProcurement	$2,875	$431	$2,444
Inventory	$3,935	$590	$3,345
Project & Grant Accounting	$3,378	$507	$2,871
Purchasing	$7,274	$1,091	$6,183
Standard Fuel Interface - SeeComments	$1,321	$198	$1,123
Human Capital Management			
ExecuTime Time & Attendance - 379 Employees	$12,880	$1,932	$10,948
ExecuTime Time & Attendance Mobile Access	$3,003	$450	$2,553
Human Resources & Talent Management	$6,668	$1,000	$5,668
Payroll w/ESS	$8,250	$1,238	$7,012
Recruiting	$1,562	$234	$1,328
Risk Management	$1,777	$267	$1,510

Revenue			
Accounts Receivable	$3,694	$554	$3,140
General Billing	$2,467	$370	$2,097
Tyler Cashiering	$6,322	$948	$5,374
Civic Services			
Asset Maintenance	$24,720	-$20,176	$21,000
Asset Performance	$1,360	-$883	$1,155
Citizen Self Service	$3,694	$554	$3,140
EnerGov Advanced Automation Bundle	$13,995	$2,099	$11,896
EnerGov Business Management Suite	$4,755	-$3,089	$4,040
EnerGov Community Development Suite	$33,285	-$27,329	$28,280
EnerGov Core Foundation Bundle	$1,811	$272	$1,539
EnerGov e-Reviews	$8,558	$1,284	$7,274
EnerGov iG Workforce Apps	$3,804	-$2,911	$3,228
Tyler 311/Incident Management	$2,910	$437	$2,473
Tyler GIS	$15,820	-$13,214	$13,440
Data and Reporting			
3rd Party Citizen Portal API Connector for Munis	$2,925	$439	$2,486
EnerGov Business Management Insights	$3,600	$540	$3,060
EnerGov Community Development Insights	$5,400	$810	$4,590
EnerGov Credit Card Payment API	$2,644	$397	$2,247
EnerGov IVR API	$2,644	$397	$2,247
EnerGov Report Toolkit	$1,721	$258	$1,463
Munis Analytics & Reporting	$6,631	$995	$5,636
Document Management			
Tyler Content Manager SE	$7,450	$1,118	$6,332
Tyler Forms			
Tyler ReadyForms Processing (including Common Form Set)	$3,773	$566	$3,207
Total:	**$260,023**	**$39,043**	**$220,980**

Optional SaaS

			One Time Fees
Description	Years	Annual Fee	Data Conversion
Human Capital Management			
ExecuTime Advanced Scheduling - 75 Employees	5.0	$6,079	$0
ExecuTime Advance Scheduling Mobile Access	5.0	$2,000	$0
Data and Reporting			
Comprehensive Annual Financial Report Statement Builder	5.0	$5,550	$0
Socrata Open Finance	5.0	$12,000	$0
Tyler Cybersecurity			
Tyler Detect	5.0	$15,000	$0
Sub-Total:		$40,629	*$0*
Total:		**$40,629**	**$0**

Optional Other Services

Description	Quantity	Unit Price	Extended Price	Maintenance

Data and Reporting - Onsite Hours	8	$195	$1,560	$0
Data and Reporting - Remote Hours	16	$163	$2,608	$0
Human Capital Management - Onsite Hours	12	$195	$2,340	$0
Human Capital Management - Remote Hours	36	$163	$5,868	$0
Install Fee - Socrata Open Finance	1	$3,200	$3,200	$0
Install Fee - Tyler Detect	1	$1,000	$1,000	$0
Total:			**$16,576**	**$0**

Optional Third Party Hardware, Software and Services

Description	Quantity	Unit Price	Unit Discount	Total Price	Maintenance	Maintenance Discount	Total Maintenance
Pattern Stream Automated Document System - Implementation	40	$160	$0	$6,400	$0	$0	$0
Pattern Stream Automated Document System	1	$17,500	$0	$17,500	$0	$0	$0
Pattern Stream Automated Document System - Maintenance	1	$0	$0	$0	$3,500	$0	$3,500
Total:				**$23,900**			**$3,500**

Optional Detailed Breakdown of Conversions

Description	Hours	Unit Price	Programming Fee	Extended Price
Conversion Services				
GB - Recurring Invoices			$1,680	$1,680
GB - Bills			$3,500	$3,500
IN - Commodity Codes			$840	$840
HR Human Resources - Certifications			$1,400	$1,400
HR Human Resources - Education			$1,400	$1,400
HR Human Resources - Recruiting			$1,400	$1,400
HR Human Resources - PM Action History			$1,400	$1,400
HR Human Resources - Position Control			$1,400	$1,400
PR Payroll - State Retirement Tables			$1,400	$1,400
Contracts			$3,000	$3,000
Total:				**$17,420**

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Client Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

Comments

Tyler recommends the use of a 128-bit SSL Security Certificate for any Internet Web Applications, such as the Munis Web Client and the MUNIS Self Service applications if hosted by the Client. This certificate is required to encrypt the highly sensitive payroll and financial information as it travels across the public internet. There are various vendors who sell SSL Certificates, with all ranges of prices.

The Tyler Software Product Tyler ReadyForms Processing must be used in conjunction with a Hewlett Packard printer supported by Tyler for printing checks.

Conversion prices are based on a single occurrence of the database. If additional databases need to be converted, these will need to be quoted.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Tyler's Standard Fuel Interface is available from several vendors. Fuelman, FuelForce, Phoenix AFC, Phoenix SCC, Fuel Master, TRN85-Fuelman, Fuelmaster-Plus and Gasboy CFN. If your vendor does not appear on this list, we will need to quote a Custom Interface in addition to the Standard Interface to cover the additional development costs.

Comments

In the event Client acquires from Tyler any edition of Tyler Content Manager software other than Enterprise Edition, the license for Content Manager is restricted to use with Tyler applications only. If Client wishes to use Tyler Content Manager software with non-Tyler applications, Client must purchase or upgrade to Tyler Content Manager Enterprise Edition.

Payroll library includes: 1 PR check, 1 direct deposit, 1 vendor from payroll check, 1 vendor from payroll direct deposit, W2, W2c, ACA 1095B, ACA 1095C and 1099 R.

General Billing library includes: 1 invoice, 1 statement, 1 general billing receipt and 1 miscellaneous receipt.

Includes digitizing two signatures, additional charges will apply for additional signatures.

Personnel Actions Forms Library includes: 1 Personnel Action form - New and 1 Personnel Action Form - Change.

Tyler's pricing is based on the scope of proposed products and services being obtained from Tyler. Should portions of the scope of products or services be removed by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Tyler Content Manager SE includes up to 1TB of storage. Should additional storage be needed it may be purchased as needed at an annual fee of $5,000 per TB.

Financial library includes: 1 A/P check, 1 EFT/ACH, 1 Purchase order, 1099M, 1099INT, 1099S, and 1099G.

The Munis SaaS fees are based on 32 concurrent users. Should the number of concurrent users be exceeded, Tyler reserves the right to re-negotiate the SaaS fees based upon any resulting changes in the pricing categories.

BMI CollectIT V2 Inventory Mobile Scanning Device Kit: PA760 Rugged Mobile Scanning Device with 2D Imager, Includes: CollectIT V2 (Wi-Fi/Batch) Inventory Software MSD Users License, Munis Inventory Communicator Desktop Utility, 4G LTE ATT/ TMobile, WLAN, Bluetooth 5.0, IP 67 Sealed, 6 ft Drop, GPS, Camera, Andriod 9 OS, Pistol Grip, USB C Cable with power supply, 2.2 GHz Octa-core Processor, 4GB Ram, 64GB Rom with Standard 1 year manufacturer's depot warranty. Includes: 1 year phone support & software upgrades, up to 4 hours of remote install/training via GoTo Meeting. Software support and upgrades renewal for CollectIT Inventory Software Included - $295.00ea will be billed by BMI Systems Group after the first year. NOTE: Requires the Munis Web Services Inventory Module Interface.

EnerGov e-Reviews requires Bluebeam Studio Prime, at an estimated yearly subscription cost of $3,000/100 users. Further pricing detail is available by contacting Bluebeam at https://www.bluebeam.com/solutions/studio-prime

Comments

Business Management Forms Library Includes: 1 Licensing - Business License, 1 Licensing - Business License Renewal, 1 Licensing - Business License Delinquent, 1 Licensing - Profession License, 1 Licensing - Profession License Renewal, 1 Licensing --Profession License Delinquent.

Community Development Forms Library Includes: 1 Permits - Building, 1 Permits - Trade, 1 Planning - Certificate, 1 Permits - Occupancy/Completion, 1 Code - Violation Notice.

If a Tyler client desires clocks that do not have direct connectivity back to the network server ExecuTime resides on, then a VPN device installation, to be provided at Tyler's then-current prices, will be needed for every location where a clock may reside. Clocks will be shipped upon receipt of a signed quote or addendum.

Clock prices include Tyler instruction regarding clock configuration and connection to the ExecuTime software. Client is responsible for clock installation and connectionn to applicable network.

If annual maintenance is purchased at the same time as the applicable clock is purchased, the maintenance period for the clock will begin when the clocks is shipped. Annual maintenance will automatically renew upon the expiration date of the then current term (with each renewal being a "Renewal Term" unless either party indicates its decision to not renew at least thirty (30) days in advance of a Renewal Term.

If annual maintenance for a clock is added at a future date, the annual maintenance term will begin upon receipt of a signed quote unless indicated otherwise.

The maintenance plan includes direct replacement of the clock if it cannot be fixed through the standard helpdesk process provided, however, clocks that have been damaged due to neglect or misuse, vandalism, electrical surges, terrorism, or alterations done by other than a Tyler representative are not provided at no charge. Upon request, Tyler will provide a quote for such clock replacements. Further, it is Client's responsibility is to promptly return the failed unit using the preaddressed and prepaid mailer and reusable container provided with the replacement clock. If Client fails to ship the defective clock within one (1) week of receiving replacement, Client shall be liable for the costs associated with the replacement clock.

Replacements clocks will be shipped for overnight delivery. Orders placed before Noon Eastern time will ship the same day. Orders placed after that time will be shipped the following business day.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

Comments

Any forms included in this quote are based on the standard form templates provided. Custom forms, additional forms and any custom programming are subject to additional fees not included in this quote. The additional fees would be quoted at the time of request, generally during the implementation of the forms. Please note that the form solution provided requires the use of approved printers. You may contact Tyler's support team for the most current list of approved printers.

EnerGov Business Management: Tyler leads and owns the "Assess and Define" and "Configuration" of 2 unique business transactions, 2 template business transactions, 2 geo-rules and 2 automation events. Configuration elements beyond this will be owned by the client.

EnerGov Community Development: Tyler leads and owns the "Assess and Define" and "Configuration" of 4 unique business transactions, 4 template business transactions, 2 geo-rules and 2 automation events. Configuration elements beyond this will be owned by the client.

PA760 Rugged Mobile Scanning Device with 2D Imager, Includes: AssetTrak ARS V3 (WiFi/Batch) Capital Asset Software MSD Users License, Munis Asset Communicator Desktop Utility, 4G LTE ATT/TMobile, WLAN, Bluetooth 5.0, IP 67 Sealed, 6 ft Drop, GPS, Camera, Andriod 9 OS, USB C Cable/Power supply, 2.2GHz Octa-core Processor, 4GB Ram, 64GB Rom with Standard 1 year manufacturer's depot warranty. Includes: 1 year phone support & software upgrades, up to 2 hours of remote install/training via GoTo Meeting. Software support and upgrades renewal for AssetTrak ARS Software Included - $ 295.00ea will be billed by BMI Systems Group after the first year. NOTE: Does NOT require the above AssetTrak ARS Software Application (Part # - GBMIATARSKT). Requires the Munis Web Services Fixed Asset Module Interface.

BMI Barcode Printer Kit - Includes - GoDEX 700i Thermal Transfer Printer, GoLabel Software with MUNIS Inventory Module Integration, 1 ribbon & 1 roll of 3" by 1" paper labels.

Each API Toolkit or Connector comes with 8 free hours of API Development Consulting hours. Each API Bundle comes with 16 free API Development Consulting hours. Additional hours can be purchased beyond this standard offering.

City Commission Regular Meeting - 4:30 pm **10. c.**

Meeting Date: 06/21/2021

Re:

SUBJECT:

Request and discussion by Former State Representative Larry Lee, Jr. regarding an African American Cultural and Historical Grant to be used for the future Highwaymen Museum.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Form Review

Form Started By: Linda Cox Started On: 06/17/2021 11:29 AM

Final Approval Date: 06/17/2021

City Commission Regular Meeting - 4:30 pm **11. a.**

Meeting Date: 06/21/2021

Re: Ave B Utility Easement

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of a utility easement for the use and benefit of Fort Pierce Utilities Authority following the abandonment of a portion of Avenue B.

SUMMARY:

The easement is required following the abandonment of a portion of Avenue B as part of the Kings Landing redevelopment project.

RECOMMENDATION:

Approve the easement.

ALTERNATIVES:

Do not approve.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Planning Department
FPUA

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Easement Agreement

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/08/2021 09:51 AM

Form Started By: Linda Cox
Started On: 06/07/2021 09:10 AM
Final Approval Date: 06/08/2021

RETURN TO: R.N. KOBLEGARD, III COURTHOUSE BOX
THIS INSTRUMENT PREPARED BY:
R.N. KOBLEGARD, III, ESQUIRE
200 SOUTH INDIAN RIVER DRIVE, SUITE 201
FORT PIERCE, FL 34950
PROPERTY APPRAISERS PARCEL ID (FOLIO) NUMBER(S):

EASEMENT

Know All Men by These Presents, that the undersigned

CITY OF FORT PIERCE, A FLORIDA MUNICIPAL CORPORATION

for and in consideration of the sum of One Dollar, to them in hand paid by ***Fort Pierce Utilities Authority of the City of Fort Pierce, Florida*** *(located at 206 South Sixth Street), a municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the* ***City of Fort Pierce, Florida, for the use and benefit of Fort Pierce Utilities Authority****, the privilege and easement for the installation, maintenance, operation, repair, replacement and/or removal of their municipal-owned electric, water, sewer and natural gas utilities, in, under, upon, along, over and across the following-described land in St. Lucie County, Florida, to wit:*

PLEASE SEE LEGAL DESCRIPTION AND SKETCH ATTACHED HERETO AS EXHIBIT "A"

Access to the above strip of land over the adjoining lands of the GRANTORS is hereby granted. The GRANTEE may cut or trim trees, bushes and saplings growing upon or extending over said strip of land so far as may be reasonably necessary in the installation, maintenance, operation, repair, replacement and/or removal of said utilities. Patrolling said easement shall not constitute grounds for a claim for damage.

The GRANTORS reserve the use of said strip of land for any use not inconsistent herewith, but no buildings or structures shall be erected or placed on said strip of land by GRANTORS. The rights herein granted may be assigned in whole or in part.

The GRANTEE will indemnify and save the GRANTOR harmless from any damages, injuries, losses, claims, demands or costs proximately caused by the sole fault or negligence of the GRANTEE, its representatives, subcontractors, or agents in the installation, maintenance, operation, repair, replacement and/or removal of said utilities and the equipment and facilities connected therewith, over and across said strip of land. Provided, however, that regardless of whether any such obligations are based on a tort, contract, statute, strict liability, negligence, product liability or otherwise, the obligations of the FPUA under this indemnification provision shall be limited in the same manner that would have applied if such obligations were based on, or arose out of, an action at law to recover damages in tort and were subject to Section 768.28, Florida Statutes, as that section existed at the inception of this Contract.

The GRANTOR hereby covenants and warrants that it owns the said land and has the right to grant this easement.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this _____ day of _____, 2016.

Attest:

CITY OF FORT PIERCE, a Florida Municipal Corporation
Grantor

Linda W. Cox, City Clerk

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

By:

Witness Signature

Printed Witness Signature

Linda Hudson,
Mayor Commissioner
100 N. US1
Fort Pierce, FL 34950

Witness Signature

Printed Witness Signature

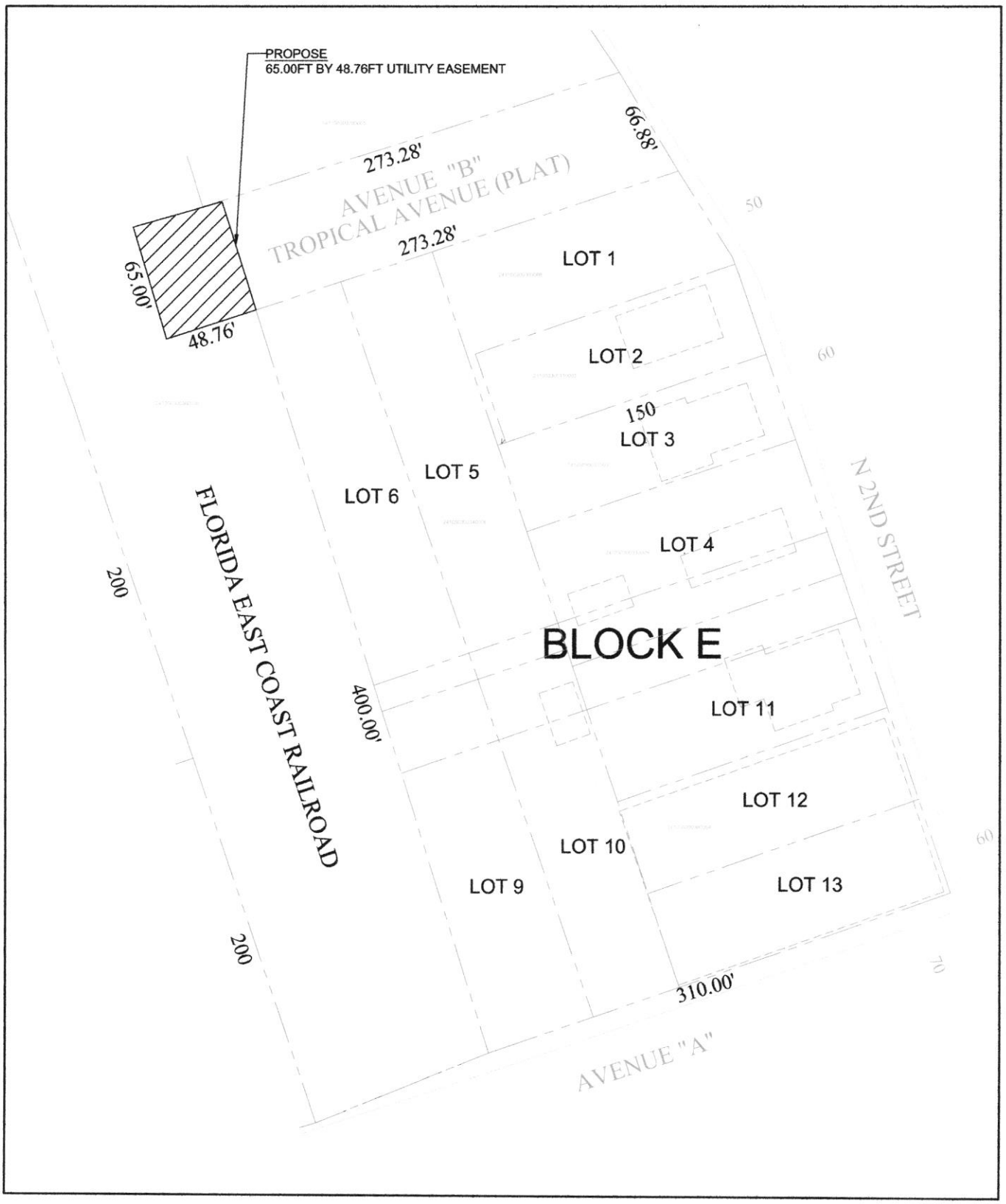
(SEAL)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Linda Hudson and Linda W. Cox** known to me to be the Mayor Commissioner and City Clerk of the City of Fort Pierce, Florida, a Municipal Corporation, the entity in whose name the foregoing instrument was executed, and that they acknowledged executing the same for such entity, freely and voluntarily, under authority duly bested in them by said entity, and that the seal affixed thereto is the true department seal of said entity, that I relied upon the following form of identification of the above-named persons: Florida Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this _____ day of _____, 2020.
	Notary Signature
	Notary Printed Name

EXHIBIT "A"



				UTILITY EASEMENT
10-14-2020	INITIAL SKETCH & DES.	PJL		*AVENUE B*
DATE:	DESCRIPTION:	BY:	AP:	*SKETCH AND DESCRIPTION*

FPUA COMMUNITY PROUD

ELECTRIC & GAS ENGINEERING
1701 SOUTH 37TH STREET
P.O Box 3191 (34950)
FT. PIERCE, FLORIDA 34947
(772) 466-1600 / FAX (772) 461-1938

VERIFY SCALE BAR IS EQUAL TO
0 ——— 1
ONE INCH ON ORIGINAL DRAWING
ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

SCALE:	DESIGNED:	JOB #
1=NTS	PJL	20200212-1-E1
SHEET:	DRAWN:	SHEET
PLAN	PJL	1 OF 3

EXHIBIT "A"

Avenue B
Tropical Avenue (Plat)

EASEMENT DESCRIPTION

A 65.00 foot by 48.76 foot Utility Easement. The west 48.76 feet of the AVENUE B right of way, Tropical Avenue (Plat) as described in the legal description reference below.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, PROCEED SOUTH 71°37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18°25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 71°37'47" WEST, ALONG SOUTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18°30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71°37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET); THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET, A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF LOT 6, BLOCK E.

City Commission Regular Meeting - 4:30 pm **11. b.**

Meeting Date: 06/21/2021

Re: FMEA Conference

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Tom Perona to attend the FMEA Annual Conference in Naples, FL from July 20 through July 23, 2021 in the total amount of $1,388.44.

SUMMARY:

Commissioner Perona serves on the FMPA/FMEA Liaison Committee on behalf of the City of Fort Pierce.

RECOMMENDATION:

Approval travel.

ALTERNATIVES:

Do not approve the request.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Finance Department

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2021

Account: 001-1000-512-40-30

Amount: 1388.44

OTHER INFORMATION:

Funds are available.

Attachments

Registration

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/08/2021 09:51 AM

Form Started By: Linda Cox Started On: 06/04/2021 11:03 AM

Final Approval Date: 06/08/2021

REGISTRATION INFORMATION
FL Municipal Electric Assoc.
P.O. Box 10114
Tallahassee, FL 32302-2114
850-224-3314 x 3

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Naples Grande Beach Reso
475 Seagate Drive
Naples, FL 34103
239-597-3232

DATE: **06/04/21**

1. TRAVELER'S NAME: Tom Perona
2. DEPARTURE DATE: 7/20/2021
3. RETURN DATE: 7/23/2021
4. DESTINATION: Naples, FL
5. CODE CHARGE: **001-1000-611-4030**
6. AMT BUDGETED: 8,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 3:00 p.m.
RETURN TIME: 2:00 p.m.
PURPOSE: FMEA Annual Conference

7. BALANCE AVAILABLE: **$7,228.18**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE: See Invoice	585.00			
* HOTEL BILL: Confirmation # 62234SC212893	537.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.56 328			183.68	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
2 BREAKFAST @ $8.00			16.00	
1 LUNCH @ $8.00			8.00	
2 DINNER @ $20.00			40.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			4.16	
15% GRATUITIES			9.60	
TOTALS	1,122.00	0.00	266.44	$1,388.44

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: Lmdaw.cot
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER
SIGNATURE ACCEPTED)

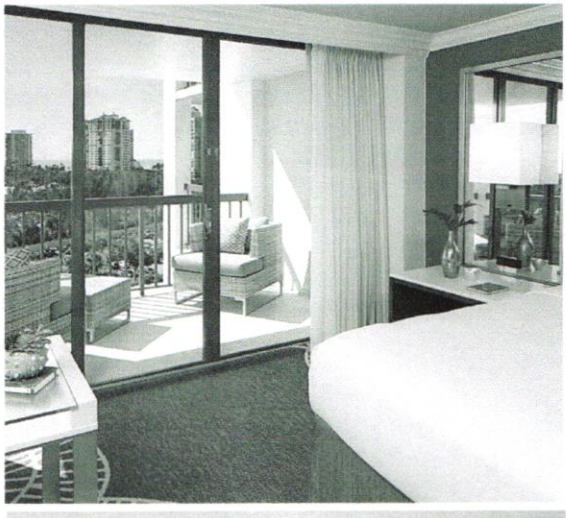
EXPENSES ARE ALSO INCLUDED
FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/21 DLN

The FMEA
Annual Conference
July 20-22, 2021 · Naples, FL

Hotel



Hotel registration deadline for reduced FMEA rate is: June 19, 2021

Naples Grande Beach Resort
475 Seagate Drive
Naples, FL 34103
Main Phone: (239) 597-3232

Special Group Rate information:

- FMEA Special Rate: $179 for Coastal View Room
- Daily resort charge of $37 has been waived
- Self-parking of $18 per day has been waived
- Valet parking is $28 per day plus 6% sales tax
- Event parking is $10 per day plus tax for attendees not staying overnight
- Special rate may be available 3 days pre and post official meeting dates, based on availability
- Rates quoted are for single or double occupancy
- Check in time is 4 p.m. and check out is 11 a.m.
- Group Code: GFMEA19

Booking Instructions:

Reservations are to be made by the individual attendees online via the BOOK HOTEL link located at www.publicpower.com/events/fmea-annual-conference or by phone via the hotel's central reservations line (844) 489-9663.

FMEA Municipal Member	$585	$610	$635
Attendee Registration	Before June 19	June 20 - July 16	On-site
FMEA Associate or Affiliate Member	$675	$700	$725
FMEA Municipal Member	$585	$610	$635
Non-Member	$950	$975	$1,000
FMEA Associate or Affiliate Member	$675	$700	$725
Spouse/Guest Registration	Before June 19	June 20 - July 16	On-site
Non-Member	$950	$975	$1,000
FMEA Municipal Member	$185	$210	$235
FMEA Associate or Affiliate Member	$200	$225	$250
Non-Member	$225	$250	$275
Additional Registrations			
Additional Banquet ticket *(Adult)*	$90	$90	$90
Additional Banquet ticket *(Child ages 8-16)*	$35	$35	$35

FMEA Policymaker Scholarship Program

Recipients of the FMEA Policymaker Scholarship are awarded complimentary conference registration. Spouse/Guest registration not included. Recipients must meet the following criteria:

- *One scholarship awarded annually per FMEA utility member*
- *Recipient must be a first-time conference attendee*
- *Recipient must be accompanied by a senior-level city or utility official who is fully registered for the Conference*

For more information regarding the FMEA Policymaker Scholarship, please contact Director of Public Affairs and Strategic Communications, **Nicole Albers** (mailto:nalbers@flpublicpower.com).

Back to top

2021 Conference Agenda Overview

Tuesday, July 20

1:00 – 5:00 pm	Registration Desk Open
3:00 – 4:30 pm	Pre-Conference Seminar (Free of charge, registration required)
5:30 – 6:30 pm	Welcome Reception

Wednesday, July 21

7:30 am – 5:00 pm	Registration Desk Open
7:30 am	FMPA Board of Directors Continental breakfast
8:00 am	FMPA Board of Directors Meeting
8:30 am	FMPA Executive Committee Meeting (or immediately following BOD)
10:30 am	FMEA Board of Directors Meeting and lunch (for FMEA Board members)
1:00 – 1:30 pm	Ice Cream Social
1:30 – 4:45 pm	Opening General Session
6:00 – 7:30 pm	Reception Honoring Elected & Appointed Officials

Thursday, July 22

7:00 am – 4:00 pm	Registration Desk open
7:45 – 8:30 am	Continental Breakfast
8:30 am – Noon	Morning General Session
Noon – 1:30 pm	Luncheon
2:00 – 4:00 pm	Three Concurrent Breakout Sessions
6:30 – 7:00 pm	Reception
7:00 – 9:00 pm	Annual Banquet

Back to top

City Commission Regular Meeting - 4:30 pm **12. a.**

Meeting Date: 06/21/2021

Re: City Initiated Abandonment - A Portion of Avenue B

SUBJECT:

Legislative Hearing - Ordinance 21-014 abandoning a portion of the Avenue B right-of-way, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. SECOND READING

SUMMARY:

- The abandonment concerns a portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. The Avenue B right-of-way is approximately 65.00 feet wide.
- Along with this abandonment the Fort Pierce Utilities Authority is requesting the recording of a 65 foot by 55 foot utility easement that will be located on the western end of the property.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

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

COORDINATED WITH:

John Andrews, P.E., City Engineer

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

21-014
Staff Presentation
Staff Report
Application & Supporting Documents
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	05/30/2021 03:54 PM

Form Started By: Brandon Creagan
Started On: 05/26/2021 11:53 AM
Final Approval Date: 06/08/2021

ORDINANCE NO. 21-014

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF THE AVENUE B RIGHT-OF-WAY, BOUND BY A.E. BACKUS AVENUE TO THE NORTH; NORTH 2ND STREET TO THE EAST, AVENUE A TO THE SOUTH, AND THE FEC RAILROAD TO THE WEST; BEING APPROXIMATELY 65.00 FEET WIDE;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant to the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing unimproved right-of-way known as Avenue B, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west, being approximately 65.00 feet wide within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 189, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway, thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, the City of Fort Pierce adopted Ordinance 20-018 on August 17, 2020 and it was recorded with the St. Lucie County Clerk of Court at file number 4749349; said ordinance included a provision that the utility easement be recorded within ninety (90) days. That provision was not met within the time frame, therefore this ordinance is being re-adopted and will be recorded to cure any potential title flaws.

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That portion of unimproved right-of-way generally known as Avenue B, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west within the City of Fort Pierce, Florida (more particularly described as follows), be and hereby is vacated and abandoned, subject to the conditions set forth in this Ordinance, said right-of-way legally described as:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, PROCEED SOUTH 71˚37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18˚25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 71˚37'47" WEST, ALONG SOUTH RIGHT-OF-

WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18˚30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71˚37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET); THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET, A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF LOT 6, BLOCK E.

CONTAINING APPROXIMATELY (16,927 S.F.) 0.04 ACRES MORE OR LESS

As depicted on Exhibit "A", attached hereto, and incorporated herein.

SECTION 2. Abandonment of said right-of-way shall include a dedication of a 65 foot by 55 foot utility easement as depicted on Exhibit "B" attached hereto and incorporated herein.

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

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance shall be and become effective upon all conditions precedent heretofore described being met and fulfilled.

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. 21-014 was duly advertised by title only in the St. Lucie News Tribune on May 23, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 7, 2021; and was duly introduced, read by title only, and passed on second and final reading June 21, 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 21st day of June, 2021.

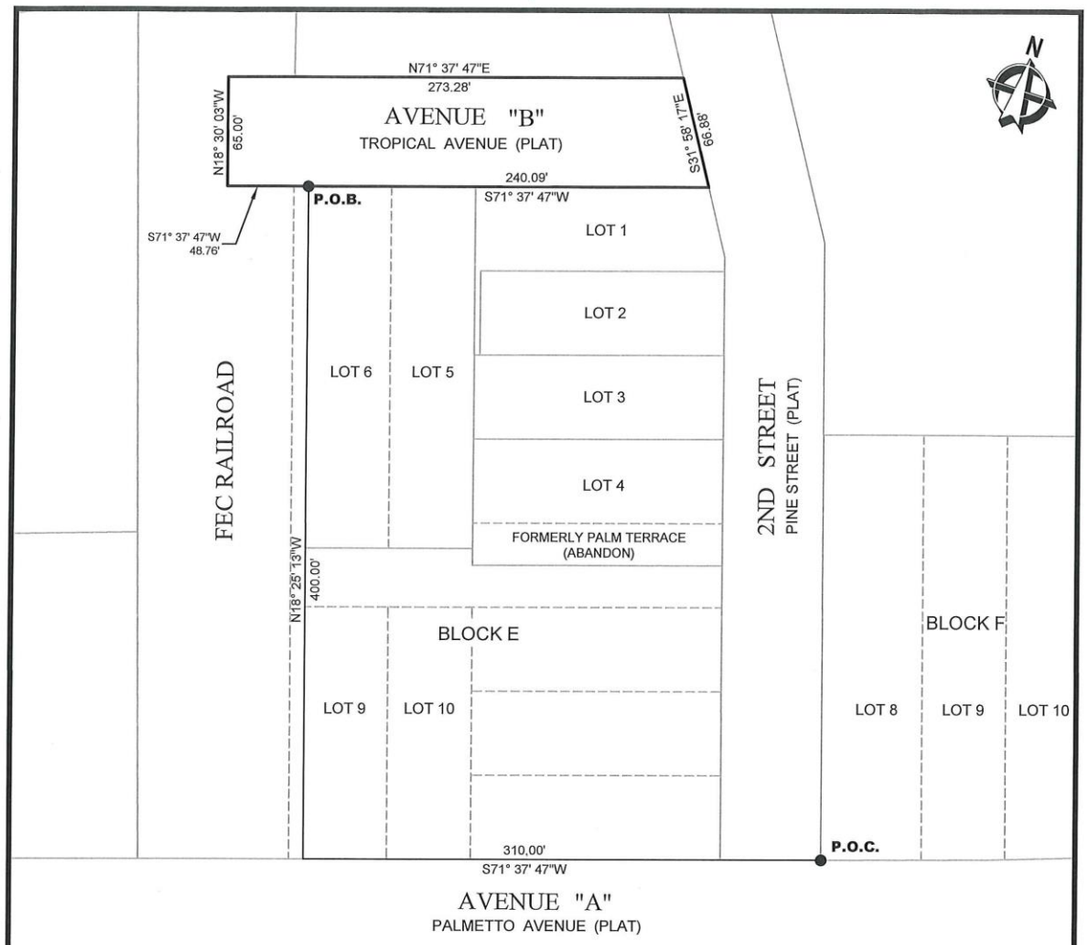
_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST:

(CITY SEAL)

_____
Linda W. Cox
CITY CLERK

EXHIBIT A
Sketch & Legal Description of Subject Property



LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK F, PROCEED SOUTH 71°37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18°25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 71°37'47" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18°30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71°37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET). THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET. A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF LOT 6, BLOCK E.

Q:\Engineering CADD Files\Drawings\Legals\Avenue B Abandonment.dwg

THIS IS NOT A SURVEY

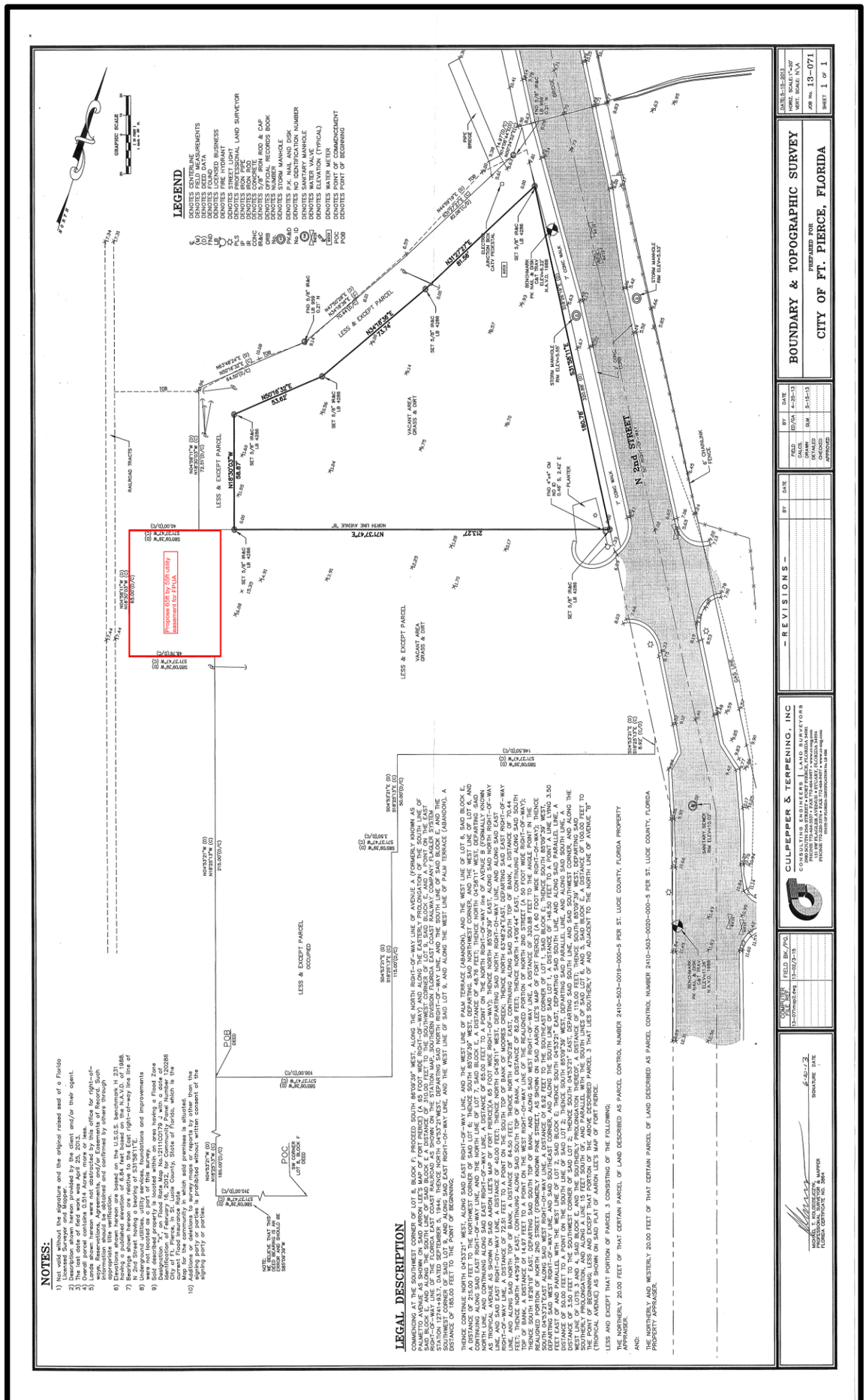
THE BUSINESS CITY FORT PIERCE Florida
ENGINEERING DEPARTMENT

ABANDONMENT OF AVENUE "B"
SKETCH AND DESCRIPTION

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

SHEET 1

EXHIBIT B
Fort Pierce Utilities Authority Proposed Easement

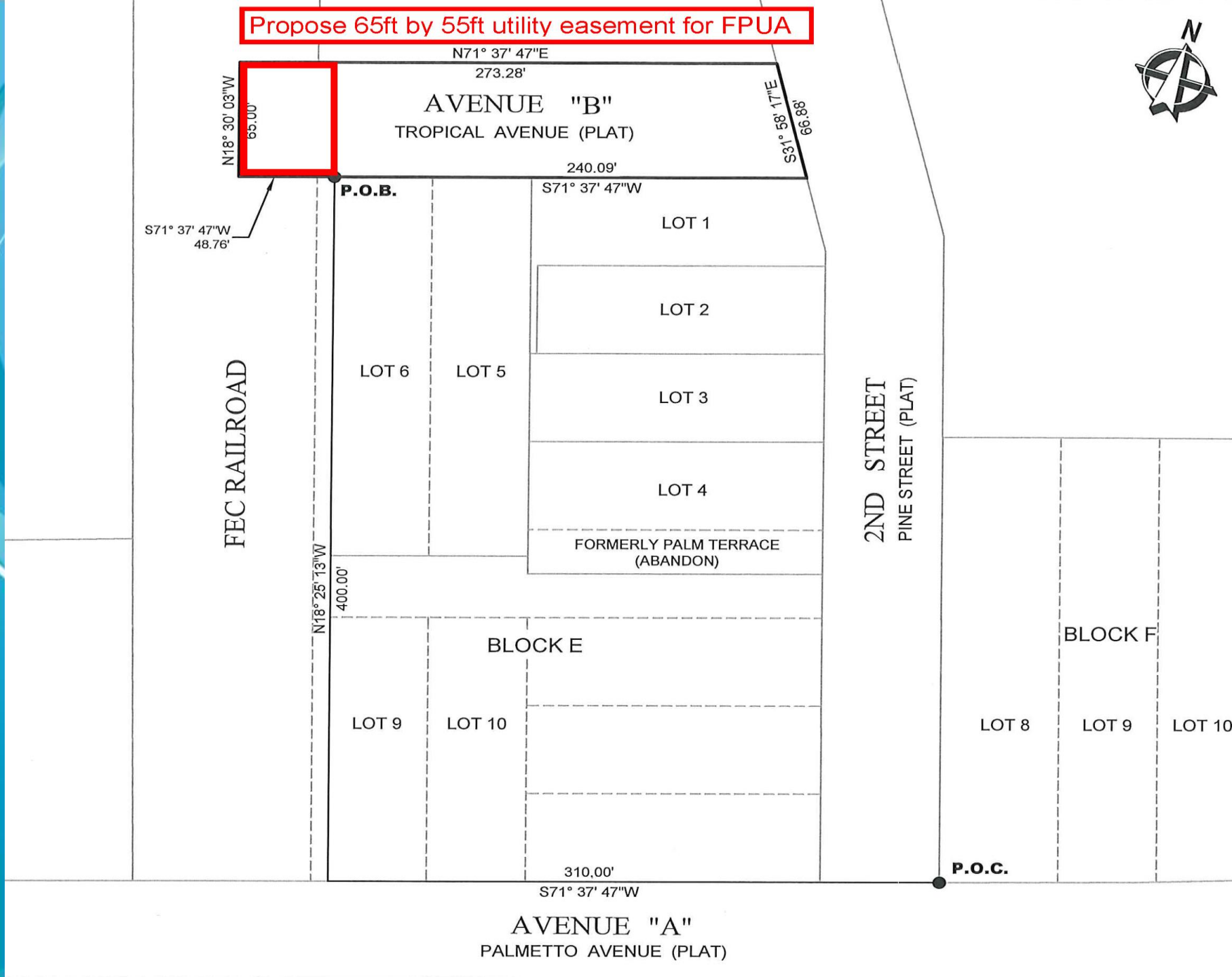


City Initiated Abandonments

Avenue B
Parcel ID: 2410-503-0020-000-5

Avenue B

A E BACKUS AVE
N INDIAN RIVER DR
N US HIGHWAY 1
AVENUE A
N 2ND ST
AVENUE A


Propose 65ft by 55ft utility easement for FPUA
N71° 37' 47"E
273.28'
AVENUE "B"
TROPICAL AVENUE (PLAT)
N18° 30' 03"W
65.00'
S31° 58' 17"E
66.88'
240.09'
P.O.B.
S71° 37' 47"W
S71° 37' 47"W
48.76'
LOT 1
LOT 2
LOT 3
LOT 4
FORMERLY PALM TERRACE
(ABANDON)
LOT 6
LOT 5
FEC RAILROAD
2ND STREET
PINE STREET (PLAT)
N18° 25' 13"W
400.00'
BLOCK E
BLOCK F
LOT 9
LOT 10
LOT 8
LOT 9
LOT 10
310.00'
S71° 37' 47"W
P.O.C.
AVENUE "A"
PALMETTO AVENUE (PLAT)
N

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Abandonment
    - Staff recommends approval both Ordinance 21-014
- **DISAPPROVE** of the proposed Abandonment.

City Initiated Abandonment

Avenue B
Parcel ID: 2410-503-0020-000-5

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, LEED Green Associate Planner, Planner

RE: **Proposed Abandonment for Kings Landing**

BOARD DATE: June 7, 2021

STAFF REPORT

The City is proposing an Abandonment requests that has been prepared by the City of Fort Pierce Engineering Department to assist in the development of the Kings Landing property. The abandonment concerns a portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. The Avenue B right-of-way is approximately 65.00 feet wide. Along with this abandonment the Fort Pierce Utilities Authority is requesting the recording of a 65 foot by 55 foot utility easement that will be located on the western end of the property.

This abandonment was originally approved through Ordinance 20-018, however the documents required for the utility easement were unable to be obtained and recorded within the 90 day timeline as outlined as a condition on the Ordinance. As the condition of the Ordinance was not met it is required that the abandonment be re-established through a new Ordinance. The utility easement documentation is now prepared and ready for processing if the abandonment request is reapproved.

The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018. While conceptual in nature, the subject plan includes a hotel, condominiums, restaurants, retail, and various residential unit types for ownership and rental occupancy. Pursuant to the development agreement, the City is responsible for abandoning right-of-way to ready the site for development of the project. The project is currently going through the Development Review process with.

The Technical Review Committee (TRC) reviewed this item on February 20, 2020, and unanimously recommended approval of the proposed abandonment. The Planning Board at their meeting on July 14, 2020, voted unanimously to approve the abandonment request.

Staff is recommending approval of the proposed abandonment concerning the abandonment of the portion of Avenue B that is bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Abandonment

Property address or Location Avenue B right-of-way (2nd Street west to FEC right-of-way)

Parcel ID #(s) N/A

Project description Request abandonment of Avenue B west of 2nd Street to FEC right of way for the development of Kings Landing

City of Fort Pierce	City of Fort Pierce
Property Owner(s)	**Applicant/Representative, Title, Company**
100 N. US 1	100 N. US 1
Street Address	Street Address
Fort Pierce FL 34950	Fort Pierce FL 34950
City State Zip	City State Zip
(772) 467-3773	(772) 467-3773
Phone Number	Phone Number
Jandrews@Cityoffortpierce.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.*

John K Andrews, City Engineer

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE

The foregoing instrument was acknowledged before me this 27 day of JANUARY, 20 20

JOHN R. ANDREWS who is personally known to me or has produced _____ as identification.

JULIE ANN BYE
MY COMMISSION # GG 243551
EXPIRES: November 29, 2022
Bonded Thru Notary Public Underwriters

JULIE ANN BYE
MY COMMISSION # GG 243551
EXPIRES: November 29, 2022
Bonded Thru Notary Public Underwriters

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_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

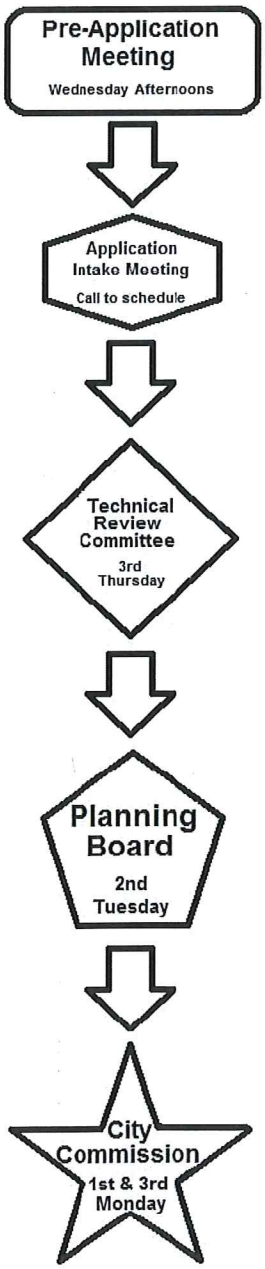
Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Unopened R/W to be utilized as part of the Kings Landing Development

List any utilities visible or known to exist in the right of way: Water service, overhead electric

Is the right of way in use or unopened? ☐ In Use ☑ Unopened

Application Outlook



NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was April 25, 2013.
4) Overall parcel contains 0.514 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Elevations shown hereon are based on the U.S.G.S. benchmark H 231 having a published elevation of 6.84 feet based on the N.A.V.D. of 1988.
7) Bearings shown hereon are relative to the East right-of-way line line of N 2nd Street having a bearing of S31°58'11"E.
8) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
9) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0179 J with a date of identification of February 16, 2012, for Community Panel Number 120286 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F; PROCEED SOUTH 86°09'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID ARRON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY) AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK E, AND ALONG THE SOUTH LINE OF SAID BLOCK E A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK E, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7, DATED SEPTEMBER 5, 1944; THENCE NORTH 04°53'21"WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND THE SOUTHWEST CORNER OF SAID LOT 9, AND ALONG SAID EAST RIGHT-Of-WAY LINE, AND THE WEST LINE OF SAID LOT 9, AND ALONG THE WEST LINE OF PALM TERRACE (ABANDON), A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING;

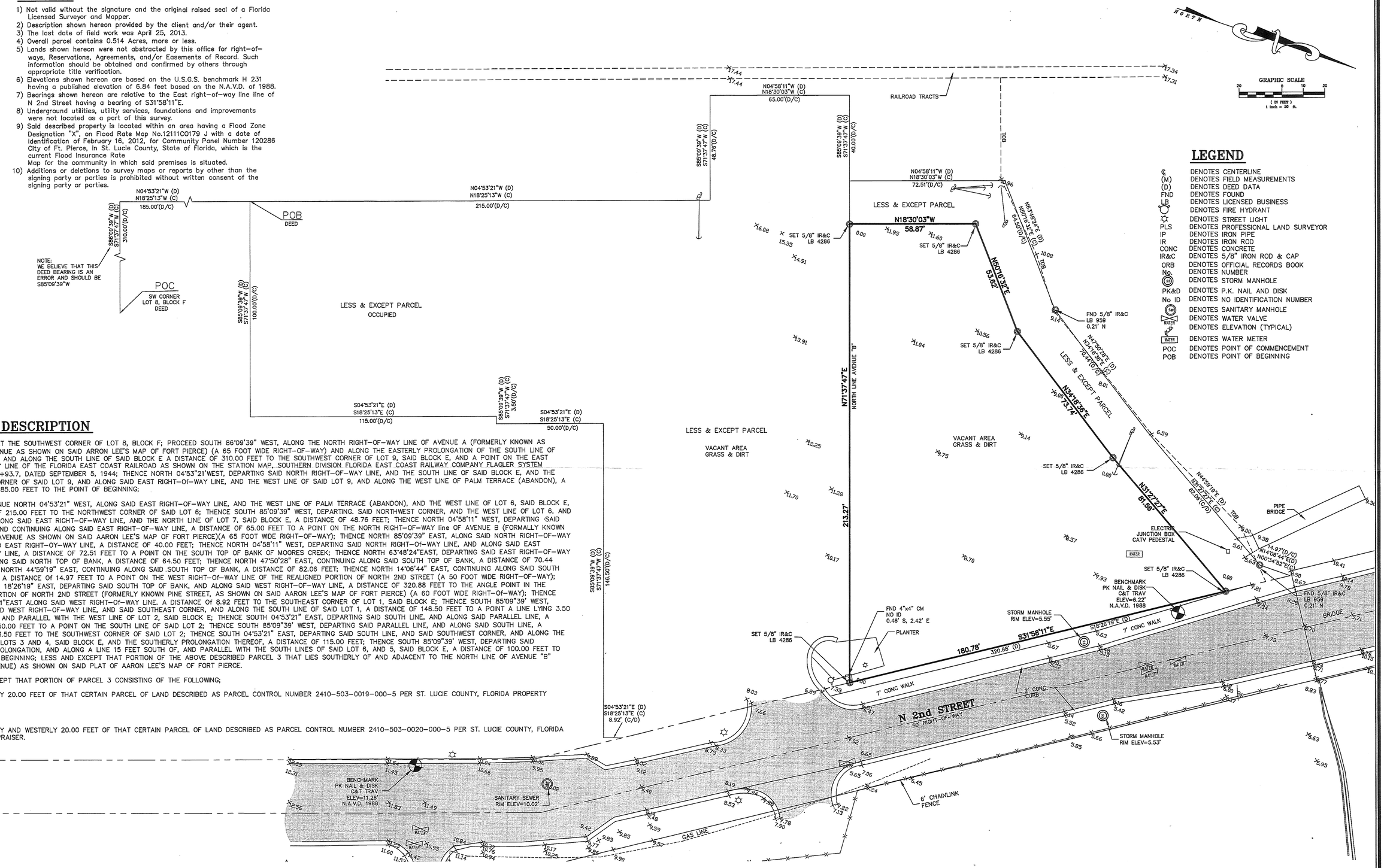
THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF PALM TERRACE (ABANDON), AND THE WEST LINE OF LOT 6, SAID BLOCK E, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 85°09'39" WEST, DEPARTING. SAID NORTHWEST CORNER, AND THE WEST LINE OF LOT 6, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOT 7, SAID BLOCK E, A DISTANCE OF 48.76 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH LINE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY line OF AVENUE B (FORMALLY KNOWN AS TROPICAL AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 65 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 85°09'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND SAID EAST RIGHT-OY-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH RIGHT-Of-WAY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE NORTH 63°48'24"EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG SAID NORTH TOP OF BANK, A DISTANCE OF 64.50 FEET; THENCE NORTH 47°50'28" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 70.44 FEET; THENCE NORTH 44°59'19" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 82.06 FEET; THENCE NORTH 14°06'44" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE Of 14.97 FEET TO A POINT ON THE WEST RIGHT-Of-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND STREET (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 18°26'19" EAST, DEPARTING SAID SOUTH TOP OF BANK, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO THE ANGLE POINT IN THE REALIGNED PORTION OF NORTH 2ND STREET (FORMERLY KNOWN PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-Of-WAY); THENCE SOUTH 04°53'21"EAST ALONG SAID WEST RIGHT-Of-WAY LINE. A DISTANCE Of 8.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK E; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF 3.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE WEST LINE OF LOTS 3 AND 4, SAID BLOCK E, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG A LINE 15 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH LINES OF SAID LOT 6, AND 5, SAID BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL 3 THAT LIES SOUTHERLY OF AND ADJACENT TO THE NORTH LINE OF AVENUE "B" (TROPICAL AVENUE) AS SHOWN ON SAID PLAT OF AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF PARCEL 3 CONSISTING OF THE FOLLOWING;

THE NORTHERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0019-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE NORTHERLY AND WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0020-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.



COMPUTER FILE REF.	FIELD BK./PG.
13-071map2.dwg	13-02/3-15

MICHAEL T. KOLODZIEJCZYK, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3864
6-20-13
SIGNATURE DATE

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	ED/GA	4-25-13
CALCS.		
DRAWN	GLM	5-15-13
DETAILED		
CHECKED		
APPROVED		

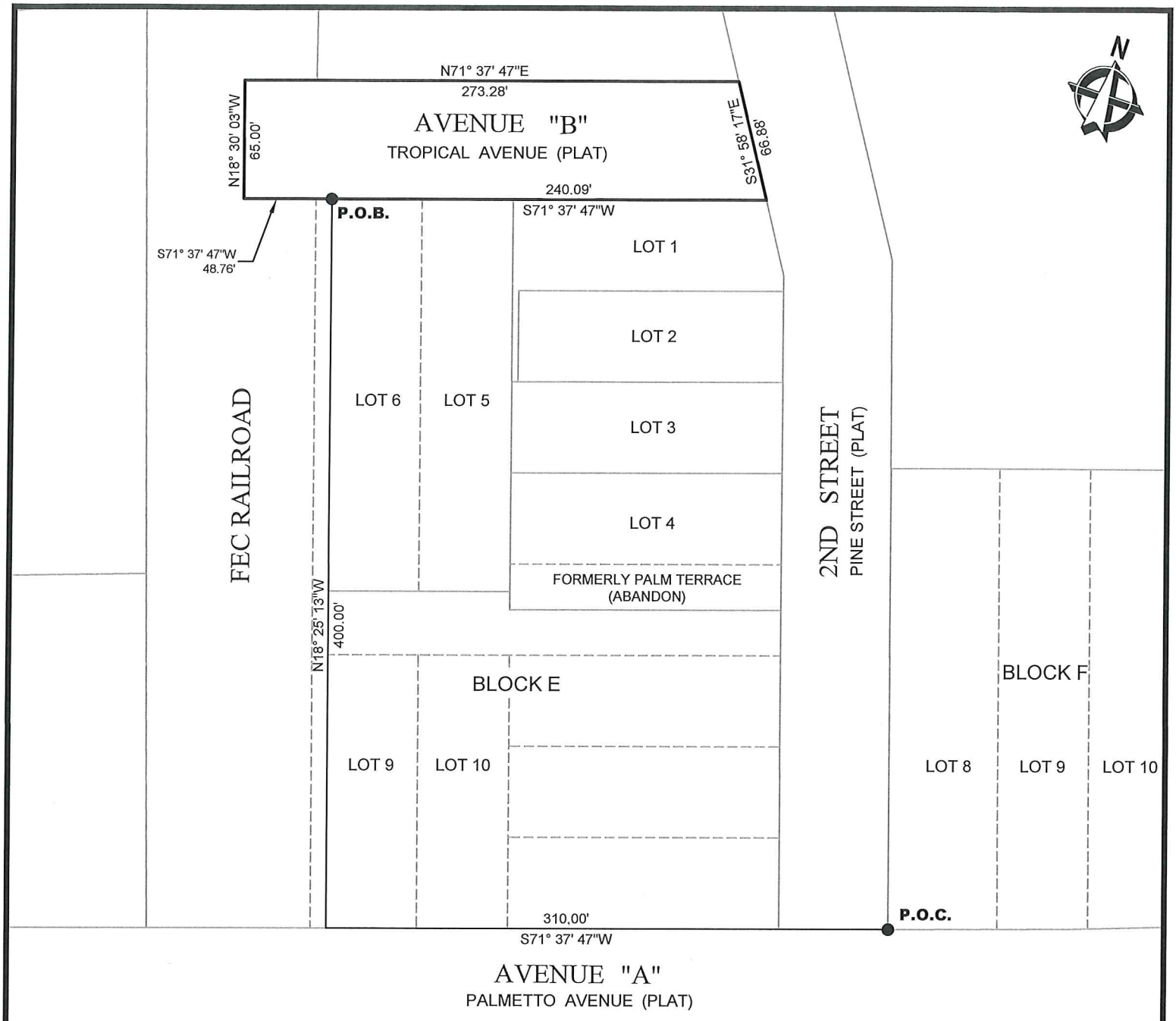
BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CITY OF FT. PIERCE, FLORIDA

DATE: 5-15-2013
HORIZ. SCALE: 1"=20'
VERT. SCALE: N\A
JOB No. 13-071
SHEET 1 OF 1

P:\Proj\2013\13-071 HD Ring Power Plant\Survey\13-071 map2.dwg, 6/20/2013 8:35:19 AM



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THIS IS NOT A SURVEY

Q:\Engineering CADD Files\Drawings\Legals\Avenue B Abandonment.dwg

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

ABANDONMENT OF AVENUE "B" SKETCH AND DESCRIPTION

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

SHEET 1

NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
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LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F; PROCEED SOUTH 86°09'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID ARRON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY) AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK E, AND ALONG THE SOUTH LINE OF SAID BLOCK E A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK E, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7, DATED SEPTEMBER 5, 1944; THENCE NORTH 04°53'21"WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND THE SOUTHWEST CORNER OF SAID LOT 9, AND ALONG SAID EAST RIGHT-Of-WAY LINE, AND THE WEST LINE OF SAID LOT 9, AND ALONG THE WEST LINE OF PALM TERRACE (ABANDON), A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING;

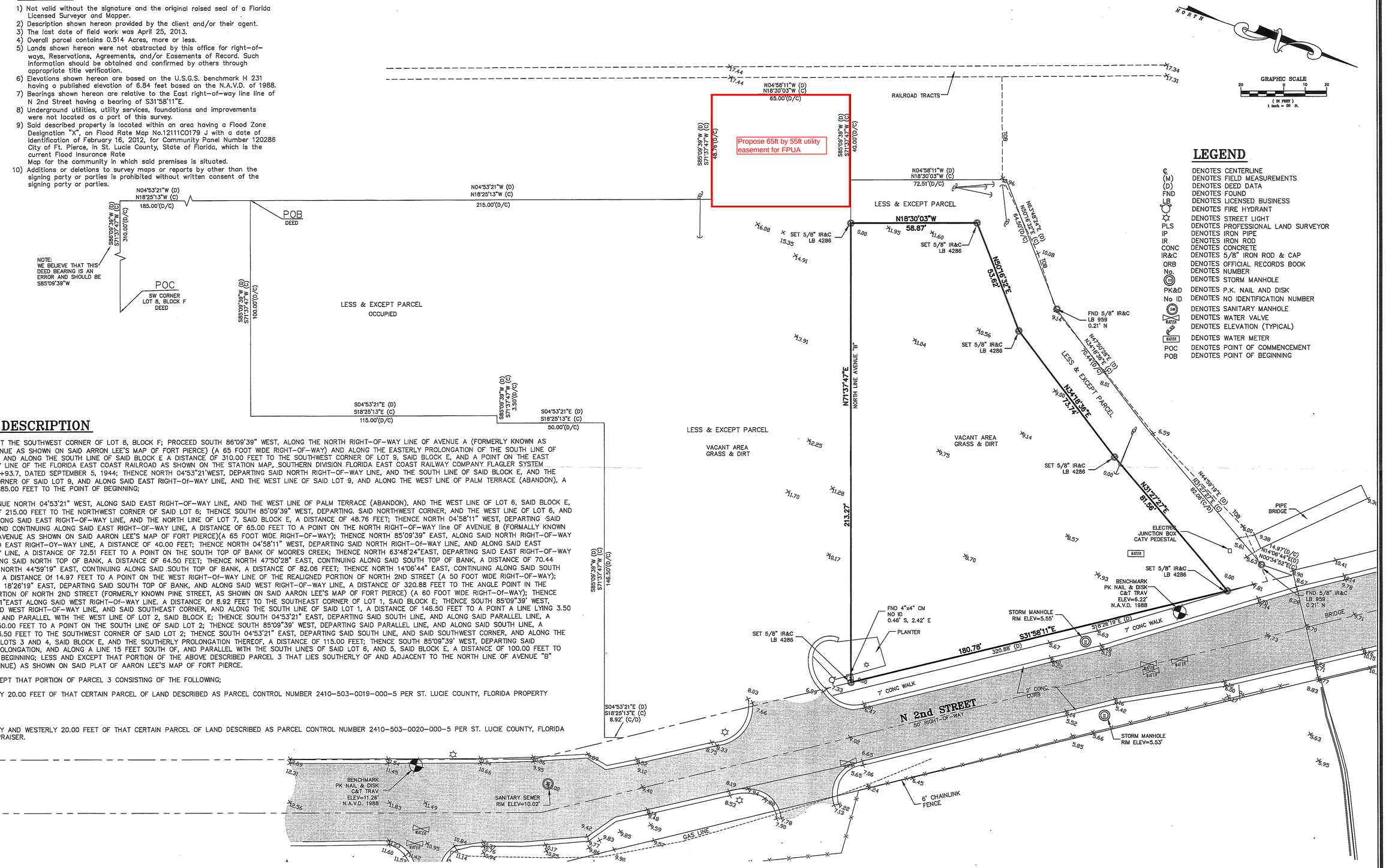
THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF PALM TERRACE (ABANDON), AND THE WEST LINE OF LOT 6, SAID BLOCK E, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 85°09'39" WEST, DEPARTING. SAID NORTHWEST CORNER, AND THE WEST LINE OF LOT 6, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOT 7, SAID BLOCK E, A DISTANCE OF 48.76 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH LINE, AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY line OF AVENUE B (FORMALLY KNOWN AS TROPICAL AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 65 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 85°09'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND SAID EAST RIGHT-OY-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 04°58'11" WEST, DEPARTING SAID NORTH RIGHT-Of-WAY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE NORTH 63°48'24"EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG SAID NORTH TOP OF BANK, A DISTANCE OF 64.50 FEET; THENCE NORTH 47°50'28" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 70.44 FEET; THENCE NORTH 44°59'19" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE OF 82.06 FEET; THENCE NORTH 14°06'44" EAST, CONTINUING ALONG SAID SOUTH TOP OF BANK, A DISTANCE Of 14.97 FEET TO A POINT ON THE WEST RIGHT-Of-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND STREET (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 18°26'19" EAST, DEPARTING SAID SOUTH TOP OF BANK, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO THE ANGLE POINT IN THE REALIGNED PORTION OF NORTH 2ND STREET (FORMERLY KNOWN PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-Of-WAY); THENCE SOUTH 04°53'21"EAST ALONG SAID WEST RIGHT-Of-WAY LINE. A DISTANCE Of 8.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK E; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF 3.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 04°53'21" EAST, DEPARTING SAID SOUTH LINE, AND SAID SOUTHWEST CORNER, AND ALONG THE WEST LINE OF LOTS 3 AND 4, SAID BLOCK E, AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET; THENCE SOUTH 85°09'39' WEST, DEPARTING SAID SOUTHERLY PROLONGATION, AND ALONG A LINE 15 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH LINES OF SAID LOT 6, AND 5, SAID BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL 3 THAT LIES SOUTHERLY OF AND ADJACENT TO THE NORTH LINE OF AVENUE "B" (TROPICAL AVENUE) AS SHOWN ON SAID PLAT OF AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF PARCEL 3 CONSISTING OF THE FOLLOWING;

THE NORTHERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0019-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE NORTHERLY AND WESTERLY 20.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0020-000-5 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.



LEGEND

℄	DENOTES CENTERLINE
(M)	DENOTES FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
	DENOTES FIRE HYDRANT
	DENOTES STREET LIGHT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CONC	DENOTES CONCRETE
IR&C	DENOTES 5/8" IRON ROD & CAP
ORB	DENOTES OFFICIAL RECORDS BOOK
No.	DENOTES NUMBER
	DENOTES STORM MANHOLE
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
	DENOTES SANITARY MANHOLE
WATER	DENOTES WATER VALVE
	DENOTES ELEVATION (TYPICAL)
WATER	DENOTES WATER METER
POC	DENOTES POINT OF COMMENCEMENT
POB	DENOTES POINT OF BEGINNING

MICHAEL T. KOLODZIEJCZYK,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3864

6-20-13
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
13-071map2.dwg	13-02/3-15

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	ED/GA	4-25-13
CALCS.		
DRAWN	GLM	5-15-13
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CITY OF FT. PIERCE, FLORIDA

DATE: 5-15-2013
HORIZ. SCALE: 1"=20'
VERT. SCALE: N\A
JOB No. 13-071
SHEET 1 OF 1

P:\Proj\2013\13-071 HD Ring Power Pitch\Survey\13-071 map2.dwg, 6/20/2013 8:35:19 AM

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK F, PROCEED SOUTH 71˚37'47" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A (FORMERLY KNOWN AS PALMETTO AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 65 FOOT WIDE RIGHT-OF-WAY), AND ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E, AND ALONG WITH THE SOUTH LINE OF BLOCK E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK E AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 18˚25'13" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTH LINE OF SAID BLOCK E, AND ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID BLOCK E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 71˚37'47" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF AVENUE B (FORMERLY KNOWN AS TROPICAL AVENUE) A DISTANCE OF 48.76 FEET; THENCE NORTH 18˚30'03" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE B; THENCE NORTH 71˚37'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 273.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET). THENCE SOUTH 31°58'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 2ND STREET. A DISTANCE OF 66.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E; THENCE SOUTH 71°37'47" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, A DISTANCE OF 240.09 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF LOT 6, BLOCK E.

THIS IS NOT A SURVEY

Q:\Engineering CADD Files\Drawings\Legals\Avenue B Abandonment.dwg

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

ABANDONMENT OF AVENUE "B" SKETCH AND DESCRIPTION

DATE:	JANUARY 2020
SCALE:	1" = 80'
DRAWN:	J. ANDREWS / D.SUMNER

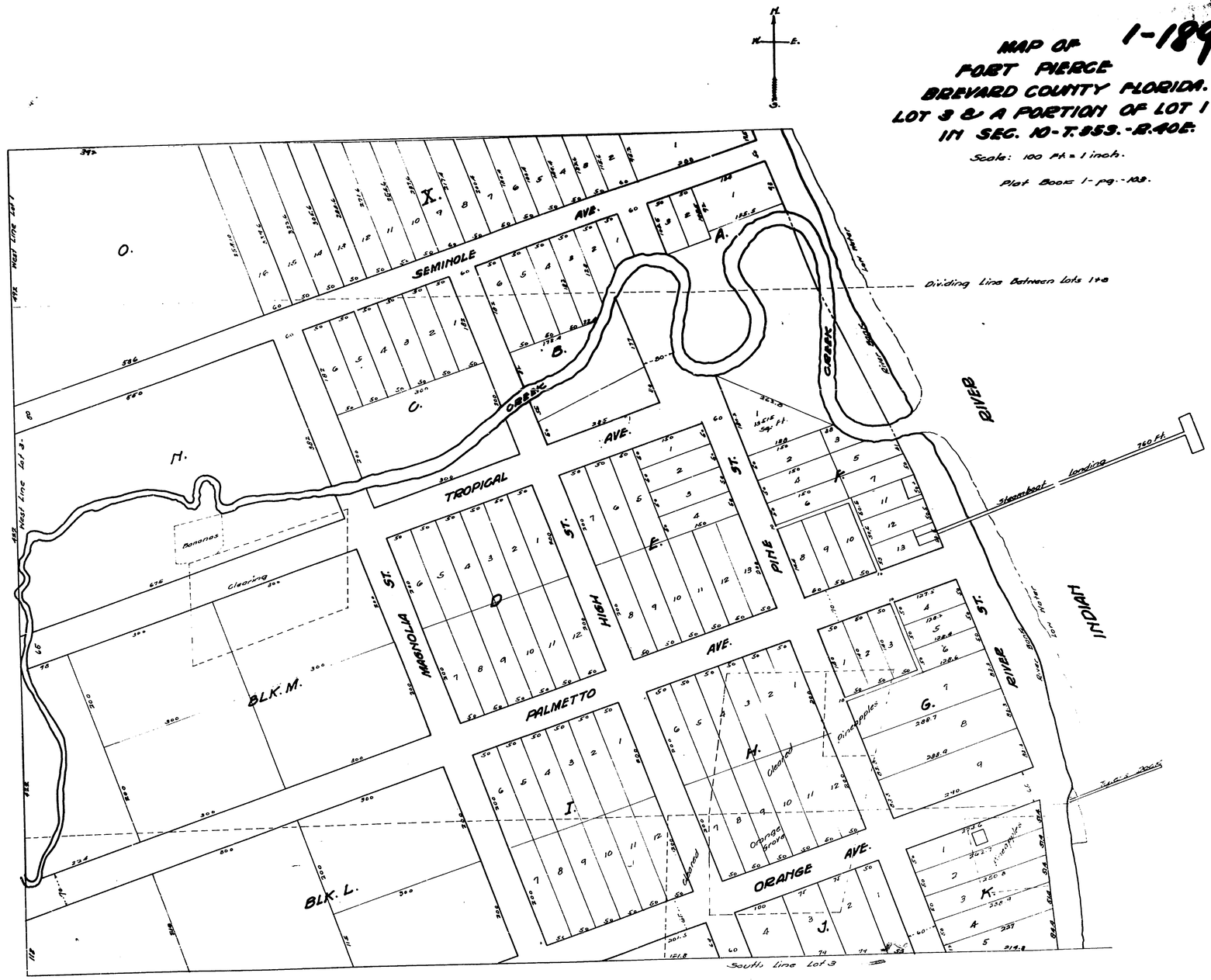
SHEET 1

1-189

MAP OF FORT PIERCE BREVARD COUNTY FLORIDA. LOT 3 & A PORTION OF LOT 1- IN SEC. 10-T.35S.-R.40E.

Scale: 100 Ft = 1 inch.

Plat Book 1- pg.-189.



Transcribed from the Original by J.O. Frias. Co. Surveyor.

Filed 10th June 1888 by Florida Canning Co. Julius Tyler - Trees

A.A. Stewart Clerk-Ct-Ct.

1-189

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

05/28/2021

Amy Kobott

Subscribed and sworn to before on May 28, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $120.12
Ad No: 0004745696
Customer No: 1309463
PO #: 21-014

# of Affidavits 1

RECEIVED
JUN 04 2021
FINANCE DEPT.

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 32-2 of the Code of Ordinances of the City of Fort Pierce, and 166.041 of Florida State Statutes will hold Public Hearings on Monday, June 7, 2021 at 6:00 p.m. and Monday, June 21, 2021 at 4:30 p.m., on first and second readings respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 21–014 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING A PORTION OF THE AVENUE B RIGHT-OF-WAY, BOUND BY A.E. BACKUS AVENUE TO THE NORTH; NORTH 2ND STREET TO THE EAST, AVENUE A TO THE SOUTH, AND THE FEC RAILROAD TO THE WEST; BEING APPROXIMATELY 65.00 FEET WIDE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: May 28, 2021
TCN4745696

City Commission Regular Meeting - 4:30 pm **12. b.**

Meeting Date: 06/21/2021

Re: Conditional Use - Lucky 7 Arcade - 1702 Delaware Avenue

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

---

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with New Construction submitted by Property Owner, , and Representative , to operate a 5,898 sq. ft. Amusement Arcade Center with 50 arcade machines at 1702 Delaware Avenue in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2409-314-0027-000-0, 2409-314-0024-000-9.

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with No New Construction and Design Review to operate a 5,898 sq ft Amusement Arcade Center with 50 arcade machines. The approximately 1.28 acres property is located just northwest of Delaware Avenue and S. 17 th Street. The subject site is surrounded by commercial uses to the south and east and residential uses to the north, east, and west. The building where the proposed use will be located was formerly a restaurant and bar. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

- The proposed Arcade Amusement Center is specifically dedicated for the amusement of adults. The project's floor plan will consist of a cashier front desk area, (2) seating areas, (3) storage areas, (4) restrooms, and 50 arcade machines stations. Hours of operation will be Sunday through Saturday from 8am-12am. There will be 5-10 staff members present at all times. A proposed restaurant with a separate entrance will share the same building and parking lot. This proposed restaurant will not serve alcohol.

RECOMMENDATION:

The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following four (4) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.**Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 10 bicycle spaces.**
2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.

3. No Parking shall be permitted within the 8,361 square foot grass area to the west.

4. A Lot Combination and Unity of Title of Parcel ID: 2409-314-0027-000-0 and Parcel ID: 2409-314-0024-000-9, to provide continual access for a sustainable commercial site must be completed.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/13/2021 09:29 AM

Form Started By: Vennis Gilmore
Started On: 06/09/2021 04:28 PM
Final Approval Date: 06/13/2021

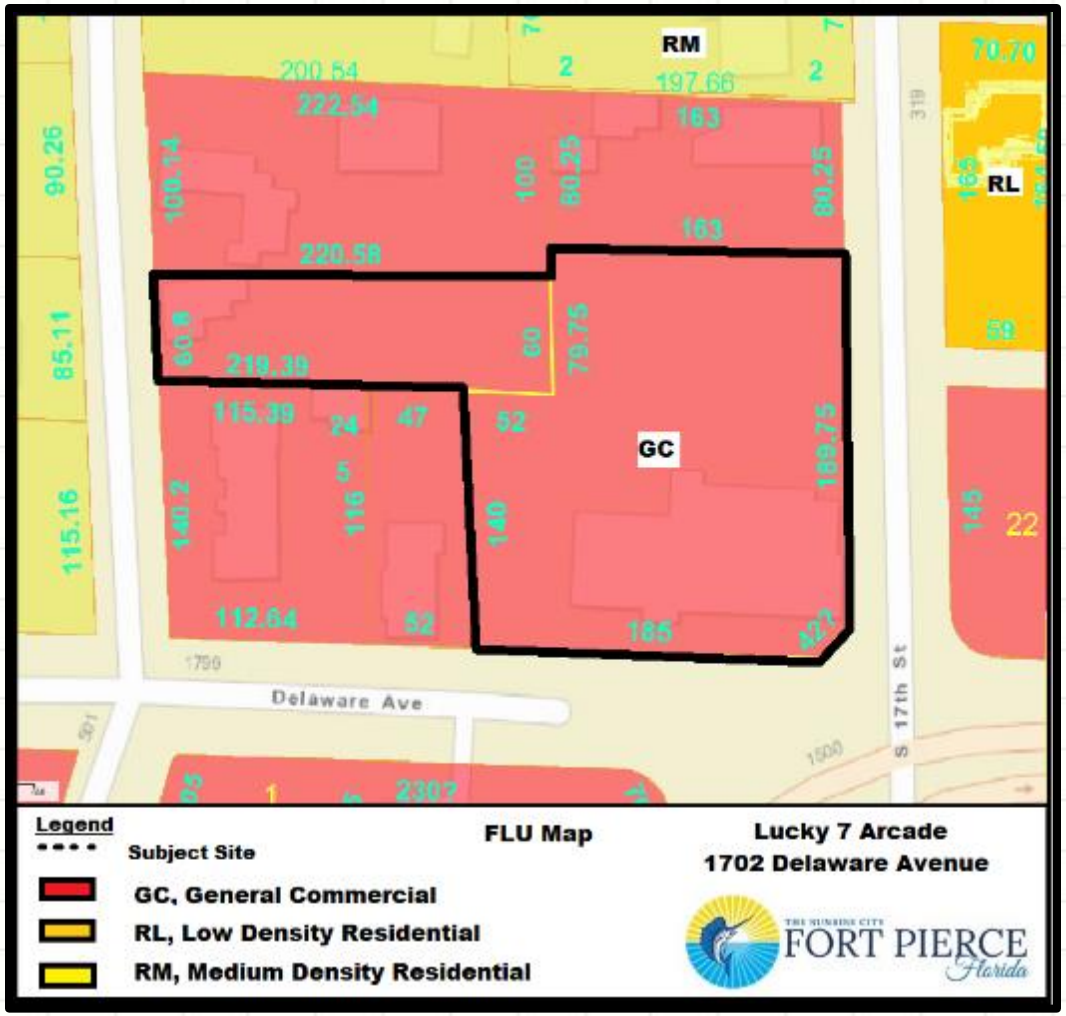
Conditional Use – Lucky 7 Arcade

1702 Delaware Avenue

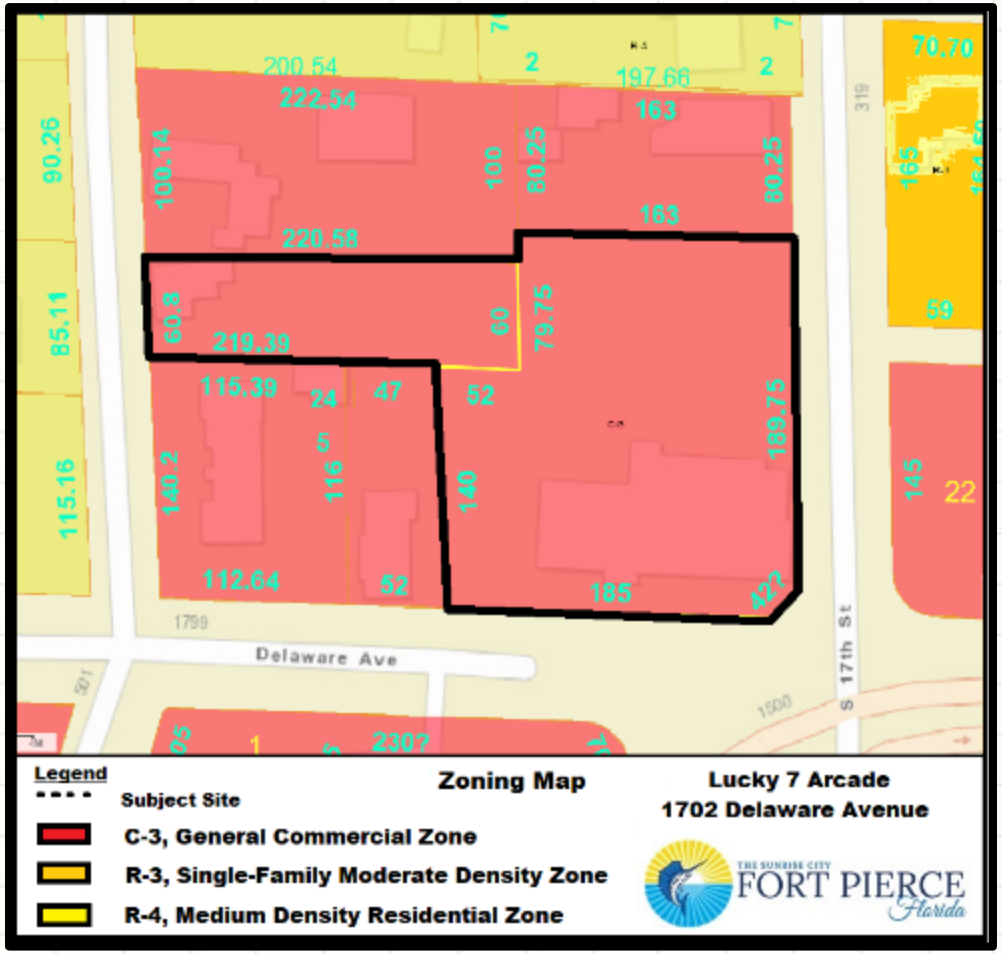
Aerial Map

DELAWARE AVE
DELAWARE AVE
OKEECHOBEE RD
OKEECHOBEE RD
N
W
E
S
Lucky 7 Arcade
1702 Delaware Avenue
Aerial Map
FORT PIERCE
Florida

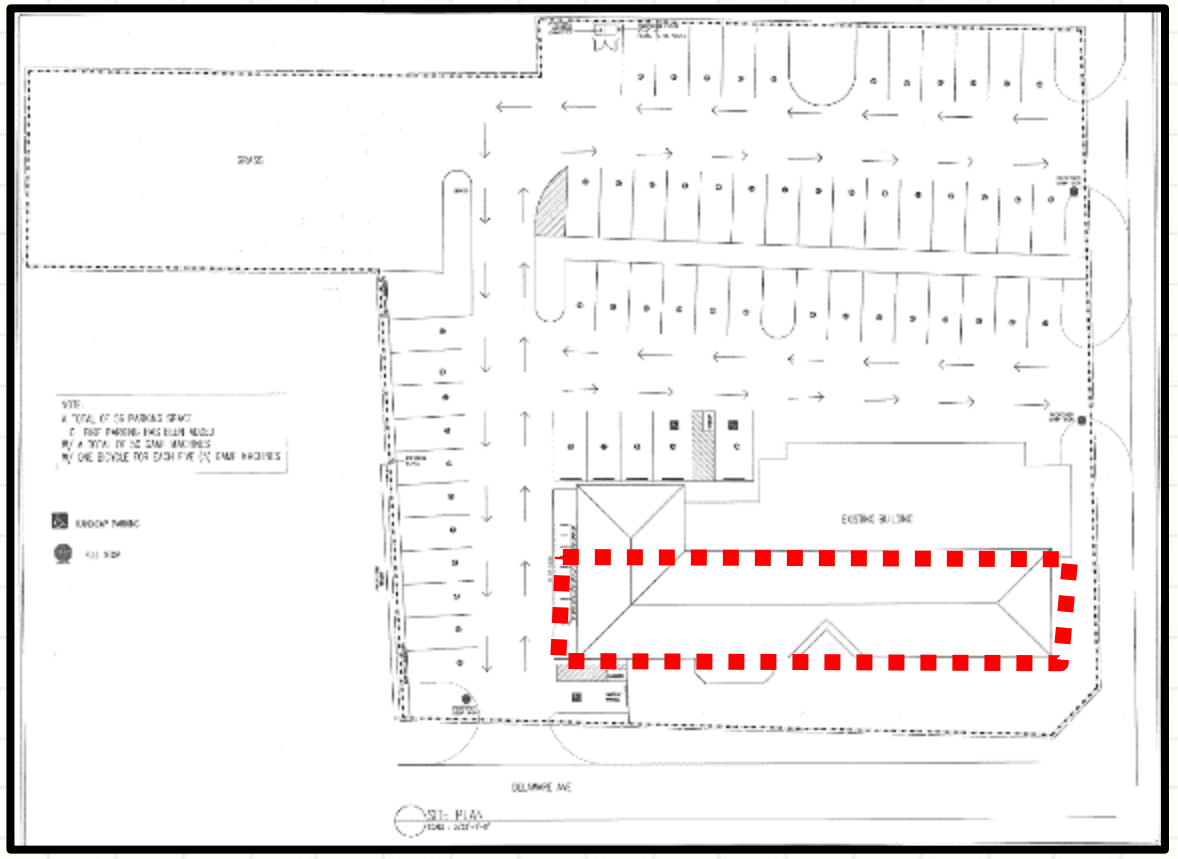
FLU Map


RM
GC
RL
Delaware Ave
S 17th St
Legend
Subject Site
GC, General Commercial
RL, Low Density Residential
RM, Medium Density Residential
FLU Map
Lucky 7 Arcade
1702 Delaware Avenue
FORT PIERCE
Florida

Zoning Map

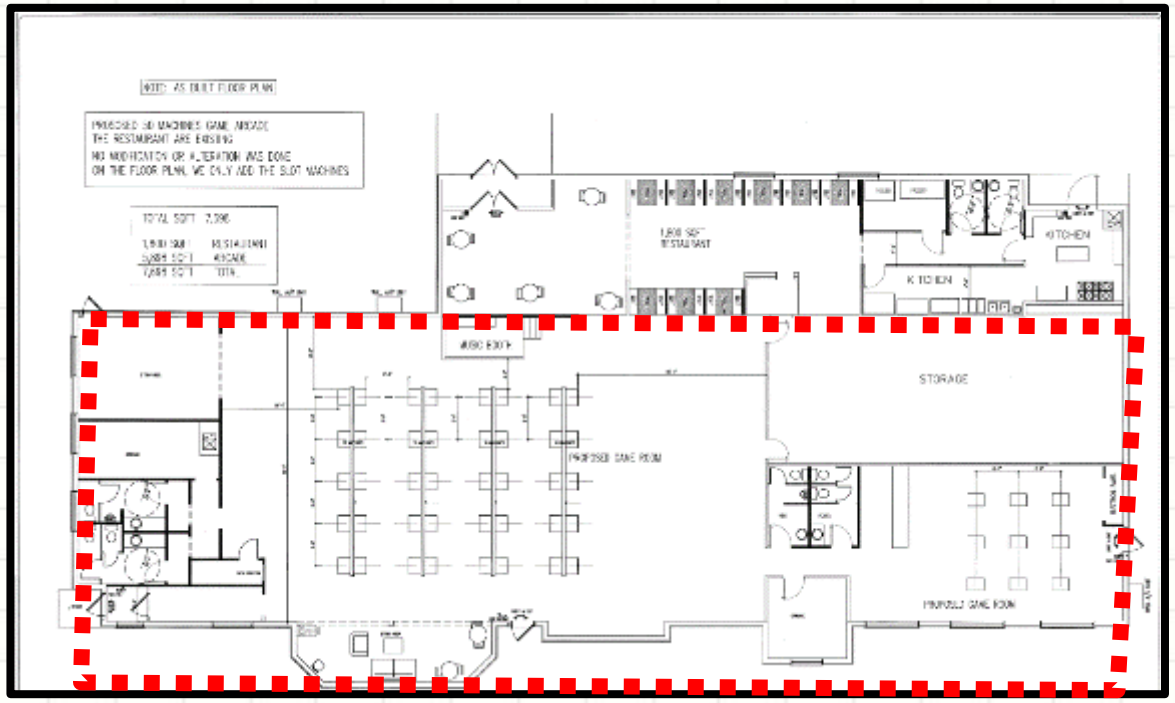

Legend
Subject Site
C-3, General Commercial Zone
R-3, Single-Family Moderate Density Zone
R-4, Medium Density Residential Zone
Zoning Map
Lucky 7 Arcade
1702 Delaware Avenue
Delaware Ave
S 17th St
FORT PIERCE
Florida

Site Plan



- 5,898 sq ft facility
- Dedicated for adults 18 years of age & up
- Hours: 8:00am to 12:00am (Sun-Sat)
- 5-10 staff members present at all times
- (56) Parking Spaces with (3) designated Handicap Spaces

Floor Plan



- Approx. 7,900 sq ft structure was previously a Restaurant & Bar/Nightclub
- Approx. 7,900 sq ft existing structure will be divided into two (2) uses by a proposed firewall
- The proposed restaurant will have a separate entrance & will share the building and parking
- Submitted parking calculation includes required parking for both uses.
- Conditional Use Approval is only for the Amusement Arcade Center.

Lucky 7 Arcade

Consideration of a Conditional Use With No New Construction – Lucky 7 Arcade at 1702 Delaware Avenue.

- Approval of a Conditional Use with No New Construction to operate a 5,898 sq ft Arcade Amusement Center with 50 arcade machines.

- Staff recommends **APPROVAL** with four (4) conditions.

Planning Board

The Planning Board, at their May 10th, 2021 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation (Conditional Use with No New Construction)

Staff recommends **APPROVAL** with four (4) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 10 bicycle spaces.**

2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.

3. No Parking shall be permitted within the 8,361 square foot grass area to the west.

4. A Lot Combination and Unity of Title of Parcel ID: 2409-314-0027-000-0 and Parcel ID: 2409-314-0024-000-9, to provide continual access for a sustainable commercial site must be completed.

CC Actions (Conditional Use)

Possible actions of the City Commission:

- APPROVAL of the proposed Conditional Use with four (4) conditions, and no changes
- APPROVAL of the proposed Conditional Use with changes
- DISAPPROVAL of the proposed Conditional Use

Conditional Use

1702 Delaware Avenue

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas C. Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Vennis Gilmore, Planner

RE: **Lucky 7 Arcade**
1702 Delaware Avenue

BOARD DATE: June 21, 2021

STAFF REPORT

Owner: Alvaro Campuzano
184 U Vista CT
Fort Pierce, FL 34947

Applicant: Reginald B. Sessions, Attorney
201 S 2nd Street, Suite 211
Fort Pierce, FL 34950

Applicant's Request: Approval of a Conditional Use with No New Construction and Design Review to operate a 5,898 sq ft Amusement Arcade Center with 50 arcade machines

Location(s): 1702 Delaware Avenue

Parcel ID(s): 2409-314-0027-000-0, 2409-314-0024-000-9

Future Land Use: General Commercial (GC)
Current Zoning: General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
RM	GC/RL	GC	GC/RM

Surrounding Zoning:

North	East	South	West
C-3	C-3/R-3	C-3	R-4

Utilities: FPUA

Acres: 1.28

Staff Analysis:

Request

In accordance with Sections 125-187,125-237, 125-325, and 125-314 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction and Design Review to operate a 5,898 square foot Amusement Arcade Center with 50 arcade machines on a site formerly occupied by a restaurant and bar. The approximately 1.28-acre property is located northwest of Delaware Avenue and Souh 17th Street and has a Future Land Use of General Commercial (GC) with a compatible zoning district classification of General Commercial Zone (C-3). The subject site is surrounded by commercial uses to the south and east and residential uses to the north, east, and west.

The proposed Arcade Amusement Center is specifically dedicated for the amusement of adults. The project's floor plan will consist of a cashier front desk area, (2) seating areas, (3) storage areas, (4) restrooms, and 50 arcade machines stations. Hours of operation will be Sunday through Saturday from 8am-12am. There will be 5-10 staff members present at all times. A proposed restaurant with a separate entrance will share the same building and parking lot. This proposed restaurant will not serve alcohol.

Future Land Use & Zoning

The GC Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject site is located within the C-3, 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. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas but rather to promote concentrations of commercial activities.

Parking

Pursuant to City Code Section 125-325 (2)(l)(f), Design Standards, Amusement Arcade Centers shall provide 0.75 parking spaces for each arcade gaming machine and shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. The required parking is 56 parking spaces with three (3) designated handicap parking spaces. The subject site plan

features 56 parking spaces with three (3) designated handicap parking spaces. The submitted site plan indicates the proposed location of the required bicycle rack with 10 bicycle stalls. The required bicycle rack will be a condition of approval.

Design Review

The proposed use will operate within an existing one (1)-story building with approximately 7,900 square feet. The structures design will continue its existing wood panel siding and mansard flat-roof system. The painted wood panel wall exterior is currently painted a rust-orange color. Currently, the applicant does not plan to make any changes to the exterior of the subject building. If the applicant intends to make any changes, they will be required per City Code Section 125-314 to submit for proposed exterior elevations for administrative approval.

Landscaping

The applicant has not submitted an updated Landscape Plan demonstrating that new trees and plantings will comply with the requirements of the City's landscaping ordinance.

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 and Design Review 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.

Public Notification

A total of 51 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property.

Planning Board Recommendation

The Planning Board, at their May 10th, 2021 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation*:*

The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following four (4) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 10 bicycle spaces.**

2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.

3. No Parking shall be permitted within the 8,361 square foot grass area to the west.

4. A Lot Combination and Unity of Title of Parcel ID: 2409-314-0027-000-0 and Parcel ID: 2409-314-0024-000-9, to provide continual access for a sustainable commercial site must be completed.

N

W E

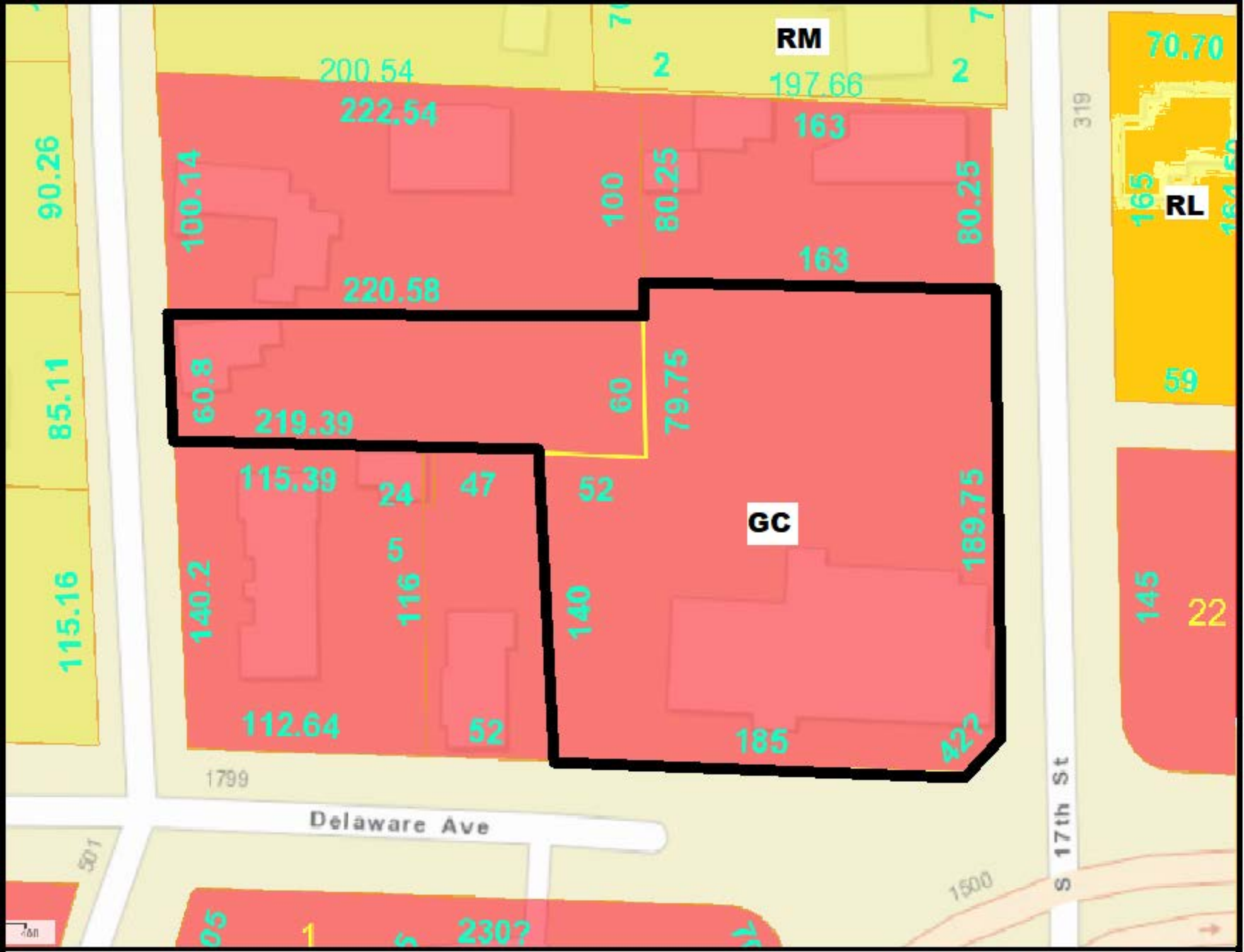
S

Lucky 7 Arcade

1702 Delaware Avenue

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



Legend

Subject Site

GC, General Commercial

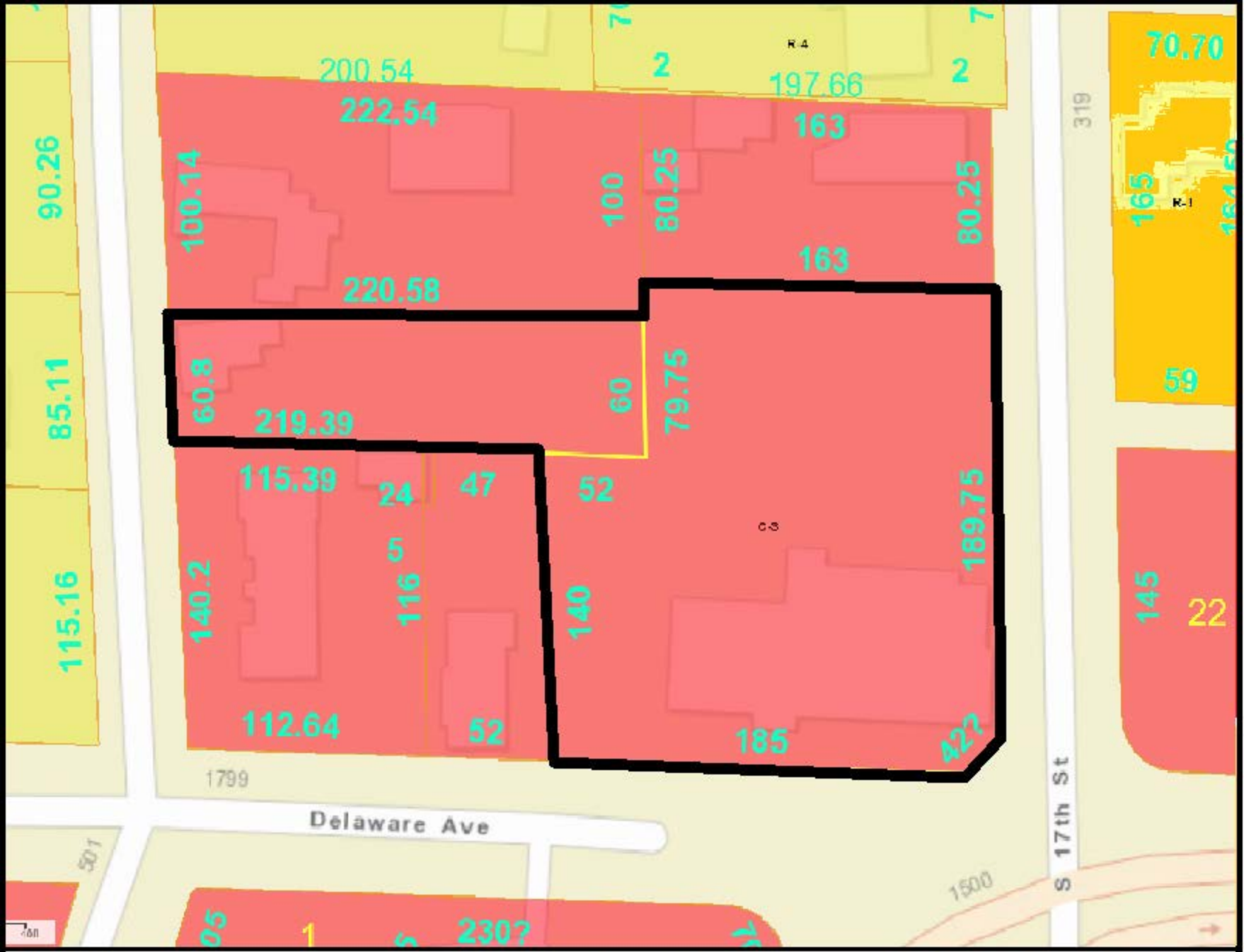
RL, Low Density Residential

RM, Medium Density Residential

FLU Map

Lucky 7 Arcade
1702 Delaware Avenue

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

C-3, General Commercial Zone

R-3, Single-Family Moderate Density Zone

R-4, Medium Density Residential Zone

Zoning Map

Lucky 7 Arcade
1702 Delaware Avenue

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 15, 2021

Maria Alvarez
145 NW Dorchester Street
Port St Lucie, FL 34983

Subject: 1702 Delaware Avenue – TRC Comments for April 15, 2021 conference call

Fort Pierce Planning Department

1. Per City Code Section 125-317. – Sidewalks - (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

   (4)Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements**. Include a sidewalk connection to the Building from sidewalk along Delaware Ave to the entrance.**

2. Provide a separate gated entrance to the refuse collection area for employee access.

3. Provide a sidewalk connection (sidewalk striping) to the refuse collection gated entrance.

4. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick-up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.

5. A Lot Combination and Unity of Title of Parcel ID: 2409-314-0027-000-0 and Parcel ID: 2409-314-0024-000-9, to provide continual access of a sustainable commercial site must be completed.

6. City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**

7. Please adhere to all regulation within City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

8. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **A Landscape Bond, Itemized Cost**

Estimate, and Certified Letter of Completion by Certified Florida Landscape Architect must be provided prior to receiving Certificate of Occupancy.

9. Per City Code Section 125-315. – Off-Street Parking and Loading. (j)Lighting, Commercial uses require a minimum average of two footcandles for parking areas.

10. **Per City Code 125-325. –** Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises**. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 10 bicycle stalls.**

11. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**

12. **Per City Code 125-325. –** Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**

13. No Parking in the 8,361 square foot grass area to the west.

14. Per City Code Section 22-56.-Definitions: Adult entertainment *establishment* means an adult theater, an adult bookstore, an adult performance establishment, a commercial physical contact parlor or an escort service operated for commercial or pecuniary gain, regardless of whether such establishment is permitted under this article. Whether or not an adult entertainment establishment is operated for commercial or pecuniary gain shall not depend upon actual profit or loss. An establishment which has a permit issued through this article shall be presumed to be operated for commercial or pecuniary gain. An establishment with an adult entertainment permit shall be presumed to be an adult entertainment establishment. **Adult Entertainment per the City of Fort Pierce definition is not allowed, however an Arcade Amusement Center with entertainment for adults 21 years of age and older is permitted through Conditional Use Approval.**

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 4.15.21
Property Address: Conditional Use & Design Review – Lucky 7 Arcade – 1702 Delaware Avenue

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 7th 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: 4/9/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Planner

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

Re : Conditional Use – 1702 Delaware Avenue
TRC No. 21-04000002

Date : April 9, 2021

RECEIVED
APR 12 2021
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 April 5, 2021:

- [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] Approval of Conditional Use
- [ ] 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 advisory comment

Q:\ENGINEERING\Site Development Projects\Addresses\1702 Delaware\CU\Submittal No. 2 - 040221\CU Approval - 040921.docx

ENGINEERING ADVISORY COMMENT:

1. This approval is based on the information provided that no new site improvements are proposed other than site lighting and landscaping.

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
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

April 15, 2021

Case # 21-04000002

Planner: Vennis Gilmore

Conditonal Use and Development Review

1702 Delaware Avenue, Ft. Pierce (Lucky 7 Arcade)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

April 15, 2021

TECHNICAL REVIEW PROJECT # 21-04000002

Conditional Use & Design Review – Lucky 7 Arcade – 1702 Delaware Avenue

Comments

FPUA W/WW Engineering: This building is presently served with Water and Wastewater Service by Fort Pierce Utilities Authority. If water utility service modification is required, please contact Lugey Dawson @ 466-1600 ext. 3428 to discuss in further detail.

FPUA Electric & Gas Engineering: Approved
If the owner/applicant should have any questions, please contact Sal Scimeca.
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

April 14, 2021

PROJECT: 1702 Delaware – Lucky 7 Arcade

REF: TRC App. #21-04000002

TO: Vennis Gilmore, Jennifer Hofmeister

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. No written response to previous comments was provided.
2. Previous comment offered: *If the trip count is 10% or more than previous use (grandfathered), please let us know to further evaluate any driveway connections or potential for turn lanes.* No information has been provided to support this request.
3. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Lucky 7 Arcade-1702 Delaware Avenue

REVIEW DATE: 1/14/2021, 4/2/2021

PLANNER: V. GILMORE

REVIEWED BY: Captain 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 at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

6. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

7. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

8. **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

9. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Monday, April 05, 2021 11:39 AM
To: Vennis Gilmore
Cc: Alicia Rosenthal
Subject: Lucky 7 Arcade – 1702 Delaware Avenue Conditional Use & Design Review –

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. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

office 772.429.7547
cell 772.216.5755

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 MONDAY, MAY 10, 2021, 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

After roll call, Ms. Hofmeister introduced the Planning department summer intern, Bridgette Murphy, and Ms. Murphy told the Board a little bit about herself.

Present:	Bob Burdge; Michael Broderick; Marcia Baker; Harold Albury; Frank Creyaufmiller, Chairman
Absent:	Nichelle Clemons; Gloria Johnson-Scott
Staff Present:	Jennifer Hofmeister, Planning Director
	Tanya Earley, Assistant City Attorney
	Rebeca Guerra, Assistant Planning Director
	Brandon Creagan, Planner
	Vennis Gilmore, Planner
	Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Ms. Johnson Scott and Ms. Clemons were excused.

5. APPROVAL OF MINUTES

a. Minutes from the April 12, 2021 meeting

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the minutes from the April 12, 2021 meeting.

AYE: Michael Broderick, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Annexation - 2261 Peters Road - Six (6) Parcels - Kings Highway Commerce Park

Mr. Creagan gave an overview of the annexation and answered questions from the Board on the road access between two of the parcels and the use of the land once annexed into the city.

Jeff Iravani, applicant representative, stated the owner intends to construct a 109 acre distribution center on the property with Phase 1 coming shortly.

Motion was made by Bob Burdge, and seconded by Michael Broderick to froward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

b. Conditional Use - Lucky 7 Arcade - 1702 Delaware Avenue

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking requirements, parking in the grass lot, and alcohol sales.

Ms. Hofmeister explained that in order to park on the grass lot, surface parking requirements have to be met.

Maria Alvarez, owner, stated that no parking will take place on the grassy area, only on the pavement.

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve with the following thirteen (13) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. Install a bicycle rack with a minimum of 10 bicycle spaces.
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers. Alcohol sales or consumption shall also be prohibited in the attached restaurant.
3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement. Per City Code Section 123.-6. – Required Bond., Provide a completion

certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. A Landscape Bond, Itemized Cost Estimate, and Certified Letter of Completion by Certified Florida Landscape Architect must be provided prior to receiving Certificate of Occupancy.

4. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt. The applicant must submit a Landscape Plan with new trees and plantings that meet city code standards.
5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.
6. Per City Code Section 125-317. – Sidewalks - (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements. Include a sidewalk connection to the Building from sidewalk along Delaware Avenue to the entrance.
7. Provide a separate gated entrance to the refuse collection area for employee access.
8. Provide a sidewalk connection (sidewalk striping) to the refuse collection gated entrance.
9. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick-up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.
10. No Parking shall be permitted within the 8,361 square foot grass area to the west.
11. Per City Code Section 22-56.-Definitions: Adult entertainment establishment means an adult theater, an adult bookstore, an adult performance establishment, a commercial physical contact parlor or an escort service operated for commercial or pecuniary gain, regardless of whether such establishment is permitted under this article. Whether or not an adult entertainment establishment is operated for commercial or pecuniary gain shall not depend upon actual profit or loss. An establishment which has a permit issued through this article shall be presumed to be operated for commercial or pecuniary gain. An establishment with an adult entertainment permit shall be presumed to be an adult entertainment establishment. Adult Entertainment per the City of Fort Pierce definition is not allowed, however an Arcade Amusement Center with entertainment for adults 18 years of age and older is permitted through Conditional Use Approval.
12. A Lot Combination and Unity of Title of Parcel ID: 2409-314-0027-000-0 and Parcel ID: 2409-31, to provide continual access for a sustainable commercial site must be completed.

AYE: Marcia Baker, Harold Albury, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

c. **Conditional Use - Dwelling Rental - 1578 Thumb Point Drive**

Ms. Guerra gave an overview of the dwelling rental and highlighted that the detached accessory building was built prior to the zoning ordinance change and the two car limit condition is for the rental unit only. Ms. Guerra answered questions from the Board on the address of the detached building, traffic, and electrical permits for the rental unit.

Christy Estes, owner and applicant, noted that condominiums are behind her home and there is nothing to the stage left of the home for noise violation. Dr. Estes said she will be living on the premises and there is an open camera system on the property. Dr. Estes highlighted the rental rules of no pets, no children, and a 3 night minimum rental. Dr. Estes said she will not be operating her business from her home and she stated that none of her students will be staying in the rental unit.

Timothy Bankston, resident, read a letter of opposition from resident, Terry Shafer and he spoke against the application.

Sally Griffith, resident, spoke against the application.

Ms. Baker stated she is concerned with having two vacation rentals, with the driveways meeting right across the street from each other, that close to an intersection, is a tragedy waiting to happen.

Motion was made by Bob Burdge, and seconded by Harold Albury to recommend approval subject to the following six (6) 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 (2) vehicles for the rental unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Conditional Use approval is limited to the dwelling rental located within the detached accessory structure.

AYE: Harold Albury, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller
NAY: Marcia Baker
Passed

d. **Text Amendment - Chapter 125-187 - Vehicle Sales / Service / Repair**

Ms Guerra gave an overview of the text amendment and she highlighted the change will allow for site plans with beautification and landscape improvements

Ms. Baker suggested that the Use Table be changed to Vehicle Repair or Vehicle Wash instead of Vehicle Repair and Wash, because it implies that you cannot have a vehicle repair business unless you have a wash facility.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval of the proposed text amendment to City Commission.

AYE: Bob Burdge, Michael Broderick, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Ms. Hofmeister informed the Board of the upcoming Edgartown Community meeting on Wednesday, May 12, 2021 at the Riverwalk Center.

Ms. Hofmeister explained that the Planning Board of Adjustment is having a hard time meeting quorum due to the Board not meeting regularly. At the Conference Agenda on May 10, 2021, Ms. Hofmeister discussed the possibility of the Board of Adjustment duties moving under the Planning Board. Ms. Hofmeister stated the City Commission has directed staff to look at what other municipalities are doing and to check for legal conflicts due to the Board of Adjustment hearings being Quasi-Judicial.

9. BOARD COMMENTS

Chairman Creyaufmiller asked the Board members to make their feelings known because every comment is worthy of being made.

Ms. Baker stated in June 2020, the City Commission eradicated the rights of the property owners in Fort Pierce and the Planning Board to have any meaningful influence on any Conditional Use applications. Prior to that date a 20% negative response from the public or a Planning Board denial triggered a super majority vote to override the objections. The elimination of this safety feature of a super majority requirement has been and will be in the future a disaster for any continuing meaningful citizen participation on any kind of Conditional Use in their neighborhoods. Ms. Baker urged the City Commission to rescind this change and go back to the citizens and the Planning Board having proper influence on the decisions being made.

Mr. Broderick gave an update on the Short Term Rental Task Force. He stated the committee is on target for the initial presentation to the City Commission at the Conference Agenda on June 14, 2021 with the finalized document being finished in September or October 2021. Mr. Broderick explained that the process will be usable and functional and is a massive improvement but it is not a "be-all, fix-all" and frustrations will not be eliminated.

10. ADJOURNMENT

40ft
THUMB POINT DR
FERNANDINA ST
7
1
2
3
85
75
125
115
140
200
130

REVISIONS

REVIEWED FOR CODE COMPLIANCE

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code inadvertently overlooked during plan review as outlined in Chapter 1 Section 105.4 of the Florida Building Code. All proposed work is subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

These plans and all proposed work are subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

My reading

From: terry travelandfishing.com (terry@travelandfishing.com)

To: tbank39@bellsouth.net

Date: Monday, May 10, 2021, 12:30 PM EDT

Terry ShAfer
1502 Faber ct

Planning board, first of all we would like to thank you for the immense amount of time that you have spent on the issues of short term rentals in our city.

It is my understanding that the apartment… The garage apartment at 15 78,Thumb Point Dr. is on one of three lots. It is my understanding as advised from planning that it can have sleeping quarters and only a kitchenette but not a kitchen. If you will please look at the picture that Mr. Bankston is giving to you on my behalf today you will see that in the real estate advertisements for this property before being purchased by the Estes you will see a stove that will require a 220 plug. Planning advised me that the difference between a kitchen and a kitchenette is 220 and not 110.

It is my opinion that our city is not doing their job. This apartment should have already been inspected by the building department. I would love to speak to the building department about it but I have sent three emails with no response. I have left messages with no response. They seem to think that they do not have to answer to the taxpayers of the city of Fort Pierce I just don't see it that way. If we have a question we need answers. I will now put the responsibility on the planning board to prove what we are saying in the photographs to be correct and to assume that what the planning board has told me is correct or to prove it wrong I do not feel that any permit should even be considered until this property has been inspected by the building department.

This is respectfully committed to the planning board by Tim Bankston for Terry Shafer at 1502 Faber Court thank you

Terry W. Shafer
All About Travel
200 South Indian River Dr.
Suite 307
Ft Pierce, Fl. 34950
772 979 0986

Guest house not built
until last owner
after 1985

Lucky 7 Arcade Inc.

Ph:(772)708-1028 Email:Shreiteh88@gmail.com

1702 Delaware Ave. Fort Pierce FL, 34950

To whom it may concern,

Lucky 7 Arcade Inc. is intended for amusement only; it is a place where people can come and have fun and distract themselves. we will serv soft drinks and snacks for our customers to enjoy while they play. we will be open daily from 8:00am to 12:00am, there will be no alcohol served in this location. We will have approximately 5-10 employees including helping staff. If you have any questions please feel free to contact me at (772)708-1028 thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1702 Delaware Ave. Fort Pierce FL 34950

Parcel ID #(s) 2409-314-0027-000-0

Project description Arcade and Restaurant.

Alvaro Campuzano
Property Owner(s)
184 N Visto Ct
Street Address
Fort Pierce FL 34950
City State Zip
(954) 410-2279
Phone Number
Campu43@gmail.com
Email Address

Maria Alvarez
Applicant/Representative, Title, Company
145 New Dorchester St
Street Address
Port St Lucie FL 34983
City State Zip
(772) 708-1028
Phone Number
Shreiteh88@gmail.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 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.*

X _____
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 27 day of May, 2020, by Campuzano Alvaro who is personally known to me or has produced Driver's License as identification.

_____
Signature of Notary

LUCKNER MERVIL
MY COMMISSION # GG 047880
EXPIRES: February 12, 2021
(Seal) Bonded Thru Notary Public Underwriters

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

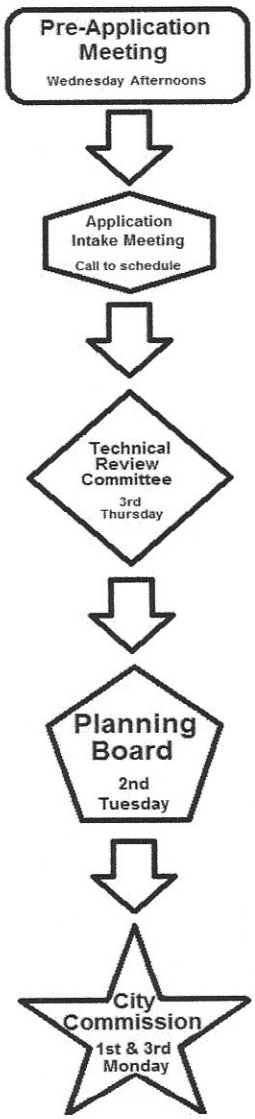
Intake Date Stamp

❑ 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 _____ Parking Spaces:_____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West

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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 1702 Delaware Ave. Fort Pierce FL 34950
Parcel ID #(s) 2469-314-0027-000-0
Project Description Arcade and Restaurant

Alvaro Campuzano
Property Owner(s)
184 N Vista ct.
Street Address
Ft. Pierce FL 34947
City State Zip
954 410 2279
Phone Number
alcampu43@gmail.com
Email Address

Maria Alvarez
Applicant/Representative, Title, Company
145 NW Dorchester St
Street Address
Port St Lucie FL 34983
City State Zip
(772) 708-1028
Phone Number
Shreiteh88@gmail.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 -- SL COUNTY
The foregoing instrument was acknowledged before me this 4th day of June, 2021, by
Alvaro Campuzano who is personally known to me or has produced
D.L. License as identification.

Signature of Notary

Notary Public State of Florida
Arsianna Mercedes Walker
My Commission GG 965848
Expires 03/04/2024
(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

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

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

Property Identification

Site Address: 1702 DELAWARE AVE	Parcel ID: 2409-314-0027-000-0	Account #: 20973	Sec/Town/Range: 09/35S/40E
Use Type: 2100	Jurisdiction: Fort Pierce	Map ID: 24/09N	Zoning: General Co

Ownership

Delaware Avenue And S 18th Street LLC
Alvaro Campuzano

184 U Vista CT
Fort Pierce, FL 34947

Legal Description

9 35 40 FROM SE COR OF NE 1/4 OFSW 1/4 RUN N 30 FT, TH W 50 FT FOR POB, TH CONT W 185 FT, TH N 140 FT, TH E 52 FT, TH N 79.75 FT, TH E 163 FT, TH S 189.75 FT, THSW 42 FT M/L TO POB

Current Values

Just/Market:	$293,600	Assessed:	$293,600
Exemptions:	$0	Taxable:	$293,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$293,600	$293,600	$0	$293,600
2019	$295,400	$295,400	$0	$295,400
2018	$366,400	$366,400	$0	$366,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-07-2019	4305 / 2561	0338	WD	Rico Miguel	$225,000
10-08-2007	2889 / 2654	XX03	QC	Rico Miguel	$100
04-27-2000	1295 / 2715	XX02	WD	Quandt Laverne W	$350,000

Primary Building Information

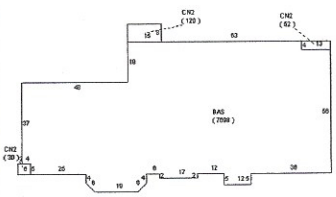
Finished Area of this building: 7,698 SF
Gross Sketched Area: 7,900 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip	Building Type: REST
Year Built: 1977	Frame:	Grade: Y_C	Effective Year: 1977
Primary Wall: Cypress BB	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Quarry



Total Areas

Finished/Under Air (SF):	7,698
Gross Sketched Area (SF):	7,900
Land Size (acres):	0.98
Land Size (SF):	42,608
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	22535	1970
CEMENT CURB	1	132	1977
SINGLE LIGHT	1	1	1977
DOUBLE LIGHT	1	1	1977
SINGLE LIGHT	1	2	1995
WOOD FEN 6'	1	56	2002

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	1702 DELAWARE AVE
Parcel ID:	2409-314-0027-000-0
Account #:	20973
Map ID:	24/09N
Use Type:	2100
Zoning:	General Co
City/County:	Fort Pierce

Ownership

Delaware Avenue And S 18th Street LLC
Alvaro Campuzano
184 U Vista CT
Fort Pierce, FL 34947

Legal Description

9 35 40 FROM SE COR OF NE 1/4 OFSW 1/4 RUN N 30 FT, TH W 50 FT FOR POB, TH CONT W 185 FT, TH N 140 FT, TH E 52 FT, TH N 79.75 FT, TH E 163 FT, TH S 189.75 FT, THSW 42 FT M/L TO POB

Current Values

Just/Market Value:	$293,600
Assessed Value:	$293,600
Exemptions:	$0
Taxable Value:	$293,600

Total Areas

Finished/Under Air (SF):	7,698
Gross Sketched Area (SF):	7,900
Land Size (acres):	0.98
Land Size (SF):	42,608

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.**

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

Sale History

Date:	Aug 7, 2019
Book/Page:	4305 / 2561
Sale Code:	0338
Deed:	WD
Grantor:	Rico Miguel
Price:	$225,000
Date:	Oct 8, 2007
Book/Page:	2889 / 2654
Sale Code:	XX03
Deed:	QC
Grantor:	Rico Miguel
Price:	$100
Date:	Apr 27, 2000
Book/Page:	1295 / 2715

Sale Code:	XX02
Deed:	WD
Grantor:	Quandt Laverne W
Price:	$350,000
Date:	Nov 18, 1994
Book/Page:	0940 / 2585
Sale Code:	XX02
Deed:	WD
Grantor:	BUSHMANS CORP
Price:	$445,800
Date:	Jun 28, 1994
Book/Page:	0915 / 2540
Sale Code:	XX02
Deed:	QC
Grantor:	RIVERSIDE SUN CORP
Price:	$557,000
Date:	May 20, 1992
Book/Page:	0791 / 0422
Sale Code:	XX02
Deed:	WD
Grantor:	
Price:	$500,000

Building Information (1 of 1)

Finished Area: 7,698 SF

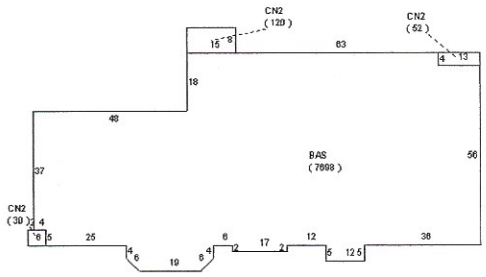
Gross Sketched Area: 7,900 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: REST	Year Built: 1977	Frame:
Grade: Y_C	Effective Year: 1977	Primary Wall: Cypress BB
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Quarry
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Special Features and Yard Items

Type:	ASP2 LOW
Quantity:	1
Units:	22535
Year Built:	1970
Type:	CEMENT CURB
Quantity:	1
Units:	132
Year Built:	1977
Type:	SINGLE LIGHT
Quantity:	1
Units:	1
Year Built:	1977
Type:	DOUBLE LIGHT
Quantity:	1
Units:	1
Year Built:	1977
Type:	SINGLE LIGHT
Quantity:	1
Units:	2
Year Built:	1995
Type:	WOOD FEN 6'
Quantity:	1
Units:	56
Year Built:	2002

Current Year Values

Current Values Breakdown

Building:	$144,500
Land:	$149,100
Just/Market:	$293,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$293,600
Exemption(s):	$0
Taxable:	$293,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	17.6	Fort Pierce Stormwater Charge	$1,214.40

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:	F01-000175
Issue Date:	Feb 12, 2001
Description:	Demolition
Amount:	$1,000
Fee:	$0
Number:	F01-000255
Issue Date:	Jun 13, 2001
Description:	Alterations/Remodeling
Amount:	$20,000
Fee:	$0
Number:	F01-000255
Issue Date:	Jun 13, 2001
Description:	Heat and Air Conditioning
Amount:	$0
Fee:	$0
Number:	F01-000601
Issue Date:	May 8, 2001
Description:	Roof
Amount:	$15,400
Fee:	$0
Number:	F98-001481
Issue Date:	Nov 25, 1998
Description:	Roof
Amount:	$1,800
Fee:	$1,800
Number:	F01-0255
Issue Date:	Nov 21, 2001
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$75
Number:	F01-1624
Issue Date:	Dec 10, 2001
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$75
Number:	F02-0855
Issue Date:	Jun 13, 2002
Description:	Fence
Amount:	$500
Fee:	$75
Number:	BP13-1894
Issue Date:	Jun 18, 2013
Description:	Electric
Amount:	$1,000
Fee:	$155

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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Vennis Gilmore

From: Reginald B. Sessions, Attorney at Law <sessionslawfirm@aol.com>
Sent: Tuesday, February 16, 2021 4:17 PM
To: Vennis Gilmore
Subject: 1702 Delaware Ave

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. .

NOTICE OF REPRESENTATION

Hello Mr. Gilmore,

This office has been retained by Maria Alvarez regarding the conditional use application for future purposes pertaining to all correspondence, emails or phone communications pertinent to the below mentioned address. Our client has forwarded me your emails regarding the proposed Arcade/ Restaurant located at 1702 Delaware Ave. Fort Pierce, Florida 34950. We look forward to hearing from you and also corresponding with you regarding the current state of affairs as it relates to this matter.

On behalf of the Law Offices of Reginald B Sessions we look forward to hearing from you soon to expeditiously resolve this matter.

Sincerely,

Trena Washington, Legal Assistant
201 South 2nd Street, Suite 211
Fort Pierce, FL 34950
Office 772-595-0060
Cell 772-971-3958
sessionslawfirm@aol.com

Reginald B. Sessions, Esquire
201 South 2nd Street, Suite 211
Fort Pierce, FL 34950
Office 772-595-0060
Cell 772-971-3958
sessionslawfirm@aol.com

PROPOSED ARCADE/RESTAURANT

1702 DELAWARE AVE

FORT PIERCE, FLORIDA 34950

AERIAL SITE
(N.T.S.)

GOOGLE ELEVATION
(N.T.S.)

AERIAL LOCATION MAP
(N.T.S.)

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADDITIONS 2014
MECH.ELECT.PLUMB.ENERGY.ACCESSIBILITY.LIFE SAFETY AND FIRE CODE
UNPROTECTED CONSTRUCTION 160MPH WIND SPEED.2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT FBC.

DRAWN BY: FR
WG
SCALE: AS SHOWN
DATES:

CONSULTING ENGINEERS
WAYNE GANDY, P.E.33134
5923 FOREST CITY RD.
ORLANDO, FL. 32810
Phone: (203) 514-4221

PROPOSED ARCADE / RESTAURANT
1702 DELAWARE AVE
FORT PIERCE, FLORIDA 34950

DWN. hereby reserves his copyright and other property rights in these plans. These plans and drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent of the Designer , nor are they to be assigned to any parties without the obtaining said written permission and consent.

Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any discrepancies must be notified of any variation from the dimensions and conditions shown by these drawings.

DESIGNENGINEERING LLC.
Fine Engineering Design
720 S.O.B.T. ORLANDO, FL. 32805
Ph. 203-514-4221 Fax. 772-201-2850
E-MAIL : DESIGNENGINEERING7@GMAIL.COM

SHEET NO
A-1
OF__SHEETS

WAYNE GANDY
LICENSE
NO. 33134
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

PROPOSED GARBAGE DUMPSTER

PROPOSED FENCE 5'-6" HT HEDGE TO BE ADDED

GRASS

GRASS

EXISTING LANDSCAPE

EXISTING FENCE

PROPOSED FENCE

EXISTING LANDSCAPE

PROPOSED STOP SIGN

PROPOSED STOP SIGN

PROPOSED STOP SIGN

HANDICAP

HANDICAP

HANDICAP PARKING

10 BIKE PARKING

EXISTING BUILDING

17TH ST

DELAWARE AVE

NOTE:
A TOTAL OF 56 PARKING SPACE
10 BIKE PARKING HAS BEEN ADDED
W/ A TOTAL OF 50 GAME MACHINES
W/ ONE BICYCLE FOR EACH FIVE (5) GAME MACHINES

HANDICAP PARKING

FULL STOP

SITE PLAN
SCALE : 3/32"=1'-0"

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADITIONS 2014
MECH.ELECT.PLUMB.ENERGY.ACCESSIBILITY.LIFE SAFETY.AND.FIRE CODE
UNPROTECTED CONSTRUCTION 160MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT FBC.

DATES:
DRAWN BY FR
WG
SCALE AS SHOWN

PROPOSED ARCADE / RESTAURANT
1702 DELAWARE AVE
FORT PIERCE, FLORIDA 34950

CONSULTING ENGINEERS
WAYNE GANDY, P.E.33134
5923 FOREST CITY RD.
ORLANDO, FL. 32810
Phone: (203) 514-4221

DWA, hereby reserves his copyright and other property rights in these plans. These plans and drawings are not to be reproduced, changed or copied in any form or manner whatsoever, nor assigned to any third party without first obtaining the expressed written consent of DWA. In the event of unauthorized reuse of these plans and drawings by any third party, the third party agrees to hold harmless and indemnify DWA for any and all damages which may arise therefrom.

Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors must verify and be responsible for all dimensions. DO NOT scale the drawing. Any discrepancies must be notified of any variation from the dimensions and conditions shown by these drawings.

DESIGNENGINEERING LLC.

Fine Engineering Design
720 S.O.B.T. ORLANDO, FL . 32805
Ph. 203-514-4221 Fax. 772-201-2850
E-MAIL : DESIGNENGINEERING7@GMAIL.COM

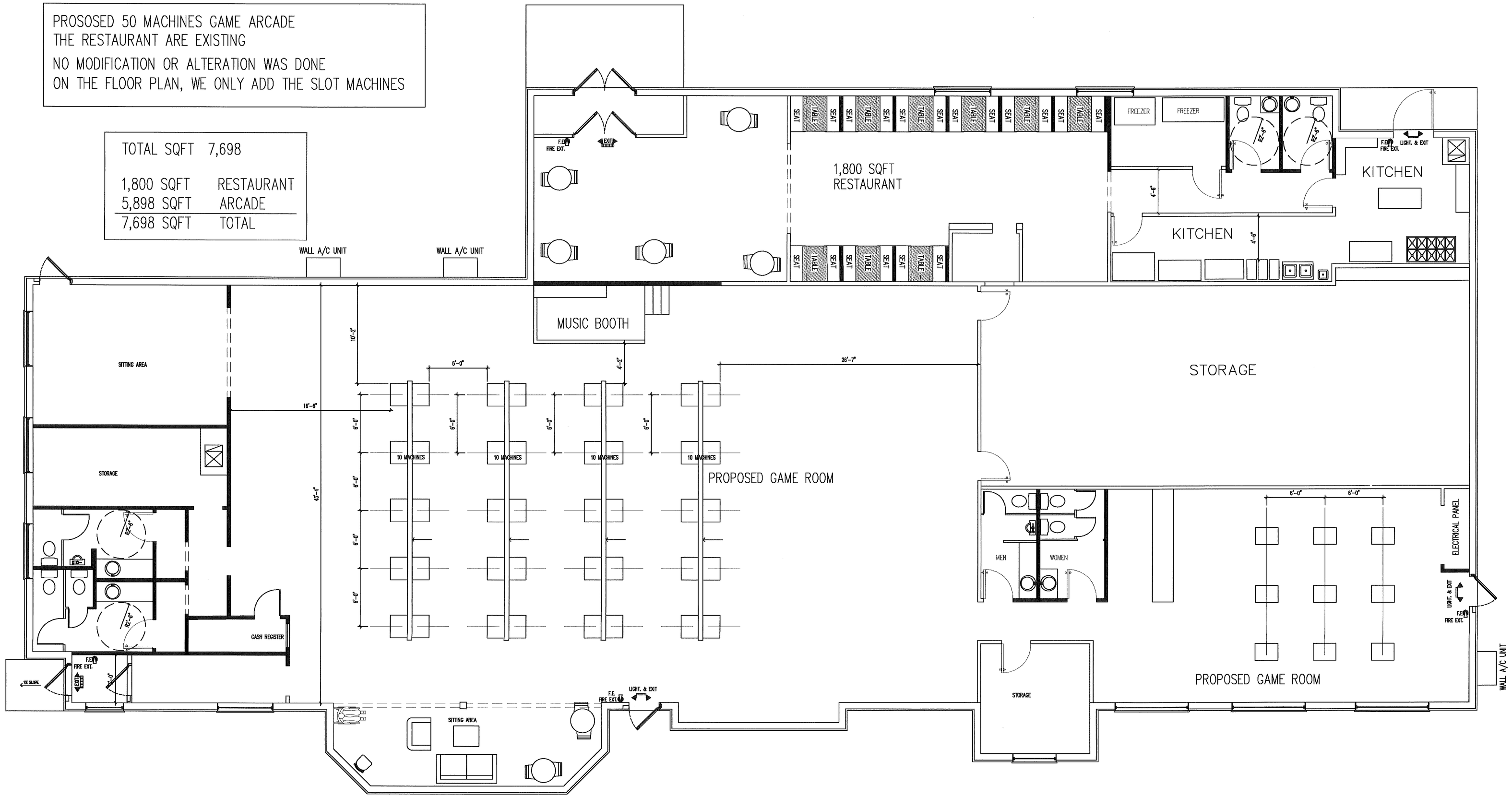
SHEET NO
A-2
OF__SHEETS

WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOTE: AS BUILT FLOOR PLAN

PROSOSED 50 MACHINES GAME ARCADE
THE RESTAURANT ARE EXISTING
NO MODIFICATION OR ALTERATION WAS DONE
ON THE FLOOR PLAN, WE ONLY ADD THE SLOT MACHINES

TOTAL SQFT	7,698
1,800 SQFT	RESTAURANT
5,898 SQFT	ARCADE
7,698 SQFT	TOTAL



FLOOR PLAN

SCALE : 3/16"=1'-0"

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADITIONS 2014
MECH,ELECT,PLUMB,ENERGY,ACCESSIBILITY,LIFE SAFETY AND,FIRE CODE
UNPROTECTED CONSTRUCTION 160MPH WIND SPEED.2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED PERSISTANCE AND QUEBENT REQ.

DRAWN BY: FR
DATES: WG
SCALE AS SHOWN

PROPOSED ARCADE / RESTAURANT
1702 DELAWARE AVE
FORT PIERCE, FLORIDA 34950

CONSULTING ENGINEERS
WAYNE GANDY, P.E.33134
5923 FOREST CITY RD.
ORLANDO, FL. 32810
Phone: (203) 514-4221

Written Dimensions on these drawings shall have precedence over scales dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported before the commencement of work. Do not scale drawings. Any revisions must be noted on drawings and approved prior to proceeding with the work. These drawings and specifications are the property of the Designer. Reproduction or publication by any method, in whole or part, is prohibited. Title to the drawings and specifications remain with the Designer and are not to be used on any other project, and are to be returned upon request at completion of the work. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions.

DESIGNENGINEERING LLC.
Fine Engineering Design
720 S.O.B.T. ORLANDO, FL. 32805
Ph. 203-514-4221 Fax. 772-201-2850
E-MAIL : DESIGNENGINEERING7@GMAIL.COM

SHEET NO
A-3
OF__SHEETS

WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA PROFESSIONAL ENGINEER

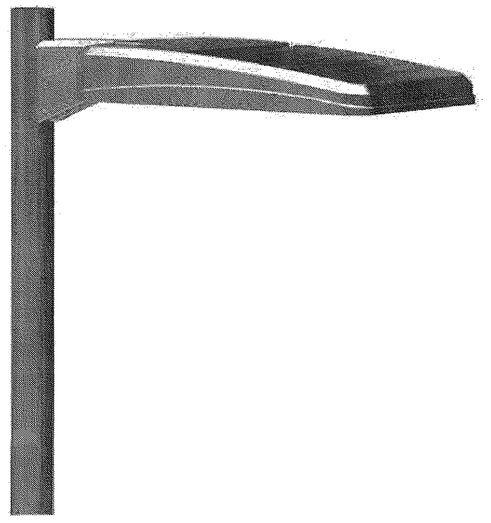
Z = Luminaire Mounting Height

Expanded Luminaire Location Summary		
LumNo	Label	Z
1	C-2	17
2	C-2	17
3	C-2	17
4	C-2	17
5	C-2	17
6	C-2	17
7	C-2	17
8	C-2	17
9	C-2	17
10	C-2	17
11	D-2	17
12	C-2	17
13	D-2	17
14	D-2	17
Total Quantity: 14		

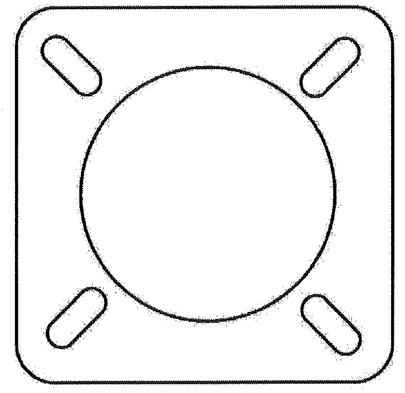
Luminaire Schedule									
Symbol	Qty	Label	Description	Lum. Watts	Arm	Arrangement	BUG Rating	Tag	Filename
	11	C-2	SEPA275	60	2	SINGLE	B1-U0-G2	4	VP-S-36L-80-4K7
	3	D-2	SEPA275	60	2	SINGLE	B1-U0-G2	2-BC	VP-S-36L-80-4K7

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking_Top	Illuminance	Fc	2.03	4.7	0.5	4.06	9.40

Project Fixtures



Important Note:
Bolt Down Poles Require
Special Foundation Orientation
As Shown Below



SOUTH

The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.
Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or redirecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered completely empty unless noted otherwise above. Unless specifically stated otherwise, predicted foot candles are not a recommendation of lighting levels.
Solar Electric Power Company (SEPCO) assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report, or someone designated by recipient, must verify that lighting fixtures physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

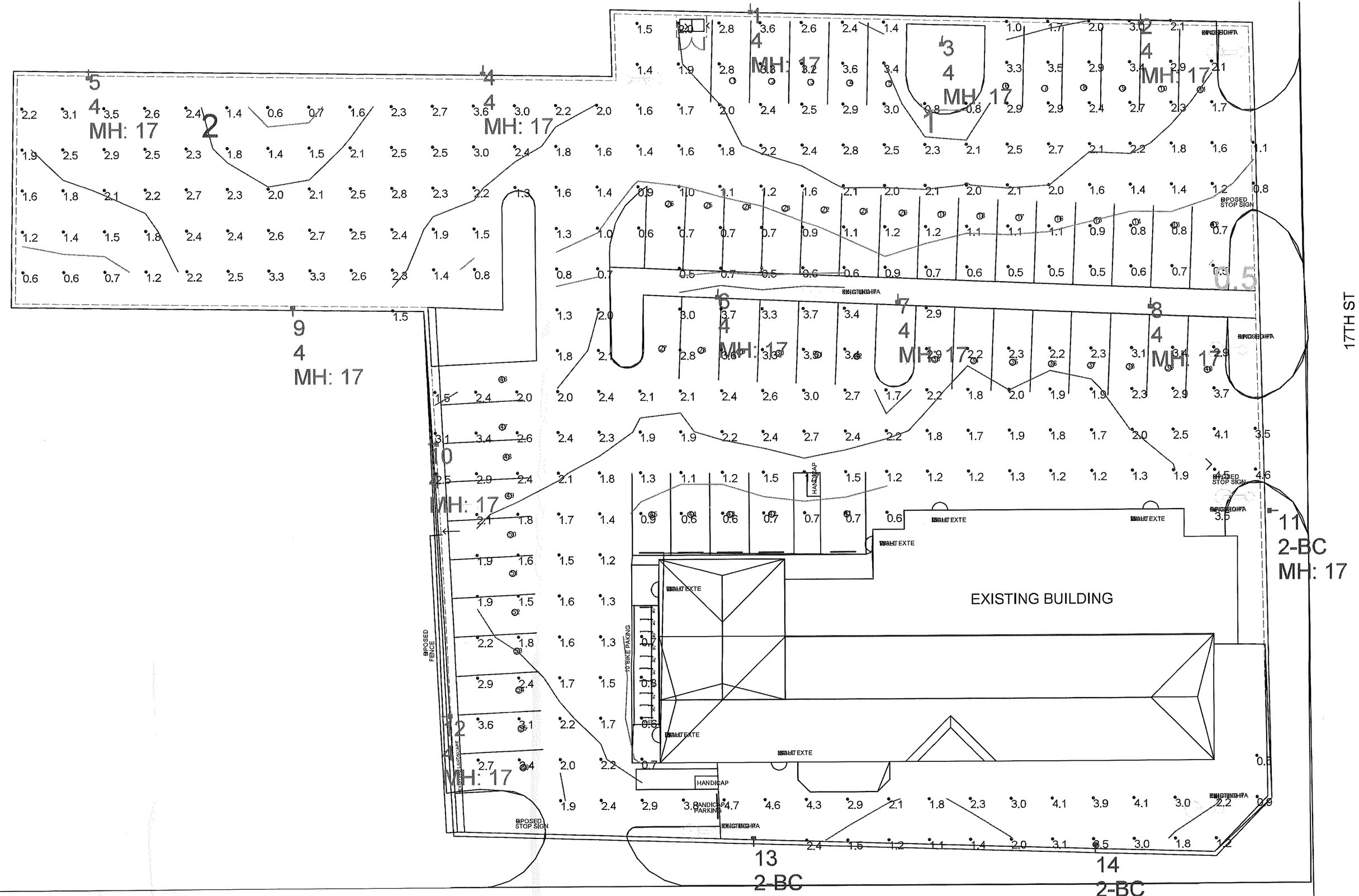
PROPERTY OF SOLAR ELECTRIC POWER COMPANY (SEPCO)
THESE DRAWING ARE THE SOLE AND EXCLUSIVE PROPERTY OF SEPCO,
AND SHALL NOT BE USED, REPRODUCED, OR DISCLOSED TO ANY THIRD PARTY
FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN CONSENT OF
SOLAR ELECTRIC POWER COMPANY

SEPCO
1521 SE Palm Court, Stuart, FL 34994
p (772) 220-6615 f (772) 220-8616

#	Date	Comments
Revisions		

Drawn By: Bud Straszewski
Checked By:
Date:12/21/2020
Scale:

1702 Delaware Ave



Model Layout with 10 X 10 Calculation Grid

1521 SE Palm Court, Stuart, FL 34994
p (772) 220-6615 f (772) 220-8616

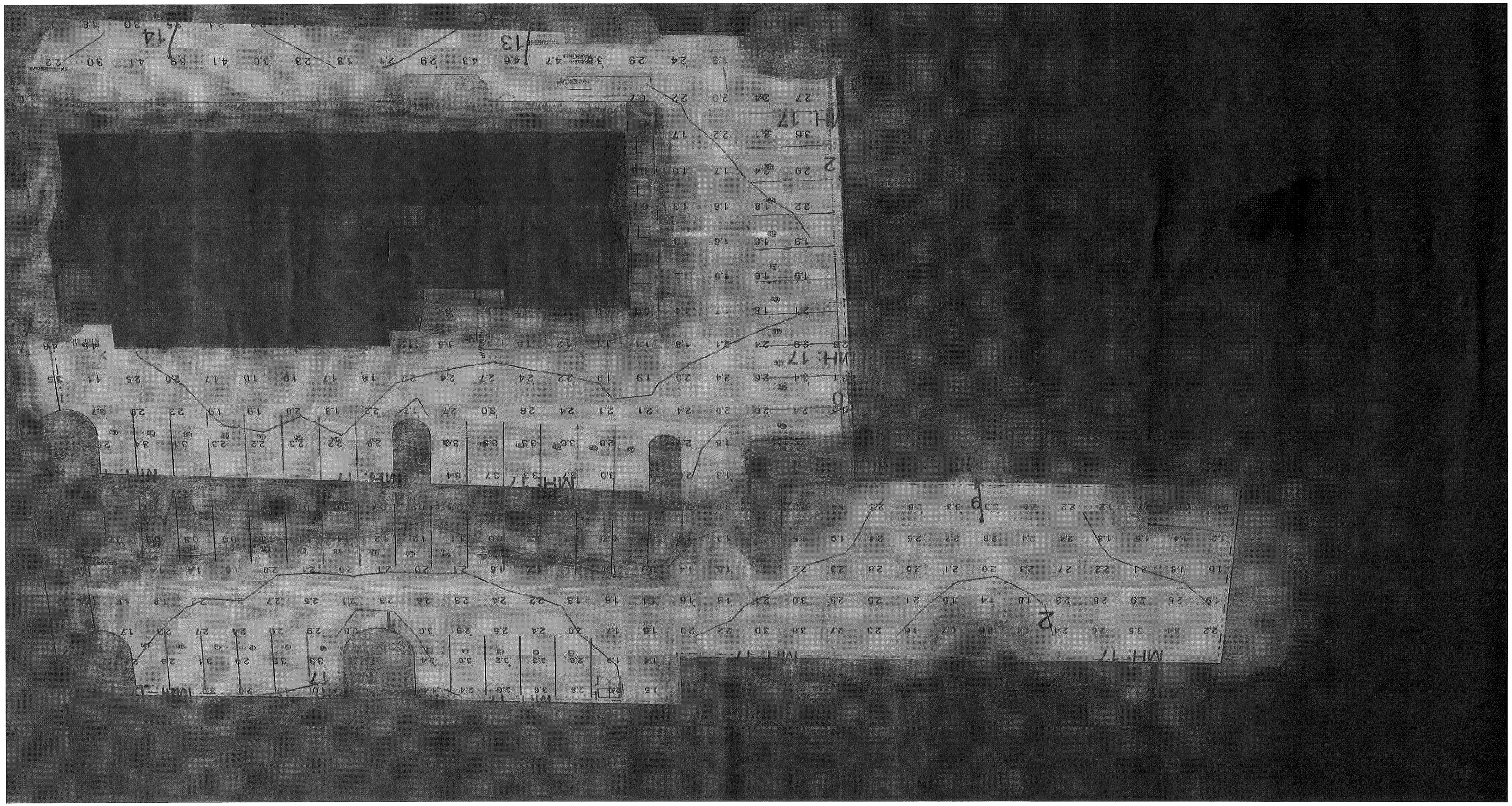
#	Date	Comments

Revisions

Drawn By: Bud Straszewski
Checked By:
Date:12/21/2020
Scale:

1702 Delaware Ave

Rendering



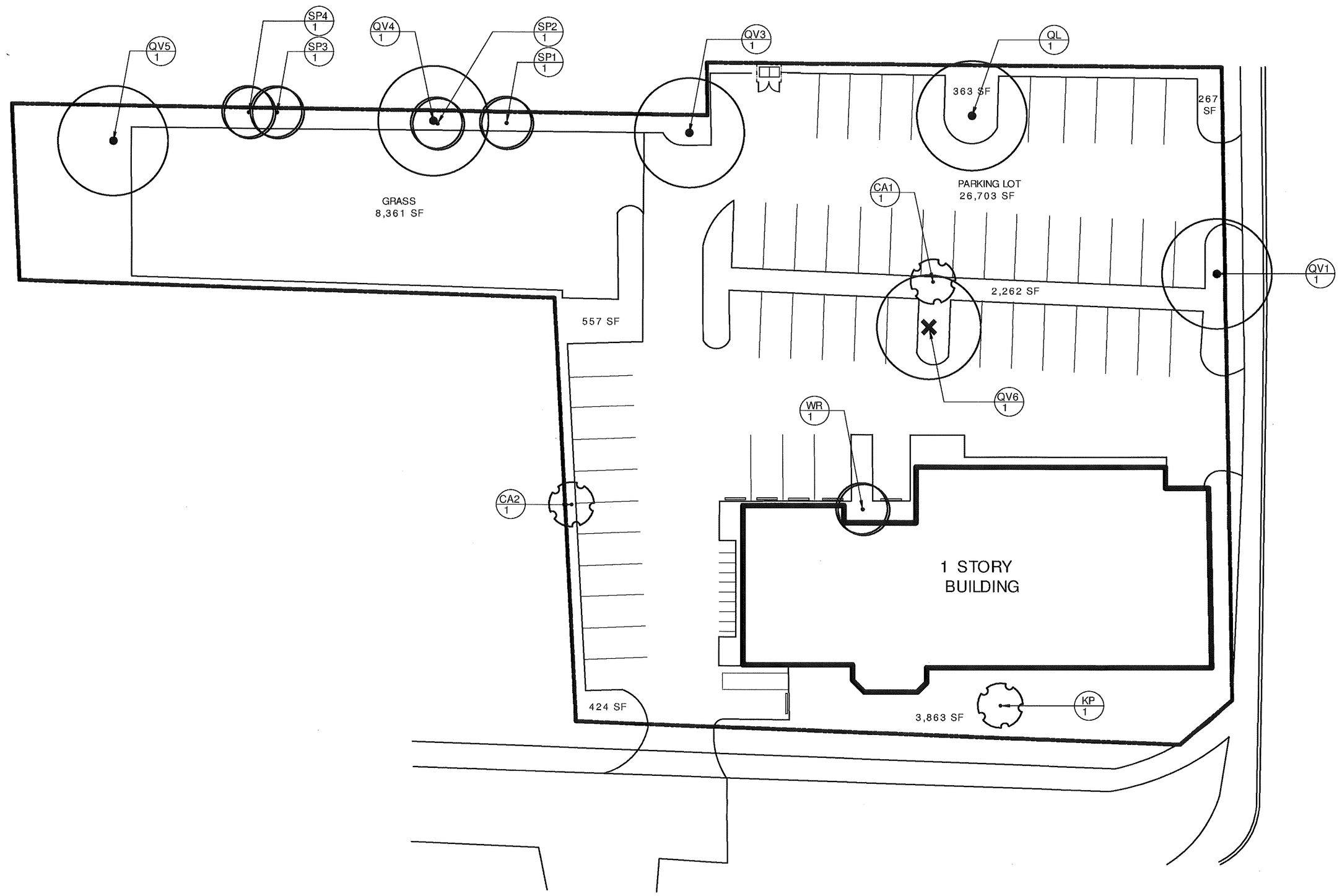
1702 Delaware Ave

Drawn By: Bud Straszewski
Checked By:
Date:12/21/2020
Scale:

Revisions

#	Date	Comments

SEPSCO
Southeastern Power Group
Powered By... NUCOR
1521 SE Palm Court, Stuart, FL 34994
p (772) 220-6615 f (772) 220-8616



EXISTING PLANT SYMBOL KEY

- EXISTING TREE/PALM TO REMAIN
- EXISTING TREE/PALM TO BE RELOCATED ON SITE
- EXISTING TREE/PALM TO BE REMOVED
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE RELOCATED ON SITE
- EXISTING VEGETATION TO BE REMOVED

DELEWARE AVE

1702 DELAWARE AVENUE
FORT PIERCE, FL 34950

DATE:	3/24/21
DESIGNER:	MH
CAD:	MV

PROJECT NO.:
21-031

DRAWING NAME:
TREE DISPOSITION PLAN

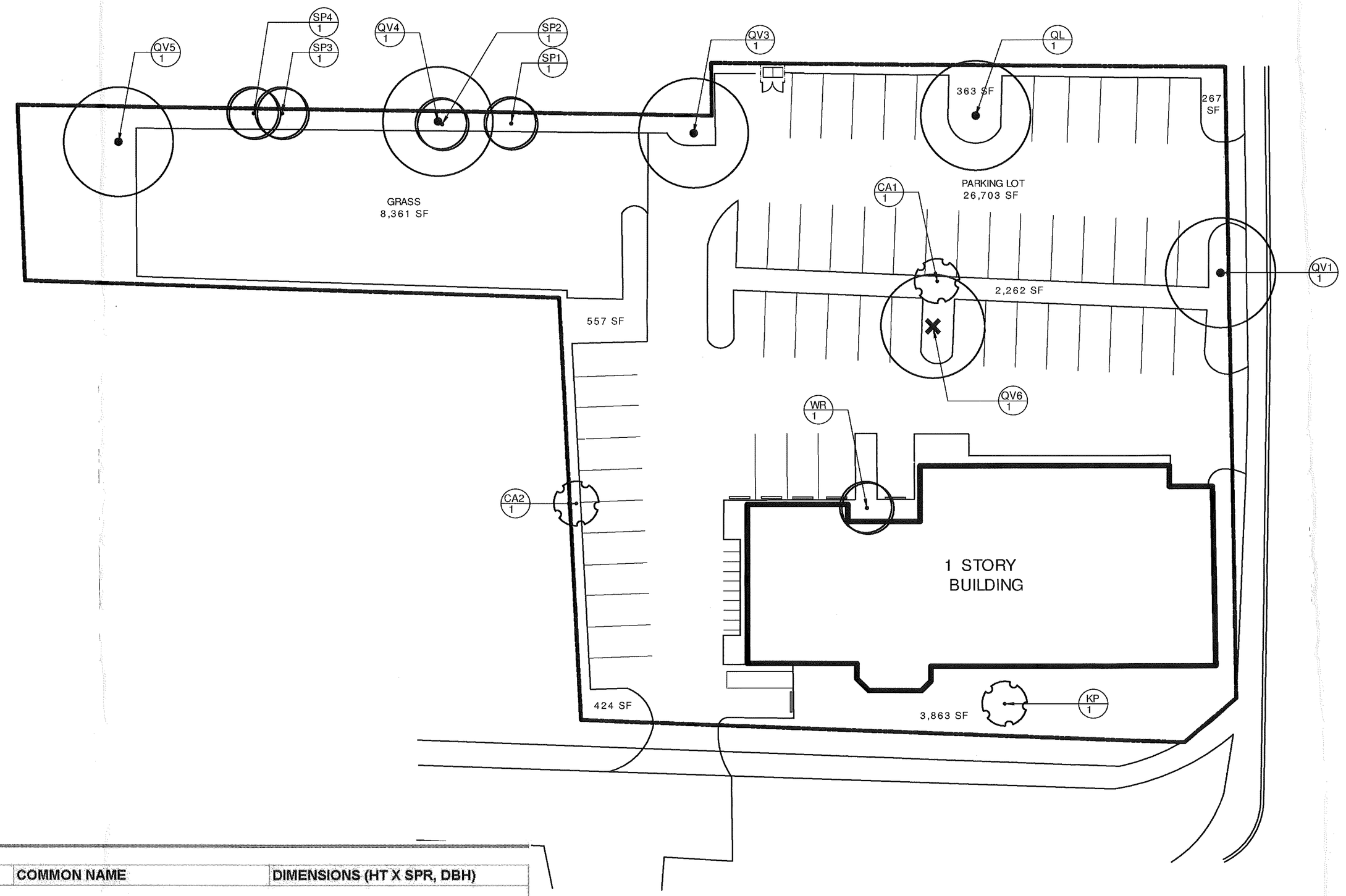
REVISIONS:	R1

SCALE: 1"= 20'-0"

0' 10' 20' 30'

N

SHEET NO.:
01
OF
03



EXISTING PLANT KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	DIMENSIONS (HT X SPR, DBH)
PALMS				
SP1	1	Sabal Palmetto	Cabbage Palm	22' HT x 16' SPR
SP2	1	Sabal Palmetto	Cabbage Palm	18' HT x 16' SPR
SP3	1	Sabal Palmetto	Cabbage Palm	18' HT x 16' SPR
SP4	1	Sabal Palmetto	Cabbage Palm	20' HT x 16' SPR
WR	1	Washingtonia robusta	Washington Palm	30" HT x 16' SPR
TREES				
CA1	1	Cupaniopsis anacardioides	Carrotwood	16' HT x 9' SPR; 12" CAL
CA2	1	Cupaniopsis anacardioides	Carrotwood	20' HT x 16' SPR; 16" CAL
KP	1	Kigelia pinnata	Sausage Tree	18' HT x 30' SPR; 20" CAL
QL	0	Quercus laurifolia	Laurel Oak	26' HT x 48' SPR; 96" CAL
QV1	1	Quercus virginiana	Live Oak	18' HT x 24' SPR; 30" CAL
QV2	1	Quercus virginiana	Live Oak	32' HT x 50' SPR; 72" CAL
QV3	1	Quercus virginiana	Live Oak	33' HT x 60' SPR; 114" CAL
QV4	1	Quercus virginiana	Live Oak	28' HT x 30' SPR; 60" CAL
QV5	1	Quercus virginiana	Live Oak	36' HT x 72' SPR; 108" CAL
QV6	1	Quercus virginiana	Live Oak	24' HT x 36' SPR; 82" CAL

PLANT & MATERAILS LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
TREES						
CE	10	Conocarpus erectus	Green Buttonwood	FG; 12' HT X 5' SPR, 5' CT, 2.5" CAL	A.S.	Florida #1
QV	8	Quercus virginiana	Live Oak	FG; 12' HT X 5' SPR, 5' CT, 2.5" CAL	A.S.	Florida #1
ACCENTS, SHRUBS, GROUNDCOVERS AND VINES						
CI	236	Chrysobalanus icaco 'Red Tip'	Cocoplum	3 Gal, 24" x 12"	3' O.C.	Florida #1
SAG	83	Schefflera arboricola 'Green'	Green Arboricola	3 Gal, 24" x 12"	3' O.C.	Florida #1
LMS	35	Liriope muscari 'Super Blue'	Liriope 'Super Blue'	1 Gal, 12"	1.5' O.C.	Florida #1
SOD, MULCH, GRAVEL & OTHER MATERIALS						
(SF)	(UNITS)					
6324	13	Stenotaphrum secondatus 'Floratam'	St. Augustine 'Floratam'	500 sf		Quantity is estimate. Must be field measured and verified by contractor.
5257	438	Mulch	2 cu ft bag	12 sf @ 3"		Quantity is estimate. Must be field measured and verified by contractor.

DELEWARE AVE

1702 DELAWARE AVENUE
FORT PIERCE, FL 34950

DATE:	3/24/21
DESIGNER:	MH
CAD:	MV

PROJECT NO.:
21-031

DRAWING NAME:
TREE DISPOSITION PLAN

REVISIONS: R1

SCALE: 1'= 20'-0"

0' 10' 20' 30'

N

SHEET NO.:
01
OF
03

Landscape Specifications

1. General Landscape Requirements

Landscape contract work includes, but is not limited to, soil preparation, fine or finish grading, furnishing and installing plant material, watering, staking, guying and mulching.

The landscape contractor shall not make any changes and/ or substitutions without the authorization of the owner and the landscape architect.

Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. Locations of existing buried utility lines shown on the plans are based upon the best available information and considered approximate it shall be the responsibility of the contractor 1) to verify the locations of utility lines and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of construction activities.

The landscape contractor shall be responsible for all permits.

Sod and irrigation shall be installed in any adjacent right of way between the sidewalk and the curb.

Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting in shock.

Contractor shall not mark or scar the trunk in any fashion.

Plants shall be watered as necessary or within 24 hours after notification by the landscape architect.

The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions.

Major adjustments to the layout are to be approved by the landscape architect.

Sabal palms may be hurricane cut.

Do not allow air pockets to form when backfilling plant materials All trees shall be spiked in utilizing water and a tree bar.

The landscape contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by the landscape architect.

Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.

The landscape contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work.

Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site.

All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material, shall be included in the contractor's bid to perform the work represented in this plan set.

Irrigation

All areas shall be fully irrigated in accordance with the requirements of the Town of Jupiter.

The irrigation system shall be designed to provide 100% overlap coverage to all landscape and sod areas.

The irrigation system shall be equipped with a rain sensor/cut off switch in accordance with state and local requirements.

It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

Plant Size and Quality

Trees, palms, shrubs, groundcovers:

Plant species and sizes shall conform to those indicated on the drawings, nomenclature shall conform to Standard Plant Names, 1942 edition.
All sizes shown for plant material on the plans are to be considered minimums. All plant materials must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, Latest Edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise.

All plants shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

All trees shall have a straight trunk and full head and meet all requirements specified.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold.

All plant material shall be healthy, vigorous and free of pests and disease.

All plant material shall be container grown or balled and burlapped as indicated in the plant list.

An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough 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.

Soil & Planting Mixture
Standard planting mixture for planting beds shall be one (1) part recycled organic material added to three (3) parts existing native soil.

Standard planting mixture for annual beds shall be (1) part potting soil, (1) part peat moss and fertilized with Osmocote 15-9-12 Slow Release Fertilizer.

Replacement soil shall be used as specified to replace existing soils that are determined by the landscape architect to be unsuitable for planting, ie. Road base, pavement, etc.

All shrubs, trees and ground cover will have improved soil as per planting soil notes.

The soils shall be placed in the hole during planting. Top dressing only is not acceptable.

Mulch

All planting areas shall be completely mulch as specified. All mulch is to be applied to a depth of 3", except as otherwise noted.

Fertilizer

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Staking

All plastic fabric shall be removed from plant material at time of installation.

All trees must be staked as shown on the planting details within 24 hours of planting.

Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.

Root Barrier

19.5" 'Bio barrier' root barrier shall be provided for shade trees planted within six (6') feet of public curbs, sidewalks or public right of ways.

All root barriers shall be installed in accordance with the manufacturer's recommendations.

Planting Trees & Palms

Excavate pit as per planting details.

Backfill around the ball with standard planting mixture and slightly compact, water thoroughly as layers are placed to eliminate voids and air pockets. Build a 6" high berm of standard planting mixture beyond the edge of excavation. Apply 3" (after settlement) of mulch except within 6" of the trunk.

Prune trees to remove damaged branches, improve natural shape and thin out structure.

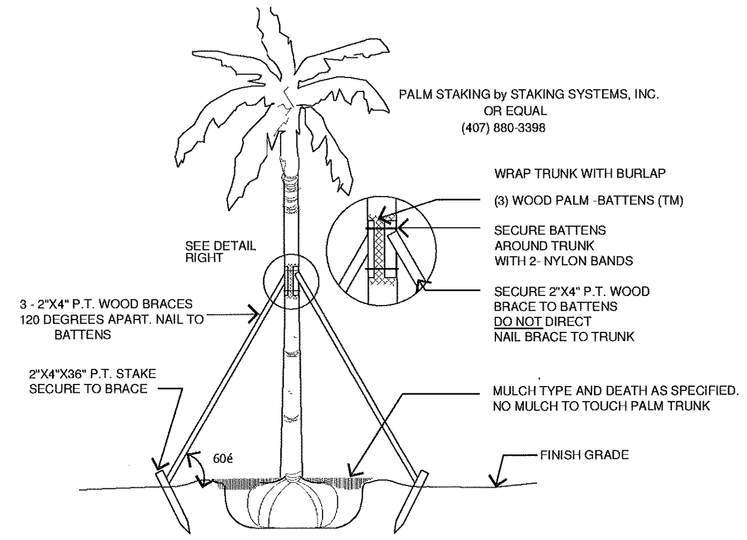
Do not remove more than 15% of branches.

Do not prune back terminal leader.

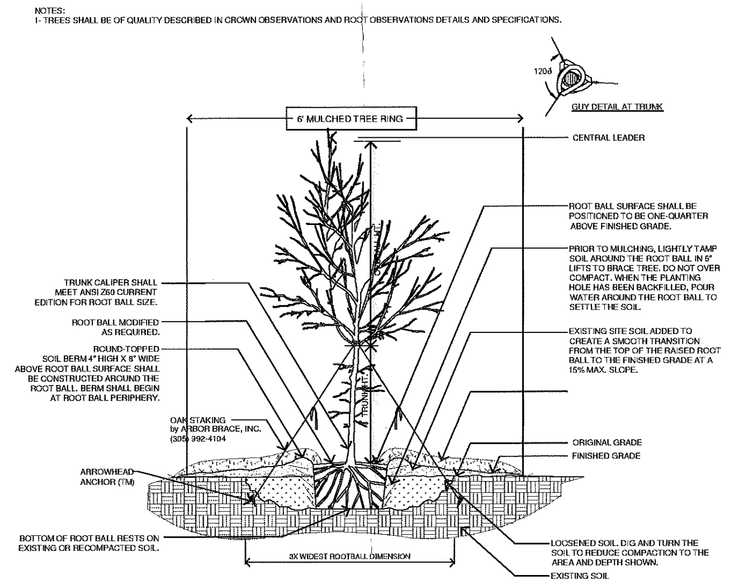
Guy and stake tree in accordance with the staking details immediately after planting.

All trees must be guyed or staked as shown in the details.

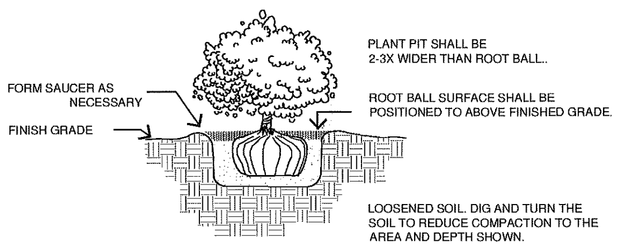
Trees to be relocated shall be root pruned and protected during construction.



01 PALM STAKING - SECTION
SCALE: N.T.S



02 TREE PLANTING , STAKING & PRUNING - SECTION
SCALE: NTS



03 SHRUB PLANTING - SECTION
SCALE: NTS

DELEWARE AVE
1702 DELAWARE AVENUE
FORT PIERCE, FL 34950

DATE:	3/24/21
DESIGNER:	MH
CAD:	MV

PROJECT NO.:
21-031

DRAWING NAME:
LANDSCAPE DETAILS & SPECIFICATIONS

REVISIONS:	R1

SCALE: N.T.S.

SHEET NO.:
03
OF
03

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Lucky 7 Arcade - 1702 Delaware Avenue

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

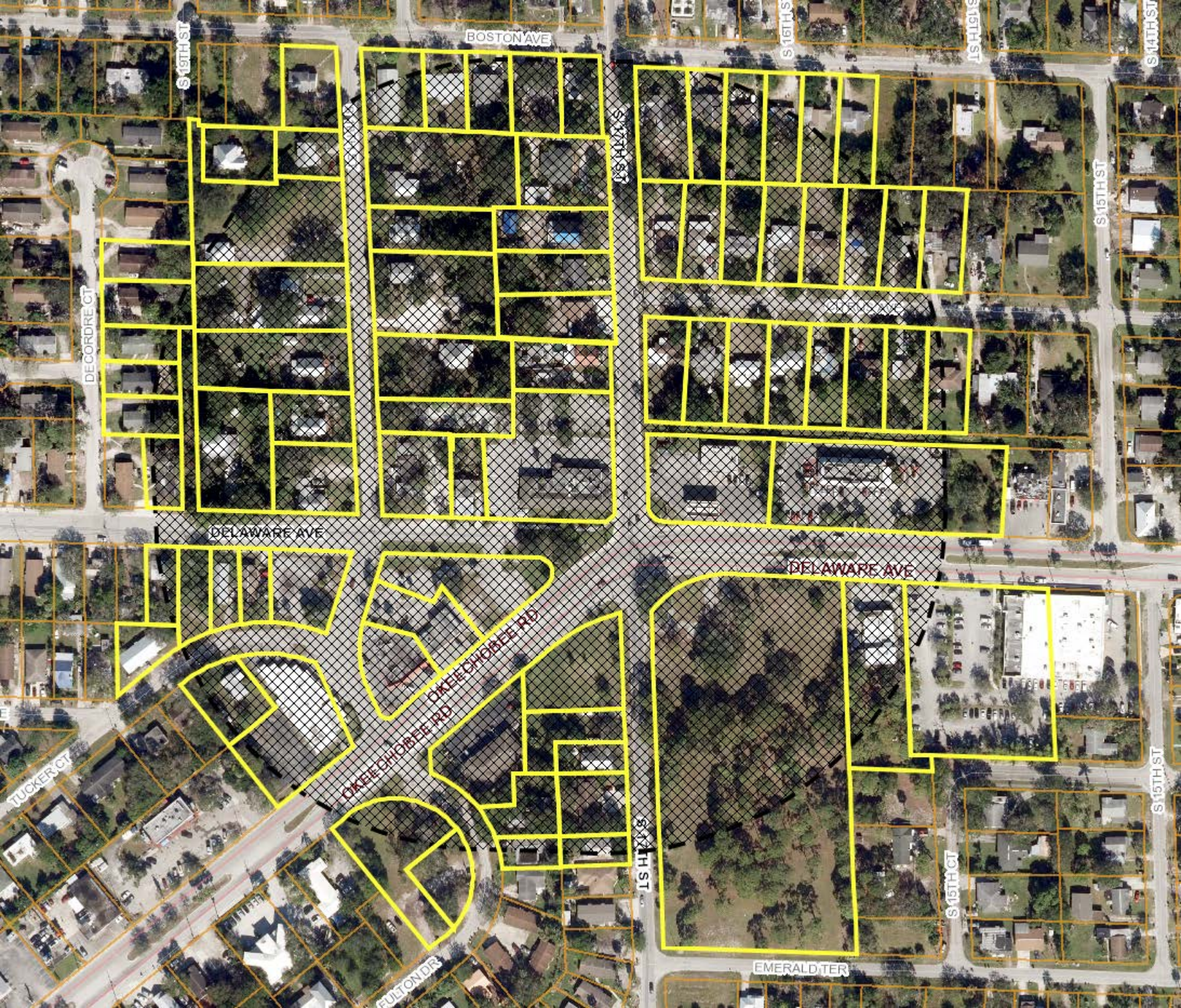
NOTICE BY NEWSPAPER: June 6th, 2021

NOTICE BY MAIL: June 9th, 2021

NOTICE BY SIGNS: June 9th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** June 9th, 2021


BOSTON AVE
S 15TH ST
S 16TH ST
S 14TH ST
DECORDRE CT
DELAWARE AVE
OKEECHOBEE RD
TUCKER CT
FULTON DR
EMERALD TER
S 15TH CT

1
Francesca Lully
918 Boston Ave
Fort Pierce; FL 34950-8547

2
Ermith Lazare
3406 Menendez AVE
Fort Pierce; FL 34947-6125

3
Maria Sanchez
304 S 18th St
Fort Pierce; FL 34950

4
Anthony Manghisi
306 S 18th ST
Fort Pierce; FL 34950-3827

5
Marie J Renard
317 S 17th ST
Fort Pierce; FL 34950-3821

6
Edith Abonza
319 S 17th ST
Fort Pierce; FL 34950-5832

7
Frank Blandino
900 Egret Ave
Fort Pierce; FL 34982-8323

8
Martha A Kenyon (LF EST)
306 S 19th St
Fort Pierce; FL 34950-3852

9
Maria Reyes (TR)
1001 Grandview BLVD
Fort Pierce; FL 34982-4323

10
Basilia C Callejas
405 S 18th St
Fort Pierce; FL 34950-3826

11
Idelene E Walker
1426 N 35th ST
Fort Pierce; FL 34947-1818

12
Wayne Savage
PO Box 12011
Fort Pierce; FL 34979-2011

13
Ophelia Bechwith
411 S 18th ST
Fort Pierce; FL 34950-3826

14
Mayra B Hernandez
2953 SE Indian ST
Stuart; FL 34997-5167

15
Robert S Whitfield
413 S 15th St
Fort Pierce; FL 34950-3917

16
Delaware Avenue And S 18th Street LLC
6953 NW 19th ST
Margate; FL 33063-2479

17
Delaware Avenue And S 18th Street LLC
184 U Vista CT
Fort Pierce; FL 34947-1317

18
Moran Foods LLC
PO Box 990
Minneapolis; MN 55440-0990

19
Miguel A Dominguez
PO Box 550702
Davie; FL 33355-0702

20
Edwin Arbelo
1701 Boston AVE
Fort Pierce; FL 34950-3834

21
Catalina Ponce
602 Cedar Pl Apt A
Fort Pierce; FL 34950-3070

22
Jose A Cristales
1014 S 12th ST
Fort Pierce; FL 34950-9216

23
Carlos L Fenn
2710 Serenity Cir N
Fort Pierce; FL 34981-5049

24
Inocent Roseme
300 S 18th St Apt B
Fort Pierce; FL 34950-5828

25
Lauda Aurelien
761 NW Biscayne DR
Port St Lucie; FL 34983-1507

26
Kevin M Sayles
625 W Maple AVE
Monrovia; CA 91016-3226

27
Sandy Alexander
818 NE Camino ST
Port Saint Lucie; FL 34952-1442

28
Decor2 LLC
9737 SW Santa Monica DR
Palm City; FL 34990-5910

29
Betty N Rai
105 S 21st ST
Fort Pierce; FL 34950-6241

30
Dominique Jean-Pierre
3376 Hatcher ST
Fort Pierce; FL 34981-5252

31
Nazir Mustafa
6980 NW Denargo ST
Port St Lucie; FL 34983-1431

32
St Fort`s Funeral Home Investment LLC
2400 SW 132nd TER
Miramar; FL 33027-2684

33
Mirielle Alouption
1450 SW Dimperio AVE
Port Saint Lucie; FL 34953-7036

34
Armando Mendoza
30150 Orange Ave
Fort Pierce; FL 34945-4332

35
Simon P Castor
207 Dixieland DR
Fort Pierce; FL 34982-6705

36
Tabitha Richardson
1811 Delaware Ave
Fort Pierce; FL 34950-2047

37
Loues Raphael
PO Box 4553
Fort Pierce; FL 34948-4553

38
Roberto Garcia Portillo
1805 Tucker CT
Fort Pierce; FL 34950-3987

39
1727 Okeechobee LLC
3341 SW Crestview RD
Port Saint Lucie; FL 34953-3536

40
Gilberto A Sierra
1701 Bayshore Dr
Fort Pierce; FL 34949

41
Soirilien St Hilaire
1602 Citrus AVE
Fort Pierce; FL 34950-3902

42
Selmagne Jean
2805 Avenue H
Fort Pierce; FL 34947-5975

43
Janet J Chermaz
81 Ventura DR
St Catharines; ON L2R 7H3

44
William M Cunningham (LF EST)
314 S 17th St
Fort Pierce; FL 34950

45
Antonio Silvestre Felipe
1609 Citrus AVE
Fort Pierce; FL 34950-3903

46
Carl A Sugrue
1607 Citrus AVE
Fort Pierce; FL 34950-3903

47
Ricardo Perez
826 S 7th ST
Fort Pierce; FL 34950-9315

48
Ricardo De La Cruz
1601 Citrus Ave
Fort Pierce; FL 34950-3903

49
McDonalds Corp
PO Box 66351
Chicago; IL 60666-0299

50
1624 Delaware Ave Ft Pierce FL LLC
PO Box 52085
Phoenix; AZ 85072-2085

51
David Realty Holdings LLC
2924 Sunrise Blvd
Fort Pierce; FL 34982-6111

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 125, Article X, Section 125-37 of the Code of Ordinances.

Project: Lucky 7 Arcade

Staff Name: Vennis Gilmore

Staff Signature: [signature]

Date Mailed: 6-9-21

Number of Mailed Letters: 51

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

06/06/2021

Amy Lohott

Subscribed and sworn to before on June 6, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $121.68
Ad No: 0004764414
Customer No: 1309463
PO #: CU 6/21

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, June 21, 2021 hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with New Construction submitted by Property Owner, Alvaro Campuzano, and Representative Reginald B. Sessions, to operate a 5,898 sq ft Amusement Arcade Center with 50 arcade machines at 1702 Delaware Avenue in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2409-314-0027-000-0, 2409-314-0024-000-9.

2. Application for Conditional Use with No New Construction submitted by Property Owner, Christy & Timothy Estes, to operate a Dwelling Rental offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days at 1578 Thumb Point Drive in Fort Pierce, FL. The property is zoned Single-Family Low Density Residential Zone (R-1). Parcel ID: 2401-605-0001-000-1.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy 1, Fort Pierce, Florida

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: June 6, 2021
TCN4764414

City Commission Regular Meeting - 4:30 pm **12. c.**

Meeting Date: 06/21/2021

Re: Conditional Use Approval with No New Construction - Estes Vacation Rental - 1578 Thumb Point Drive

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SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owners, Christy & Timothy Estes, to operate a Vacation Rental with a rental period of 30 days or less located at 1578 Thumb Point Drive. The property is zoned Single-family Low Density Residential Zone (R-1).

SUMMARY:

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1578 Thumb Point Drive. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

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 for the rental unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

ALTERNATIVES:

Approval with changes to the Conditions of Approval
Disapprove

RESPONSIBLE STAFF:

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

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Application & Supporting Documents
Public Notification Certification
PowerPoint Presentation
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/08/2021 09:48 AM

Form Started By: Rebeca Guerra
Started On: 05/25/2021 03:57 PM
Final Approval Date: 06/08/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Rebeca A. Guerra, AICP, LEED-AP, Assistant Planning Director
RE:	**Conditional Use Approval with No New Construction– Estes Dwelling Rental – 1578 Thumb Point Drive**
MEETING DATE:	June 21, 2021

STAFF REPORT

Owner/ Applicant: Christy & Timothy Estes
1578 Thumbpoint Drive
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. The minimum rental period is less than 30 days.

Location(s): 1578 Thumb Point Drive

Parcel ID: 2401-605-0001-000-1

Future Land Use: Low Density Residential (RL)

Current Zoning: Single-Family Low Density Residential Zone (R-1)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
PUR	R-2	R-2	R-1

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 1578 Thumb Point Drive. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

There are two (2) structures on the property. The applicant is proposing to only rent the detached accessory structure (above garage residence). According to the St. Lucie County Property Appraiser, the approximately 816-square foot rental unit has three (3) bedrooms and one (1) bath.

The subject site is surrounded by single family residences to the south, east, and west and attached residential units to the north. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate Density Zone (R-2). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-1 zoning district.

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 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-1 Zoning District is compatible with the RL Future Land Use designation. This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) 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. Areas in this classification should have public water and sewer service.

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 and have no objections.

Planning Board
On May 10, 2021, the Planning Board recommended approval of the proposed text amendment, with no changes.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the 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,** subject to the following five (5) Conditions of Approval:

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 (2) vehicles for the rental 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

RECEIVED
MAR 29 2021
CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 1578 Thumbpoint Dr, Ft Pierce FL

Parcel ID #(s)

Project description Apartment to Rent for Short term Rentals

Christy + Tim Estes
Property Owner(s)
1578 Thumbpoint Dr
Street Address
Ft Pierce FL 34949
City State Zip
786 709 0479
Phone Number
CaliESTES2015@gmail.com
Email Address

same
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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18 day of March, 2021, by Christy + Tim Estes who is personally known to me or has produced FL IDs as identification. physically appeared

Crystal Barker-King
Signature of Notary

(seal)

Notary Public State of Florida
Crystal A Barker-King
My Commission GG 326624
Expires 10/19/2021

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 #

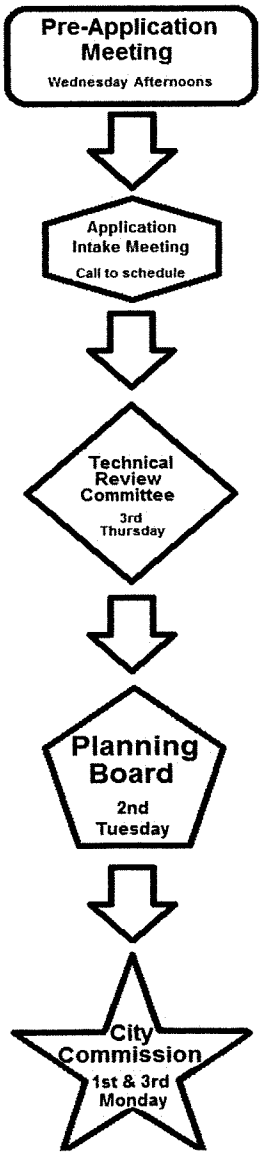
Intake Date Stamp

❑ 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 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 _____ Parking Spaces:_____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West

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.

The Addictions Academy

Cali Estes - The Addictions Coach
TheAddictionsAcademy.com
PH: 800.706.0318

Property Rules and management program for 1578 Thumb Point Drive Apartment Rental. We plan to live on site and manage the unit directly. I have experience managing units, as my father is a Broker.

Rules and Regulations

No more than 2 cars on the property

Pool and hot tub hours are 9 am to 9 pm

No smoking, no drugs

No parties, events, or other large gatherings

Alcohol consumed in fenced area only and over 21 only

No loud noises, music

No kids in front of property at any time –

No pets, excluding service animals.

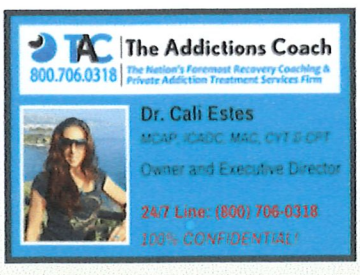
No congregating at front of house

*We will handle the trash with our trash.

*We reserve the right to turn a renter away or cancel a booking due to violation of rules above.

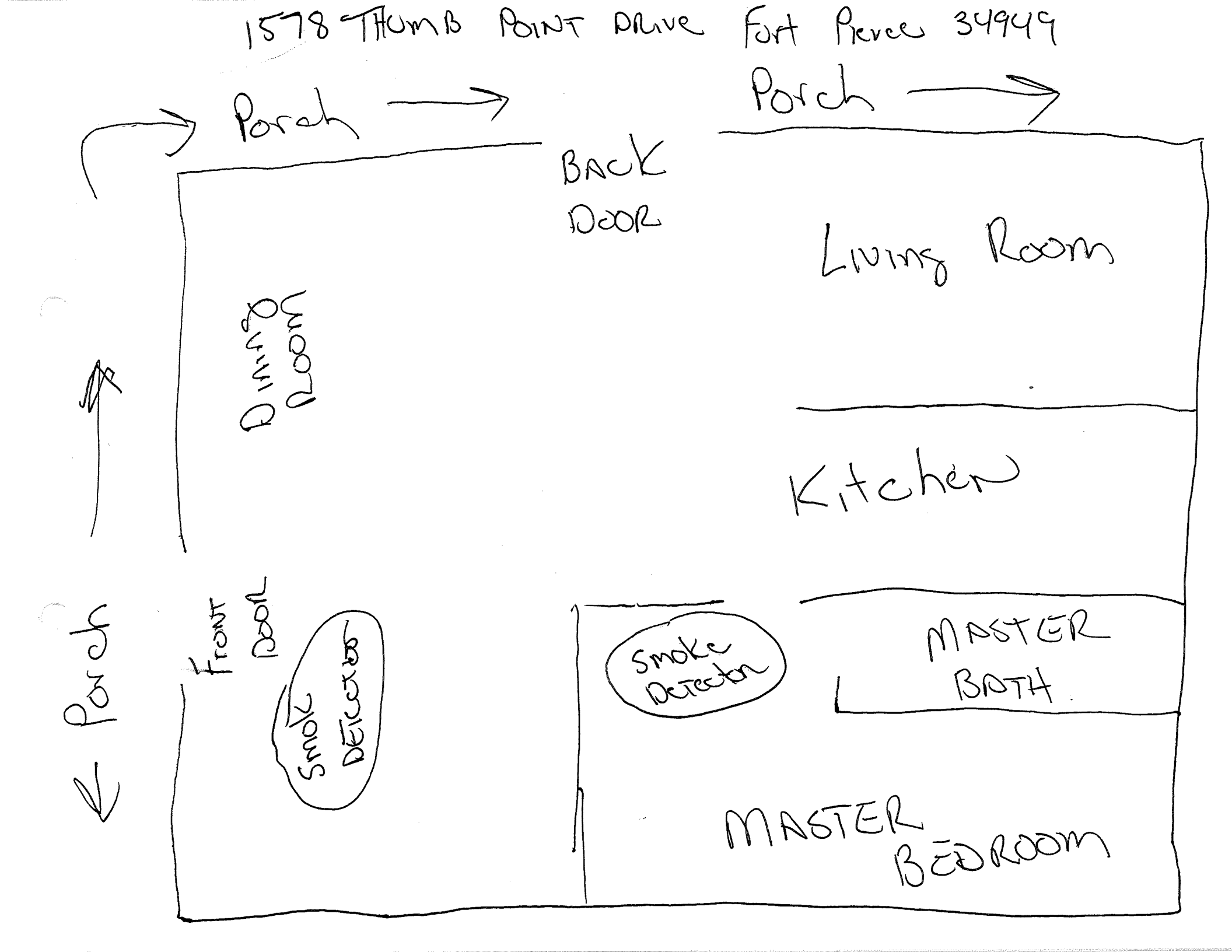
*Each renter will sign an agreement upon arrival agreeing to the above Rules and Regulations

Dr. Cali Estes, MCAP, ICADC, MAC



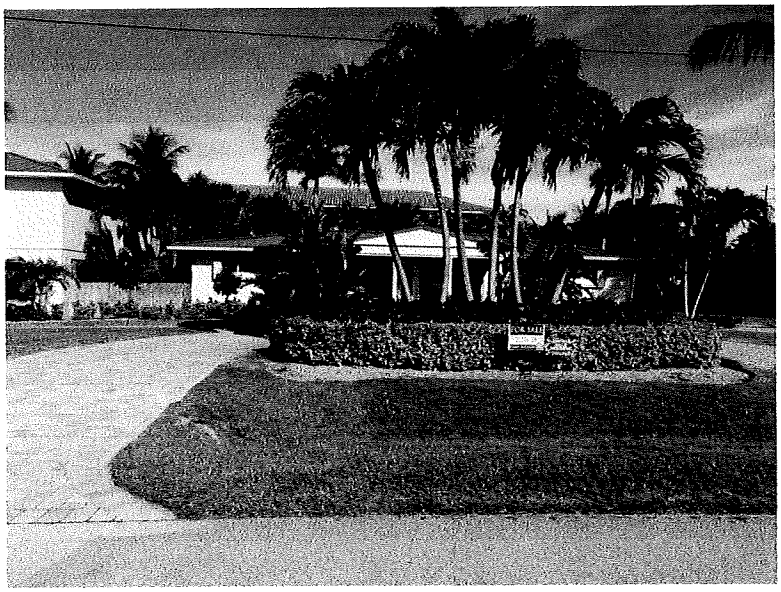
350 South Miami Ave
Miami Fl 33130
1.800.706.0318

PHONE 1.800.706.0318
CELL 786.709.0479
EMAIL Caliestes2015@gmail.com
WEBSITE www.TheAddictionsCoach.com


1578 THUMB POINT DRIVE Fort Pierce 34949
Porch
Porch
BACK DOOR
Living Room
DINING ROOM
Kitchen
Porch
FRONT DOOR
SMOKE DETECTOR
Smoke Detector
MASTER BATH
MASTER BEDROOM

Subject Photo Page

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						



Subject Front

1578 Thumb Point Dr

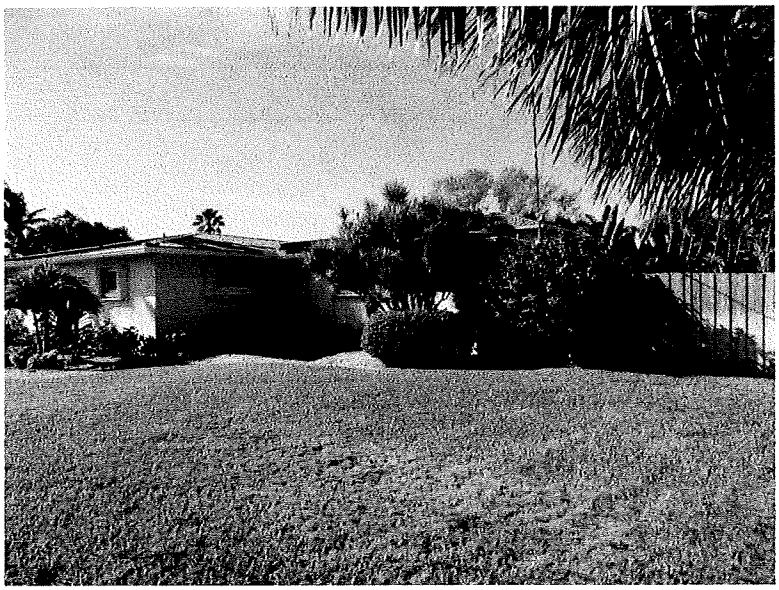
Sales Price	775,000
Gross Living Area	2,267
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	26000 sf
Quality	Q3
Age	50

Subject Rear

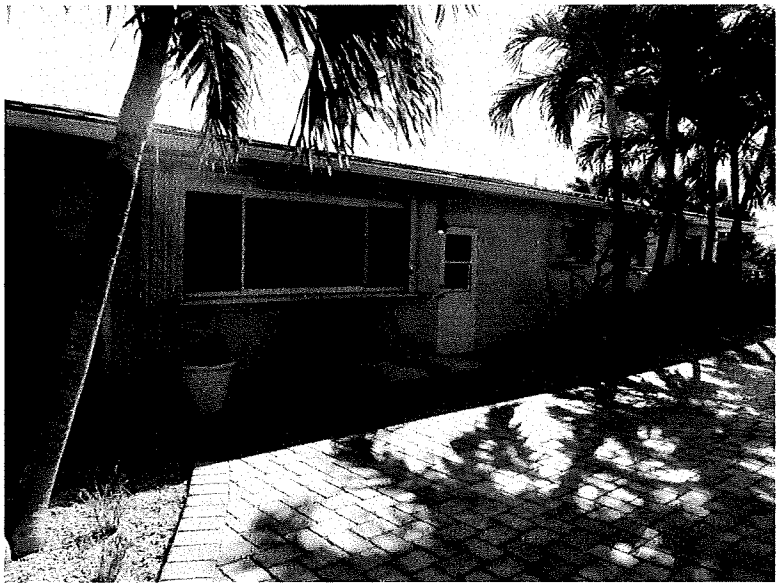
Subject Street

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						



EAST SIDE OF SUBJECT

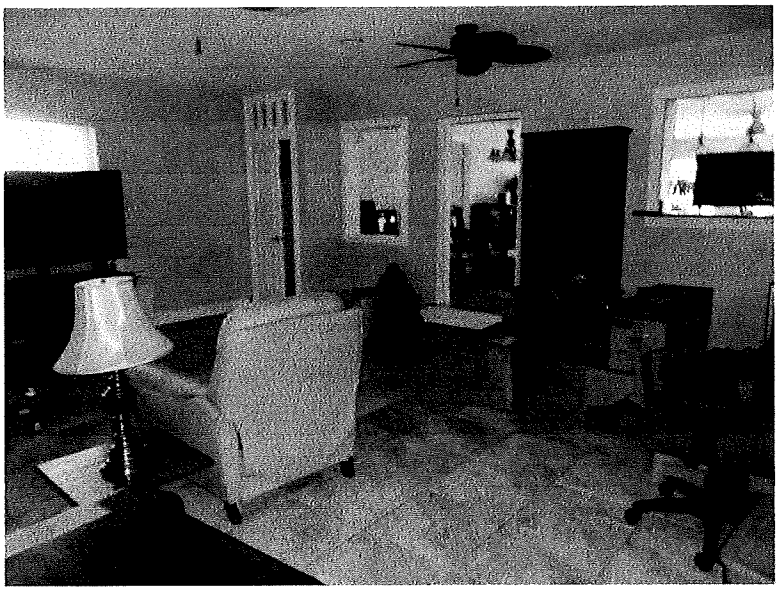


WEST SIDE OF SUBJECT

FLORIDA ROOM

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						



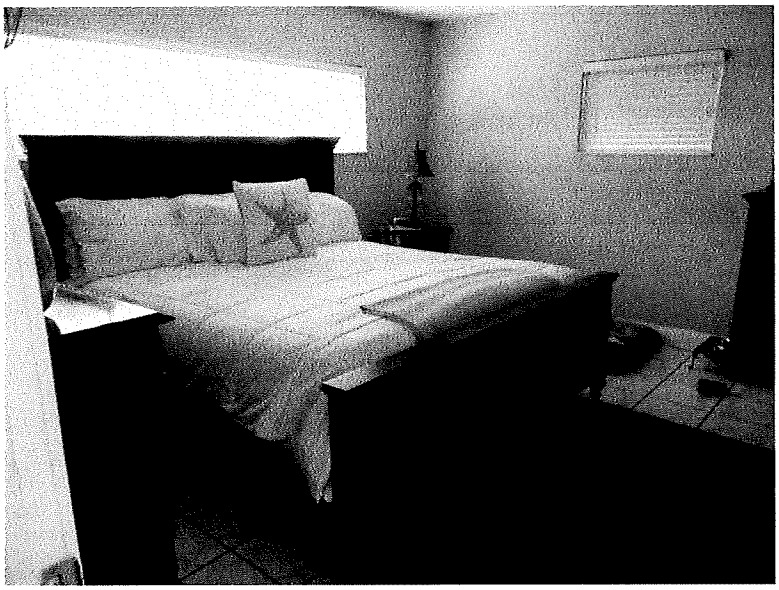
FAMILY ROOM

DINING AREA

KITCHEN

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						



MASTER BEDROOM

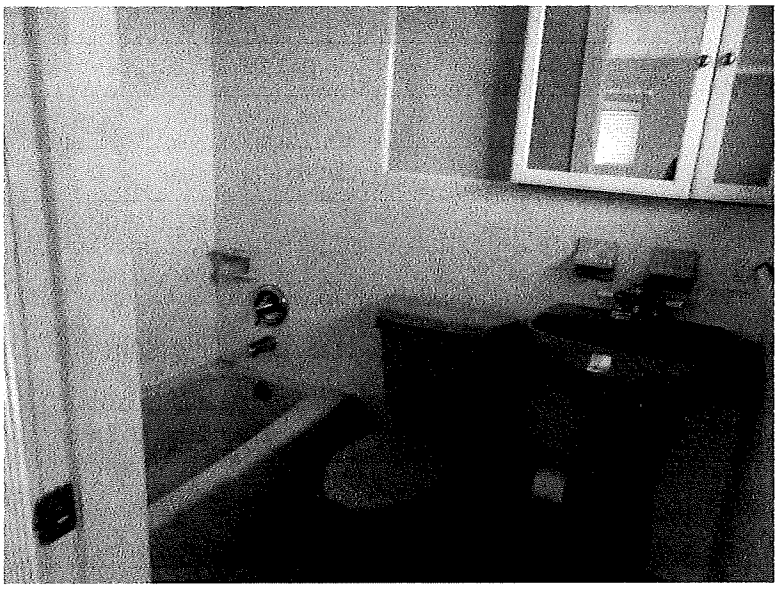
MASTER BATHROOM

MASTER BATHROOM

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						

BEDROOM



BATHROOM

BEDROOM

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						

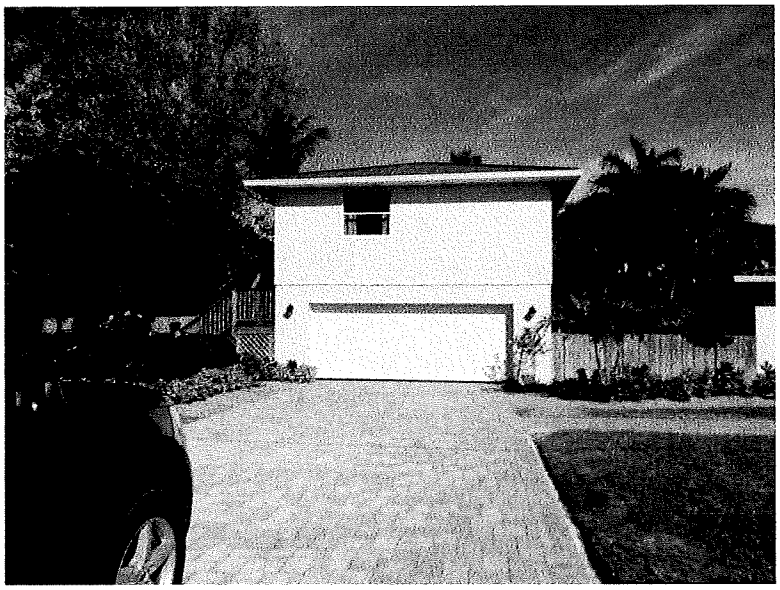
BATHROOM

LIVING ROOM

LAUNDRY AREA

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						



FRONT OF DETACHED GARAGE AND APARTMENT

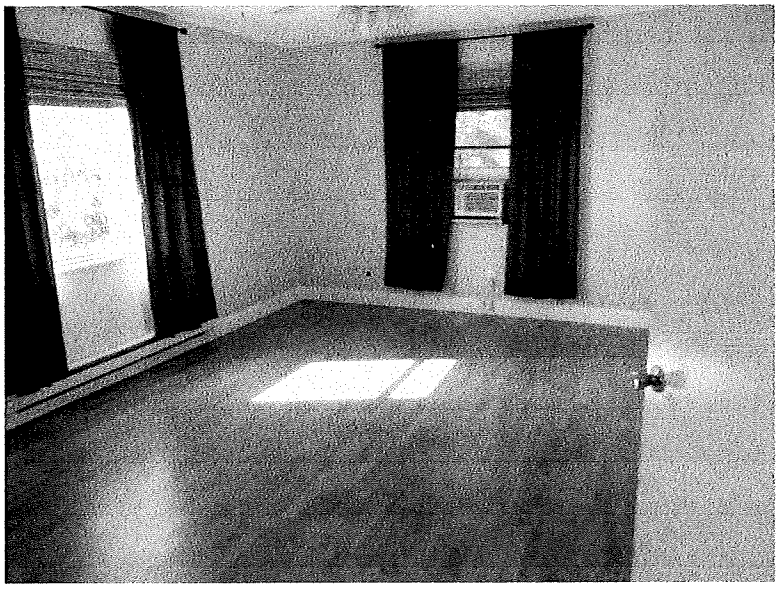
REAR OF DETACHED GARAGE AND APARTMENT

WEST SIDE OF DETACHED GARAGE AND APARTMENT

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						

EAST SIDE OF DETACHED GARAGE AND APARTMENT



BEDROOM

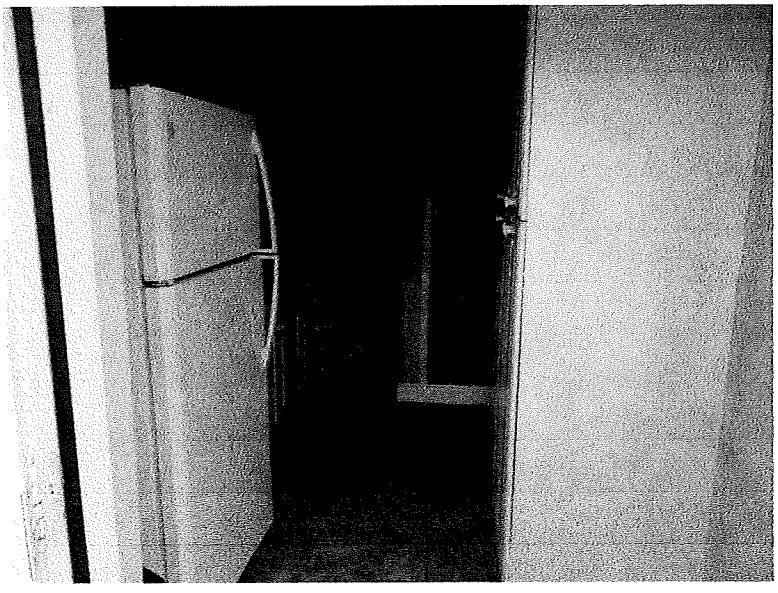
BATHROOM

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						

KITCHEN

LIVING ROOM/DINING AREA



BATHROOM IN DETACHED GARAGE

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						

POOL/SPA
MLS

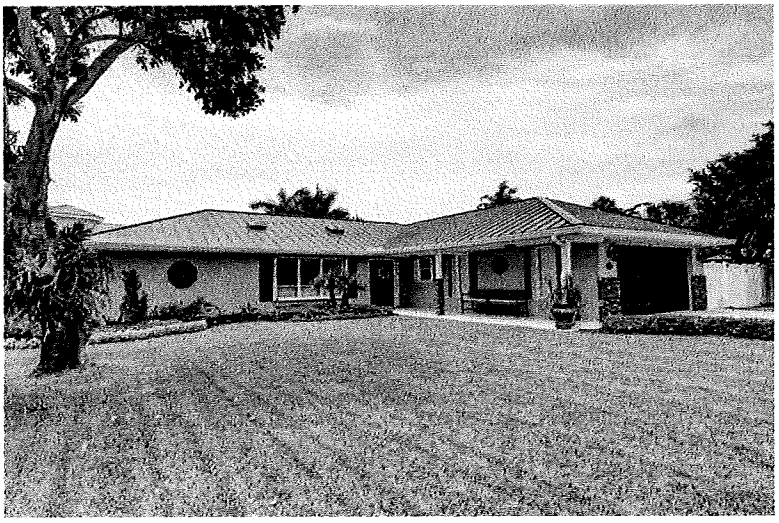
Comparable Photo Page

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						

Comparable 1

1610 THUMB POINT DR

Prox. to Subject	0.35 MILES SW
Sale Price	532,000
Gross Living Area	2,211
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	12,184 sf
Quality	Q3
Age	19



Comparable 2

1507 FABER CT

Prox. to Subject	0.31 MILES SW
Sale Price	525,000
Gross Living Area	2,065
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	15,056 sf
Quality	Q3
Age	43

Comparable 3

2005 MIMOSA AVE

Prox. to Subject	1.21 MILES SE
Sale Price	530,000
Gross Living Area	2,970
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	4.5
Location	N;Res;
View	N;Res;
Site	13,504 sf
Quality	Q3
Age	32

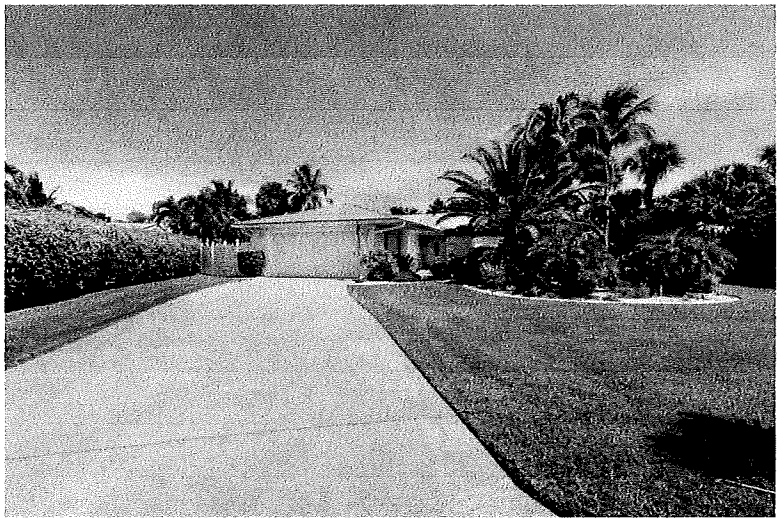
Comparable Photo Page

Borrower	CHRISTY LEE ESTES						
Property Address	1578 Thumb Point Dr						
City	Fort Pierce	County	St Lucie	State	FL	Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS						

Comparable 4

1128 FERNANDINA ST

Prox. to Subject	0.57 MILES SE
Sale Price	585,000
Gross Living Area	2,227
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8,750 sf
Quality	Q3
Age	46



Comparable 5

1602 THUMB POINT DR

Prox. to Subject	0.33 MILES SW
Sale Price	469,000
Gross Living Area	1,581
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	10,390 sf
Quality	Q3
Age	38

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Estes Dwelling Rental (1578 Thumb Point Drive)

NOTICES PROVIDED PURSUANT TO: Section 125-37 & 125-237 of the Fort Pierce Code of Ordinances

NOTICE BY NEWSPAPER: Sunday, June 6, 2021

NOTICE BY MAIL: Thursday, May 20, 2021

NOTICE BY SIGNS: Friday, April 30, 2021

VERIFIED BY: Rebeca A. Guerra

TITLE: Assistant Planning Director

SIGNATURE:

DATE: 6/7/2021

Conditional Use Approval

with no new construction

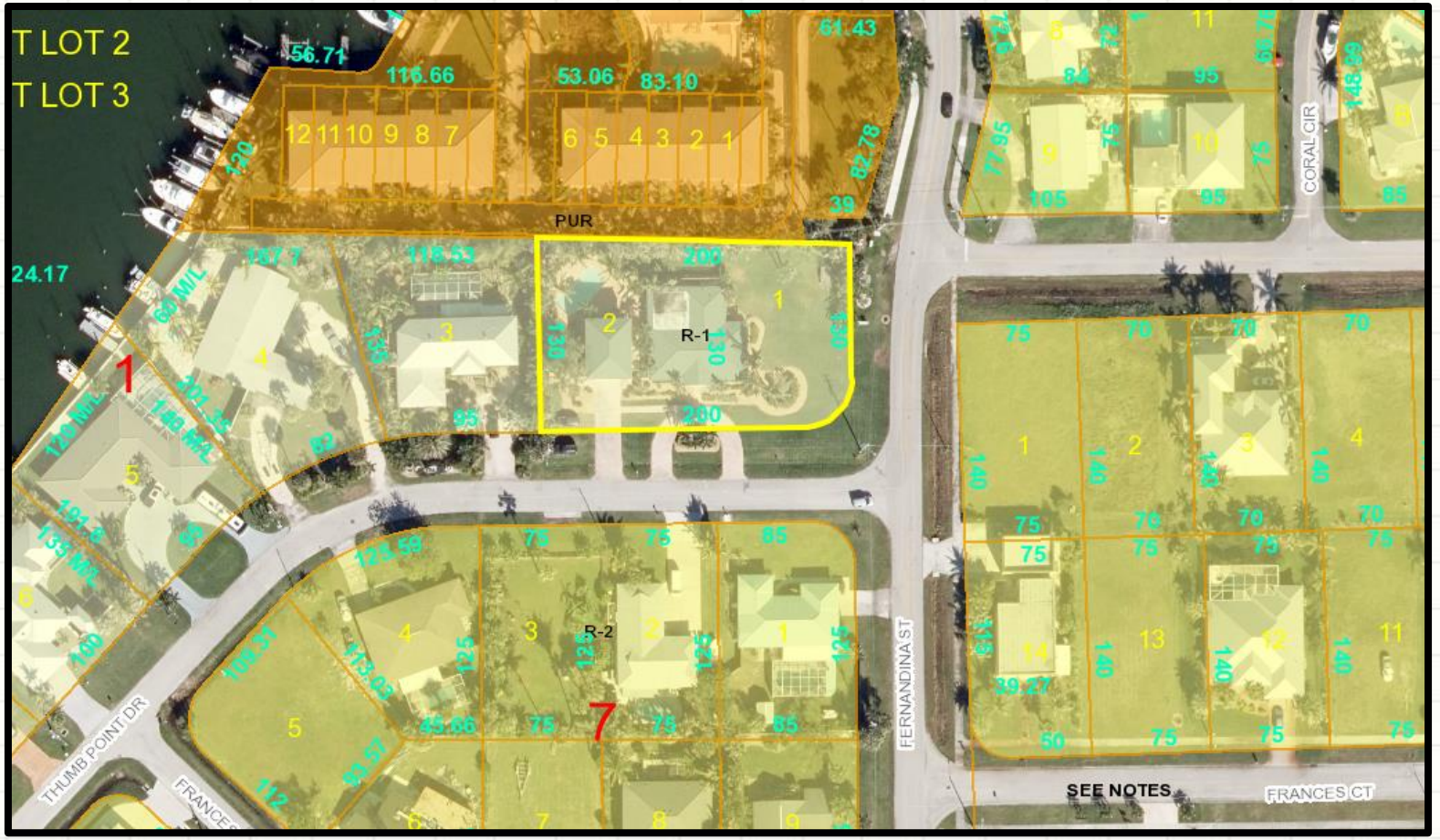
Estes Vacation Rental
1578 Thumb Point Drive

Location Map

Subject Site

1578 Thumb Point Drive

Zoning Map



FLUM – Low Density Residential (RL)

Zoning – Single Family Low Density (R-1)

Rental Unit vs. Home

Built in 1977

Built in 1970

Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and Conditions of Approval added to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.
  - No current Code Enforcement or Police Department violations

- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Staff Recommendation

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4) There shall be a limitation of no more than two (2) vehicles for the rental unit.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation

On May 10, 2021,
the Planning Board
recommended
APPROVAL
of the proposed Conditional Use (with no new construction),
subject to
5 Conditions of Approval

City Commission Possible Actions

Possible actions of the City Commission:

- APPROVE the proposed Conditional Use, subject to 5 Conditions and no changes
- APPROVE the proposed Conditional Use with changes to the Conditions
- DISAPPROVE the proposed Conditional Use

Conditional Use Approval

with no new construction

Estes Vacation Rental
1578 Thumb Point Drive

Rental Unit vs. Home

Built in 1977

Built in 1970

<u>GUEST HOUSE</u> means a dwelling unit in a building separate from, and in addition to, the principal residential building on a lot, but not exceeding 50% of the floor area of said principal residential building, intended for intermittent or temporary occupancy.

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

06/06/2021

Amy Lohott

Subscribed and sworn to before on June 6, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $121.68
Ad No: 0004764414
Customer No: 1309463
PO #: CU 6/21

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, June 21, 2021 hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with New Construction submitted by Property Owner, Alvaro Campuzano, and Representative Reginald B. Sessions, to operate a 5,898 sq ft Amusement Arcade Center with 50 arcade machines at 1702 Delaware Avenue in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2409-314-0027-000-0, 2409-314-0024-000-9.

2. Application for Conditional Use with No New Construction submitted by Property Owner, Christy & Timothy Estes, to operate a Dwelling Rental offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days at 1578 Thumb Point Drive in Fort Pierce, FL. The property is zoned Single-Family Low Density Residential Zone (R-1). Parcel ID: 2401-605-0001-000-1.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy 1, Fort Pierce, Florida

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: June 6, 2021
TCN4764414

City Commission Regular Meeting - 4:30 pm **12. d.**

Meeting Date: 06/21/2021

Re: Future Land Use Map Amendment - Project Hurricane - 2398 Peters Road

---

SUBJECT:

Legislative Hearing - Ordinance 21-015 seeking a Future Land Use Map Amendment for two (2) properties generally located at or near 2398 Peters Road from Mixed Use (MXD) to General Commercial (GC). FIRST READING (Transmittal Hearing)

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV sales business.
- The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.
- The Planning Board acting as the Local Planning Agency at their meeting on March 8, 2021, voted 5-0 to recommend approval of the Future Land Use Map Amendment as requested.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

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

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 21-015
staff presentation
Staff Packet
Applicant Packet

Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/13/2021 09:28 AM

Form Started By: Brandon Creagan
Started On: 06/09/2021 02:07 PM
Final Approval Date: 06/13/2021

ORDINANCE NO. 21-015

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR 2398 PETERS ROAD FROM CITY OF FORT PIERCE MIXED USE (MXD) TO CITY OF FORT PIERCE GENERAL COMMERCIAL (GC); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance 19-033, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3184, Florida Statutes; and

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

WHEREAS, having considered the recommendations of the Local Planning Agency (Planning Board), the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3184; and

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

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and will meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 125-136; and

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

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

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

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

Parcel IDs: 2324-123-0000-000-9 & 2324-122-0001-000-3

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

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING

AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

said properties being generally located at or near 2398 Peters Road in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce Mixed Use (MXD) to City of Fort Pierce General Commercial (GC), as depicted on Exhibit "A", attached hereto and incorporated herein.

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

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

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.21-015 was duly advertised in accordance with F.S. 163.3187 by display advertising in the St. Lucie News Tribune on Sunday, June 6, 2021 and August 1, 2021, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 21, 2021; and was duly introduced, read by title only, and passed on second and final reading August 16, 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 16th day of August, 2021.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

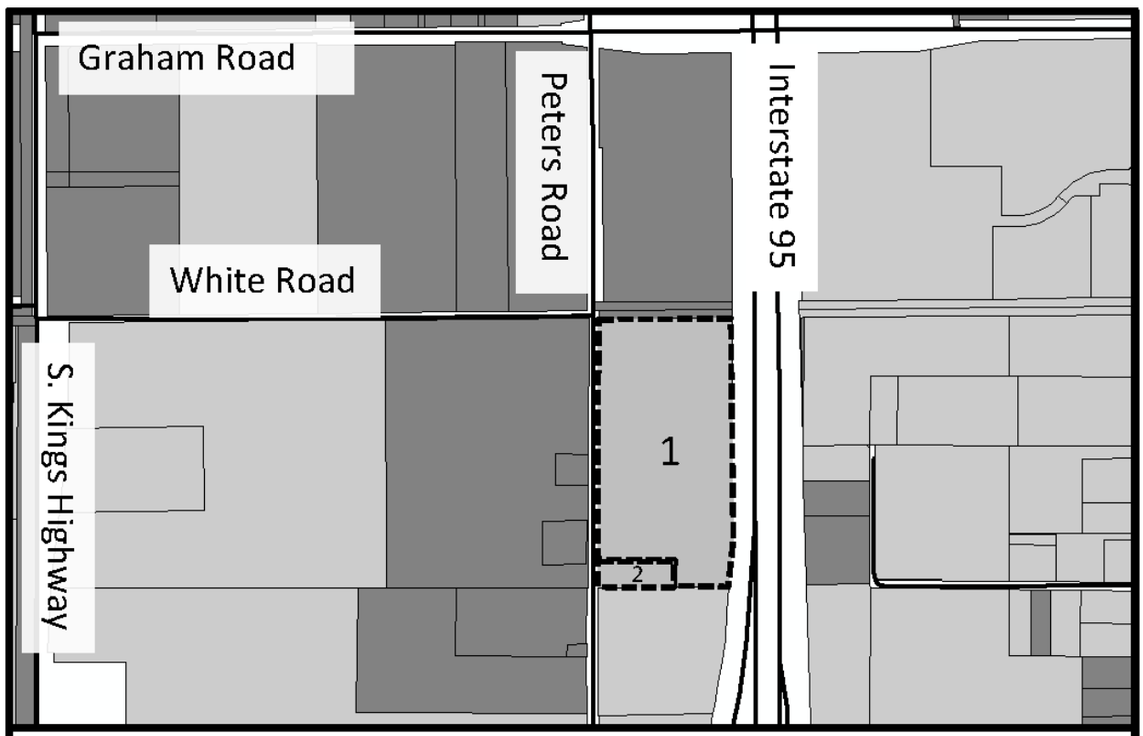
_____
Linda W. Cox
City Clerk

(City Seal)

Exhibit A

Proposed Future Land Use

General Commercial, GC



Parcels ID **1:** 2324-122-0001-000-3
2: 2324-123-0000-000-9

Mixed Use (MXD) to General Commercial (GC) 18.54 +/- Acres

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2398 Peters Road

Aerial Map

Subject Site
INTERSTATE 95
INTERSTATE 95
S JENKINS RD
PETERS RD
THE SUNRISE CITY
FORT PIERCE
Florida
Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Aerial Map
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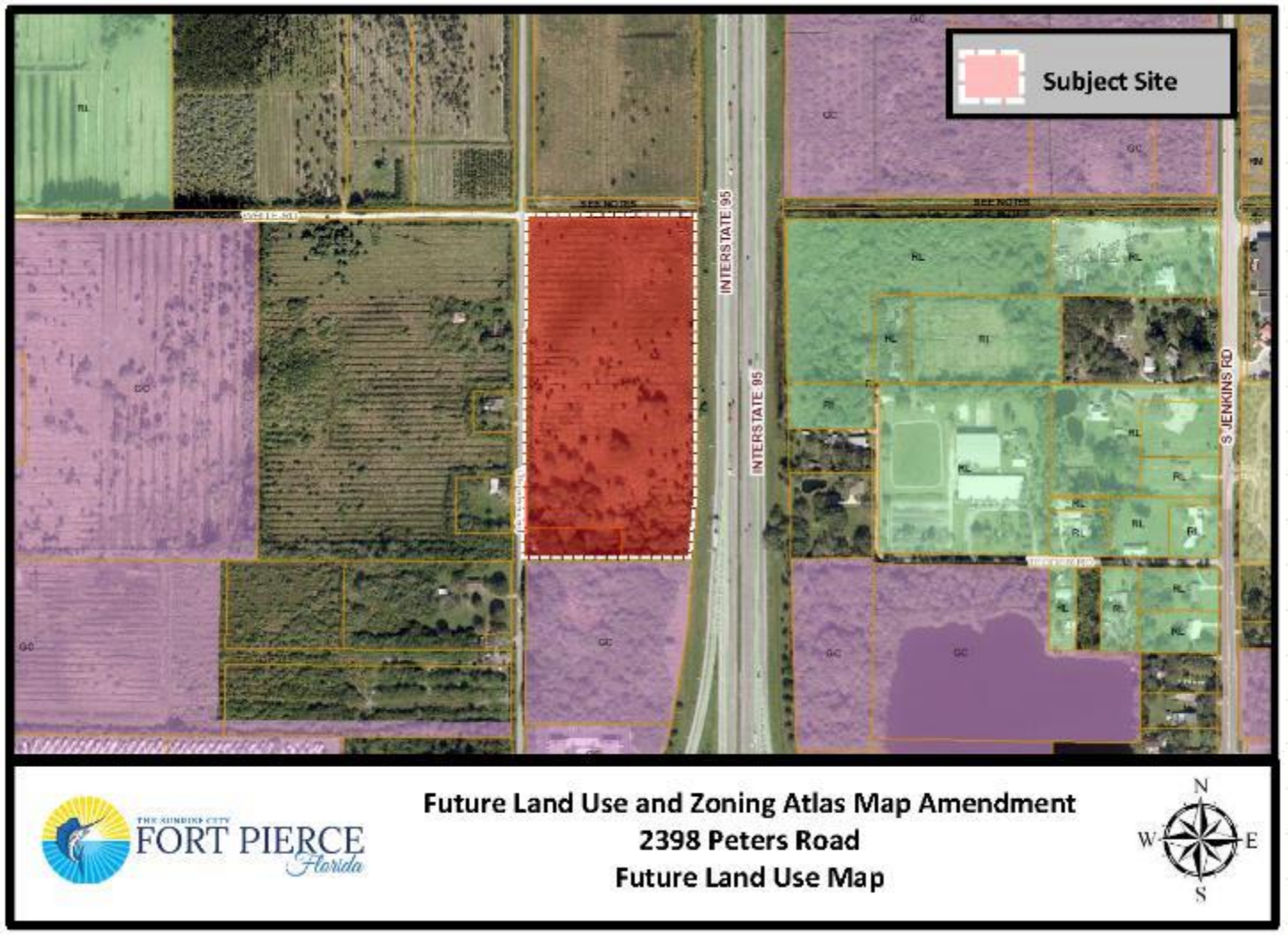
Future Land Use Map



Mixed Use (MXD) to General Commercial (GC)

Zoning Map

Zoning: Single Family, 2 du/ac (E-2) to General Commercial (C-3)

Request

Future Land Use change for a parcel from Mixed Use (MXD) to General Commercial (GC)

Zoning change for a parcel from Single Family, 2 du/ac (E-2) to General Commercial (C-3)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare
  - ❑ The Planning Board/Local Planning Agency voted 5-0 to recommend approval of both requests

Planning Board Recommendation March 8, 2021

- RECOMMENDED APPROVAL the proposed Future Land Use Map Amendment and Zoning Atlas Map Amendment (5-0)

Possible Actions of the City Commission

- APPROVE the proposed Future Land Use Map Amendment
    - Staff recommends approval of the request.
    - The Planning Board voted to recommend approval
- DISAPPROVAL the proposed Future Land Use Map Amendment

- APPROVE the proposed Zoning Atlas Map Amendment
    - Staff recommends approval of the request.
    - The Planning Board voted to recommend approval
- DISAPPROVAL the proposed Zoning Atlas Map Amendment

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2398 Peters Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Project Hurricane – 2398 Peters Road**
BOARD DATE:	June 21, 2021

STAFF REPORT

Property Owner	R.V. Development, LLC 547 Wash Roberts Lane McMinnville, TN 37110
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of two (2) parcels from Mixed Use (MXD) to General Commercial (GC) Approval to Rezone two (2) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3)
Site Location:	2398 Peters Road
Parcel IDs:	2324-123-0000-000-9 & 2324-122-0001-000-3
Existing Use:	Vacant
Parcel Size:	18.70 acres
Current Future Land Use:	Mixed Use (MXD) (Upon Annexation)
Current Zoning:	Single Family, 2 du/acre (E-2) (Upon Annexation)

Proposed Future Land Use: General Commercial (GC)

Proposed Zoning: General Commercial (C-3)

	North	East	South	West
Surrounding FLU:	RU (SLC)	RL(FP) RU (SLC)	GC (FP)	MXD (SLC)
Surrounding Zoning:	RS-2 (SLC)	PD (FP) RS-2 (SLC)	C-3 (FP)	RS-2 (SLC)

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 Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV sales business. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial—General and/or Neighborhood
- Commercial—Town Center
- Hotel (minimum 100 units)
- Office Uses—Professional and/or medical
- Industrial
- Institutional

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily

residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), Mixed Use (MXD), or Residential Urban, 5 du/ac (RU), the requested General Commercial land use is compatible with its surrounding uses. The property to the north that abuts these parcels currently has an annexation application submitted and the intention is to change the Future Land Use and Zoning of that property to GC and C-3 respectively. 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 and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

Standards for Review

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

(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 current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

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

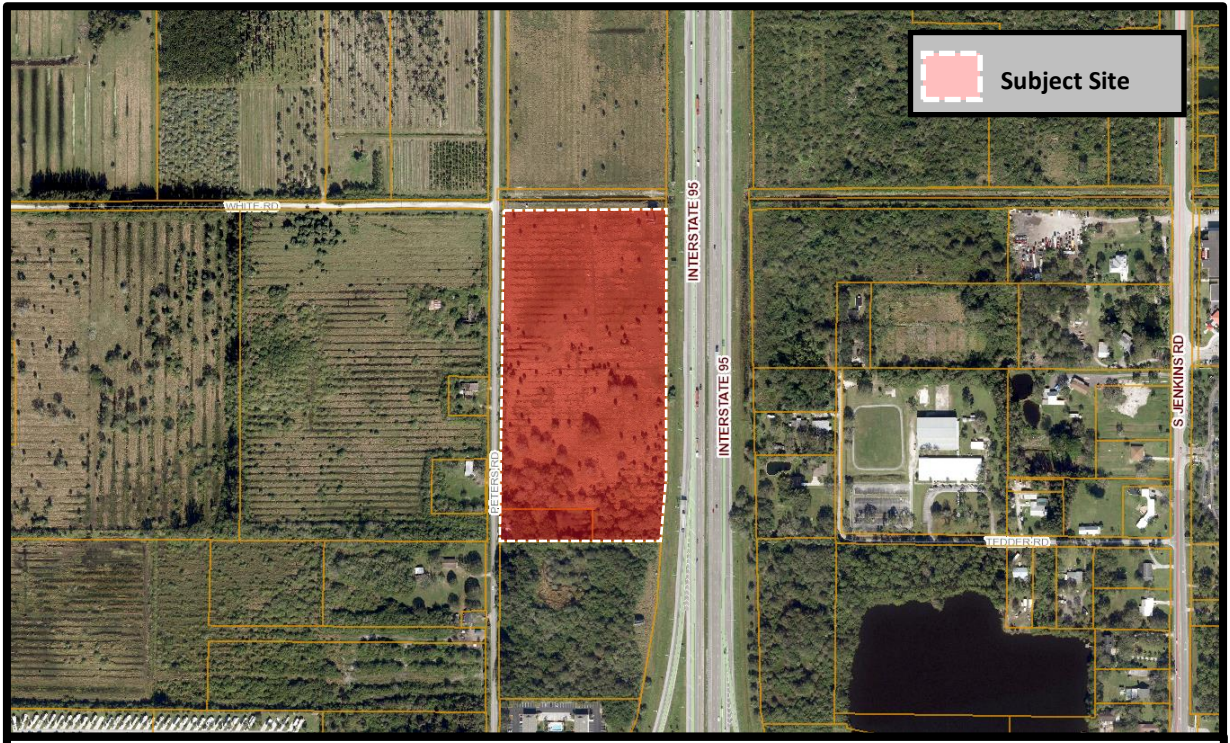
Planning Board
The Planning Board acting as the Local Planning Agency at their meeting on March 8, 2021, voted 5-0 to recommend approval of the Future Land Use Map Amendment as requested.

The Planning Board at their meeting on March 8, 2021, voted 5-0 to recommend approval of the Zoning Atlas Map Amendment as requested.

Public Notification
11 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment

Staff Recommendation Future Land Use Map Amendment
The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; 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
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Aerial Map

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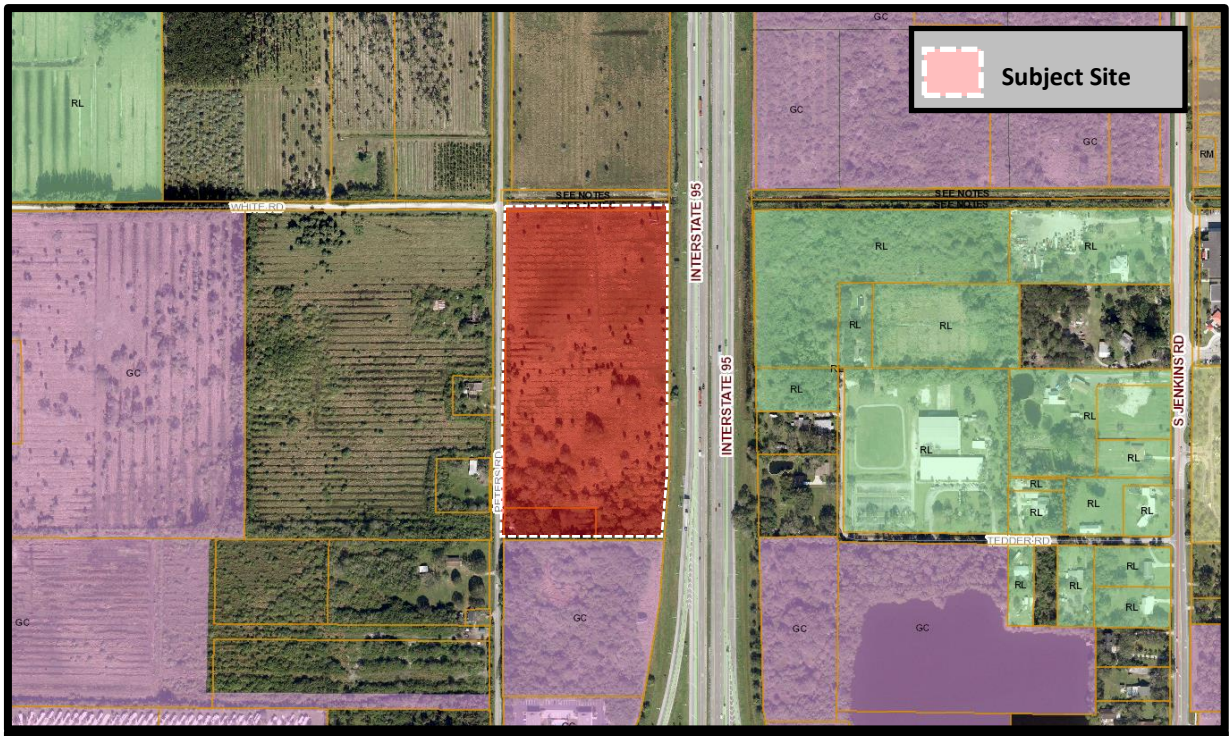

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Future Land Use Map

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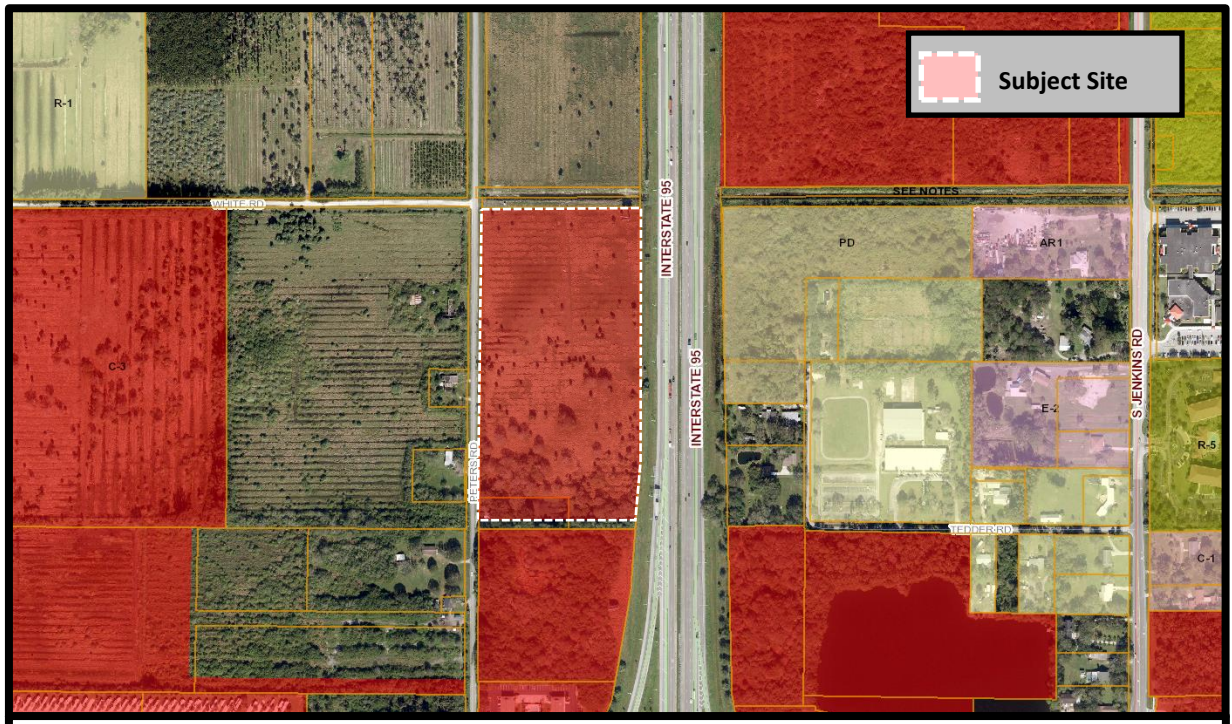

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 20, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

Subject: **Zoning & Future Land Use - 2398 Peters Road**
Technical Review Project # 20-06000005

Fort Pierce Planning:

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

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, MCRP, LEED Green Associate

Planner

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20-06000005

Rezoning and Future Land Use – Project Hurricane – 2398 Peters Road (2 Parcels)

Comments

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road TRC Rezoning application package for the 2 parcels and there is no objection to the application. FPUA's water and sewer services are available to serve this location, see attached utility map.

FPUA Electric & Gas Engineering: Approved - Presently, there is existing electric service to the site (from Peters Road) at 2398 Peters Road. Electric service is available to the site (from Peters Road) for the propose project. Please provide electric load information and AutoCAD drawing, if additional services needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

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

Gas service is available to the site (from Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com

Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above. Attached is a copy of the FPUA GIS Map (Electric and Gas).

January 20, 2021

PROJECT: Project Hurricane – 2398 Peters Road

REF: TRC App. #20-06000005

TO: Brandon Creagan

FROM: David Hays

The following comments are offered based on application package received January 13.

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.
2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.
3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.
4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

Cc: Alicia Rosenthal

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: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					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
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

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
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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	
Proposed Zoning	
Change in Demand	

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	

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): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

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.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (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 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: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

   _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____

   _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

    _____

    _____

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					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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Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
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Proposed Zoning Enrollment Demand		
Change in Demand		

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	
Proposed Zoning	
Change in Demand	

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	

G. Transportation Analysis: 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): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

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

I certify that: (Check One)

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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

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(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

R.V. Development, LLC
547 Wash Roberts Lane
Mc Minnville, TN 37110

AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

SHEILA BUTCHER
STATE OF TENNESSEE
NOTARY PUBLIC
WARREN COUNTY
(Notary Seal)

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

PROJECT NARRATIVE & COVER LETTER
Project Hurricane - Peters Road
Future Land Use & Rezone Application
December 29, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting a Future Land Use and Rezone application for an 18.54 +/- acre parcel currently located in St. Lucie County, Florida for a proposed RV Sales & Service Center with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcels are generally located on the west side of I-95, approximately 1,300 feet south of Graham Road in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-122-0001-000-3	Peters Road	17.70	MXD	RS-2 / CG
2324-123-0000-000-9	2398 Peters Road	1.00	MXD	RS-2

These parcels are currently in the jurisdiction of St. Lucie County, for which an annexation application is currently under review by the City of Fort Pierce. These parcels have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation (St Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial General (CG) and the underlying Zoning designation to Commercial (C-3)

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

PROPOSED USE

The applicant is requesting this change in FLU and Zoning to accommodate a proposed national RV sales and repair center. Once FLU and Zoning is approved, the applicant will move forward with Development Review approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Justification Statement\2020-12-29_Project_Hurricane_FLU_Rezone_Application_20-298.docx

Project Hurricane
Commercial Development

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

&

City of Fort Pierce Building Department

Prepared By:

ENGINEERS SURVEYORS ENVIRONMENTAL

10250 Village Parkway
Port St. Lucie, FL 34952
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code and City of Fort Pierce Standards. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The properties are further identified by St. Lucie County Property Appraiser as property identification number(s): 2324-122-0001-000-3 and 2324-123-0000-000-9. The parcel is located on Peters Road, just west of I-95. The overall site acreage of the parcel is ±18.25 acres.

Currently, the site is being utilized for cattle grazing, and there is road access to the property via a gate on Peters Road. The proposed project is for the creation of 318 RV temporary parking spaces and accompanying facilities for repair, sales, and regular parking. As the project is greater than 10 acres, this project requires an Environmental Impact Report (EIR) as part of the County approval process. See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located on Peters Road, west of I-95. The overall site acreage of the parcel is ±18.25 acres. No dune areas exist or Coastal Construction Control Lines. The majority of the parcel is improved pasture (FLUCCS #211).

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. This parcel consists of uplands with the majority of the parcel classified as unimproved pasture (FLUCCS #211), consisting of grazing land, remnant ridges and furrows of previous agricultural operation. The substrate consists of Nettles and Oldsmar sands, Riviera sand, Wabasso sand, and Winder loamy sand soil types which consists of somewhat poorly drained soil that will tolerate standing water during wet seasons.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of improved pasture (FLUCCS #211) and Residential (FLUCCS #110). The dominant vegetation within the upland areas consist of Bahia grass. The parcel also contains minimal scattered occurrences of cabbage palms

and Live Oak. The southern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

211: Improved pasture ±17.0 acres total
110: Residential ± 1.25 acres total

The vegetation observed in the upland includes:

Bahia grass *(Paspalum notatum*) Slash Pine (*Pinus densa*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

State jurisdictional wetlands do not exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

State jurisdictional wetlands are not present on the parcel. Wetlands were not delineated.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is for an RV Facility. However, this habitat that will be impacted does not contain critical habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit; however grazing Cows have been observed on site. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

The overall onsite impacts will be minimal. The majority of the impacted vegetation will consist of Cabbage Palms, Live Oaks, Bahia grass, and other non-descript pasture grasses. Trees qualifying for protection, i.e. Cabbage Palms, will be mitigated as described in section 11.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area around the property consists of major state roads, Okeechobee Road lies to the south, and Peters Road. to the west. Interstate 95 lies to the east. The extended area beyond the property's perimeter consist of various remnant agricultural lands that appear to be used for grazing or other similar uses. The property has no apparent immediate links to habitat areas or wildlife corridors.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts with the development of a site plan that does not intend to disrupt natural habitat, as none exists on site. In addition, a 1.75-ac. lake will be created, providing habitat for native animals. The remaining impacts on the parcel will mainly be to low pasture grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, titled Project Hurricane. This site is intended for use of RVs and accompanying facilities and will have zero impact to native habitat, as none exists on site.

11. A detailed description of the proposed mitigation plan to off set impacts.

The applicant is not directly impacting native habitats. The only mitigation necessary will the tree for tree mitigation of the Cabbage Palms and Live Oak Trees, which will take place on-site with additional planting.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in December 2020, No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review. Drainage plans will be designed to utilize existing drainage permits issued March 31, 1997.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A
Site Maps

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

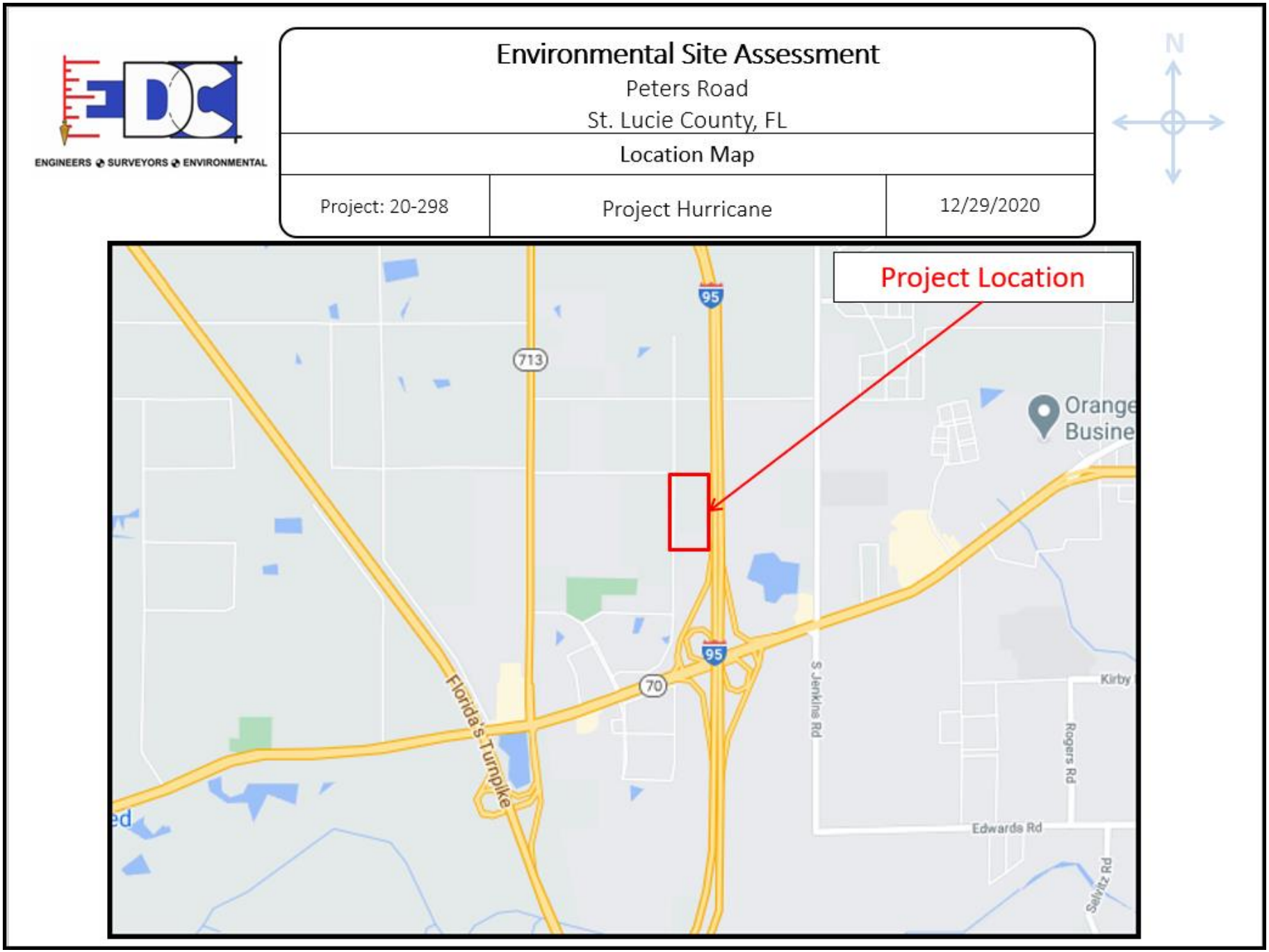


Figure 1. Location Map.

Figure 2. Site Map.

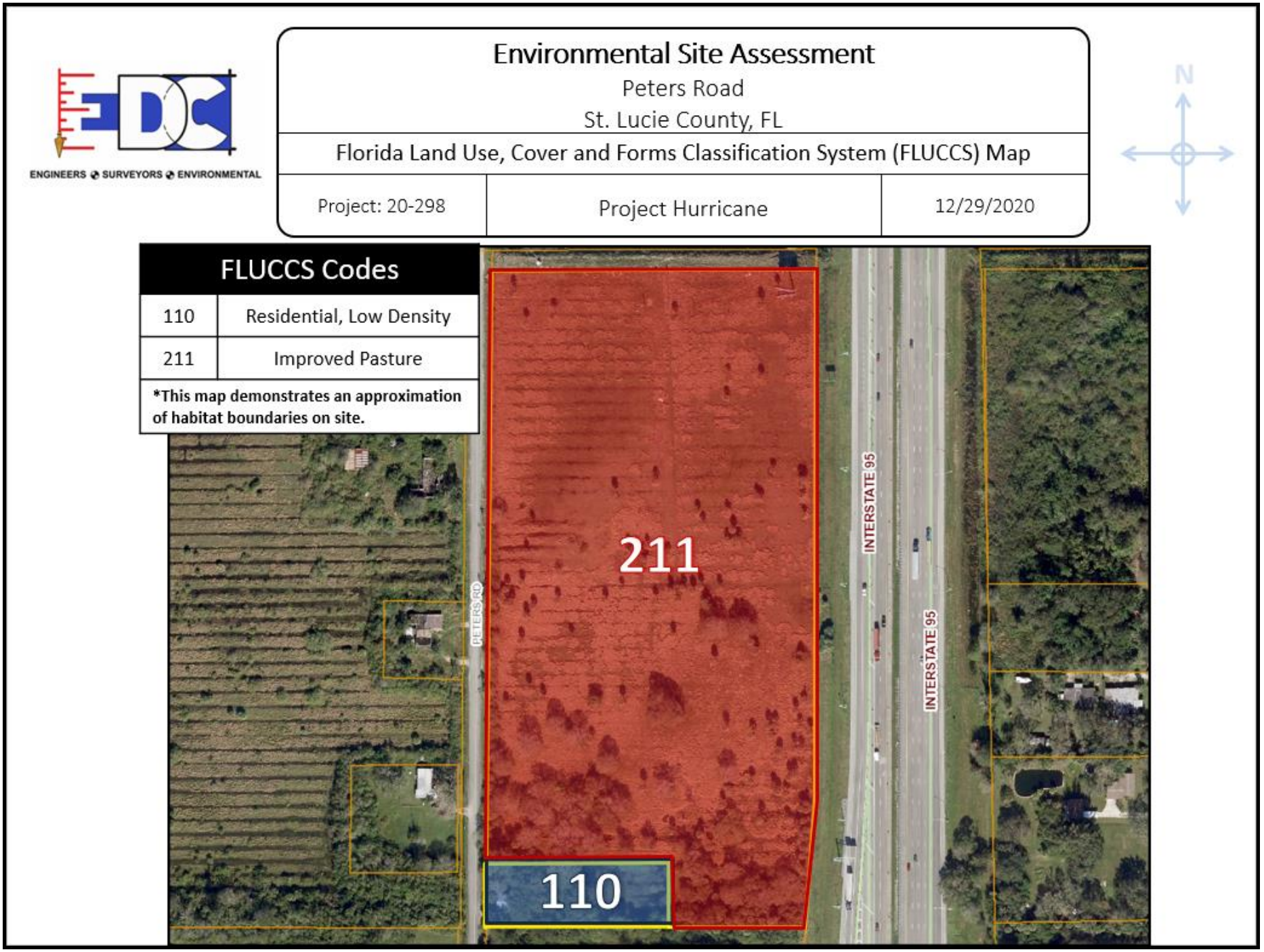


Figure 3. Existing Habitat/FLUCCS Map.

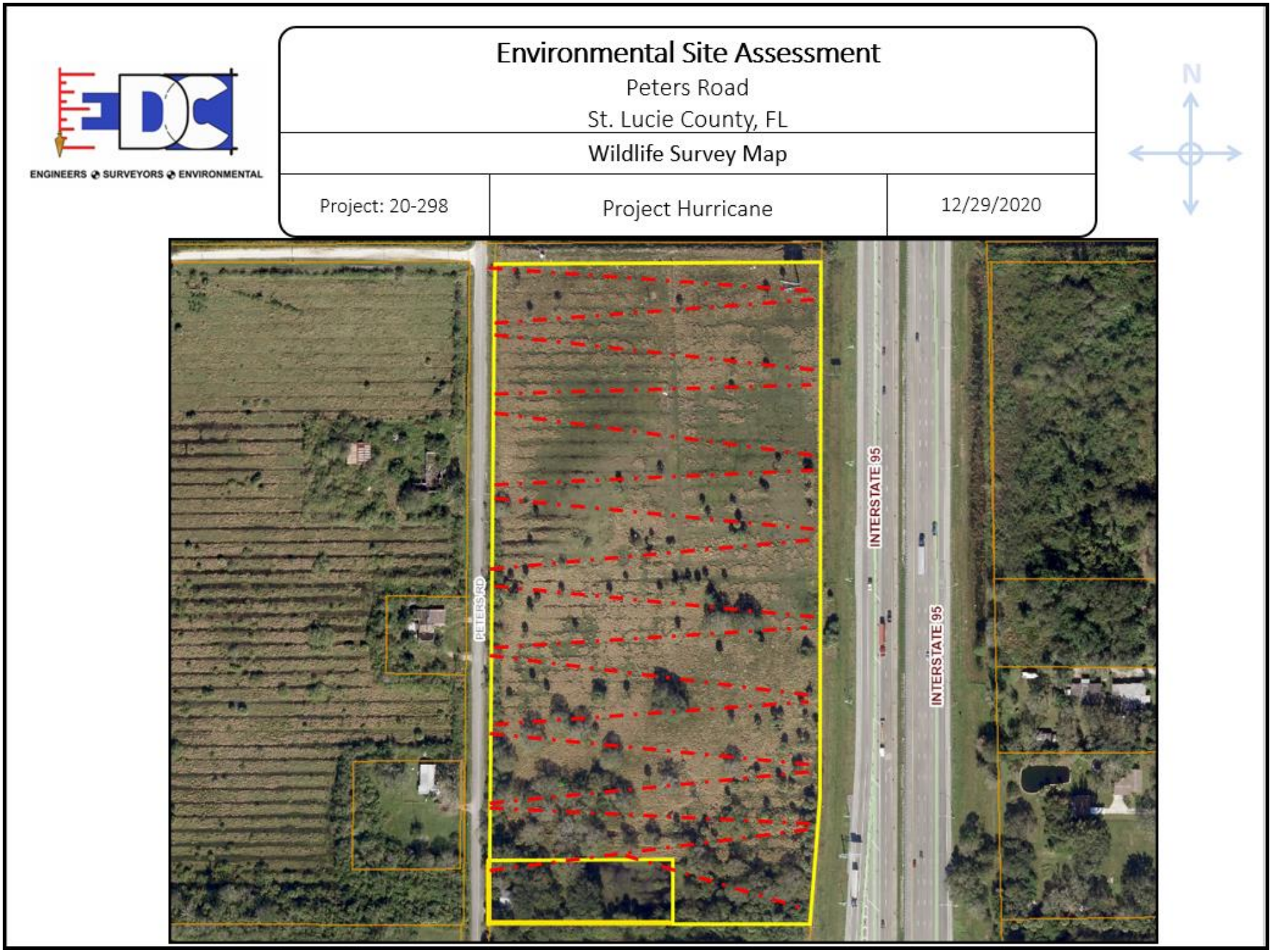


Figure 4. Wildlife Survey Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

Peters Road

St. Lucie County, FL

Soil Map

Project: 20-298	Project Hurricane	12/10/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	2.3	10.6%
38	Riviera fine sand, 0 to 2 percent slopes	4.6	20.9%
48	Wabasso sand, 0 to 2 percent slopes	4.8	22.0%
55	Winder loamy sand	10.1	46.5%
Totals for Area of Interest		**21.8**	**100.0%**

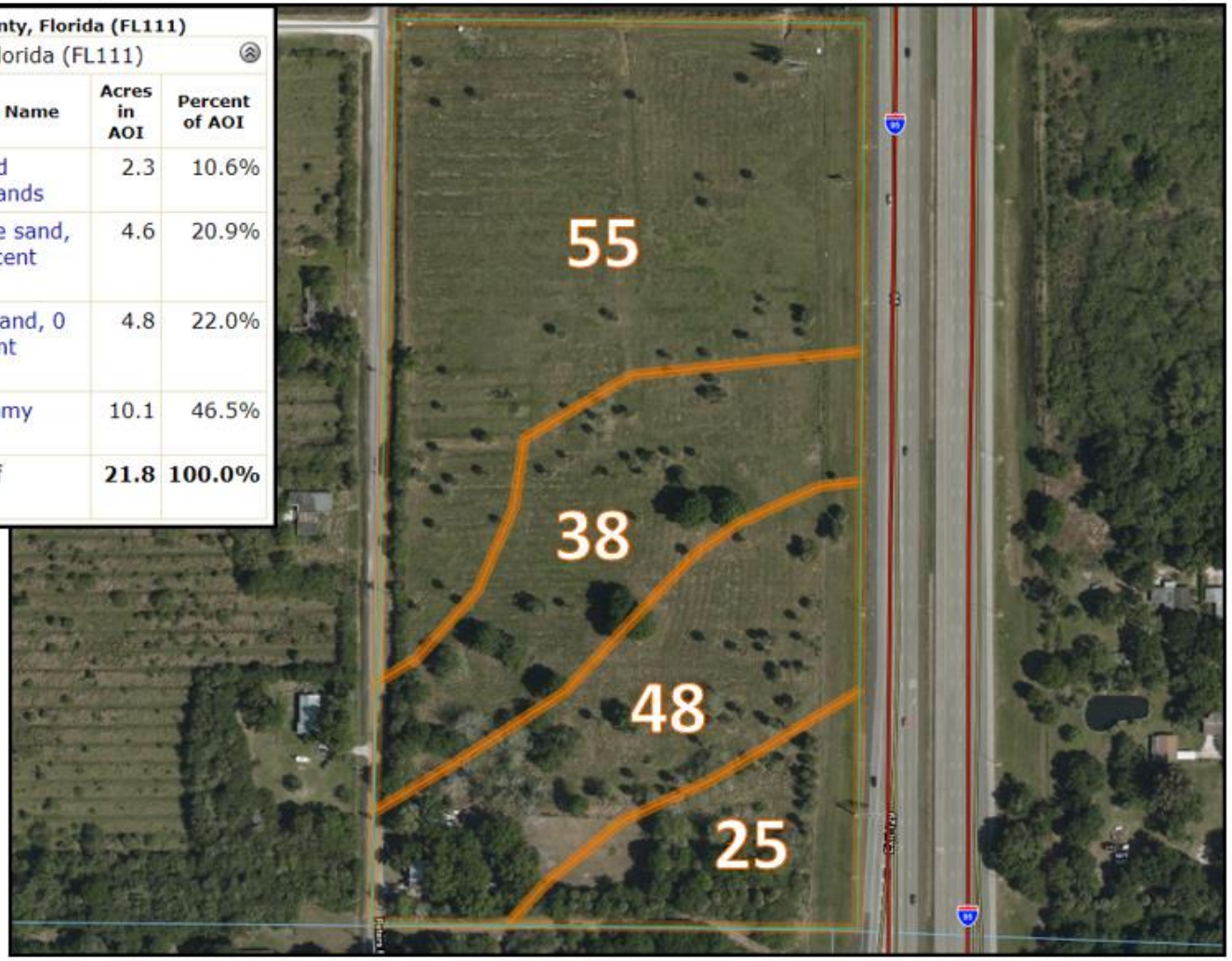


Figure 5. Soil Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Project Hurricane

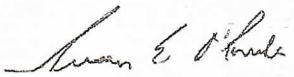
Prepared for:

EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

December 28, 2020
SR20122.0

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: 12/28/20 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

December 28, 2020

Mr. Brad Currie
EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Re: Project Hurricane

Dear Mr. Currie:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for five parcels of land located west of South Jenkins Road and south of Graham Road in Ft. Pierce, 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 - Project Hurricane

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT DESCRIPTION 1

EXISTING CONDITIONS 3

PROJECT TRAFFIC 5

PROJECT DISTRIBUTION / ASSIGNMENT 5

LRTP LINK ANALYSIS / REVIEW 9

FIVE YEAR ANALYSIS / REVIEW 9

CONCLUSION 9

TABLES

TABLE 1: Project Trip Generation - Buildout 6
TABLE 2: Project Trip Generation - 5 Year 7
TABLE 3: Long Range Project Percent Impact 10
TABLE 4: Long Range Link Analysis 11
TABLE 5: 5 Year Project Percent Impact 12
TABLE 6: 5 Year Link Analysis 13

FIGURES

FIGURE 1: Project Location 2
FIGURE 2: Roadway Network 4
FIGURE 3: Project Traffic Assignment 8

APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details/LTRP Model Data/St. Lucie County 5-Year TIP
APPENDIX C: St. Lucie County 2019 Level of Service Report,
FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, 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.

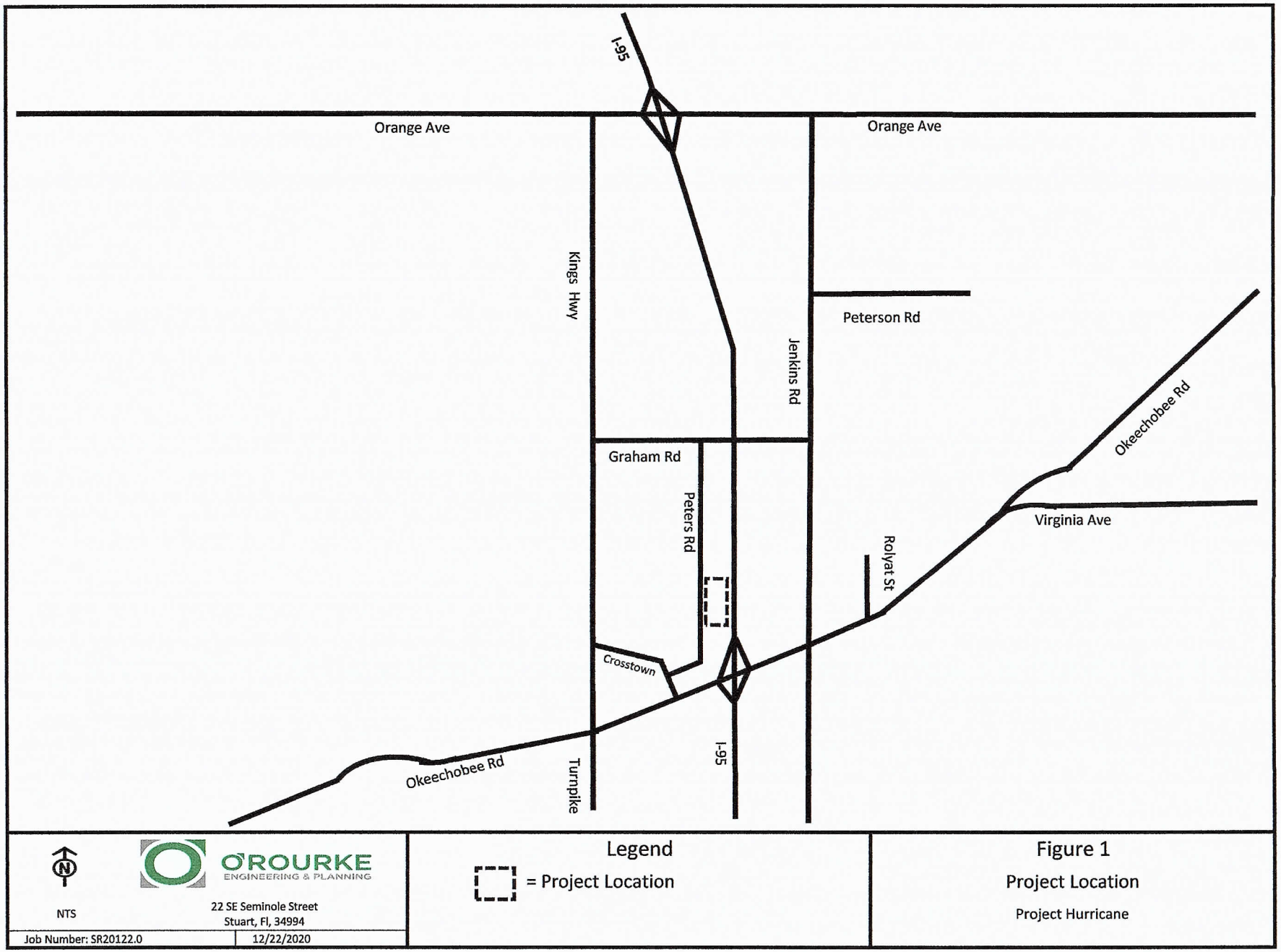
In order to make that determination, the following analytical steps were taken:

- 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 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of MXD-2 with a zoning of RS-2 which allows 9 single-family dwelling units per acre. Therefore, a maximum of 166 single-family dwelling units is possible with the existing land use. The proposal is to change the land use to general commercial, which allows up to a height of 65 feet on 60% coverage to a maximum FAR of 1.0. Using this calculation 807,602 square feet of building could be constructed. Under the proposed land use and zoning medical office would generate the most traffic. The site is currently vacant. The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.


I-95
Orange Ave
Orange Ave
Kings Hwy
Jenkins Rd
Peterson Rd
Graham Rd
Peters Rd
Okeechobee Rd
Virginia Ave
Rolyat St
Crosstown
Okeechobee Rd
Turnpike
I-95
N
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR20122.0
12/22/2020
Legend
= Project Location
Figure 1
Project Location
Project Hurricane

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

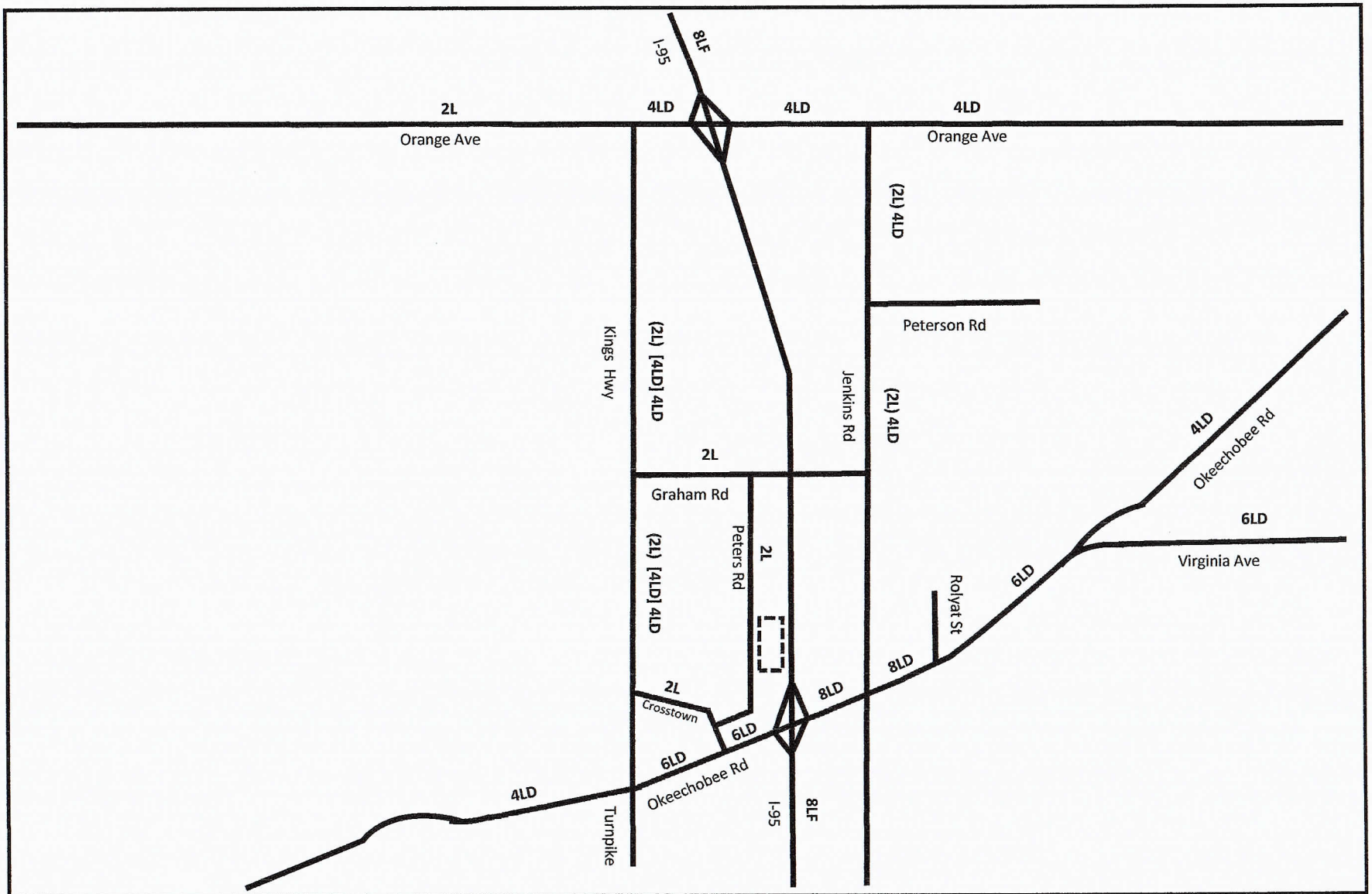
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south 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 2045 cost feasible plan.
- Graham Road is a two-lane local roadway with a north/south 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.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and 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 2045 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 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019 Level of Service Report. These documents are included in **Appendix C.**



NTS

O'ROURKE ENGINEERING & PLANNING

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

Job Number: SR18021.0 | Date: 2/20/18

Legend

= Project Location

(XX) = Existing Conditions if different than 2045 Network
[XX] = Commited 5-Year TIP
XX = 2045 Lane

Figure 2

2045 Roadway Network

Project Hurricane

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. Medical-Dental Office (Land Use Code 720) was applied for the 807,602 square feet allowed under the proposed future land use. The Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 166 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, at buildout the project will generate 26,189 new daily trips. There will be 1,167 net new AM peak hour trips with 975 trips entering the project and 192 trips exiting the project. The project will generate 2,301 net new PM peak hour trips with 586 trips entering the project and 1,715 trips exiting the project.

Approximately 200,000 square feet are estimated to be constructed for the 5-year scenario. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

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.**

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	807,602	SF	T = 38.42(X) - 87.62	50%	50%	15470	15470	30940	3094	10%	13923	13923	27846
Existing Land Use														
Single-Family Detached Housing	210	166	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	829	829	1657	0	0%	829	828	1657
Difference												**13094**	**13095**	**26189**

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	807,602	SF	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	1118	315	1433	143	10%	1006	284	1290
Existing Land Use														
Single-Family Detached Housing	210	166	DU	T = 0.71(X) + 4.80	25%	75%	31	92	123	0	0%	31	92	123
Difference												**975**	**192**	**1167**

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	807,602	SF	T = 3.39(X) + 2.02	28%	72%	767	1973	2740	274	10%	690	1776	2466
Existing Land Use														
Single-Family Detached Housing	210	166	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	104	61	165	0	0%	104	61	165
Difference												**586**	**1715**	**2301**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - 5-Year Trip Generation

Table 2a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	T = 38.42(X) - 87.62	50%	50%	3798	3798	7596	760	10%	3418	3418	6836

Source: ITE 10th Edition Trip Generation Rates

Table 2b- AM

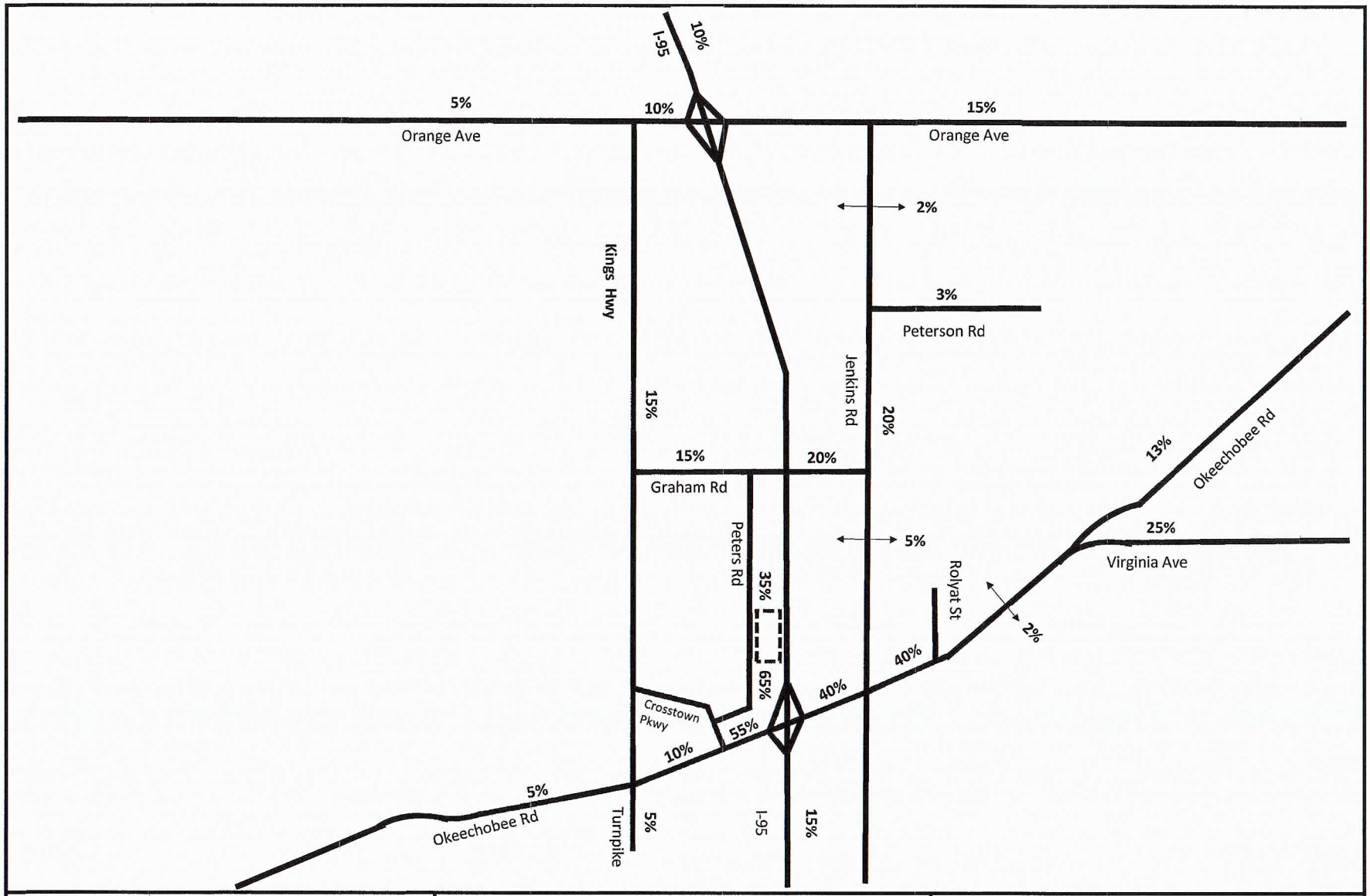
Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	323	91	414	41	10%	291	82	373

Source: ITE 10th Edition Trip Generation Rates

Table 2c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	T = 3.39(X) + 2.02	28%	72%	190	490	680	68	10%	171	441	612

Source: ITE 10th Edition Trip Generation Rates



NTS	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994	Legend = Project Location
Job Number: SR18021.0	Date: 2/20/18	Figure 3 Percent Assignment Project Hurricane LUPA

2045 ANALYSIS

The Long Range analysis relies on the Long Range Transportation Plan analysis. The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were not yet available. So 2045 volumes obtained from the St. Lucie County LRTP cost feasible model were used. These volumes were adjusted using FDOT K and D factors to obtain the Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the Long Range total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results. As shown, Peters Road from Crosstown Parkway to the Project Driveway could exceed capacity at buildout if the site is developed with the worst-case scenario. The project would be required to widen Peters Road to a four-lane road for site access if directional trips exceed 1,415 trips in the peak hour.
2040/2045 LRTP model data is included in **Appendix B.**

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 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 if capacities were exceeded. **Table 6a and 6b** summarizes the results of the link analysis. As shown, all roadways with the exception of Jenkins Road will operate at acceptable levels of service in the 5-year analysis. A prop share payment or detailed analysis would be prepared for Jenkins Road to satisfy concurrency. The project has demonstrated concurrency could be met.

Appendix C includes the growth rate calculation and background traffic.

CONCLUSION

With its 1,167 net new AM peak hour trips and 2,301 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network with the exception of Peters Road. Peters Road would need to be widened to a four-lane road from Crosstown Parkway to the project driveway. This improvement would be considered site access. The project has also demonstrated through the five year analysis that the concurrency could be maintained. Therefore, the project meets the requirements for land use plan amendments.

TABLE 3a - Long Range Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service(1) Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	634	68.91%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	125	13.59%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	67	7.28%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	341	37.07%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	29	1.61%	15%
	Graham Rd	Picos Rd	SB	IN	YES	1800	146	8.11%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	15%
	Picos Rd	Orange Ave	SB	IN	YES	1800	146	8.11%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	195	30.95%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	38	6.03%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	48	1.59%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	3020	244	8.08%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	29	1.45%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	146	7.30%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	19	0.95%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	98	4.90%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	49	4.58%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	10	0.93%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	49	2.72%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	10	0.56%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	1800	38	2.11%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	1800	195	10.83%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	15%
	Peterson Rd	Orange Ave	SB	IN	YES	1800	146	8.11%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	49	2.71%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	10	0.55%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	49	2.44%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	10	0.50%	5%
	Kings Hwy	I - 95	EB	IN	YES	4170	536	12.85%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	106	2.54%	55%
	I - 95	Jenkins Rd	EB	IN	YES	4240	390	9.20%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	77	1.82%	40%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	77	1.91%	40%
	Jenkins Rd	McNeil Ave	WB	IN	YES	4040	390	9.65%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	YES	7320	146	1.99%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	YES	7320	29	0.40%	15%
	Orange Ave	Indrio Rd	NB	OUT	YES	7320	19	0.26%	10%
	Orange Ave	Indrio Rd	SB	IN	YES	7320	98	1.34%	10%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

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

Two-Way: 1167
Net In: 975
Net Out: 192

TABLE 3b - Long Range Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service(1) Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	381	41.41%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	1115	121.20%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	600	65.22%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	205	22.28%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	1800	257	14.28%	15%
	Graham Rd	Picos Rd	SB	IN	YES	1800	88	4.89%	15%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	257	14.28%	15%
	Picos Rd	Orange Ave	SB	IN	YES	1800	88	4.89%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	117	18.57%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	343	54.44%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	3020	429	14.21%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	3020	147	4.87%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	29	1.45%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	146	7.30%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	19	0.95%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	98	4.90%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	49	4.58%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	10	0.93%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	29	1.61%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	YES	1800	86	4.78%	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	1800	343	19.06%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	1800	117	6.50%	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	1800	257	14.28%	15%
	Peterson Rd	Orange Ave	SB	IN	YES	1800	88	4.89%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	29	1.60%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	YES	1810	86	4.75%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	29	1.44%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	YES	2010	86	4.28%	5%
	Kings Hwy	I - 95	EB	IN	YES	4170	322	7.72%	55%
	Kings Hwy	I - 95	WB	OUT	YES	4170	943	22.61%	55%
	I - 95	Jenkins Rd	EB	IN	YES	4240	234	5.52%	40%
	I - 95	Jenkins Rd	WB	OUT	YES	4240	686	16.18%	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	686	16.98%	40%
	Jenkins Rd	Virginia Ave	WB	IN	YES	4040	234	5.79%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	YES	7320	146	1.99%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	YES	7320	29	0.40%	15%
	Orange Ave	Indrio Rd	NB	OUT	YES	7320	19	0.26%	10%
	Orange Ave	Indrio Rd	SB	IN	YES	7320	98	1.34%	10%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

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

Two-Way: 2301
Net In: 586
Net Out: 1715

TABLE 4a - Long Range Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 (1)	0.09	0.52	94	1800 (2)	634	728	35.22%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 (1)	0.09	0.48	86	1800 (2)	125	211	6.94%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (1)	0.09	0.52	94	1800 (2)	67	161	3.72%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000 (1)	0.09	0.48	86	1800 (2)	341	427	18.94%	YES	35%
Kings Hwy	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	146	1107	8.11%	YES	15%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	146	936	8.11%	YES	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	5393	0.09	0.509	247	630	195	442	30.95%	YES	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	3593	0.09	0.491	159	630	38	197	6.03%	YES	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	WB	IN	YES	34097	0.09	0.491	1507	3020	244	1751	8.08%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.491	1074	2000	146	1220	7.30%	YES	15%
	Kings Hwy	I - 95	WB	IN	YES	29401	0.09	0.491	1299	2000	98	1397	4.90%	YES	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	13933	0.09	0.571	716	1070	49	765	4.58%	YES	5%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	7711	0.09	0.509	353	1800	195	548	10.83%	YES	20%
	Peterson Rd	Orange Ave	SB	IN	YES	7608	0.09	0.491	336	1800	146	482	8.11%	YES	15%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	YES	51103	0.09	0.509	2341	4240	390	2731	9.20%	YES	40%
	Jenkins Rd	McNeil Ave	WB	IN	YES	49154	0.09	0.491	2172	4040	390	2562	9.65%	YES	40%

(1) Estimated Traffic

(2) Project Related Improvement

Two-Way: 1167
Net In: 975
Net Out: 192

TABLE 4b - Long Range Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 (1)	0.09	0.48	86	1800 (2)	381	467	21.17%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 (1)	0.09	0.52	94	1800 (2)	1115	1209	61.94%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (1)	0.09	0.48	86	1800 (2)	600	686	33.33%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000 (1)	0.09	0.52	94	1800 (2)	205	299	11.39%	YES	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	257	979	14.28%	YES	15%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	88	1049	4.89%	YES	15%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	257	851	14.28%	YES	15%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	88	878	4.89%	YES	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	5393	0.09	0.491	238	630	117	355	18.57%	YES	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	3593	0.09	0.509	165	630	343	508	54.44%	YES	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	34097	0.09	0.491	1507	3020	429	1936	14.21%	YES	25%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	34097	0.09	0.509	1562	3020	147	1709	4.87%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	24301	0.09	0.491	1074	2000	257	1331	12.85%	YES	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.509	1113	2000	88	1201	4.40%	YES	15%
	Kings Hwy	I - 95	EB	OUT	YES	29401	0.09	0.491	1299	2000	172	1471	8.60%	YES	10%
	Campbell Rd	Kings Hwy	WB	OUT	YES	13933	0.09	0.571	716	1070	86	802	8.04%	YES	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	SB	OUT	YES	9852	0.09	0.572	507	1800	86	593	4.78%	YES	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	7711	0.09	0.491	341	1800	343	684	19.06%	YES	20%
	Graham Rd	Peterson Rd	SB	IN	YES	7711	0.09	0.509	353	1800	117	470	6.50%	YES	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	7608	0.09	0.509	349	1800	257	606	14.28%	YES	15%
	Peterson Rd	Orange Ave	SB	IN	YES	7608	0.09	0.491	336	1800	88	424	4.89%	YES	15%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	YES	51103	0.09	0.491	2258	4240	234	2492	5.52%	YES	40%
	I - 95	Jenkins Rd	WB	OUT	YES	51103	0.09	0.509	2341	4240	686	3027	16.18%	YES	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	49154	0.09	0.491	2172	4040	686	2858	16.98%	YES	40%
	Jenkins Rd	Virginia Ave	WB	IN	YES	49154	0.09	0.509	2252	4040	234	2486	5.79%	YES	40%
I-95	Midway Rd	Okeechobee Rd	SB	OUT	YES	114620	0.09	0.369	3807	7320	257	4064	3.51%	YES	15%

(1) Estimated Traffic

(2) Project Related Improvement

Two-Way: 2301
Net In: 586
Net Out: 1715

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

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	189	20.54%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	53	5.76%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	29	3.15%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	102	11.09%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	12	0.67%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	44	2.44%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	12	0.67%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	44	2.44%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	58	9.21%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	NO	630	16	2.54%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	21	0.70%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	73	2.42%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	12	0.60%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	44	2.20%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	8	0.40%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	29	1.45%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	15	1.40%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	4	0.37%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	15	1.63%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	4	0.43%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	16	2.54%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	630	58	9.21%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	12	1.30%	15%
	Peterson Rd	Orange Ave	SB	IN	YES	920	44	4.78%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	15	0.83%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	4	0.22%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	15	0.75%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	4	0.20%	5%
	Kings Hwy	I - 95	EB	IN	YES	4170	160	3.84%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	45	1.08%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	116	2.74%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	33	0.78%	40%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	33	0.82%	40%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	116	2.87%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	44	0.60%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	12	0.16%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	8	0.11%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	29	0.40%	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

Two-Way:	373
Net In:	291
Net Out:	82

TABLE 5b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	111	12.07%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	287	31.20%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	154	16.74%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	60	6.52%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	1800	66	3.67%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	26	1.44%	15%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	66	3.67%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	26	1.44%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	34	5.40%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	88	13.97%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	3020	110	3.64%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	43	1.42%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	66	3.30%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	26	1.30%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	44	2.20%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	17	0.85%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	9	0.84%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	22	2.06%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	9	0.98%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	22	2.39%	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	630	88	13.97%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	630	34	5.40%	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	920	66	7.17%	15%
	Peterson Rd	Orange Ave	SB	IN	NO	920	26	2.83%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	9	0.50%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	22	1.22%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	9	0.45%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	22	1.09%	5%
	Kings Hwy	I - 95	EB	IN	NO	4170	94	2.25%	55%
	Kings Hwy	I - 95	WB	OUT	YES	4170	243	5.83%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	68	1.60%	40%
	I - 95	Jenkins Rd	WB	OUT	YES	4240	176	4.15%	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	176	4.36%	40%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	68	1.68%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	26	0.36%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	66	0.90%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	44	0.60%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	17	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

Two-Way:	612
Net In:	171
Net Out:	441

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity(1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	189	303	20.54%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	53	167	5.76%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	29	143	3.15%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	102	216	11.09%	YES	35%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	255	2.25%	291	0	291	630	58	349	9.21%	YES	20%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	10500	593	2.25%	678	93	771	630	58	829	9.21%	YES(4)	20%
	Peterson Rd	Orange Ave	SB	IN	YES	10500	593	2.25%	678	119	797	920	44	841	4.78%	YES	15%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

Two-Way:	373
Net In:	291
Net Out:	82
Years Grown:	6

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate(2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity(1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	111	225	12.07%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	287	401	31.20%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	154	268	16.74%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	60	174	6.52%	YES	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	8216	369	2.25%	422	28	450	1800	66	516	3.67%	YES	15%
	Picos Rd	Orange Ave	NB	OUT	YES	8216	389	2.25%	445	96	541	1800	66	607	3.67%	YES	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	243	2.25%	278	0	278	630	34	312	5.40%	YES	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	3733	243	2.25%	278	0	278	630	88	366	13.97%	YES	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	22011	1126	2.25%	1287	0	1287	3020	110	1397	3.64%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	14189	710	2.25%	811	71	882	2000	66	948	3.30%	YES	15%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	10500	569	2.25%	650	89	739	630	88	827	13.97%	YES(4)	20%
	Graham Rd	Peterson Rd	SB	IN	YES	10500	569	2.25%	650	135	785	630	34	819	5.40%	YES(4)	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	10500	569	2.25%	650	171	821	920	66	887	7.17%	YES	15%
Okeechobee Rd	I - 95	Jenkins Rd	WB	OUT	YES	30244	1709	2.25%	1953	30	1983	4240	176	2159	4.15%	YES	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	30244	1709	2.25%	1953	8	1961	4040	176	2137	4.36%	YES	40%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

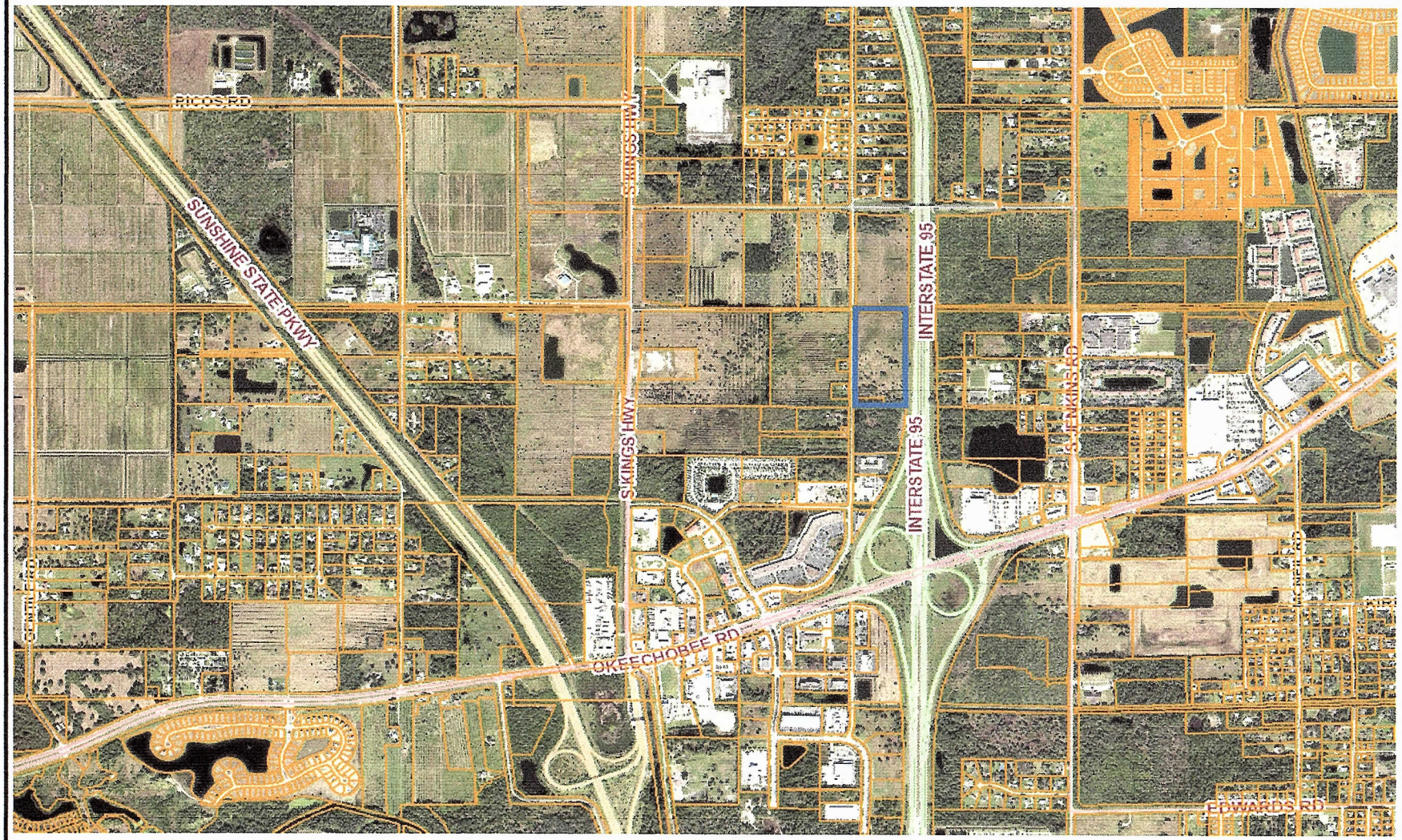
(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

Two-Way:	612
Net In:	171
Net Out:	441
Years Grown:	6

APPENDIX A

SITE DATA



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Parcel Boundary

Parcel Boundary

Project Hurricane

APPENDIX B

Roadway Details

LRTP Model Data

St. Lucie County 5-Year TIP

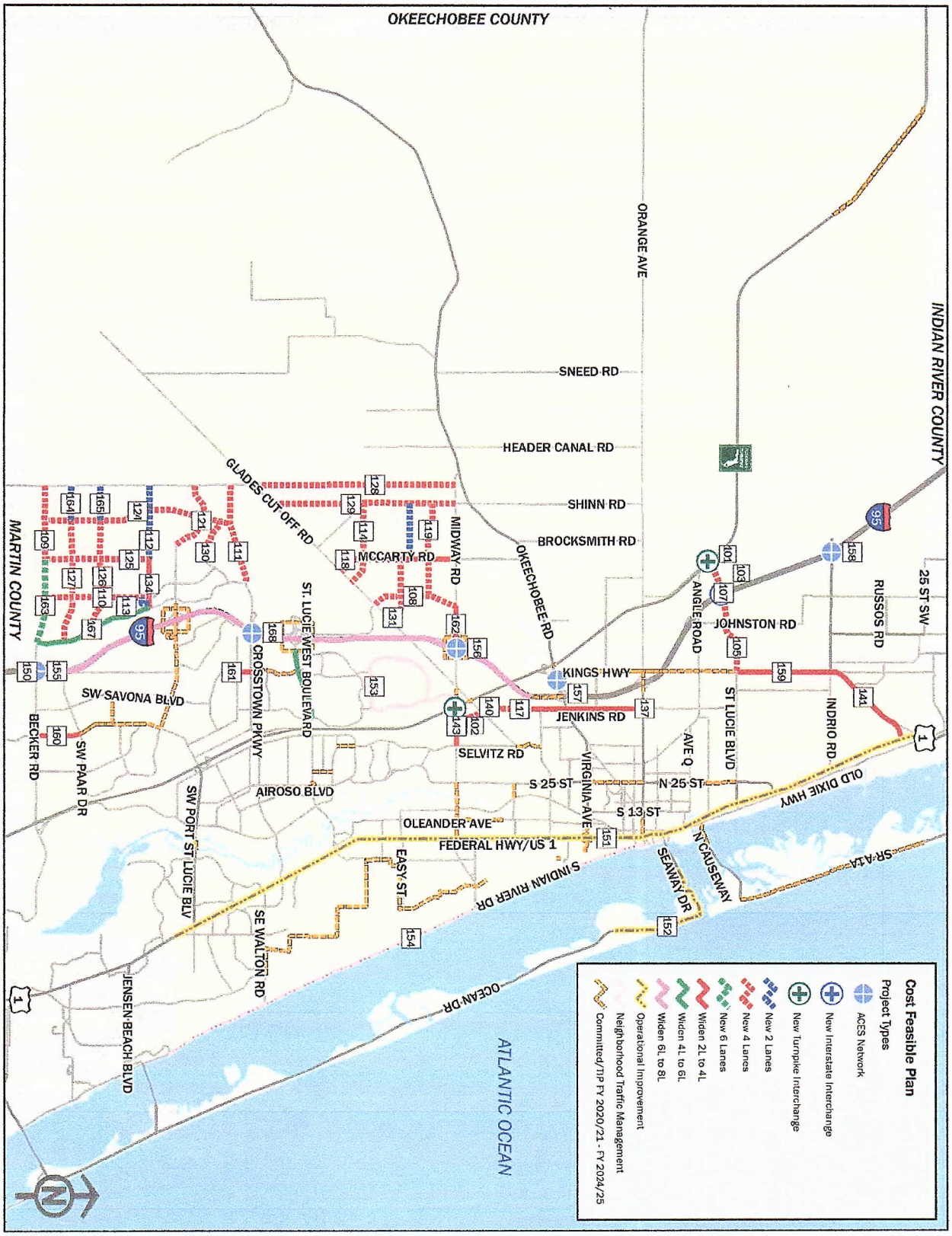


Figure 1. Cost Feasible Plan – Project Types

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
11100	2ND ST	CITRUS AVE	ORANGE AVE	CR	2U	D	C	2,400	0	1,365	3,629	1,229	2,400	2 787	1,229	3,629	#DIV/0!	#DIV/0!
11110	2ND ST	ORANGE AVE	AVENUE A	CR	2U	D	C	1,800	0	2,132	3,719	1,919	1,800	2,091	1,919	3,719	#DIV/0!	#DIV/0!
1300	7TH ST	SUNRISE BLVD	GEORGIA AVE	CR	2U	C	D	1,425	4743	4,719	4,247	2,822	0	1.655	4,247	929	1.361	1.145
1310	7TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	2,500	8655	6,195	5,576	3,076	0	2,904	5,576	-579	1,718	569
1320	7TH ST	DELAWARE AVE	CITRUS AVE	CR	2U	C	D	3,300	9348	7,671	6,904	3,604	0	3,833	6,904	856	2 600	1 728
1330	7TH ST	CITRUS AVE	ORANGE AVE	CR	2U	C	D	3,300	8979	6,617	5,955	2,655	0	3,633	5,955	276	2,335	1,305
1340	7TH ST	ORANGE AVE	AVENUE C	CR	2U	C	D	3,400	8295	6,087	5,461	2,061	0	3,949	5,461	566	2,387	1,477
1350	7TH ST	AVENUE C	AE BACKUS AVE	CR	2U	C	D	2,950	9769	9,644	8,680	5,730	0	3,426	8,680	1,861	2,796	2,328
1360	7TH ST	AE BACKUS AVE	AVENUE D	CR	2U	C	D	2,950	8573	5,656	5,090	2,140	0	3,426	5,090	-533	1,868	668
1370	7TH ST	AVENUE D	AVENUE H	CR	2U	C	D	2,500	11085	6,658	5,992	3,492	0	2,904	5,992	-2,593	1,442	-576
11400	10TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	1,100	1141	2,044	1,798	698	-41	1,278	1,839	1,798	1,891	1,845
11410	10TH ST	ORANGE AVE	AVENUE C	CR	2U	D	D	1,100	2778	4,415	2,295	1,195	-1,678	1,278	3,973	2,295	1,678	1,987
11420	10TH ST	AVENUE C	AVENUE D	CR	2U	C	D	1,100	1425	1,476	1,328	228	0	1,278	1,328	1,003	1,094	1,049
1000 1	13TH ST	VIRGINIA AVE	NEBRASKA AVE	CR	2U	D	D	7,000	5181	6,165	7,368	368	1,819	8,130	5,549	7,368	7,997	7,682
1000 2	13TH ST	NEBRASKA AVE	GEORGIA AVE	CR	2U	D	D	7,000	8899	8,762	7,987	987	101	8,130	7,886	7,987	8,535	8,261
1010	13TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	6,200	7452	8,177	7,360	1,160	0	7,201	7,360	6,108	6,531	6,319
1020	13TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	5,700	6473	8,267	6,687	987	-773	6 620	7,440	6,687	6,989	6,828
1030 1	13TH ST	ORANGE AVE	AVENUE B	CR	2U	D	D	4,800	6332	10,495	7,914	3,114	-1,532	5,575	9,446	7,914	7,638	7 776
1030 2	13TH ST	AVENUE B	AVENUE D	CR	2U	D	D	4,600	6263	9,030	6,464	1,864	-1,663	5,342	8,127	6,464	6,367	6,415
1040 11	13TH ST	AVENUE D	AVENUE H	CR	2U	D	D	4,400	5974	7,881	5,519	1,119	-1,574	5,110	7,093	5,519	5,572	5,546
1040 12	13TH ST	AVENUE H	AVENUE I	CR	2U	D	D	4,400	5226	7,300	5,744	1,344	-826	5,110	6,570	5,744	5,900	5,822
1040 13	13TH ST	AVENUE I	AVENUE O	CR	2U	D	D	4,400	5238	6,976	5,440	1,040	-838	5 110	6,278	5,440	5,625	5,533
1040 2	13TH ST	AVENUE O	AVENUE Q	CR	2U	C	C	0	890	1,099	989	989	0	0	989	0	0	0
9490	17TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	D	C	2,400	0	2,041	4,237	1,837	2,400	2,787	1,837	4,237	#DIV/0!	#DIV/0!
9500	17TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,100	7758	9,427	6,826	726	-1,658	7 085	8,484	6,826	7,116	6,971
9510	17TH ST	ORANGE AVE	AVENUE D	CR	2U	D	D	5,000	4194	6,844	6,966	1,966	806	5,807	6,160	6,966	7,833	7,400
9520	17TH ST	AVENUE D	AVENUE Q	CR	2U	C	D	3,900	4474	4,765	4,289	389	0	4,529	4,289	3,715	3,988	3,851
1110	25TH ST	MIDWAY RD	BELL AVE	CR	4D	D	D	16,100	11334	18,890	21,767	5,667	4,766	18,699	17,001	21,767	25,760	23,764
1120	25TH ST	BELL AVE	EDWARDS RD	CR	4D	D	D	18,500	9880	17,316	24,204	5,704	8,620	21,486	15,584	24,204	31,126	27,665
1130 1	25TH ST	EDWARDS RD	CORTEZ BLVD	SR	4D	F	F	18,100	12454	21,245	27,203	9,103	8,083	21,021	19,120	24,766	29,641	27,203
1130 2	25TH ST	CORTEZ BLVD	VIRGINIA AVE	SR	4D	F	F	21,500	12595	19,160	28,774	7,274	11,530	24,970	17,244	26,149	31,399	28,774
1140 1	25TH ST	VIRIGINIA AVE	NEBRASKA AVE	SR	4D	F	F	23,000	9470	14,578	30,320	7,320	17,200	26,712	13,120	26,650	33,990	30,320
1140.2	25TH ST	NEBRASKA AVE	OKEECHOBEE RD	SR	4D	F	F	23,000	10944	17,518	31,583	8,583	15,817	26,712	15,766	27,822	35,343	31,583
1150	25TH ST	OKEECHOBEE RD	GEORGIA AVE	SR	4D	F	F	23,000	11962	18,378	30,751	7,751	14,210	26,712	16,540	27,578	33,923	30,751
1160	25TH ST	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	21,300	10131	17,953	31,780	10,480	15,623	24,738	16,157	27,326	36,235	31,780
1170	25TH ST	DELAWARE AVE	ORANGE AVE	SR	4D	F	F	19,600	10354	17,769	28,764	9,164	12,772	22,763	15,992	25,238	32,290	28,764
1180	25TH ST	ORANGE AVE	AVENUE D	SR	4D	F	F	17,000	11791	18,491	23,722	6,722	7,080	19,744	16,642	21,851	25,594	23,722
1190 1	25TH ST	AVENUE D	AVENUE Q	SR	4D	F	F	15,600	9253	17,373	25,050	9,450	9,415	18,118	15,636	21,983	28,118	25,050
1190.2	25TH ST	AVENUE Q	JUANITA AVE	SR	4D	F	F	14,200	9211	18,272	24,238	10,038	7,793	16,492	16,445	21,434	27,042	24,238
1200	25TH ST	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	11,150	6385	12,693	18,734	7,584	7,310	12,950	11,424	16,189	21,279	18,734
1210	25TH ST	ST LUCIE BLVD	US 1	SR	4D	C	C	5,100	0	10,020	9,018	3,918	0	5,923	9,018	14 118	#DIV/0!	#DIV/0!
24300	29TH ST	ORANGE AVE	AVENUE D	CR	2U	D	C	3,400	0	3,193	6,274	2,874	3,400	3,949	2,874	6,274	#DIV/0!	#DIV/0!
24310	29TH ST	AVENUE D	AVENUE Q	CR	2U	D	C	3,400	0	1,412	4,671	1,271	3,400	3,949	1,271	4,671	#DIV/0!	#DIV/0!
1490	33RD ST	OKEECHOBEE RD	DELAWARE AVE	CR	2U	D	D	6,400	5146	7,656	8,144	1,744	1,254	7,433	6,890	8,144	9,140	8,642
1500	33RD ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,600	7960	11,204	8,724	2,124	-1,360	7,665	10,084	8,724	8,918	8,821
9610	35TH ST	KIRBY LOOP RD	CORTEZ BLVD	CR	2U	D	D	5,400	787	3,896	8,119	2,719	4,613	6,272	3,506	8,119	25,663	16,891
9620	35TH ST	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,400	4696	9,140	8,930	3,530	704	6,272	8,226	8,930	10,089	9,509
9630	35TH ST	VIRGINIA AVE	OKEECHOBEE RD	CR	2U	D	D	4,000	2745	4,534	5,336	1,336	1,255	4,648	4,081	5,336	6,343	5,839
25800	53RD ST	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,200	3209	5,330	3,788	1,588	-1,009	2,555	4,797	3,788	3,508	3,648
9920	AE BACKUS AVE	7TH ST	US 1	CR	2U	D	D	800	1258	4,043	3,181	2,381	-458	929	3,639	3,181	2,468	2,824
25935	AE BACKUS AVE	US 1	INDIAN RIVER DR	CR	2U	C	C	700	0	4,562	4,106	3,406	0	813	4,106	4,806	#DIV/0!	#DIV/0!
1400	AIROSO BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	U	D	15,600	10404	11,378	18,118	2,518	7,876	18 118	10,240	15 436	16,376	15,907
1410	AIROSO BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	14,030	11278	16,045	17,192	3,162	2,752	16,294	14,440	17,192	19,161	18,177
1420	AIROSO BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	12,413	10069	18,087	18,622	6,209	2,344	14,416	16,278	18,622	21,405	20,014
1430	AIROSO BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	4D	D	D	11,924	5203	9,587	15,349	3,425	6,721	13,849	8,628	15,349	21,091	18,220
1440	AIROSO BLVD	FLORESTA DR	ST JAMES DR	CR	4D	D	D	15,433	11232	15,414	18,074	2,641	4,201	17,924	13,873	18,074	20,332	19 203
7805.4	AIRPORT CONNECTOR	FL TURNPIKE W RAMP	I-95	CR	4D	C	#N/A	0	0	22,855	20,570	20,570	0	0	20,570	0	0	0
25910	ALCANTARRA BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	C	D	3,300	5793	5,654	5,089	1,789	0	3,833	5,089	2 596	3.092	2,844
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	6,800	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	3 138	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	1,566	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
9150	ARTERIAL A	GLADES CUT-OFF RD	MIDWAY RD	CR	4D	C	C	0	0	2,663	2,397	2,397	0	0	2,397	0	0	0
1600	AVENUE A	7TH ST	US 1	CR	2O	C	D	1,700	3302	2,841	2,557	857	0	1,974	2,557	955	1,404	1,180
1610	AVENUE A	US 1	INDIAN RIVER DR	CR	2U	C	D	1,850	4166	2,631	2,367	517	0	2,149	2,367	51	1,121	586
9900	AVENUE B	13TH ST	10TH ST	CR	2U	C	C	350	0	2,157	1,941	1,591	0	406	1,941	2 291	#DIV/0!	#DIV/0!
9910	AVENUE C	10TH ST	7TH ST	CR	2U	D	D	575	1992	4,543	2,671	2,096	-1,417	668	4,088	2,671	1,259	1,965
1701	AVENUE D	ANGLE RD	29TH ST	CR	2U	U	D	5,000	1113	1,036	5,807	807	4,875	5,807	932	4,819	4,468	4,644
1702	AVENUE D	29TH ST	25TH ST	CR	2U	D	D	4,900	1134	1,955	5,526	626	3,766	5,691	1,760	5,526	8,110	6,818
1710	AVENUE D	25TH ST	17TH ST	CR	2U	D	D	4,900	1435	1,838	5,119	219	3,465	5,691	1,654	5,119	6,025	5,572
1720	AVENUE D	17TH ST	13TH ST	CR	2U	U	D	4,650	2718	2,438	5,401	751	3,207	5,401	2,194	4,126	4,004	4,065
1730 1	AVENUE D	13TH ST	10TH ST	CR	2U	U	D	4,600	3205	3,532	5,342	742	2,164	5,342	3,179	4 574	4,867	4 720
1730 2	AVENUE D	10TH ST	7TH ST	CR	2U	U	D	2,700	3872	4,394	3,136	436	-818	3,136	3,954	2,782	2,941	2,862
1740	AVENUE D	7TH ST	US 1	CR	2U	U	D	2,700	5529	3,238	3,136	436	222	3,136	2,914	85	1,518	802
25700	AVENUE H	13TH ST	7TH ST	CR	2U	C	C	2,100	0	2,970	2,673	573	0	2,439	2,673	4 773	#DIV/0!	#DIV/0!
25710	AVENUE H	7TH ST	US 1	CR	2U	C	C	1,200	0	8,586	7,709	6,509	0	1,394	7,709	8,909	#DIV/0!	#DIV/0!
24400	AVENUE I	25TH ST	17TH ST	CR	2U	U	D	2,900	3075	2,584	3,368	468	1,042	3,368	2,326	2 151	2,339	2,245
24410	AVENUE I	17TH ST	13TH ST	CR	2U	D	D	2,900	1981	2,789	3,429	529	919	3,368	2,510	3,429	3,920	3,674
9400	AVENUE O	13TH ST	US 1	CR	2U	D	D	1,750	7363	8,617	2,142	392	-5,613	2,032	7,755	2,142	1,966	2,054
9300	AVENUE Q	ANGLE RD	25TH ST	CR	2U	D	D	3,800	2204	3,947	5,148	1,348	1,596	4,413	3,552	5,148	6,533	5,841
9310	AVENUE Q	25TH ST	17TH ST	CR	2U	D	D	3,400	1897	2,158	3,445	45	1,503	3,949	1,942	3,445	3,713	3,579
9320	AVENUE Q	17TH ST	13TH ST	CR	2U	D	D	3,400	1061	1,318	3,525	125	2,339	3,949	1,186	3,525	4,054	3,789
1800	BAYSHORE BLVD	MOUNTWELL ST	PORT ST LUCIE BLVD	CR	2U	D	D	5,300	10754	15,512	8,507	3,207	-5,454	6,155	13,961	8,507	7,339	7,923
1810	BAYSHORE BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	D	D	22,000	22150	36,678	32,860	10,860	-150	25,551	33,010	32,860	34,972	33,916
1820	BAYSHORE BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	21,000	16266	27,357	29,355	8,355	4,734	24,389	24,621	29,355	33,906	31,630
1830	BAYSHORE BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	23,750	15586	24,956	30,625	6,875	8,164	27,583	22,461	30,625	36,508	33,566
1840	BAYSHORE BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	2U	D	D	14,500	11978	16,127	17,036	2,536	2,522	16,840	14,514	17,036	18,742	17,889
1850	BAYSHORE BLVD	FLORESTA DR	SELVITZ RD	CR	2U	D	D	12,000	8816	11,692	13,907	1,907	3,384	13,937	10,523	13,907	15,633	14,770
1860	BAYSHORE BLVD	SELVITZ RD	25TH ST	CR	2U	U	D	6,000	4146	4,318	6,968	968	3,083	6,968	3,886	5,740	5,998	5,869
10000	BEACH AVE	OLEANDER AVE	RIO MAR DR	CR	2U	D	D	3,000	1768	2,416	3,408	408	1,232	3,484	2,174	3,408	3,935	3,670
10005	BEACH AVE	RIO MAR DR	CAMINO	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
1900 22	BECKER RD	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	21,210	19,089	19,089	0	0	19,089	0	0	0
1900 23	BECKER RD	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	6,593	5,934	5,934	0	0	5,934	0	0	0
1900 24	BECKER RD	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	6,761	6,085	6,085	0	0	6,085	0	0	0
1900 21	BECKER RD	VILLAGE PKWY	I-95	CR	6D	C	C	11,500	2	35,550	31,995	20,495	0	13,356	31,995	43,493	########	########
1900 25	BECKER RD	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	3,332	2,999	2,999	0	0	2,999	0	0	0
1900 3	BECKER RD	I-95	SAVONA BLVD	CR	4D	D	D	8,900	15553	35,360	25,171	16,271	-6,653	10,336	31,824	25,171	19,425	22,298
1910	BECKER RD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	4D	D	D	5,700	6884	20,266	17,055	11,355	-1,184	6,620	18,239	17,055	16,109	16,582
1920 2	BECKER RD	PORT ST LUCIE BLVD	ALBACORE ST	CR	4D	D	D	5,500	6298	17,752	15,179	9,679	-798	6,358	15,977	15,179	14,883	15,031
1920.1	BECKER RD	ALBACORE ST	DARWIN BLVD	CR	4D	D	D	5,500	6071	15,164	13,077	7,577	-571	6,388	13,648	13,077	13,188	13,132
1930.12	BECKER RD	DARWIN BLVD	ATHENA DR	CR	4D	D	D	11,200	9686	19,022	18,634	7,434	1,514	13,008	17,120	18,634	21,115	19,875
1930 11	BECKER RD	ATHENA DR	FLORIDAS TURNPIKE	CR	4D	D	D	11,000	11499	21,917	19,226	8,226	-499	12,775	19,725	19,226	20,127	19,677
1930.2	BECKER RD	FLORIDAS TURNPIKE	SOUTHBEND BLVD	CR	4D	D	D	9,500	11220	15,909	12,598	3,098	-1,720	11,033	14,318	12,598	12,932	12,765
1940	BECKER RD	SOUTHBEND BLVD	GILSON RD	CR	2U	D	D	7,050	12243	16,797	9,924	2,874	-5,193	8,188	15,117	9,924	9,285	9,605
2000	BELL AVE	25TH ST	SUNRISE BLVD	CR	2U	D	D	3,000	3125	5,023	4,396	1,396	-125	3,484	4,521	4,396	4,630	4,513
2010	BELL AVE	SUNRISE BLVD	OLEANDER AVE	CR	2U	D	D	3,000	2956	4,608	4,191	1,191	44	3,484	4,147	4,191	4,489	4,340
25930	BINNEY DR	SR A1A S (SEAWAY)	SR A1A S (OCEAN)	CR	2U	C	C	0	0	3,112	2,801	2,801	0	0	2,801	0	0	0
22915 1	BLANTON BLVD	TORINO PKWY	VOLUCIA DR	CR	2U	C	C	0	1226	1,561	1,405	1,405	0	0	1,405	0	0	0
22915 2	BLANTON BLVD	VOLUCIA DR	EAST TORINO PKWY	CR	2U	C	C	0	2571	4,546	4,091	4,091	0	0	4,091	0	0	0

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
10100	BLUEFIELD RD	BLUEFIELD RANCH RD	OKEECHOBEE RD	CR	2U	C	C	0	0	47	42	42	0	0	42	0	0	0
2755	BUCHANAN DR	MIDWAY	WEATHERBEE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
2750	BUCHANAN DR	EASY ST	MIDWAY RD	CR	2U	D	D	950	3053	4,140	1,623	673	-2,103	1,103	3,726	1,623	1,237	1,430
2100	CALIFORNIA BLVD	CAMEO BLVD	DEL RIO BLVD	CR	2U	D	D	5,900	5166	7,967	7,904	2,004	734	6,852	7,170	7,904	8,735	8,326
2120	CALIFORNIA BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	D	D	11,500	12816	17,434	14,375	2,875	-1,316	13,356	15,691	14,375	15,018	14,696
2110 1	CALIFORNIA BLVD	DEL RIO BLVD	SAVONA BLVD	CR	2U	D	D	11,000	8984	10,680	11,628	628	2,016	12,775	9,612	11,628	12,553	12,090
2130 2	CALIFORNIA BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	U	D	11,600	13591	15,076	13,472	1,872	-96	13,472	13,568	11,577	12,353	11,965
2110 2	CALIFORNIA BLVD	SAVONA BLVD	DEL RIO BLVD	CR	2U	U	D	10,000	9699	7,988	11,614	1,614	4,425	11,614	7,189	7,490	7,906	7,698
2140	CALIFORNIA BLVD	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CR	2U	D	D	7,000	9751	12,843	8,808	1,808	-2,751	8,130	11,559	8,808	8,851	8,829
2150	CALIFORNIA BLVD	UNIVERSITY BLVD	PEACOCK BLVD	CR	2U	D	D	5,600	5556	10,139	9,169	3,569	44	6,504	9,125	9,169	9,810	9,489
2130 1	CALIFORNIA BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	11,500	15141	16,942	11,607	107	-3,641	13,356	15,248	11,607	12,353	11,980
2141	CALIFORNIA BLVD	COUNTRY CLUB DR	UNIVERSITY BLVD	CR	2U	C	C	0	9751	14,604	13,144	13,144	0	0	13,144	0	0	0
2160	CALIFORNIA BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	D	D	9,150	5501	10,239	12,864	3,714	3,649	10,627	9,215	12,864	16,350	14,607
24700	CAMEO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	C	D	4,600	5608	5,968	5,371	771	0	5,342	5,371	4,363	4,699	4,531
24710	CAMEO BLVD	CALIFORNIA BLVD	CROSSTOWN PKWY	CR	2U	C	D	7,100	8107	8,705	7,835	735	0	8,246	7,835	6,828	7,319	7,073
10010	CAMINO ST	PRIMA VISTA	W OF US 1	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25100	CAMPBELL RD	PICOS RD	ORANGE AVE	CR	2U	D	D	425	82	317	628	203	343	494	285	628	1,577	1,103
5300	CANE SLOUGH RD	US 1	LENNARD RD	CR	4D	D	D	9,249	6875	8,371	9,908	659	2,374	10,742	7,534	9,908	10,812	10,360
23590	CARLTON RD	GLADES CUT-OFF RD	CARLTON RD (N)	CR	2U	D	D	300	188	211	302	2	112	348	190	302	323	313
23595	CARLTON RD	CARLTON RD (S)	OKEECHOBEE RD	CR	2U	C	D	475	547	577	519	44	0	552	519	447	481	464
2200 11	CASHMERE BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	C	D	8,400	10181	14,383	12,945	4,545	0	9,756	12,945	11,184	11,392	11,278
2200 12	CASHMERE BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	C	D	10,600	15199	17,182	15,463	4,863	0	12,311	15,463	10,864	11,503	11,184
2200.2	CASHMERE BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	C	D	10,600	9974	12,378	11,141	541	0	12,311	11,141	11,767	12,629	12,198
2210	CASHMERE BLVD	ST LUCIE WEST BLVD	PEACOCK BLVD	CR	2U	C	D	8,750	6300	10,984	9,886	1,136	0	10,162	9,886	12,336	14,645	13,490
11300	CASHMERE BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	C	D	7,400	8420	10,983	9,885	2,485	0	8,584	9,885	8,865	9,266	9,066
2300	CITRUS AVE	7TH ST	US 1	CR	2O	D	D	950	258	476	1,120	170	692	1,103	428	1,120	1,683	1,402
2310 1	CITRUS AVE	US 1	2ND ST	CR	4U	U	D	4,900	6570	4,670	5,691	791	1,488	5,691	4,203	2,533	3,344	2,938
2310 2	CITRUS AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	4,100	6311	4,285	4,762	662	905	4,762	3,857	1,646	2,672	2,159
2690	CITRUS AVE (SLC)	SAEGER AVE	MIDWAY RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9130	COMMERCE CENTER DR	CROSSTOWN PKWY	ST LUCIE WEST BLVD	CR	4D	D	C	1,100	0	1,048	2,043	943	1,100	1,278	943	2,043	#DIV/0!	#DIV/0!
9140	COMMERCE CENTER DR	ST LUCIE WEST BLVD	GLADES CUT-OFF RD	CR	2U	D	D	3,600	692	10,450	12,313	8,713	2,908	4,181	9,405	12,313	52,190	32,251
24010	COMMUNITY BLVD	WESTCLIFFE LN	TRADITION PKWY	CR	4D	D	D	2,300	1090	4,415	5,183	2,883	1,210	2,671	3,973	5,183	8,943	7,053
24000	COMMUNITY BLVD	TRADITION PKWY	DISCOVERY WAY	CR	2D	C	C	0	909	7,937	7,143	7,143	0	0	7,143	0	0	0
24001	COMMUNITY BLVD	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	15,050	13,545	13,545	0	0	13,545	0	0	0
24002	COMMUNITY BLVD	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	5,066	4,559	4,559	0	0	4,559	0	0	0
24003	COMMUNITY BLVD	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	4,001	3,600	3,600	0	0	3,600	0	0	0
9800	CORTEZ BLVD	35TH ST	25TH ST	CR	2U	D	D	1,800	1099	3,729	4,057	2,257	701	2,091	3,356	4,057	5,862	4,960
9810	CORTEZ BLVD	25TH ST	SUNRISE BLVD	CR	2U	D	D	2,400	436	846	2,725	325	1,964	2,787	761	2,725	4,471	3,598
9960	COUNTRY CLUB DR	ST LUCIE WEST BLVD	CALIFORNIA BLVD	CR	4D	D	C	6,000	0	1,761	7,585	1,585	6,000	6,968	1,585	7,585	#DIV/0!	#DIV/0!
25300	CROSSROADS PKWY	OKEECHOBEE RD	KINGS HWY	CR	2U	C	C	550	0	3,255	2,930	2,380	0	639	2,930	3,480	#DIV/0!	#DIV/0!
25961	CROSSTOWN PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	7,263	6,537	6,537	0	0	6,537	0	0	0
25962	CROSSTOWN PKWY	N-S ROAD A	VILLAGE PKWY	CR	4D	C	C	0	0	21,839	19,475	19,475	0	0	19,475	0	0	0
25960	CROSSTOWN PKWY	VILLAGE PKWY	COMMERCE CTR DR	CR	4D	D	D	5,400	4131	34,904	32,682	27,282	1,269	6,272	31,413	32,682	43,801	38,242
10270 1	CROSSTOWN PKWY	COMMERCE CTR DR	I-95	CR	6D	D	D	5,100	4712	38,318	34,874	29,774	388	5,923	34,486	34,874	39,814	37,344
10270 2	CROSSTOWN PKWY	I-95	CALIFORNIA BLVD	CR	6D	D	D	13,000	21634	47,593	34,199	21,199	-6,634	15,098	42,833	34,199	27,455	30,827
10280	CROSSTOWN PKWY	CALIFORNIA BLVD	CASHMERE BLVD	CR	6D	D	D	14,000	20153	37,110	27,246	13,246	-6,153	16,260	33,399	27,246	24,749	25,997
10290 1	CROSSTOWN PKWY	CASHMERE BLVD	CAMEO BLVD	CR	6D	D	D	16,500	25327	42,759	28,656	12,156	-9,827	19,193	38,483	28,656	25,727	27,191
10290 2	CROSSTOWN PKWY	CAMEO BLVD	BAYSHORE BLVD	CR	6D	D	D	20,000	28234	46,623	33,727	13,727	-8,234	23,228	41,961	33,727	31,705	32,716
10300	CROSSTOWN PKWY	BAYSHORE BLVD	AIROSO BLVD	CR	6D	D	D	12,500	9813	29,589	29,299	16,799	2,687	14,518	26,612	29,299	36,158	32,729
10310 1	CROSSTOWN PKWY	AIROSO BLVD	SANDIA DR	CR	6D	D	D	5,950	7082	26,886	23,065	17,115	-1,132	6,910	24,197	23,065	21,685	22,375
10310 2	CROSSTOWN PKWY	SANDIA DR	MANTH LN	CR	6D	D	D	5,567	7082	26,886	22,682	17,115	-1,515	6,466	24,197	22,682	20,289	21,486
10310 3	CROSSTOWN PKWY	MANTH LN	FLORESTA DR	CR	6D	D	D	4,350	4291	25,395	22,915	18,565	59	5,052	22,856	22,915	24,714	23,814
10315	CROSSTOWN PKWY	FLORESTA DR	CORAL REEF ST	CR	6D	C	C	0	0	40,083	36,074	36,074	0	0	36,074	0	0	0
10320	CROSSTOWN PKWY	CORAL REEF ST	US 1	CR	6D	C	C	0	0	40,293	36,264	36,264	0	0	36,264	0	0	0
3155	CURTIS ST	FLORESTA DR	PRIMA VISTA BLVD	CR	2U	C	C	0	2252	3,813	3,432	3,432	0	0	3,432	0	0	0
2400	DARWIN BLVD	BECKER RD	PAAR DR	CR	2U	D	D	5,000	6264	8,537	6,419	1,419	-1,264	5,807	7,683	6,419	6,541	6,480
2410 1	DARWIN BLVD	PAAR DR	TULIP BLVD	CR	2U	D	D	8,250	7187	9,481	9,596	1,346	1,063	9,582	8,533	9,596	10,448	10,022
2410 2	DARWIN BLVD	TULIP BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	11,500	8317	10,806	12,908	1,408	3,183	13,356	9,725	12,908	14,344	13,626
2500	DEL RIO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	U	D	11,100	12351	12,067	12,892	1,792	2,031	12,892	10,860	9,609	10,411	10,010
25925	DEL RIO BLVD	CALIFORNIA BLVD	MACKENZIE ST	CR	2U	C	C	0	130	3,171	2,854	2,854	0	0	2,854	0	0	0
2510	DEL RIO BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	U	D	8,400	8883	9,741	9,756	1,356	989	9,756	8,767	8,284	8,843	8,564
2520	DEL RIO BLVD	CASHMERE BLVD	CALIFORNIA BLVD	CR	2U	C	C	0	4717	8,929	8,036	8,036	0	0	8,036	0	0	0
2600	DELAWARE AVE	HARTMAN RD	33RD ST	CR	2U	D	D	2,300	580	1,015	2,634	334	1,720	2,671	914	2,634	3,864	3,249
2610	DELAWARE AVE	33RD ST	25TH ST	CR	4U	D	D	5,500	4299	5,201	5,882	382	1,201	6,388	4,681	5,882	6,388	6,135
2620	DELAWARE AVE	25TH ST	OKEECHOBEE RD	CR	4U	U	D	2,600	2799	1,390	3,020	420	1,769	3,020	1,251	1,052	1,240	1,145
2630	DELAWARE AVE	OKEECHOBEE RD	13TH ST	CR	2D	U	D	11,000	4842	5,170	12,775	1,775	8,123	12,775	4,653	10,811	11,275	11,043
2640 1	DELAWARE AVE	13TH ST	10TH ST	CR	2U	D	D	9,750	2820	4,127	10,644	894	6,930	11,324	3,714	10,644	13,698	12,171
2640 2	DELAWARE AVE	10TH ST	7TH ST	CR	2U	D	D	8,500	1299	1,654	8,690	190	7,201	9,872	1,489	8,690	10,390	9,540
2650	DELAWARE AVE	7TH ST	US 1	CR	2U	D	D	6,800	1136	1,204	6,829	29	5,664	7,898	1,165	6,829	7,436	7,132
25905	DISCOVERY WAY	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	187	20,228	18,205	18,205	0	0	18,205	0	0	0
25906	DISCOVERY WAY	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	272	1,240	1,116	1,116	0	0	1,116	0	0	0
25907	DISCOVERY WAY	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	272	380	342	342	0	0	342	0	0	0
25908	DISCOVERY WAY	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	272	2,355	2,120	2,120	0	0	2,120	0	0	0
22910 2	EAST TORINO PKWY	CASHMERE BLVD	BLANTON BLVD	CR	2U	D	D	2,200	6394	7,520	2,574	374	-4,194	2,555	6,768	2,574	2,484	2,529
22910 3	EAST TORINO PKWY	BLANTON BLVD	TORINO PKWY	CR	2U	D	D	2,200	9021	12,684	4,595	2,395	-6,821	2,555	11,416	4,595	2,970	3,782
22920	EAST TORINO PKWY	TORINO PKWY	MIDWAY RD	CR	2U	D	D	2,200	11858	17,533	6,122	3,922	-9,658	2,555	15,780	6,122	3,123	4,622
2700 1	EASY ST	US 1	BUCHANAN DR	CR	2U	U	D	4,670	5035	5,043	5,424	754	885	5,424	4,539	4,174	4,490	4,332
2700 2	EASY ST	BUCHANAN DR	YUCCA DR	CR	2U	D	D	4,900	701	1,446	5,500	600	4,199	5,691	1,301	5,500	9,703	7,602
2800 1	EDWARDS RD	JENKINS RD	MCNEIL RD	CR	2U	D	D	10,200	6267	12,300	15,003	4,803	3,933	11,846	11,070	15,003	19,218	17,110
2800 2	EDWARDS RD	MCNEIL RD	SELVITZ RD	CR	2U	D	D	10,350	9566	15,990	15,175	4,825	784	12,020	14,391	15,175	16,608	15,892
2810	EDWARDS RD	SELVITZ RD	25TH ST	CR	2U	D	D	10,100	7562	12,782	14,042	3,942	2,538	11,730	11,504	14,042	16,390	15,216
2820	EDWARDS RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,100	7127	15,617	21,028	6,928	6,973	16,376	14,055	21,028	29,661	25,344
2830	EDWARDS RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	11,900	6269	10,280	14,883	2,983	5,631	13,821	9,252	14,883	18,733	16,808
2840	EDWARDS RD	OLEANDER AVE	US 1	CR	4D	D	D	8,950	3078	5,322	10,662	1,712	5,872	10,395	4,790	10,662	14,857	12,759
2900 2	EMERSON AVE	INDIRO RD	RUSSOS RD	SR	2U	F	F	4,600	5554	8,439	6,675	2,075	-920	5,342	7,595	6,641	6,710	6,675
2900 3	EMERSON AVE	RUSSOS RD	FT PIERCE BLVD	SR	2U	F	F	4,600	6029	10,795	6,096	3,496	-1,619	5,342	9,715	8,286	7,907	8,096
2910	EMERSON AVE	FT PIERCE BLVD	NORTH BLVD	SR	2U	C	C	0	6020	10,915	9,824	9,824	0	0	9,824	0	0	0
9122	E-W ROAD 2	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	10,037	9,033	9,033	0	0	9,033	0	0	0
9124	E-W ROAD 2	N-S- ROAD B	N-S ROAD A	CR	4D	C	C	0	0	7,202	6,482	6,482	0	0	6,482	0	0	0
9123	E-W ROAD 2	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	10,145	9,131	9,131	0	0	9,131	0	0	0
25008	E-W ROAD 6	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	95	86	86	0	0	86	0	0	0
25009	E-W ROAD 6	MCCARTY RD	GLADES CUT-OFF RD	CR	4D	C	C	0	0	183	165	165	0	0	165	0	0	0
3000	FARMERS MARKET RD	OLEANDER AVE	US 1	CR	2U	C	D	1,950	2288	2,467	2,220	270	0	2,265	2,220	1,882	2,018	1,950
25955	FFA RD	ORANGE AVE	ANGLE RD	CR	2U	C	C	200	0	1,314	1,183	983	0	232	1,183	1,383	#DIV/0!	#DIV/0!
3100	FLORESTA DR	OAKLYN ST	PORT ST LUCIE BLVD	CR	2U	D	D	11,300	13967	16,487	12,172	872	-2,667	13,124	14,839	12,172	12,805	12,489
3110 2	FLORESTA DR	PORT ST LUCIE BLVD	THORNHILL DR	CR	2U	U	D	14,600	13647	11,080	16,956	2,356	7,003	16,956	9,954	10,907	11,359	11,133
3110 1	FLORESTA DR	THORNHILL DR	CROSSTOWN PKWY	CR	2U	D	D	14,700	9347	11,934	16,094	1,394	5,353	17,073	10,741	16,094	18,018	17,056
3130	FLORESTA DR	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	2U	D	D	11,850	7740	14,937	17,553	5,703	4,110	13,763	13,443	17,553	21,953	19,753
3140	FLORESTA DR	PRIMA VISTA BLVD	AIROSO BLVD	CR	2U	U	D	9,600	10255	10,914	11,149	1,549	1,327	11,149	9,823	9,166	9,809	9,488
3150 2	FLORESTA DR	AIROSO BLVD	SELVITZ RD	CR	2U	D	D	3,500	4224	5,844	4,536	1,036	-724	4,065	5,260	4,536	4,649	4,592
3150 1	FLORESTA DR	SELVITZ RD	BAYSHORE BLVD	CR	2U	D	D	3,829	3399	5,300	5,200	1,371	430	4,447	4,770	5,200	5,732	5,466
3200 1	FLORIDA'S TURNPIKE	MARTIN C L	BECKER RD	SR	4F	F	F	38,817	41700	50,989	44,286	5,469	-1,604	45,082	45,890	43,007	45,565	44,286
3200	FLORIDA'S TURNPIKE	BECKER RD	PORT ST LUCIE BLVD	SR	4F	F	F	38,817	37859	46,433	44,226	5,409	2,436	45,082	41,790	42,748	45,704	44,226
3210 1	FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD	MIDWAY RD	SR	4F	F	#N/A	32,300	36,003	39,805	33,202	902	-2,622	37,513	35,825	32,122	34,283	33,202
3210 2	FLORIDA'S TURNPIKE	MIDWAY RD	OKEECHOBEE RD	SR	4F	F	#N/A	32,300	36,003	39,805	33,202	902	-2,622	37,513	35,825	32,122	34,283	33,202
3220 1	FLORIDA'S TURNPIKE	OKEECHOBEE RD	AIRPORT CONNECTOR	SR	4F	C	#N/A	26,400	29,515	11,265	10,139	-16,261	0	30,661	10,139	7,024	9,673	8,349
3220 2	FLORIDA'S TURNPIKE	AIRPORT CONNECTOR	INDIAN RIVER C L	SR	4F	F	#N/A	26,400	29,515	34,987	29,208	2,808	-2,280	30,661	31,488	28,373	30,043	29,208
24100	FT PIERCE BLVD	INDIRO RD	EMERSON AVE	CR	2U	D	C	2,805	0	2,432	4,994	2,189	2,805	3,258	2,189	4,994	#DIV/0!	#DIV/0!
25500	GARDENIA AVE	OLEANDER AVE	US 1	CR	2U	D	D	2,400	1050	1,419	2,627	227	1,350	2,787	1,277	2,627	3,114	2,870
3290 2	GATLIN BLVD	W OF I-95	E OF I-95	CR	6D	C	D	32,500	15615	55,177	49,659	17,159	0	37,746	49,659	66,544	110,248	88,396
3301	GATLIN BLVD	E OF I-95	SAVAGE BLVD	CR	6D	C	D	32,500	20481	52,218	46,996	14,496	0	37,746	46,996	59,015	79,546	69,281
3302	GATLIN BLVD	SAVAGE BLVD	ROSSER BLVD	CR	6D	C	D	32,500	21202	47,282	42,554	10,054	0	37,746	42,554	53,852	69,578	61,715
3310	GATLIN BLVD	ROSSER BLVD	SAVONA BLVD	CR	6D	C	D	32,500	23203	44,150	39,735	7,235	0	37,746	39,735	49,032	59,366	54,199
3320	GATLIN BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	6D	C	D	32,500	17698	38,310	34,479	1,979	0	37,746	34,479	49,281	67,537	58,409
3500	GEORGIA AVE	27TH ST	25TH ST	CR	2U	C	C	0	0	3,279	2,951	2,951	0	0	2,951	0	0	0
3510	GEORGIA AVE	25TH ST	OKEECHOBEE RD	CR	2U	D	C	3,900	0	2,468	6,121	2,221	3,900	4,529	2,221	6,121	#DIV/0!	#DIV/0!
3520 1	GEORGIA AVE	OKEECHOBEE RD	17TH ST	CR	2U	D	D	3,900	1655	3,086	5,022	1,122	2,245	4,529	2,777	5,022	6,980	6,001
3520 2	GEORGIA AVE	17TH ST	13TH ST	CR	2U	D	D	4,600	1307	3,842	6,750	2,150	3,293	5,342	3,457	6,750	12,979	9,865
3530	GEORGIA AVE	13TH ST	7TH ST	CR	2U	D	D	2,100	1540	2,071	2,424	324	560	2,439	1,864	2,424	2,711	2,568
3540	GEORGIA AVE	7TH ST	US 1	CR	2U	U	D	2,000	3956	1,832	2,323	323	674	2,323	1,649	-307	889	291
25940	GEORGIA AVE	US 1	3RD ST	CR	2U	C	C	0	333	531	478	478	0	0	478	0	0	0
3600	GILSON RD	MARTIN C L	BECKER RD	CR	2U	D	D	9,050	12986	16,687	11,082	2,032	-3,936	10,511	15,018	11,082	11,184	11,123

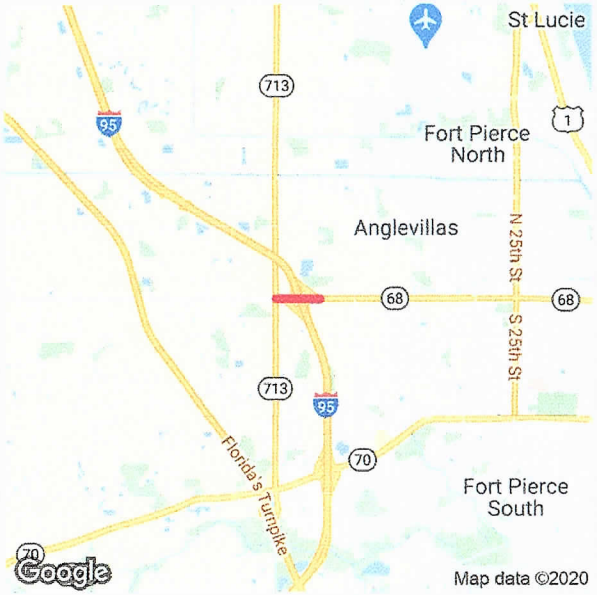
Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3610	GILSON RD	BECKER RD	LAKERIDGE DR	CR	2U	C	C	0	2709	3,630	3,267	3,267	0	0	3,267	0	0	0
3700	GLADES CUT-OFF RD	CARLTON RD	RANGE LINE RD	CR	2U	D	D	3,800	660	984	4,026	226	3,140	4,413	886	4,026	5,439	4,732
23565	GLADES CUT-OFF RD	RANGE LINE RD	RESERVE BLVD	CR	2U	D	D	1,800	1785	11,769	10,607	8,807	15	2,091	10,592	10,607	11,393	11 000
23570	GLADES CUT-OFF RD	RESERVE BLVD	COMMERCE CTR DR	CR	2U	D	D	3,050	2194	12 650	12,241	9,191	856	3,542	11,385	12,241	16,882	14 552
3720	GLADES CUT-OFF RD	COMMERCE CTR DR	MIDWAY RD	CR	2U	D	D	2,475	2567	13,436	11,980	9,505	-112	2,874	12,092	11,980	12,340	12 160
3730 1	GLADES CUT-OFF RD	MIDWAY RD	JENKINS RD	CR	2U	D	D	5,800	4473	9,373	9,663	3,963	1,427	6,852	8,436	9,863	11,869	10 866
3730 2	GLADES CUT-OFF RD	JENKINS RD	SELVITZ RD	CR	2U	D	D	3,800	4346	8,619	7,211	3,411	-546	4,413	7,757	7,211	7,235	7 223
25400	GRAHAM RD	KINGS HWY	JENKINS RD	CR	2U	D	D	2,800	2779	5,969	5,393	2,593	21	3,252	5,372	5,393	5,773	5 583
11205	GRAND DR	LENNARD RD	WALTON RD	CR	2U	C	#N/A	0	0	1,822	1,640	1,640	0	0	1,640	0	0	0
3800 1	GREEN RIVER PKWY	MARTIN C L	CHARLESTON DR	CR	2U	D	D	2,300	8578	12,838	5,276	2,976	-6,278	2,671	11,554	5,276	3,305	4,290
3800 2	GREEN RIVER PKWY	CHARLESTON DR	MELALEUCA BLVD	CR	2U	D	D	2,300	6878	10,526	5,727	3,427	-4,378	2,671	10,105	5,727	3,480	4,604
3800 3	GREEN RIVER PKWY	MELALEUCA BLVD	WALTON RD	CR	2U	D	D	2,300	3906	7,222	5,327	3,027	-1,606	2,671	6,933	5,327	4,083	4 705
3900 1	HARTMAN RD	OKEECHOBEE RD	PETERSON RD	CR	2U	D	D	4,700	4625	6,504	6,319	1,619	75	5,459	6,244	6,319	6,345	6,332
3900.2	HARTMAN RD	PETERSON RD	DELAWARE AVE	CR	2U	D	D	4,600	4614	7,604	7,286	2,686	-14	5,342	7,300	7,286	7,278	7,282
3910	HARTMAN RD	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	4,600	4683	7,755	7,362	2,762	-83	5,342	7,445	7,362	7,313	7 337
4010	HEADER CANAL RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	1,632	94	213	1,742	110	1,538	1,895	204	1,742	3,550	2,646
25975	HEATHERWOOD BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2D	D	D	2,500	5332	7,204	4,084	1,584	-2,832	2,904	6,916	4,084	3,242	3,663
24800	HILLMOOR DR	US 1	LENNARD RD	CR	2U	D	D	3,800	2796	4,384	5,213	1,413	1,004	4,413	4,209	5,213	5,720	5,466
4300	I-95	MARTIN C L	GATLIN BLVD	SR	8F	F	F	63,000	53483	94,601	100,817	37,817	15,677	73,168	85,141	94,658	106,977	100,817
4310 1	I-95	GATLIN BLVD	CROSSTOWN PKWY	SR	6F	F	F	63,000	66172	125,400	112,151	49,151	-709	73,168	112,860	109,688	114,613	112,151
4310 2	I-95	CROSSTOWN PKWY	ST LUCIE WEST BLVD	SR	8F	F	F	63,000	66619	136,300	121,395	58,395	-1,275	73,168	122,670	119,051	123,740	121,395
4320	I-95	ST LUCIE WEST BLVD	MIDWAY RD	SR	6F	F	F	56,500	60115	110,100	97,407	40,907	-1,683	65,619	99,090	95,475	99,340	97,407
4330	I-95	MIDWAY RD	OKEECHOBEE RD	SR	8F	F	F	68,500	57376	106 600	114,620	46,120	18,680	79,556	95,940	107,064	122,177	114,620
4340	I-95	OKEECHOBEE RD	ORANGE AVE	SR	8F	F	F	46,258	53204	101,500	84,561	38,303	-6,789	53,724	91,350	84,404	84,719	84,561
4350 1	I-95	ORANGE AVE	AIRPORT CONNECTOR	SR	8F	C	#N/A	35,000	43,731	86,302	77,672	42,672	0	40,649	77,672	68,941	86,309	67,625
4350 2	I-95	AIRPORT CONNECTOR	INDRIO RD	SR	8F	F	#N/A	35,000	43,731	66,336	50,970	15,970	-8,733	40,649	59,702	50,971	50,968	50,970
4360	I-95	INDRIO RD	INDIAN RIVER C L	SR	6F	F	F	32,500	37629	54,409	44,476	11,976	-4,492	37 746	48,968	43,839	45,113	44,476
25920	IMPORT DR	GATLIN BLVD	SAVAGE BLVD	CR	2U	U	C	1,800	0	9,019	2,091	291	-6,026	2,091	8,117	9,917	#DIV/0!	#DIV/0!
4100	INDIAN RIVER DR	MARTIN C L	WALTON RD	CR	2U	D	D	5,400	6834	11,043	8,505	3,105	-1,434	6,272	9,939	8,505	8,377	8,441
4110	INDIAN RIVER DR	WALTON RD	MIDWAY RD	CR	2U	D	D	3,800	5313	7,698	5,415	1,615	-1,513	4 413	6,928	5,415	5,286	5,350
4120	INDIAN RIVER DR	MIDWAY RD	SAVANNAH RD	CR	2U	D	D	4,250	5048	8,211	6,591	2,341	-798	4,936	7,389	6,591	6,636	6,614
4130	INDIAN RIVER DR	SAVANNAH RD	CITRUS AVE	CR	2U	D	D	3,950	4493	7,790	6,468	2,518	-543	4,588	7,011	6,468	6,574	6,521
4140	INDIAN RIVER DR	CITRUS AVE	ORANGE AVE	CR	2U	C	D	5,400	10132	10,599	9,539	4,139	0	6,272	9,539	4,807	5,423	5,115
4150	INDIAN RIVER DR	ORANGE AVE	AVENUE A	CR	2U	C	D	5,300	11329	11,321	10,189	4,889	0	6,155	10,189	4,160	5,084	4,622
4160 2	INDIAN RIVER DR	AVENUE A	AVENUE D	CR	2U	C	D	5,650	11487	11,915	10,724	5,074	0	6,562	10,724	4,887	5,626	5,256
4160 1	INDIAN RIVER DR	AVENUE D	SEAWAY DR	CR	2U	D	D	6,000	11487	13,383	6,558	558	-5,487	6,968	12,045	6,558	6,711	6,634
4200 1	INDRIO RD	PRIVATE RD	I-95 W RAMPS	CR	2U	D	D	1,650	268	5,482	6,316	4,666	1,382	1,916	4 934	6,316	32,401	19,358
4200.2	INDRIO RD	I-95 W RAMP	I-95 E RAMP	SR	4D	F	F	6,175	6044	7,600	7,212	1,037	373	7,172	6,840	6,971	7,454	7,212
42'0 1	INDRIO RD	I-95 E RAMP	KOBLEGARD RD	SR	4D	F	F	10,700	12361	24,601	20,462	9,762	-1,679	12,427	22,141	20,480	20,443	20,462
4210 2	INDRIO RD	KOBLEGARD RD	JOHNSTON RD	SR	4D	F	F	10,700	12370	21,092	17,413	6,713	-1,569	12,427	18,982	17,312	17,514	17,413
4220	INDRIO RD	JOHNSTON RD	EMERSON AVE	SR	4D	F	F	10,700	6111	9,196	14,161	3,461	5,885	12,427	8,276	12,865	15 457	14,161
4225	INDRIO RD	EMERSON AVE	SEMINOLE RD	SR	2U	C	F	5,466	8344	9,487	8,538	3,072	0	6,348	8,538	5,660	5,966	5 813
4230	INDRIO RD	SEMINOLE RD	KINGS HWY	SR	2U	U	F	10,600	9251	9,786	12,311	1,711	3,503	12,311	8,807	10 156	10 764	10 460
4240	INDRIO RD	KINGS HWY	SLASH PINE TRL	CR	2U	D	D	5,500	2487	4,566	7,123	1,623	3,013	6,388	4,110	7,123	9,694	8,408
4245	INDRIO RD	SLASH PINE TRL	US 1	CR	2U	D	D	5,500	4731	8,758	8,651	3,151	769	6,388	7,882	8,651	9,774	9,213
4250	INDRIO RD	US 1	OLD DIXIE HWY	CR	2U	D	C	1,100	0	289	1,360	260	1,100	1,278	260	1,360	#DIV/0!	#DIV/0!
4401	JENKINS RD	EDWARDS RD	ALTMAN RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4403	JENKINS RD	WALMART N ACCESS RD	GLADES CUTOFF RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4405	JENKINS RD	POST OFFICE RD	MIDWAY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4400	JENKINS RD	EDWARDS RD	OKEECHOBEE RD	CR	2U	D	D	4,400	6390	12,360	9,134	4,734	-1,990	5,110	11,124	9,134	8,170	8,652
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
4410 4	JENKINS RD	ORANGE AVE	LOOP RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
10200	JENNINGS RD	US 1	LENNARD RD	CR	4D	D	D	4 500	5310	8 302	6,681	2 161	-810	5,226	7,471	6,661	6,754	6 708
4500	JOHNSTON RD	ANGLE RD	L20	CR	2U	D	D	1,700	1460	2,073	2,106	406	240	1,974	1,866	2,106	2,317	2,211
4510 1	JOHNSTON RD	L20	MEADOWOOD DR	CR	2U	D	D	1,700	1460	2,073	2,106	406	240	1,974	1,866	2,106	2,317	2,211
4520	JOHNSTON RD	INDIRO RD	RUSSOS RD	CR	2U	D	D	6 200	9833	15,173	10,023	3,823	-3,633	7,201	13,656	10,023	9,184	9 604
4510 2	JOHNSTON RD	MEADOWOOD DR	OLD JOHNSTON RD	CR	2U	U	D	1,400	1057	1,118	1,626	226	620	1,626	1,006	1 349	1,422	1,385
4530	JOHNSTON RD	RUSSOS RD	INDIAN RIVER C L	CR	2U	D	D	6,157	10300	15,682	9,971	3,814	-4,143	7,151	14,114	9,971	8,999	9 485
4510 3	JOHNSTON RD	OLD JOHNSTON RD	INDRIO RD	CR	2U	D	D	1,400	1711	2,463	1,924	524	-311	1,626	2,235	1,924	1,950	1,937
4600	JUANITA AVE	53RD ST	25TH ST	CR	2U	D	D	4,200	2600	4,737	5,863	1,663	1,600	4,678	4,263	5,863	7 346	6,604
4610	JUANITA AVE	25TH ST	US 1	CR	2U	D	D	3 400	2711	4 430	4,676	1,276	689	3,949	3,987	4,676	5 334	5,005
4700	KEEN RD	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,380	5907	6,955	2,733	353	-3,527	2,764	6,260	2,733	2,690	2,711
4710	KEEN RD	JUANITA AVE	ST LUCIE BLVD	CR	2U	D	D	2,380	5907	6,955	2,733	353	-3,527	2,764	6,260	2,733	2,690	2,711
4800 1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	8198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,448	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	16820	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	1,843	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
4840 4	KINGS HWY	INDRIO RD	INDIAN PINES BLVD	SR	2U	F	F	12,900	13499	20,362	18,203	5,303	-122	14,982	18,326	17,727	18,680	18,203
4840 3	KINGS HWY	INDIAN PINES BLVD	KINGS HWY SB RAMP	SR	2U	F	F	9,800	14427	22,591	15,218	5,418	-5,114	11,382	20,332	15,705	14,732	15,218
4840 1	KINGS HWY	KINGS HWY SB RAMP	US 1	SR	2U	F	F	9,800	9556	15,751	14,963	5,163	788	11,382	14,176	14,420	15,507	14,963
4840 5	KINGS HWY SB RAMP	US 1	KINGS HWY	SR	2O	F	C	0	8394	12,668	0	0	-11,581	0	11,581	0	0	0
9600	KIRBY LOOP RD	EDWARDS RD	35TH ST	CR	2U	D	D	3,150	975	4,266	6,014	2,864	2,175	3,658	3,839	6,014	13 231	9,623
4900	KITTERMAN RD	OLEANDER AVE	US 1	CR	2U	C	C	2,600	0	3,320	2,988	388	0	3,020	2,988	5,588	#DIV/0!	#DIV/0!
4910	KITTERMAN RD	US 1	LENNARD EXT RD	CR	2U	D	C	2,150	0	452	2,557	407	2,150	2,497	407	2,557	#DIV/0!	#DIV/0!
3161	LAKEHURST DR	AIROSO	SANDIA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3160	LAKEHURST DR	BAYSHORE BLVD	AIROSO BLVD	CR	2U	C	C	0	6176	8,522	7,669	7,669	0	0	7,669	0	0	0
5000	LENNARD RD	US 1	MARIPOSA AVE	CR	4D	D	D	15,500	11567	17,019	19,250	3,750	3,933	18,002	15,317	19,250	21,894	20 572
25950	LENNARD RD	KITTERMAN RD	PRIMA VISTA BLVD	CR	2U	C	C	0	0	1,408	1,267	1,267	0	0	1,267	0	0	0
5010	LENNARD RD	MARIPOSA AVE	MELALEUCA BLVD	CR	4D	D	D	16,000	13280	19,373	20,156	4,156	2,720	18,582	17,436	20,156	22 407	21,282
5020 1	LENNARD RD	MELALEUCA BLVD	JENNINGS RD	CR	4D	D	D	10,900	11568	18,977	16,411	5,511	-668	12,659	17,079	16,411	17,166	16,789
5020 21	LENNARD RD	JENNINGS RD	HILLMOOR DR	CR	4D	D	D	10,900	8454	12,568	13,757	2,857	2,446	12 659	11,311	13,757	15,556	14,656
5020 22	LENNARD RD	HILLMOOR DR	TIFFANY AVE	CR	4D	D	D	10,900	5188	7,120	12,120	1,220	5,712	12,659	6,408	12,120	14,360	13,240
5030	LENNARD RD	TIFFANY AVE	WALTON RD	CR	4D	U	D	5,800	4632	5,035	6,736	936	2,204	6,736	4,532	5,700	6,053	5,876
5040	LENNARD RD	WALTON RD	S OF SAVANNA CLUB BLVD	CR	2U	U	D	3,900	572	331	4,529	629	4,232	4,529	297	3 625	2,163	2,894
5100	LYNGATE DR	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	CR	2D	U	D	8,936	6908	7,066	10,378	1,442	4,019	10 378	6,359	8,387	8,775	8,581
5110	LYNGATE DR	MORNINGSIDE BLVD	US 1	CR	2D	D	D	8,936	11842	13,858	9,566	630	-2,906	10,378	12,472	9,566	10,039	9,803
24905	MANVILLE RD	SELVITZ	ST JAMES DR	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
5310	MARIPOSA AVE	LENNARD RD	HALLAHAN ST	CR	2U	D	D	6,000	2562	3,460	6,552	552	3,438	6,968	3,114	6,552	7 779	7,165
25001	MCCARTY RD	GLADES CUT-OFF RD	RESERVE BLVD EXT	CR	4D	C	C	0	0	3,970	3,573	3,573	0	0	3,573	0	0	0
25002	MCCARTY RD	RESERVE BLVD EXT	WILLIAMS RD	CR	4D	C	C	0	0	1,799	1,619	1,619	0	0	1,619	0	0	0
25000	MCCARTY RD	WILLIAMS RD	MIDWAY RD	CR	4D	C	C	300	0	2,403	2,162	1,862	0	348	2,162	2,462	#DIV/0!	#DIV/0!
25010	MCCARTY RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	250	152	537	581	331	98	290	483	581	847	714
11500	MCNEIL RD	OKEECHOBEE RD	KIRBY LOOP RD	CR	2U	D	D	4,100	5206	8,462	6,510	2,410	-1,106	4,762	7,816	6,510	6,398	6,454
11510	MCNEIL RD	KIRBY LOOP RD	EDWARDS RD	CR	2U	D	D	2,900	4175	6,280	4,377	1,477	-1,275	3,368	5,652	4,377	4,187	4,282
11200	MELALEUCA BLVD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	8,825	7161	9,301	10,035	1,210	1,664	10,249	8,371	10,035	11,003	10,519
5420	MIDWAY RD	OKEECHOBEE RD	SHINN RD	CR	2U	D	D	3,800	4350	5,442	4,348	548	-550	4,413	4,898	4,348	4,563	4,455
5430 1	MIDWAY RD	SHINN RD	MCCARTY RD	CR	2U	D	D	3,800	5410	9,070	6,553	2,753	-1,610	4,413	8,163	6,553	6 116	6,334
5430 2	MIDWAY RD	MCCARTY RD	I-95	CR	2U	D	D	4,200	6234	14,006	10,571	6,371	-2,034	4,878	12,605	10,571	9,059	9,815
5440	MIDWAY RD	I-95	GLADES CUT-OFF RD	CR	4D	D	D	14,300	12078	23,855	23,691	9,391	2,222	16,608	21,469	23,691	27,113	25,402
5450 1	MIDWAY RD	GLADES CUT-OFF RD	EAST TORINO PKWY	CR	4D	D	D	14,500	14587	33,432	30,002	15,502	-87	16,840	30,089	30,002	31 903	30,953
23575	MIDWAY RD	EAST TORINO PKWY	MILNER DR	CR	4D	D	D	14,000	11602	28,044	27,638	13,638	2,398	16,260	25,240	27,638	32,487	30,062
23580	MIDWAY RD	MILNER DR	W OF SELVITZ RD	CR	4D	D	D	14,000	11978	27,807	27,048	13,048	2,022	16,260	25,026	27,048	31 201	29 125
5450 3	MIDWAY RD	W OF SELVITZ RD	SELVITZ RD	CR	4D	D	D	14,500	12923	27,865	26,656	12,156	1,577	16,840	25,079	26,656	30 015	28,335
5455	MIDWAY RD	SELVITZ RD	CHRISTENSEN RD	CR	4D	D	D	12,100	9141	22,903	23,572	11,472	2,959	14,053	20,613	23,572	29 104	26,338
5460	MIDWAY RD	CHRISTENSEN RD	25TH ST	CR	4D	D	D	13,000	9558	22,925	24,075	11,075	3,442	15,098	20,633	24,075	29,933	27,004
5470	MIDWAY RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,550	12607	24,035	23,575	9,025	1,943	16,898	21,632	23,575	26,630	25,102
5480	MIDWAY RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	14,000	12247	25,407	24,619	10,619	1,753	16,260	22,866	24,619	27 882	26,250
5490	MIDWAY RD	OLEANDER AVE	US 1	CR	4D	D	D	11,400	6353	12,749	16,521	5,121	5,047	13,240	11,474	16,521	21,961	19,241
5495	MIDWAY RD	US 1	WALLACE ST	CR	2U	D	D	11,400	7947	10,189	12,623	1,223	3,453	13,240	9,170	12,623	14,032	13,327
5500 1	MIDWAY RD	WALLACE ST	WEATHERBEE RD	CR	2U	D	D	11,400	3140	4,195	12,036	636	8,260	13,240	3,776	12,036	14,621	13,328
5500 2	MIDWAY RD	WEATHERBEE RD	INDIAN RIVER DR	CR	2U	D	D	3,600	2727	4,170	4,626	1,026	873	4,181	3,753	4,626	5,284	4,955
6110	MORNINGSIDE BLVD	WESTMORELAND BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	3,000	4261	6,419	4,516	1,516	-1,261	3,484	5,777	4,516	4 339	4,427
6120	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	LYNGATE DR	CR	2D	D	D	4,653	4970	7,914	6,806	2,153	-317	5,404	7,123	6,806	7 113	6,959
25990	N KINGS HWY	KINGS HWY	NORTH BLVD	CR	2U	C	C	0	0	4,231	3,808	3,808	0	0	3,808	0	0	0
25800	NEBRASKA AVE	25TH ST	13TH ST	CR	4D	D	C	3,250	0	1,847	4,912	1,662	3,250	3,775	1 662	4,912	#DIV/0!	#DIV/0!
25003	NEWELL RD	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	519	467	467	0	0	467	0	0	0
25004	NEWELL RD	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	223	201	201	0	0	201	0	0	0
24105	NORTH BLVD	N KINGS HWY	EMERSON AVE	CR	2U	C	C	0	0	1,321	1,189	1,189	0	0	1,189	0	0	0
25963	N-S ROAD A	CROSSTOWN PKWY	TRADITION PKWY	CR	4D	C	C	0	0	10,878	9,790	9,790	0	0	9,790	0	0	0
25964	N-S ROAD A	TRADITION PKWY	STONY CREEK WAY	CR	4D	C	C	0	0	1,611	1,450	1,450	0	0	1,450	0	0	0

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
25965	N-S ROAD A	STONY CREEK WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,736	2,462	2,462	0	0	2,462	0	0	0
25966	N-S ROAD A	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,228	2,005	2,005	0	0	2,005	0	0	0
25967	N-S ROAD A	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	892	803	803	0	0	803	0	0	0
25968	N-S ROAD A	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	2,898	2,608	2,608	0	0	2,608	0	0	0
9116	N-S ROAD B	BECKER RD	PAAR DR (WEST)	CR	4D	C	C	0	0	1,209	1,088	1,088	0	0	1,088	0	0	0
9117	N-S ROAD B	PAAR DR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,734	2,461	2,461	0	0	2,461	0	0	0
9118	N-S ROAD B	OPEN VIEW (WEST)	E-W ROAD 2	CR	4D	C	C	0	0	535	482	482	0	0	482	0	0	0
9119	N-S ROAD B	E-W ROAD 2	DISCOVERY WAY	CR	4D	C	C	0	0	860	774	774	0	0	774	0	0	0
1801	OAKRIDGE DR	MOUNTWELL ST	OAKLYN ST	CR	2U	D	D	3,700	6712	10,043	6,026	2,326	-3,012	4 297	9,038	6,029	5,315	5,670
11010	OHIO AVE	SUNRISE BLVD	COLONIAL RD	CR	2U	D	D	2,800	1767	2,675	3,441	641	1,033	3 252	2,408	3,441	4,069	3,755
11020	OHIO AVE	COLONIAL RD	US 1	CR	2U	U	D	2,800	1459	1,575	3,252	452	1,834	3 252	1,418	2,759	2,902	2,830
6200	OKEECHOBEE RD	OKEECHOBEE C L	BLUEFIELD RD	SR	4D	F	F	6,400	5627	6,596	6,956	556	1,019	7 433	5,936	6,709	7,202	6,956
6210 1	OKEECHOBEE RD	BLUEFIELD RD	CARLTON RD	SR	4D	F	F	6,400	5819	6,698	6,840	440	812	7 433	6,028	6,609	7,072	6,840
6210 2	OKEECHOBEE RD	CARLTON RD	SNEED RD	SR	4D	F	F	5,900	6255	7,349	6,457	557	-157	6,852	6,814	6,259	6,655	6,457
6220 2	OKEECHOBEE RD	SNEED RD	IDEAL HOLDING RD	SR	4D	F	F	5,900	7223	8,757	6,713	813	-1,169	6,852	7,881	6,558	6,867	6,713
6220 1	OKEECHOBEE RD	IDEAL HOLDING RD	HEADER CANAL RD	SR	4D	F	F	5,900	7471	9,249	6,883	983	-1,442	6,852	8,324	6,753	7,012	6,883
6230	OKEECHOBEE RD	HEADER CANAL RD	MIDWAY RD	SR	4D	F	F	5,100	7812	9,876	8,183	1,083	-2,705	5,923	8,888	6,176	6,190	6,183
6240	OKEECHOBEE RD	MIDWAY RD	SHINN RD	SR	4D	U	F	4,300	3610	4,448	4,994	694	991	4,994	4,003	4,693	5,086	4,890
6250 1	OKEECHOBEE RD	SHINN RD	MCCARTY RD	SR	4D	F	F	4,300	4133	6,603	6,352	2,052	410	4,994	5,943	6,110	6,595	6,352
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	6D	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	6D	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	6D	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	6D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6290 2	OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	SR	6D	F	F	32,901	33896	52,715	47,785	14,884	341	38,211	47,444	46,449	49,121	47,785
6300	OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	CR	4D	D	D	13,500	18690	27,206	19,295	5,795	-5,190	15,679	24,485	19,295	18,865	19,080
6310 1	OKEECHOBEE RD	HARTMAN RD	35TH ST	CR	4D	D	D	14,250	8720	13,334	17,531	3,281	5,530	16,550	12,001	17,531	20,918	19,225
6310 2	OKEECHOBEE RD	35TH ST	33RD ST	CR	4D	D	D	15,000	11447	17,616	19,407	4,407	3,553	17 421	15,854	19,407	22,160	20,784
6320	OKEECHOBEE RD	33RD ST	25TH ST	CR	4D	D	D	14,000	11068	16,739	17,997	3,997	2,932	16,260	15,065	17,997	20,327	19,162
6330	OKEECHOBEE RD	25TH ST	GEORGIA AVE	CR	4D	D	D	13,000	11336	15,357	15,485	2,485	1,664	15,098	13,821	15,485	16,907	16,196
6340	OKEECHOBEE RD	GEORGIA AVE	DELAWARE AVE	CR	4D	D	D	12,000	9574	14,155	15,166	3,166	2,426	13,937	12,740	15,166	17,032	16,099
6400	OLD DIXIE HWY	US 1	SR A1A NORTH	CR	2U	D	D	4,600	5526	8,695	5,099	499	-926	5,342	6,025	5,099	5,350	5,224
6410	OLD DIXIE HWY	SR A1A NORTH	ST LUCIE BLVD	CR	2U	D	D	2,400	18	159	2,525	125	2,382	2 787	143	2,525	20,352	11,439
6420	OLD DIXIE HWY	ST LUCIE BLVD	INDRIO RD	CR	2U	D	D	1,850	30	182	1,984	134	1,820	2,149	164	1,984	10,783	6,373
6430	OLD DIXIE HWY	INDRIO RD	INDIAN RIVER C.L	CR	2U	D	D	1,500	915	1,910	2,304	804	585	1,742	1,719	2,304	3,006	2,655
6500	OLEANDER AVE	BEACH AVE	KITTERMAN RD	CR	2U	D	D	4,664	1338	1,758	4,908	244	3,326	5,417	1,582	4,908	5,883	5,396
6510	OLEANDER AVE	KITTERMAN RD	MIDWAY RD	CR	2U	D	D	5,700	4056	5,551	6,640	940	1,644	6,620	4,996	5,640	7,489	7,064
6520 1	OLEANDER AVE	MIDWAY RD	WEATHERBEE RD	CR	2U	D	D	6,800	5374	7,843	8,484	1,684	1,426	7,898	7,058	8,484	9,527	9,008
6520 2	OLEANDER AVE	WEATHERBEE RD	BELL AVE	CR	2U	D	D	6,800	5682	7,765	8,107	1,307	1,118	7,898	6,989	8,107	8,922	8,514
6530	OLEANDER AVE	BELL AVE	FARMERS MARKET RD	CR	2U	D	D	6,800	6743	7,681	6,970	170	57	7,898	6,913	6,970	7,436	7,203
6540	OLEANDER AVE	FARMERS MARKET RD	EDWARDS RD	CR	2U	D	D	9,900	6286	8,540	11,300	1,400	3,614	11,498	7,686	11,300	12,911	12,105
6550 1	OLEANDER AVE	EDWARDS RD	WISTERIA AVE	CR	2U	D	D	9,000	8105	9 543	9,484	484	895	10,453	8,589	9,484	10,173	9,829
6550 11	OLEANDER AVE	WISTERIA AVE	GARDENIA AVE	CR	2U	D	D	9,100	7815	9,482	9,819	719	1,285	10,569	8,534	9,819	10,599	10,209
6550 2	OLEANDER AVE	GARDENIA AVE	VIRGINIA AVE	CR	2U	D	D	9,050	8682	10,837	10,121	1,071	368	10,511	9,753	10,121	10,844	10,483
6560	OLEANDER AVE	VIRGINIA AVE	SUNRISE BLVD	CR	2U	U	D	4,700	5919	5,253	5,459	759	731	5,459	4,727	3,508	4,004	3,756
9112	OPEN VIEW DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	2 127	1,914	1,914	0	0	1,914	0	0	0
9113	OPEN VIEW DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	7,726	6,953	6,953	0	0	6,953	0	0	0
9114	OPEN VIEW DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	3,980	3,582	3,582	0	0	3,582	0	0	0
9115	OPEN VIEW DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,371	1,234	1,234	0	0	1,234	0	0	0
6600	ORANGE AVE	OKEECHOBEE C L	SNEED RD	CR	2U	D	D	3,833	3892	4 478	3,971	138	-59	4,452	4,030	3,971	4,234	4 103
6610	ORANGE AVE	SNEED RD	HEADER CANAL RD	CR	2U	D	D	3 892	3018	3,724	4,226	334	874	4 520	3,352	4,226	4,610	4 418
6620	ORANGE AVE	HEADER CANAL RD	SHINN RD	CR	2U	D	D	3,951	2995	4 015	4,570	619	956	4,589	3,614	4,570	5,085	4,827
6630.1	ORANGE AVE	SHINN RD	CAMPBELL RD	CR	2U	D	D	2,426	3918	5,735	3,669	1,243	-1,492	2,818	5,161	3,669	3,409	3,539
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
6690 1	ORANGE AVE	25TH ST	17TH ST	SR	4D	F	F	14,100	4066	12,406	31,250	17,150	20,085	16,376	11,165	21 199	41,300	31,250
6690 2	ORANGE AVE	17TH ST	13TH ST	SR	4D	F	F	12,300	7282	15,535	22,095	9,795	8,114	14,285	13,982	19,000	25,191	22,095
6700 1	ORANGE AVE	13TH ST	10TH ST	SR	2U	F	F	10,300	7226	8,951	11,689	1,389	3,633	11,962	8,056	11,130	12,248	11,689
6700 2	ORANGE AVE	10TH ST	7TH ST	SR	2U	F	F	8,300	5100	6,648	9,785	1,485	3,802	9,640	5,983	9,183	10,387	9,785
6710	ORANGE AVE	7TH ST	US 1	SR	2U	F	F	7,000	2818	3,504	7,845	845	4,692	8,130	3,153	7,335	8,355	7,845
6720.1	ORANGE AVE	US 1	2ND ST	CR	2U	D	D	3,300	1807	3,607	4,739	1,439	1,493	3,833	3,246	4,739	6,324	5,532
6720 2	ORANGE AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	3,300	1868	1,232	3,833	533	2,724	3 833	1,109	2 540	2,088	2,314
24220	PAAR DR	ROSSER BLVD	SAVONA BLVD	CR	2U	D	D	3,900	2062	5,142	6,465	2,565	1,838	4,529	4,627	6,465	9,335	7,900
24210	PAAR DR	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	3,200	8519	9,284	5,036	1,836	-3,319	3,716	8,355	5,036	4,375	4,705
24200	PAAR DR	PORT ST LUCIE BLVD	DARWIN BLVD	CR	2U	D	D	2,450	2427	4,714	4,266	1,816	23	2,845	4,243	4,266	4,569	4,417
24201	PAAR DR	DARWIN BLVD	TULIP BLVD	CR	2U	D	D	1,800	378	1,974	3,198	1,398	1,422	2,091	1,776	3,198	9,022	6,110
25970	PAAR DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	1,329	1,196	1,196	0	0	1,196	0	0	0
25971	PAAR DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	3,372	3,035	3,035	0	0	3,035	0	0	0
25972	PAAR DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	580	522	522	0	0	522	0	0	0
25973	PAAR DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,073	966	966	0	0	966	0	0	0
25985	PEACHTREE BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	D	1,700	6412	6,268	5,641	3,941	0	1 974	5,641	929	1,595	1,262
23605	PEACOCK BLVD	ST LUCIE WEST BLVD	UNIVERSITY BLVD	CR	4D	D	D	19,300	12661	22 364	26,767	7,467	6,639	22,415	20,128	26,767	32,727	29,747
23800	PEACOCK BLVD	UNIVERSITY BLVD	CALIFORNIA BLVD	CR	2U	D	D	6,000	6411	12,048	10,432	4,432	-411	6,968	10,843	10,432	10,825	10,628
2230	PEACOCK BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	D	D	2,800	2080	4,369	4,652	1,852	720	3,252	3,932	4,652	5,646	5,149
25900	PETERSON RD	BENT CREEK DR	HARTMAN RD	CR	2U	D	D	900	3561	5,850	2,604	1,704	-2,661	1,045	5,265	2,604	1,419	2,012
25200	PICOS RD	CAMPBELL RD	KINGS HWY	CR	2U	U	D	1,300	1268	420	1,510	210	1,132	1,510	378	410	413	412
6790	PORT ST LUCIE BLVD	MARTIN C L	BECKER RD	CR	2U	D	D	5,100	5646	13,760	11,838	6,738	-546	5,923	12,384	11,838	11,932	11 885
6801	PORT ST LUCIE BLVD	BECKER RD	PAAR DR	CR	4D	D	D	5,100	8346	21,346	15,965	10,865	-3,246	5 923	19,211	15,965	12,522	14,244
6802	PORT ST LUCIE BLVD	PAAR DR	TULIP BLVD	CR	4D	D	D	9,800	13583	26,951	20,473	10,673	-3,783	11,382	24,256	20,473	18,667	19,570
6803	PORT ST LUCIE BLVD	TULIP BLVD	DARWIN BLVD	CR	4D	D	D	14,500	18699	31,189	23,871	9,371	-4,199	16,840	28,070	23,871	23,216	23,544
6810	PORT ST LUCIE BLVD	DARWIN BLVD	GATLIN BLVD	CR	4D	D	D	27,500	33021	47,279	37,030	9,530	-5,521	31,939	42,551	37,030	37,799	37,415
6820	PORT ST LUCIE BLVD	GATLIN BLVD	DEL RIO BLVD	CR	6D	D	D	37,500	38543	61,357	54,178	16,678	-1,043	43,553	55,221	54,178	57,309	55,744
6831	PORT ST LUCIE BLVD	DEL RIO BLVD	CAMEO BLVD	CR	6D	D	D	42,000	44422	63,062	54,334	12,334	-2,422	48,779	56,756	54,334	57,239	55,786
6832	PORT ST LUCIE BLVD	CAMEO BLVD	FLORIDAS TURNPIKE	CR	6D	D	D	46,500	48196	66,478	58,134	11,634	-1,696	54,005	59,830	58,134	61,573	59,853
6840	PORT ST LUCIE BLVD	FLORIDAS TURNPIKE	BAYSHORE BLVD	SR	6D	F	F	45,250	48226	66,592	58,470	13,220	-1,463	52,553	59,933	58,957	59,983	58,470
6850	PORT ST LUCIE BLVD	BAYSHORE BLVD	AIROSO BLVD	SR	6D	F	F	44,000	43086	55,875	52,990	8,990	2,702	51,102	50,288	51,202	54,778	52,990
6860	PORT ST LUCIE BLVD	AIROSO BLVD	FLORESTA DR	SR	6D	F	F	48,000	48480	59,065	54,410	6,410	1,251	55,747	53,159	52,679	56,141	54,410
6870	PORT ST LUCIE BLVD	FLORESTA DR	VETERANS MEMORIAL PKWY	SR	6D	F	F	52,000	67235	71,764	51,318	-682	-13,270	60,393	64,568	49 353	53,283	51,318
6880	PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	SR	6D	F	F	36,500	44682	50,148	38,139	1 639	-6,994	42,391	45,133	36 951	39,326	38,139
6890	PORT ST LUCIE BLVD	MORNINGSIDE BLVD	US 1	SR	6D	F	F	34,500	46684	53,114	36,650	2,150	-11,152	40,068	47,802	35 618	37,682	36,650
7000	PRIMA VISTA BLVD	BAYSHORE BLVD	AIROSO BLVD	CR	4D	D	D	28,000	18356	25,103	32,237	4,237	9,644	32,519	22,593	32,237	36,760	34,499
7010	PRIMA VISTA BLVD	AIROSO BLVD	FLORESTA DR	CR	4D	D	D	23,638	21242	29,398	28,854	5,216	2,396	27,453	26,458	28,854	31,405	30,129
7020	PRIMA VISTA BLVD	FLORESTA DR	NARANJA AVE	CR	4D	U	D	34,500	32899	31,041	40,068	5,568	12,131	40,068	27,937	29,538	31,250	30,394
7030	PRIMA VISTA BLVD	NARANJA AVE	RIO MAR DR	CR	4D	U	D	34,500	33996	30,424	40,068	5,568	12,667	40,068	27,382	27,886	29,640	28,763
7040	PRIMA VISTA BLVD	RIO MAR DR	US 1	CR	4D	U	D	29,250	33577	19,239	33,971	4,721	16,656	33,971	17,315	12,988	16,089	14,538
7050	PRIMA VISTA BLVD	US 1	LENNARD RD	CR	4D	D	D	7,800	1371	3,711	9,769	1,969	6,429	9,059	3,340	9,769	20,268	15,019
7100 1	RANGE LINE RD	MARTIN C L	BECKER RD	CR	2U	D	D	1,450	1139	8,284	7,766	6,316	311	1,684	7,455	7,766	10,123	8,945
7100 2	RANGE LINE RD	BECKER RD	2 MI S OF GLADES CUT-OFF RD	CR	2U	D	D	1,450	1406	10,372	9,379	7,929	44	1,684	9,335	9,379	10,269	9,824
7100 3	RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD	GLADES CUT-OFF RD	CR	2U	D	D	1,450	1403	11,916	10,771	9,321	47	1,684	10,724	10,771	11,823	11,297
7101	RANGE LINE RD	GLADES CUT-OFF RD	CANAL-24	CR	4D	C	C	0	0	547	492	492	0	0	492	0	0	0
7102	RANGE LINE RD	CANAL-24	MIDWAY RD	CR	4D	C	C	0	0	545	491	491	0	0	491	0	0	0
7885	RESERVE BLVD	COMMERCE CTR DR	W OF I-95	CR	4D	D	D	9,900	10895	23,250	19,930	10,030	-995	11,498	20,925	19,930	20,282	20,106
7200	RIO MAR DR	PRIMA VISTA BLVD	BEACH AVE	CR	2U	C	C	5,500	0	11,098	9,988	4,488	0	6,388	9,988	15,488	#DIV/0!	#DIV/0!
7210	RIO MAR DR	BEACH AVE	US 1	CR	2U	D	D	5,762	2826	10,398	12,292	6 530	2,936	6,692	9,356	12,292	20,349	16,321
10500.2	ROSSER BLVD	PAAR DR	ANDALUSIA RD	CR	2U	D	D	3,900	2879	5,508	5,978	2,078	1,021	4,529	4,957	5,978	7,163	6,570
10500 1	ROSSER BLVD	ANDALUSIA RD	GATLIN BLVD	CR	4D	D	D	3,900	7964	12,269	6,978	3,078	-4,064	4,529	11,042	6,978	5,768	6,373
2695	SAEGER AVE	CITRUS AVE	US 1	CR	2U	C	#N/A	0	0	542	488	488	0	0	488	0	0	0
3170	SANDIA AVE	PRIMA VISTA	CROSSTOWN	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3171	SANDIA AVE	CROSSTOWN	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3400	SAVAGE BLVD	GATLIN BLVD	GALIANO RD	CR	2U	D	D	2,717	3142	4,524	3,647	930	-425	3,156	4,072	3,647	3,756	3,701
7400	SAVANNAH RD	US 1	INDIAN RIVER DR	CR	2U	D	D	1,850	3416	4,656	2,624	774	-1,566	2,149	4,190	2,624	2,420	2,522
23391	SAVONA BLVD	BECKER RD	PAAR DR	CR	2U	D	D	4,700	7861	12,776	8,337	3,637	-3,161	5,459	11,498	8,337	7,333	7,835
23392	SAVONA BLVD	PAAR DR	GATLIN BLVD	CR	2U	D	D	6,763	7040	9,923	8,653	1,890	-277	7,855	8,930	8,653	9,151	8,902
23400	SAVONA BLVD	GATLIN BLVD	CALIFORNIA BLVD	CR	2U	D	D	11,500	10934	14,622	13,726	2,226	566	13,356	13,160	13,726	14,764	14,245
7409	SELVITZ RD	FLORESTA	BAYSHORE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
7500 1	SELVITZ RD	BAYSHORE BLVD	ST JAMES BLVD	CR	2U	D	D	7,500	6935	9,397	9,022	1,522	565	8,711	8,457	9,022	9,756	9,389
7500 2	SELVITZ RD	ST JAMES BLVD	MIDWAY RD	CR	2U	D	D	7,600	8842	10,637	8,332	732	-1,242	8,827	9,574	8,332	8,777	8,554
7510	SELVITZ RD	MIDWAY RD	GLADES CUT-OFF RD	CR	2U	D	D	6,900	7092	9,865	8,686	1,786	-192	8,014	8,878	8,686	9,214	8,950
7520	SELVITZ RD	GLADES CUT-OFF RD	EDWARDS RD	CR	2U	D	D	11,000	10218	15,653	14,869	3,869	782	12,775	14,087	14,869	16,177	15,523
24110	SEMINOLE RD	FT PIERCE BLVD	NORTH BLVD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
7600	SHINN RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	600	1125	3,633	2,745	2,145	-525	697	3,270	2,745	1,860	2,302

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
7610	SHINN RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	750	932	2,116	1,723	973	-182	871	1,905	1,723	1,635	1,679
7601	SHINN RD	MIDWAY RD	WILLIAMS RD	CR	4D	C	C	0	71	1,056	951	951	0	0	951	0	0	0
7602	SHINN RD	WILLIAMS RD	E-W ROAD 6	CR	4D	C	C	0	0	1,023	921	921	0	0	921	0	0	0
7603	SHINN RD	E-W ROAD 6	GLADES CUT-OFF RD	CR	4D	C	C	0	0	1,044	939	939	0	0	939	0	0	0
7700	SNEED RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	550	1154	1,547	788	238	-804	639	1,392	788	708	748
3080	SOUTHBEND BLVD	BECKER RD	FLORESTA DR	CR	2U	C	D	9,600	10816	11,475	10,328	728	0	11,149	10,328	9 112	9,778	9,445
7320	SR A1A NORTH	SHOREWINDS DR	INDIAN RIVER C L	SR	2U	F	F	5,950	5294	6,495	6,754	804	909	6,910	5,845	6,501	7,007	6,754
7300	SR A1A NORTH	US 1	OLD DIXIE HWY	SR	2U	F	F	7,100	5365	9,252	10,908	3,808	2,581	8,246	8,327	10 052	11,754	10,908
7310	SR A1A NORTH	OLD DIXIE HWY	N HWY A1A	SR	2U	F	F	7,900	9281	13,808	11,163	3,263	-1,262	9,175	12,425	11 044	11,281	11,163
7360 2	SR A1A SOUTH	OCEAN DR	BINNEY DR	SR	2U	C	F	10,400	15087	14,542	13,088	2,688	0	12,079	13,088	8,401	9,623	9,012
7360 3	SR A1A SOUTH	BINNEY DR	SOUTH CAUSEWAY PARK	SR	2U	F	F	13,300	15087	17,654	14,521	1,221	-1,368	15,447	15,889	14 102	14 940	14,521
7330	SR A1A SOUTH	MARTIN C L	NETTLES ISLAND	SR	2U	F	F	13,900	12028	14,323	15,326	1,426	2,436	16,143	12,891	14,763	15,890	15,326
7370	SR A1A SOUTH	SOUTH CAUSEWAY PARK	INDIAN RIVER DR	SR	4U	F	F	12,500	15087	17,654	13,672	1,172	-2,217	14,518	15,889	13 302	14,042	13,672
7340	SR A1A SOUTH	NETTLES ISLAND	FPL PLANT	SR	2U	U	F	10,300	7295	7,582	11,962	1,662	5,139	11,962	6,823	9,828	10,276	10,052
7380	SR A1A SOUTH	INDIAN RIVER DR	US 1	SR	4D	F	F	11,700	12188	14,376	12,849	1,149	-89	13,588	12,938	12,450	13,248	12,849
7350	SR A1A SOUTH	FPL PLANT	BLUE HERON BLVD	SR	2U	U	F	6,850	5082	4,331	7,956	1,106	4,058	7,556	3,898	5,666	5,604	5,635
7360 1	SR A1A SOUTH	BLUE HERON BLVD	SEAWAY DR	SR	2U	F	F	5,450	8513	11,448	7,138	1,688	-3,165	6,330	10,303	7,240	7,036	7,138
24900	ST JAMES BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	C	4,100	0	5,248	4,723	623	0	4,762	4,723	8,823	#DIV/0!	#DIV/0!
1100 1	ST JAMES DR	AIROSO BLVD	ST JAMES BLVD	CR	4D	D	D	21,567	13497	18,110	24,369	2,802	8,070	25,048	16,299	24,369	27,781	26,075
1100 2	ST JAMES DR	ST JAMES BLVD	PEACHTREE BLVD	CR	4D	D	D	18,500	15709	21,365	22,020	3,520	2,791	21,486	19,229	22,020	24,154	23,087
1100 31	ST JAMES DR	PEACHTREE BLVD	TELFORD AVE	CR	4D	D	D	17,750	12378	16,497	20,219	2,469	5,372	20,615	14,847	20,219	22,710	21,465
1100 32	ST JAMES DR	TELFORD AVE	MIDWAY RD	CR	4D	D	D	17,000	13632	18,488	20,006	3,006	3,368	19,744	16,638	20,006	22,131	21,069
7810	ST LUCIE BLVD	KINGS HWY	KEEN RD	CR	2U	D	D	5,090	4404	5,671	5,790	700	686	5,912	5,104	5,790	6,292	6,041
7820	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	3246	4,826	6,198	1,098	1,854	5,923	4,344	6,198	7,279	6,738
7830 1	ST LUCIE BLVD	25TH ST	SENECA AVE	SR	2U	U	F	4,500	8670	5,217	5,226	726	531	5,226	4,695	525	2,599	1,562
7830 2	ST LUCIE BLVD	SENECA AVE	US 1	SR	2U	U	F	4,500	7140	3,360	5,226	726	2,202	5,226	3,024	384	2,033	1,208
7830 3	ST LUCIE BLVD	US 1	OLD DIXIE HWY	CR	2U	C	C	0	0	145	131	131	0	0	131	0	0	0
7890	ST LUCIE WEST BLVD	W OF I-95	E OF I-95	CR	4D	D	D	20,250	20580	49,959	44,633	24,383	-330	23,518	44,963	44,633	47 192	45,913
7900	ST LUCIE WEST BLVD	E OF I-95	CALIFORNIA BLVD	CR	6D	D	D	30,000	29560	55,599	50,479	20,479	440	34 842	50 039	50,479	54,170	52,325
7910	ST LUCIE WEST BLVD	CALIFORNIA BLVD	COUNTRY CLUB DR	CR	6D	D	D	36,500	18000	37,450	52,205	15,705	18,500	42,391	33,705	52,205	72,902	62,553
7920	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CASHMERE BLVD	CR	6D	D	D	36,500	23122	40,013	49,390	12,890	13,378	42,391	36,012	49,390	60,638	55,014
7930	ST LUCIE WEST BLVD	CASHMERE BLVD	BAYSHORE BLVD	CR	6D	D	D	43,000	28418	52,465	61,801	18,801	14,582	49,940	47,219	61,801	76,211	69,006
3290 6	STONY CREEK WAY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	4,568	4,129	4,129	0	0	4,129	0	0	0
3290 7	STONY CREEK WAY	N-S ROAD A	TRADITION PKWY	CR	4D	C	C	0	0	5,712	5,141	5,141	0	0	5,141	0	0	0
8000	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	636	2,793	4,228	1,878	1,714	2,729	2,514	4,228	9,907	7,067
8010	SUNRISE BLVD	BELL AVE	EDWARDS RD	CR	2U	D	D	3,300	1334	4,103	5,658	2,358	1,986	3,833	3,692	5,658	9 743	7,700
8020 1	SUNRISE BLVD	EDWARDS RD	CORTEZ BLVD	CR	2U	D	D	4,950	675	2,343	6,383	1,433	4,275	5,749	2,108	6,383	16,491	11,437
8020 2	SUNRISE BLVD	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,300	1658	3,543	6,831	1,531	3,642	6,155	3,189	6,831	10 873	8,852
8030	SUNRISE BLVD	VIRGINIA AVE	OLEANDER AVE	CR	2U	U	D	4,700	4520	4,643	5,459	759	1,280	5,459	4,178	4 358	4,634	4,496
8041	SUNRISE BLVD	OLEANDER AVE	7TH ST	CR	2D	U	D	4,700	7380	7,420	5,459	759	-1,219	5,459	6,678	3 998	4,536	4,267
8042	SUNRISE BLVD	7TH ST	US 1	CR	2D	U	D	3,400	2686	2,703	3,949	549	1,516	3,949	2,433	3 147	3,285	3,216
4410 7	TAYLOR DAIRY RD	ANGLE RD	ST LUCIE BLVD	CR	2U	C	#N/A	0	0	704	634	634	0	0	634	0	0	0
25980	THORNHILL DR	BAYSHORE BLVD	FLORESTA DR	CR	2U	D	D	4,700	7228	11,117	7,476	2,776	-2,528	5,459	10,006	7,478	6,940	7,209
5200 11	TIFFANY AVE	US 1	HILLMOOR DR	CR	4D	U	D	9,680	14348	10,467	11,242	1,562	1,822	11,242	9,420	4,752	6,779	5,766
5200 12	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	9235	7,904	7,114	614	0	7,549	7,114	4 379	5,341	4,860
5200 2	TIFFANY AVE	VILLAGE GREEN DR	LENNARD RD	CR	4D	C	D	5,150	6124	7,763	6,987	1,837	0	5,981	6,987	6,013	6,267	6,140
22900 1	TORINO PKWY	CASHMERE BLVD	VOLUCIA DR	CR	2U	D	D	5,600	3645	6,888	8,154	2,554	1,955	6,504	6,199	8,154	10,159	9,157
22900 2	TORINO PKWY	VOLUCIA DR	CALIFORNIA BLVD	CR	2U	D	D	5,600	3069	4,908	6,948	1,348	2,531	6,504	4,417	6,948	8,597	7,773
22910 1	TORINO PKWY	CALIFORNIA BLVD	EAST TORINO PKWY	CR	2U	C	C	0	2101	3,510	3,159	3,159	0	0	3,159	0	0	0
3290 8	TRADITION PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	5,886	5,297	5,297	0	0	5,297	0	0	0
3290 9	TRADITION PKWY	N-S ROAD A	STONY CREEK WAY	CR	4D	C	C	0	0	13,030	11,727	11,727	0	0	11,727	0	0	0
3290 10	TRADITION PKWY	STONY CREEK WAY	COMMUNITY BLVD	CR	4D	C	C	0	0	20,030	18,027	18,027	0	0	18,027	0	0	0
3290 11	TRADITION PKWY	COMMUNITY BLVD	VILLAGE PKWY	CR	4D	C	D	4,300	5071	23,815	21,434	17,134	0	4,994	21,434	20,663	19 386	20,024
3290 12	TRADITION PKWY	VILLAGE PKWY	W OF I-95	CR	6D	C	D	19,500	11950	64,165	57,749	38,249	0	22 647	57,749	65 299	100 516	82,907
24610 2	TULIP BLVD	PAAR DR	DARWIN BLVD	CR	2U	D	D	3,800	2140	2,974	4,337	537	1,660	4,413	2,677	4,337	5,070	4,703
24600	TULIP BLVD	DARWIN BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	6,800	2998	4,475	7,829	1,029	3,802	7,898	4,027	7,829	9,743	8,786
24610 1	TULIP BLVD	PORT ST LUCIE BLVD	PAAR DR	CR	2U	D	D	3,550	3375	7,380	6,817	3,267	175	4,123	6,642	6,817	7 452	7,135
8100	US 1	MARTIN C L	LENNARD RD	SR	8D	F	F	55,000	67590	79,851	60,827	5,827	-11,039	63,877	71,866	59 276	62 378	60,827
8110	US 1	LENNARD RD	PORT ST LUCIE BLVD	SR	8D	F	F	55,000	63726	73,784	59,407	4,407	-6,999	63,877	66,406	57 680	61 134	59,407
8120	US 1	PORT ST LUCIE BLVD	JENNINGS RD	SR	6D	F	F	46,000	38098	47,050	52,392	6 392	10,047	53,424	42,345	50 247	54 536	52,392
8130	US 1	JENNINGS RD	TIFFANY AVE	SR	6D	F	F	37,000	36171	49,265	46,773	9 773	2,434	42,972	44,339	45 168	48 376	46,773
8140	US 1	TIFFANY AVE	WALTON RD	SR	6D	F	F	40,750	36252	52,214	53,917	13 167	6,925	47,327	46,992	51 490	56 344	53,917
8150	US 1	WALTON RD	VILLAGE GREEN DR	SR	6D	F	F	44,500	44588	60,106	55,797	11,297	1,702	51,682	54,095	54,007	57 587	55,797
8160	US 1	VILLAGE GREEN DR	SPANISH LAKES BLVD	SR	6D	U	F	48,000	49113	50,099	55,747	7,747	10,658	55,747	45,089	43,976	47,005	45,490
8170	US 1	SPANISH LAKES BLVD	PRIMA VISTA BLVD	SR	6D	U	F	48,000	49201	49,632	55,747	7,747	11,078	55,747	44,669	43,468	46,484	44,976
8180	US 1	PRIMA VISTA BLVD	RIO MAR DR	SR	6D	U	F	36,500	38502	41,008	42,391	5,891	5,484	42,391	36,908	34,906	37,321	36,113
8190	US 1	RIO MAR DR	KITTERMAN RD	SR	6D	F	F	34,750	35499	48,407	44,153	9,403	587	40,359	43,566	42 817	45,490	44,153
8200 1	US 1	KITTERMAN RD	S OF SAEGER AVE	SR	6D	F	F	33,000	34256	46,252	41,572	8,572	-54	38,326	41,627	40,371	42,774	41,572
8200 2	US 1	S OF SAEGER AVE	EASY ST	SR	6D	F	F	33,000	33097	45,991	42,658	9,658	1,267	38,326	41,392	41,295	44,022	42,658
8210	US 1	EASY ST	MIDWAY RD	SR	6D	F	F	31,000	29275	41,435	40,569	9,569	3,277	36,003	37,291	39,016	42,121	40,569
8220	US 1	MIDWAY RD	WEATHERBEE RD	SR	4D	F	F	28,000	27302	33,034	31,476	3,476	1,745	32,519	29,730	30,428	32,523	31,476
8230	US 1	WEATHERBEE RD	FARMERS MARKET RD	SR	4D	F	F	30,000	28394	35,011	34,314	4,314	2,804	34,942	31,510	33,116	35,512	34,314
8240	US 1	FARMERS MARKET RD	EDWARDS RD	SR	4D	F	F	32,000	28653	35,514	36,693	4,693	4,730	37,165	31,963	35,310	38,076	36,693
8250	US 1	EDWARDS RD	SAVANNAH RD	SR	4D	F	F	31,750	27480	34,503	36,796	5,046	5,744	36,874	31,053	35,323	38,270	36,796
8260 2	US 1	SAVANNAH RD	GARDENIA AVE	SR	4D	F	F	31,500	29108	35,929	36,027	4,527	3,691	36,584	32,336	34,728	37,326	36,027
8260 1	US 1	GARDENIA AVE	VIRGINIA AVE	SR	4D	F	F	31,500	29053	35,758	35,924	4,424	3,742	36,584	32,182	34,629	37,219	35,924
8270 1	US 1	VIRGINIA AVE	OHIO AVE	SR	4D	F	F	40,000	12291	16,573	47,201	7,201	32,286	46,456	14,916	42,625	51,778	47,201
8270 2	US 1	OHIO AVE	GEORGIA AVE	SR	4D	F	F	35,500	13213	17,170	41,012	5,512	25,560	41,230	15,453	37,740	44,285	41,012
8280	US 1	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	31,000	11328	17,697	41,045	10,045	25,118	36,003	15,927	35,599	46,491	41,045
8290	US 1	DELAWARE AVE	CITRUS AVE	SR	4D	F	F	26,350	11757	17,982	34,733	8,383	18,549	30,603	16,184	30 777	38,690	34,733
8300	US 1	CITRUS AVE	ORANGE AVE	SR	4D	F	F	21,700	5944	14,315	39,404	17,704	26,521	25,202	12,883	28,639	50 168	39,404
8310	US 1	ORANGE AVE	AVENUE A	SR	4D	F	F	23,350	8423	13,256	37,560	14,210	25,630	27,119	11,930	28,857	46,263	37,560
8320 1	US 1	AVENUE A	AE BACKUS AVE	SR	4D	F	F	23,350	6845	13,369	36,917	13,567	24,885	27,119	12,032	28,737	45,097	36,917
8320 2	US 1	AE BACKUS AVE	AVENUE D	SR	4D	F	F	23,350	7052	14,175	37,057	13,707	24,299	27,119	12,758	29,056	45,058	37,057
8330	US 1	AVENUE D	SR A1A SOUTH	SR	4D	F	F	25,000	5582	13,269	44,205	19,205	32,263	29,035	11,942	31,360	57,051	44,205
8340 1	US 1	SR A1A SOUTH	AVENUE H	SR	4D	F	F	23,500	13303	24,747	37,218	13,718	14,946	27,293	22,272	32,469	41,967	37,218
8340 2	US 1	AVENUE H	OLD DIXIE HWY	SR	4D	F	F	24,250	20026	29,115	32,137	7,887	5,933	28,164	26,204	30,428	33,846	32,137
8350 1	US 1	OLD DIXIE HWY	AVENUE O	SR	4D	F	F	24,250	18687	23,284	27,763	3,513	6,807	28,164	20,956	26,519	29,007	27,763
8350 2	US 1	AVENUE O	SR A1A NORTH	SR	4D	F	F	20,300	23399	30,251	24,661	4,361	-2,565	23,576	27,226	24,127	25,195	24,661
8360	US 1	SR A1A NORTH	JUANITA AVE	SR	4D	F	F	21,050	23182	31,818	27,120	6,070	-1,516	24,447	28,636	26,504	27,736	27,120
8370	US 1	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	17,100	20246	26,872	21,413	4,313	-2,771	19,860	24,184	21,038	21,788	21,413
8380	US 1	ST LUCIE BLVD	25TH ST	SR	4D	C	F	16,800	23298	25,654	23,089	6,289	0	19,512	23,089	16,591	17,759	17,175
8390	US 1	25TH ST	INDRIO RD	SR	4D	F	F	16,500	23112	35,694	24,988	8,488	-7,137	19,163	32,125	25,513	24,463	24,988
8400	US 1	INDRIO RD	KINGS HWY	SR	4D	F	F	18,000	18764	27,485	24,642	6,642	-95	20,905	24,737	23,973	25,311	24,642
8410	US 1	KINGS HWY	INDIAN RIVER C L	SR	4D	F	F	19,500	25749	38,035	27,817	8,317	-6,414	22,647	34,232	27,983	27,652	27,817
5400	VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD	LYNGATE DR	CR	4D	U	D	15,100	15892	11,970	17,537	2,437	6,764	17,537	10,773	9,981	10,919	10,450
5410	VETERANS MEMORIAL PKWY	LYNGATE DR	US 1	CR	4D	U	D	10,461	9103	7,552	12,149	1,688	5,353	12,149	6,796	8,154	8,331	8,243
10330	VILLAGE GREEN DR	US 1	WALTON RD	CR	4D	D	D	6,700	5218	16,443	16,281	9,581	1,482	7,781	14,799	16,281	20,268	18,274
10340	VILLAGE GREEN DR	WALTON RD	TIFFANY AVE	CR	2U	D	D	3,600	3170	5,325	5,222	1,622	430	4,181	4,792	5,222	5,805	5,514
9110 1	VILLAGE PKWY	BECKER RD	PAAR (WEST)	CR	4D	C	C	1,800	2	15,183	13,665	11,865	0	2,091	13,665	15,463	########	6,566,787
9110 2	VILLAGE PKWY	PAAR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	1,800	2	17,044	15,339	13,539	0	2,091	15,339	17 137	########	7,371,433
9110 3	VILLAGE PKWY	OPEN VIEW (WEST)	DISCOVERY WAY	CR	4D	C	C	1,800	2	20,046	18,041	16,241	0	2,091	18,041	19 839	########	8,669,792
9110 4	VILLAGE PKWY	DISCOVERY WAY	TRADITION PKWY	CR	6D	D	D	1,800	402	35,532	33,377	31,577	1,398	2,091	31,979	33,377	152,736	93,057
9120 1	VILLAGE PKWY	TRADITION PKWY	WESTCLIFFE LN	CR	4D	D	D	16,000	3812	10,879	22,179	6,179	12,388	18,582	9,791	22,179	46,261	34,220
9120 2	VILLAGE PKWY	WESTCLIFFE LN	CROSSROADS PKWY	CR	4D	D	D	5,400	2282	7,441	9,815	4,415	3,118	6,272	6,697	9,815	16,904	13,360
8501	VIRGINIA AVE	OKEECHOBEE RD	HARTMAN RD	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
8502	VIRGINIA AVE	HARTMAN RD	35TH ST	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
8500 2	VIRGINIA AVE	35TH ST	25TH ST	SR	6D	F	F	22,500	21067	34,083	33,527	11,027	2,852	26,132	30,675	32,108	34,946	33,527
8510	VIRGINIA AVE	25TH ST	13TH ST	SR	6D	F	F	24,750	30435	40,181	30,923	6,173	-5,240	28,745	36,163	30,478	31,368	30,923
8520 1	VIRGINIA AVE	13TH ST	11TH ST	SR	6D	F	F	24,000	31769	39,341	28,085	4,085	-7,322	27,874	35,407	27,638	28,531	28,085
8520.2	VIRGINIA AVE	11TH ST	SUNRISE BLVD	SR	6D	F	F	24,000	30436	37,807	28,105	4,105	-5,921	27,874	34,026	27,590	28,620	28,105
8530	VIRGINIA AVE	SUNRISE BLVD	OLEANDER AVE	SR	6D	F	F	22,500	25556	32,653	26,965	4,465	-2,423	26,132	29,387	26,331	27,598	26,965
8540 1	VIRGINIA AVE	OLEANDER AVE	COLONIAL RD	SR	6D	F	F	21,000	19709	23,424	23,166	2,166	2,085	24,389	21,082	22,373	23,960	23,166
8540 2	VIRGINIA AVE	COLONIAL RD	US 1	SR	6D	F	F	21,000	20660	25,047	24,413	3,413	388	24,389	24,045	24,385	24,441	24,413
22916	VOLUCIA DR	TORINO PKWY	BLANTON BLVD	CR	2U	C	C	0	3459	5,468	5,250	5,250	0	0	5,250	0	0	0
8600	WALTON RD	US 1	VILLAGE GREEN DR	CR	4D	U	D	12,450	7081	4,700	14,459	2,009	9,948	14,459	4,512	9,881	7 932	8,906
8610	WALTON RD	VILLAGE GREEN DR	LENNARD RD	CR	4D	D	D	9,900	6589	13,152	15,937	6,037	3,311	11,498	12,626	15,937	18,970	17,453
8620	WALTON RD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	7,300	7764	12,476	11,513	4,213	-464	8,478	11,977	11,513	11,261	11,387
8630	WALTON RD	GREEN RIVER PKWY	INDIAN RIVER DR	CR	2U	D	D	4,850	6327	9,594	7,733	2,883	-1,477	5,633	9,210	7,733	7,060	7,396
8890	WEATHERBEE RD	OLEANDER AVE	US 1	CR	2U	D	D	2,200	4676	8,111	5,311	3,111	-2,476	2,555	7,787	5,311	3,663	4,487
8900	WEATHERBEE RD	US 1	MIDWAY RD	CR	2U	D	D	5,400	2678	3,928	6,493	1,093	2,722	6,272	3,771	6,493	7,604	7,049
24500	WESTCLIFFE LN	TREMONTE AVE	VILLAGE PKWY	CR	4D	D	D	1,100	324	3,928	4,547	3,447	776	1,278	3,771	4,547	12,802	8,675
9010	WESTMORELAND BLVD	MARTIN C L	MORNINGSIDE BLVD	CR	2D	D	D	8,800	10292	12,739	10,736	1,936	-1,492	10,220	12,230	10,736	10,457	10,597
9000	WESTMORELAND BLVD	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	12,300	7951	10,894	14,808	2,508	4,349	14,285	10,459	14,808	18,179	15,493
3165	WHITMORE DR	BAYSHORE BLVD	AIROSO BLVD	CR	2U	C	C	0	5229	4,384	4,209	4,209	0	0	4,209	0	0	0
3166	WHITMORE DR	AIROSO BLVD	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0

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
3167	WHITMORE DR	THORNHILL	FLORESTA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25006	WILLIAMS EXT	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	298	286	286	0	0	286	0	0	0
25007	WILLIAMS EXT	ARTERIAL A	GLADES CUTOFF RD	CR	4D	C	C	0	0	10	10	10	0	0	10	0	0	0
25005	WILLIAMS RD	SHINN RD	MCCARTY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
25995	WINTER GARDEN PKWY	KINGS HWY	FT PIERCE BLVD	CR	2U	C	C	3,100	0	3,488	3,348	248	0	3,600	3,348	6,448	#DIV/0!	#DIV/0!

ORANGE AVE FROM KINGS HIGHWAY TO E OF I-95 SB RAMP
4461681 SIS



Project Description: INTERCHANGE - ADD LANES
Extra Description: ADD EB RIGHT TURN LANE FROM ORANGE AVE TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE TO NB KINGS HIGHWAY. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE AND KINGS HIGHWAY. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
Lead Agency: MANAGED BY FDOT
From: KINGS HIGHWAY
Length: .646
To: E OF I-95 SB RAMP
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	ACFP	0	310,000	0	0	0	310,000
PE	ACFP	0	0	0	477,924	0	477,924
ROW	ACFP	0	0	0	0	345,821	345,821
ENV	ACFP	0	0	0	10,000	0	10,000
			310,000		**487,924**	**345,821**	**1,143,745**

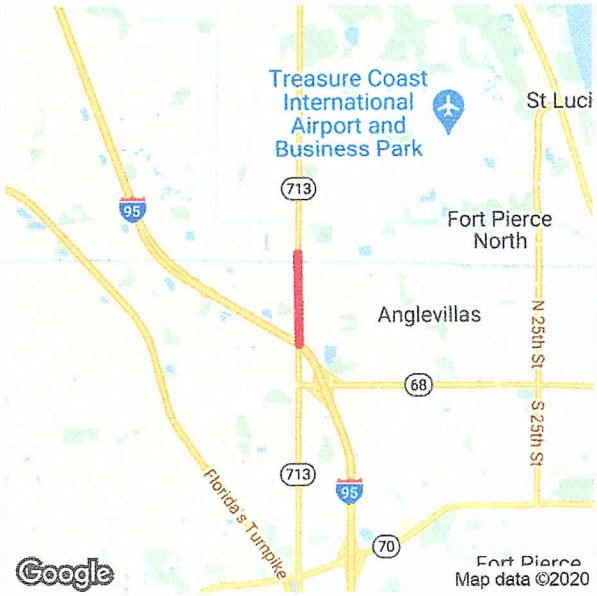
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,143,745
LRTP: Page 7-1

B-8

Notes

KINGS HIGHWAY 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: 1.400 **To:** N OF COMMERCIAL CIR
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

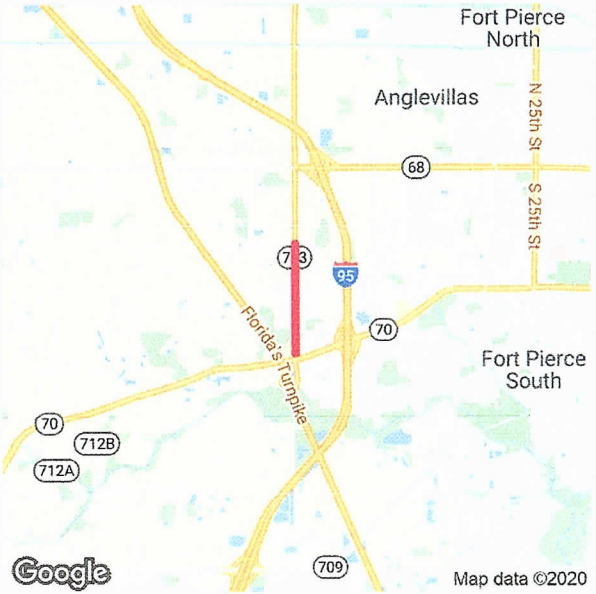
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	**9,618,552**	**5,000,000**	**45,766,984**	**99,346**	**61,382,827**

B-9

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD
2302568 Non-SIS



Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-6
Lead Agency: MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
Length: 1.890 **To:** NORTH OF PICOS ROAD
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

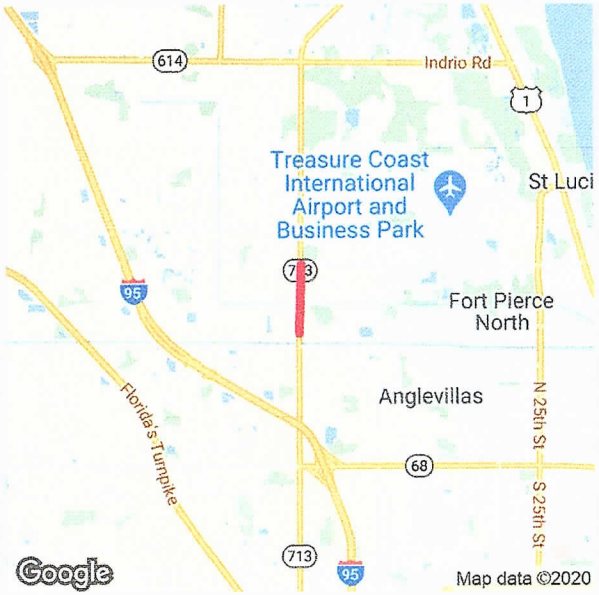
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DIH	27,898	27,898	0	0	0	55,796
CST	DIH	0	0	57,694	0	0	57,694
PE	DDR	194,076	0	0	0	0	194,076
CST	DDR	0	0	655,611	0	0	655,611
		221,974	**27,898**	**713,305**			**963,177**

B-10

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM N OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS



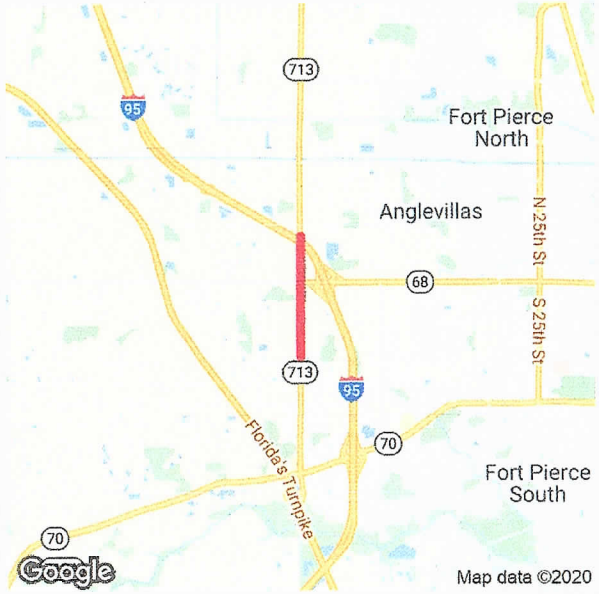
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE
Length: 1.210 **To:** NORTH OF ST LUCIE BLVD
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	1,646,606	1,901,548	1,878,190	0	0	5,426,344
CST	SA	0	0	3,655,351	0	0	3,655,351
CST	DS	0	0	8,096,315	0	0	8,096,315
CST	DIH	0	0	125,524	129,007	0	254,531
CST	DDR	0	0	15,567,100	0	0	15,567,100
ROW	DDR	0	0	2,150,983	0	0	2,150,983
		1,646,606	**1,901,548**	**31,473,463**	**129,007**		**35,150,624**

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD 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 ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
Length: 1.217
To: NORTH OF I-95 OVERPASS
Phase Group: RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL, RAILROAD & UTILITIES

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	DS	0	72,874	0	0	0	72,874
ROW	DDR	0	157,583	0	0	0	157,583
			230,457				**230,457**

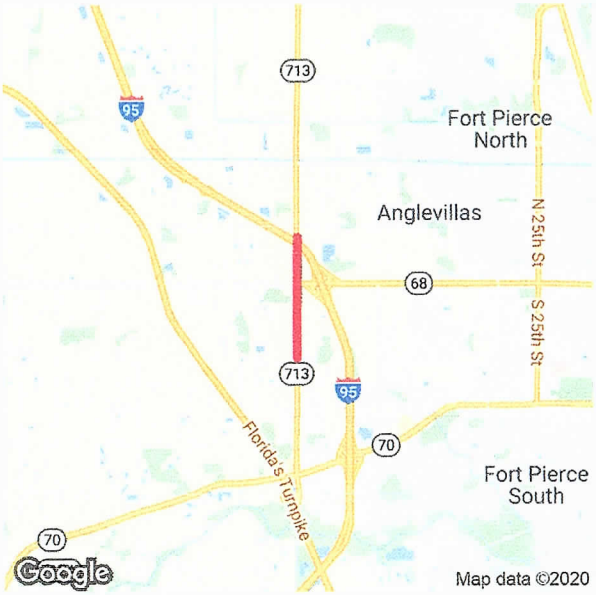
B-12

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
LRTP: Page 6-2

Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS

4380411 Non-SIS



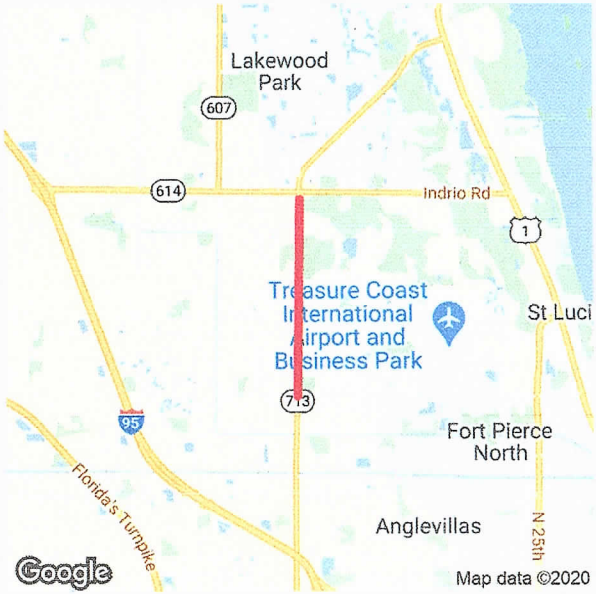
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.552 **To:** NORTH OF I-95 OVERPASS
Phase Group: PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DS	150,525	0	0	0	0	150,525
ENV	DS	5,000	0	0	0	0	5,000
PE	DIH	5,000	0	0	0	0	5,000
CST	DIH	0	0	44,730	0	0	44,730
CST	DDR	0	0	508,288	0	0	508,288
		160,525		**553,018**			**713,543**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 713,543
LRTP: Page 6-2

Notes

KINGS HIGHWAY FROM NORTH OF ST LUCIE BLVD TO INDRIO ROAD
4383793 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED
Lead Agency: MANAGED BY FDOT
From: ST LUCIE BOULEVARD
Length: 2.190
To: SOUTH OF INDRIO ROAD
Phase Group: RIGHT OF WAY, PRELIMINARY ENGINEERING

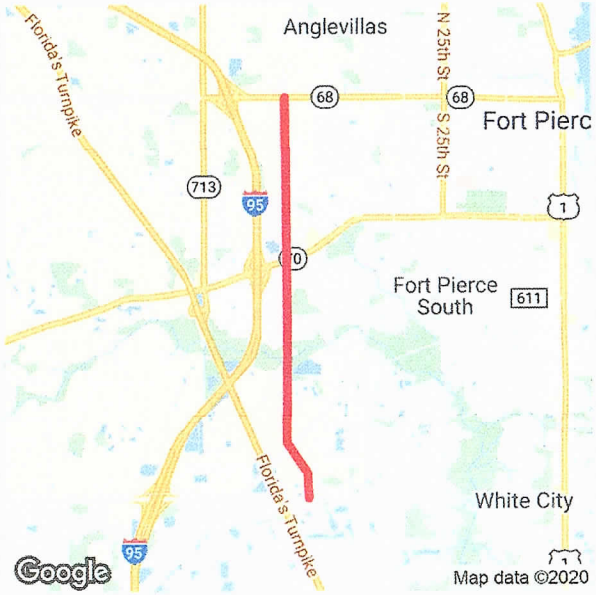
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SA	0	0	3,605,309	0	0	3,605,309
ROW	DS	0	0	6,939,345	0	0	6,939,345
ROW	DIH	0	0	162,000	0	0	162,000
ROW	DDR	0	0	353,970	0	0	353,970
				11,060,624			**11,060,624**

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

JENKINS ROAD FROM MIDWAY ROAD TO ORANGE AVENUE

4463311 Non-SIS



Project Description: PD&E/EMO STUDY
Extra Description: 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: MIDWAY ROAD
Length: 2.128
To: ORANGE AVENUE
Phase Group: P D & E

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	TRIP	0	0	0	0	375,000	375,000
PDE	SU	0	0	0	0	20,000	20,000
PDE	LFP	0	0	0	0	375,000	375,000
						770,000	**770,000**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 770,000
LRTP: Page 6-5

Notes

APPENDIX C

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | 39 Acre Residential Development | | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

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

St. Lucie Transportation Planning Organization

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

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

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

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Fall/Winter 2019/2020

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						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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10

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Fall/Winter 2019/2020

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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12

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

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						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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13

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

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						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

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19

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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	
****Proposed Zoning/FLU**	
***Change in Demand**	

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	

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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

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:
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					
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

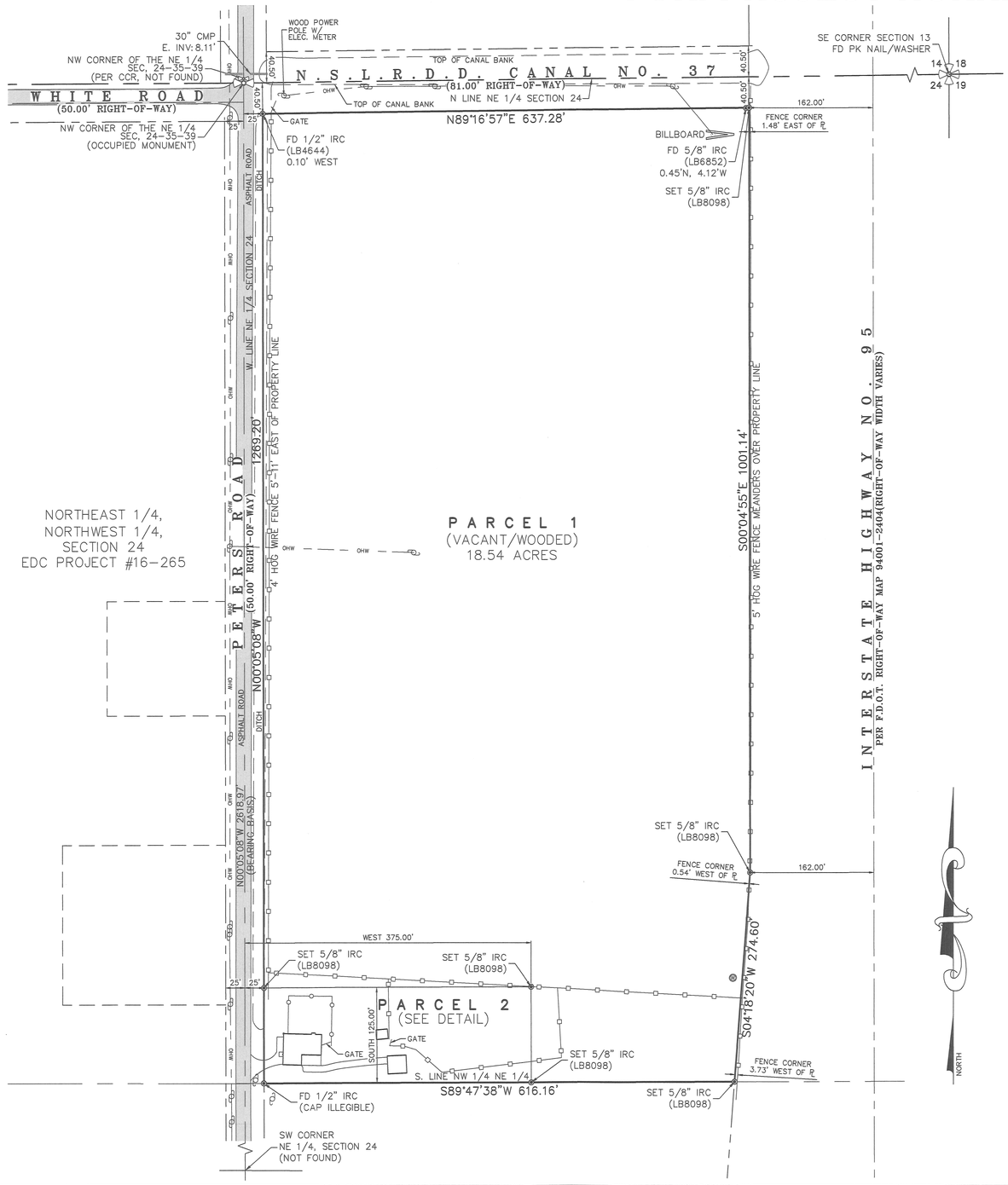
BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.



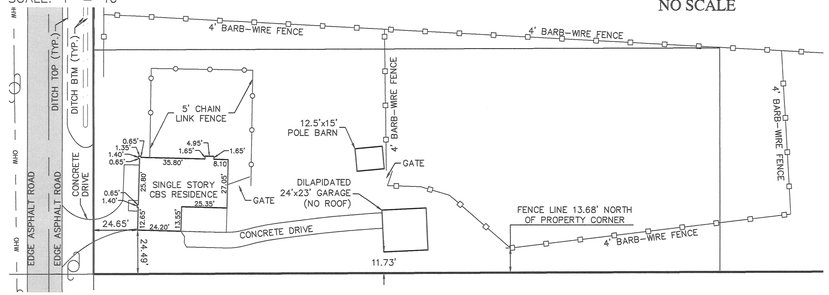
ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE		DECORATIVE LIGHT POST	(F)	FPL MANHOLE		METAL LIGHT POST	P.T.	POINT OF TANGENCY		STREET SIGN
AL	ARC LENGTH	(D)	DEED	SQ FT.	SQUARE FEET		METAL PIPE	P.O.T.	POINT OF TERMINUS	TELE RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	D.B.	DEED BOOK	GAS	GAS VALVE		MONITORING WELL	PVC	POLYVINYL CHLORIDE	TOE	TOE OF SLOPE
BFP	BACK FLOW PREVENTER	ø	DIAMETER (DIA.)	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MON	MONUMENT	PSL	PORT SAINT LUCIE, FLORIDA	TOB	TOP OF BANK/BERM
	BENCHMARK (BM)	D	DRAINAGE MANHOLE	GND	GROUND	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	PLS	PROFESSIONAL LAND SURVEYOR	T.O.N.	TOP OF NUT
	BIKE RACK	DIP	DUCTILE IRON PIPE		GROUND LIGHT	N/D	NON DESCRIPT NAIL AND DISK	R	RADIUS	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
CATV	CABLE RISER	E	EAST/EASTING		GUY WIRE ANCHOR	N.R.	NON RADIAL	RGE	RANGE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
(C)	CALCULATED	EOW	EDGE OF WATER		HANDICAP	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RTK	REAL TIME KINEMATIC	TWNSHP	TOWNSHIP
	CATCH BASIN	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE PIPE	N	NORTH OR NORTHING	RWV	RECLAIMED WATER VALVE	T	TRAFFIC HANDHOLD
℄	CENTERLINE	EM	ELECTRIC METER	HWF	HOG WIRE FENCE	No.	NUMBER	RLS	REGISTERED LAND SURVEYOR	TSCB	TRAFFIC SIGNAL CONTROL BOX
CCR	CERTIFIED CORNER RECORD	ELEC PANEL	ELECTRICAL PANEL		HYDRANT	O.R.B.	OFFICIAL RECORDS BOOK	RCP	REINFORCED CONCRETE PIPE	TYP	TYPICAL
CLF	CHAIN LINK FENCE	EL./ELEV.	ELEVATION	IN	INCH	OHW	OVER HEAD WIRES	R/W	RIGHT-OF-WAY	UNK	UNKNOWN
CHD.	CHORD	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	INV	INVERT	PG	PAGE	R/C	ROD AND CAP	UNKN HH	UNKNOWN HANDHOLD
CO	CLEAN OUT	F.O.	FIBER OPTIC	IP	IRON PIPE	PCN	PARCEL CONTROL NUMBER		SANITARY MANHOLE	UNKN BOX	UNKNOWN RISER BOX
COMM RISER	COMMUNICATION RISER	FOHH	FIBER OPTIC HAND HOLE	IR	IRON ROD	PK NAIL	PARKER-KALON NAIL	SV	SANITARY VALVE	U	UNKNOWN TYPE MANHOLE
CONC	CONCRETE		FIBER OPTIC MARKER	IR/C	IRON ROD AND CAP	PK/D	PARKER-KALON NAIL & DISK	SEC	SECTION	VCP	VITRIFIED CLAY PIPE
	CONCRETE LIGHT POST	FIBER RISER	FIBER OPTIC RISER		IRRIGATION CONTROL VALVE	PCP	PERMANENT CONTROL POINT		PROPERTY CORNER	WM	WATER METER
CM	CONCRETE MONUMENT	(M)	FIELD MEASURED	L	LENGTH	PRM	PERMANENT REFERENCE MONUMENT		RIGHT-OF-WAY CONTROL	W	WATER SERVICE METER (WM)
CPP	CONCRETE POWER POLE (CPP)	F.F.E.	FINISHED FLOOR ELEVATION		LIGHT POST	P.B.	PLAT BOOK		SIGN	WV	WATER VALVE (WV)
	CONCRETE POWER POLE W/STREET LIGHT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MAG/D	MAG NAIL MAG BRAND NAIL	(P)	PLAT DATA	S	SOUTH	W	WEST
	CONCRETE SIGNAL LIGHT POLE	FPL	FLORIDA POWER AND LIGHT		MAILBOX	P.O.B.	POINT OF BEGINNING		SPIGOT	WF	WOOD FENCE
CMP	CORRUGATED METAL PIPE	FT	FOOT	M.C.	MARTIN COUNTY	P.O.C.	POINT OF COMMENCEMENT		SPRINKLER VALVE		WOOD POLE STREET LIGHT
	CURB INLET	FM	FORCE MAIN	MHWL	MEAN HIGH WATER LINE	P.C.C.	POINT OF COMPOUND CURVE	S.L.C.	ST. LUCIE COUNTY		WOOD POWER POLE
		FND	FOUND	MLWL	MEAN LOWER WATER LINE	P.C.	POINT OF CURVATURE	STA	STATION		
									STORMWATER DRAINAGE MANHOLE		

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

MICHAEL T. OWEN "PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA

SIGNATURE DATE: 10-30-20

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 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

DRAWN BY	SPT
CHECKED BY	MTO
FIELD CREW	JP
FILENAME	20-298 Boundary_rev2.dwg
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	October 29, 2020

DATE	REVISION COMMENTS
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-298

1 OF 1

Z:\EDC-2020\20-298 - Lazydays RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary_rev2.dwg, 10/30/2020 3:18 PM
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.

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

Property Identification

Site Address: PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-122-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 14231
Map ID: 23/24N
Zoning: Comm Genra

Ownership

R V Development Llc

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110

Legal Description

24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT IN SW COR- (17.70 AC) (OR 1828-2810)

Current Values

Just/Market Value:	$1,062,000
Assessed Value:	$4,868
Exemptions:	$0
Taxable Value:	$4,868

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.**

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	17.7
Land Size (SF):	771,012

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Sep 24, 2003
Book/Page:	1828 / 2810
Sale Code:	XX02
Deed:	WD
Grantor:	Griffin Chester B
Price:	$1,750,100
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$1,062,000
Just/Market:	$1,062,000
Ag Credit:	$1,057,132
Save Our Homes or 10% Cap:	$0
Assessed:	$4,868
Exemption(s):	$0
Taxable:	$4,868

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.7	North St. Lucie Water Management District	$327.45

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount

charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$1,062,000	$4,868	$0	$4,868
2019	$1,062,000	$4,868	$0	$4,868
2018	$1,062,000	$4,868	$0	$4,868

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2398 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-123-0000-000-9
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 14232
Map ID: 23/24N
Zoning: RS-2 - Cou

Ownership

RV Development LLC

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110

Legal Description

24 35 39 S 125 FT OF W 375 FT OFSW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)

Current Values

Just/Market Value:	$146,600
Assessed Value:	$118,991
Exemptions:	$0
Taxable Value:	$118,991

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.**

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

Total Areas

Finished/Under Air (SF):	1,086
Gross Sketched Area (SF):	2,222
Land Size (acres):	1
Land Size (SF):	43,560

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Jul 25, 2003
Book/Page:	1762 / 3000
Sale Code:	XX01
Deed:	WD
Grantor:	Cope Kenneth C
Price:	$200,000
Date:	Jan 12, 2001
Book/Page:	1357 / 0457
Sale Code:	XX00
Deed:	WD
Grantor:	Yates Betty I
Price:	$40,000

Date:	Oct 11, 2000
Book/Page:	1338 / 0532
Sale Code:	XX04
Deed:	QC
Grantor:	Adams Pamela W
Price:	$100

Date:	Nov 13, 1992
Book/Page:	0818 / 0903
Sale Code:	XX01
Deed:	PR
Grantor:	McQuown George
Price:	$0

Building Information (1 of 1)

Finished Area: 1,086 SF

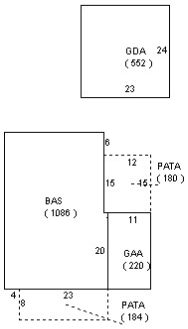
Gross Sketched Area: 2,222 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: HC-	Year Built: 1940	Frame:
Grade: C-	Effective Year: 1970	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	150	

Current Year Values

Current Values Breakdown

Building:	$71,600
Land:	$75,000

Current Year Exemption Value Breakdown

Just/Market:	$146,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$27,609
Assessed:	$118,991
Exemption(s):	$0
Taxable:	$118,991

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14

Start Year	AssessCode	Units	Description	Amount
2013	0054	1	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$146,600	$118,991	$0	$118,991
2019	$151,000	$108,174	$0	$108,174
2018	$148,800	$98,340	$0	$98,340

Permits

Number	Issue Date	Description	Amount	Fee
C1205-0403	May 31, 2012	Chainlink Fence	$0	$0
C21-110004	Nov 1, 2001	Demolition	$0	$77
C21-110570	Mar 11, 2002	Alterations/Remodeling	$39,330	$520

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

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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Gonano & Harrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation,** hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in **St. Lucie** County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Chester B. Griffin
CHESTER B. GRIFFIN

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 895632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

Exhibit "A"

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

* Doc Assump:	$	0.00
* Doc Tax :	$	1,400.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-123-0000-000/9**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **25th** day of **July, 2003** by **Kenneth C. Cope and Joyce A. Cope, his wife,** herein called the Grantors, to **R.V. Development, L.L.C., a Florida limited liability company,** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(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 ST. LUCIE County, State of Florida, viz.:

Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.

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 Grantee 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 fully 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, 2002.

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
Witness #1 Printed Name

Witness #2 Signature
Witness #2 Printed Name

Kenneth C. Cope
Kenneth C. Cope
2398 Peters Road, Fort Pierce, Florida 34950

Joyce A. Cope
Joyce A. Cope
2398 Peters Road, Fort Pierce, Florida 34950

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by Kenneth C. Cope and Joyce A. Cope, his wife, who are personally known to me or have produced FL - Drivers License as identification.

SEAL

Notary Public

Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # [illegible] EXPIRES
May 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2243740 OR BOOK 1762 PAGE 3000
Recorded:07/30/03 09:07

File No: **1600-001**

ENGINEERS SURVEYORS ENVIRONMENTAL

January 25, 2021 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2398 Peters Road – Zoning & Future Land Use
TRC Response to Comments
TRC Project # 20-06000005

Dear Brandon:

On behalf of our client, please find the attached response to comments received on January 20, 2020 for a project known as Zoning & Future Land Use – 2398 Peters Road. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.

RESPONSE: Correct. The submittal of development and design review will be forthcoming. Submittal of the concurrency review and fees associated with it were submitted to the City on 01/15/2021.

2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.

RESPONSE: Acknowledged.

3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.

RESPONSE: Comments associated with the pre-application meeting will be addressed as part of the development review application submittal.

2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.

RESPONSE: Acknowledged.

3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two-lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.

RESPONSE: Actual trips will be determined at the time of development review approval. The applicant understands improvements to Peters Road will be required with the development of the subject property.

4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

RESPONSE: Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-01-25_B_Creagan_2398_Peters_FLU_Rezone_Rsp2Cmts_20-298.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Future Land Use - Project Hurricane

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 6-6-21

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 6-10-21

City Commission Regular Meeting - 4:30 pm **12. e.**

Meeting Date: 06/21/2021

Re: Zoning Atlas Map Amendment - Project Hurricane - 2398 Peters Road

---

SUBJECT:

Quasi-Judicial Hearing - Ordinance 21-016 rezoning two (2) properties generally located at or near 2398 Peters Road from Residential Single Family 2 Units Per Acre (E-2) to General Commercial (C-3). FIRST READING

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV sales business.
- The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development. The Planned Board at their meeting on March 8, 2021 voted 5-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

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

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 21-016
staff presentation
Staff Packet
Applicant Packet

Public Notification Certification
Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/13/2021 09:28 AM

Form Started By: Brandon Creagan
Started On: 06/09/2021 02:18 PM
Final Approval Date: 06/13/2021

ORDINANCE NO. 21-016

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR 2398 PETERS ROAD FROM CITY OF FORT PIERCE RESIDENTIAL SINGLE FAMILY 2 UNITS PER ACRE, E-2 TO CITY OF FORT PIERCE GENERAL COMMERCIAL, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at or near 2398 Peters Road within the City of Fort Pierce, Florida, representing approximately 18.70 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of two subject properties located at or near 2398 Peters Road from Residential Single Family 2 Units Per Acre (E-2) to General Commercial (C-3); 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 March 8, 2021 meeting, voted 5 to 0 to recommend approval of the request; and

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

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcel IDs: 2324-123-0000-000-9 & 2324-122-0001-000-3

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

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

said properties being generally located at or near 2398 Peters Road in Fort Pierce, Florida shall be, and the Zoning Designation is hereby changed from Residential Single Family 2 Units Per Acre (E-2) to General Commercial (C-3), as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-016 was duly advertised by title only in the St. Lucie News Tribune on Sunday, June 6, 2021 and Sunday, August 1, 2021, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 6, 2021; and was duly introduced, read by title only, and passed on second and final reading August 16, 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 16th day of August, 2021.

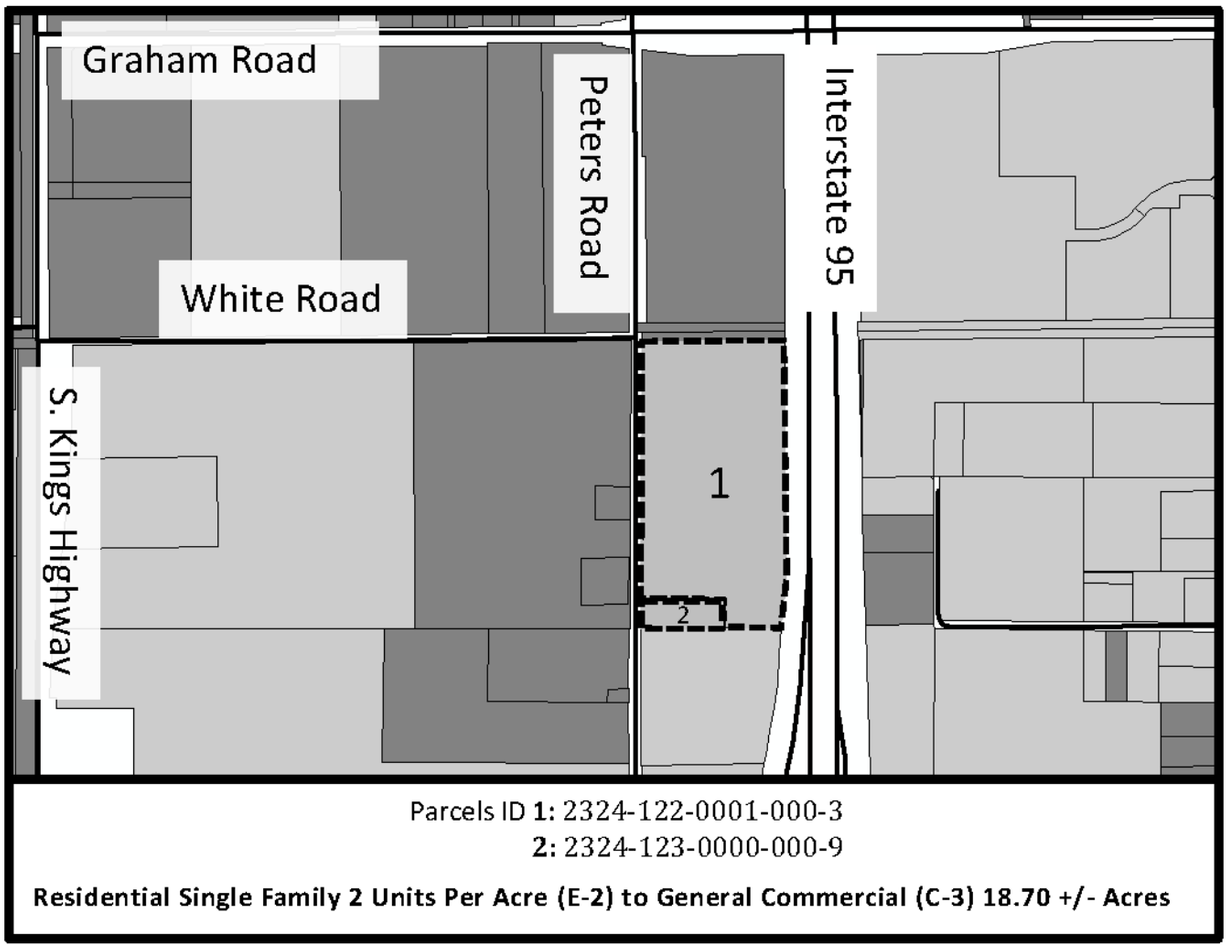
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

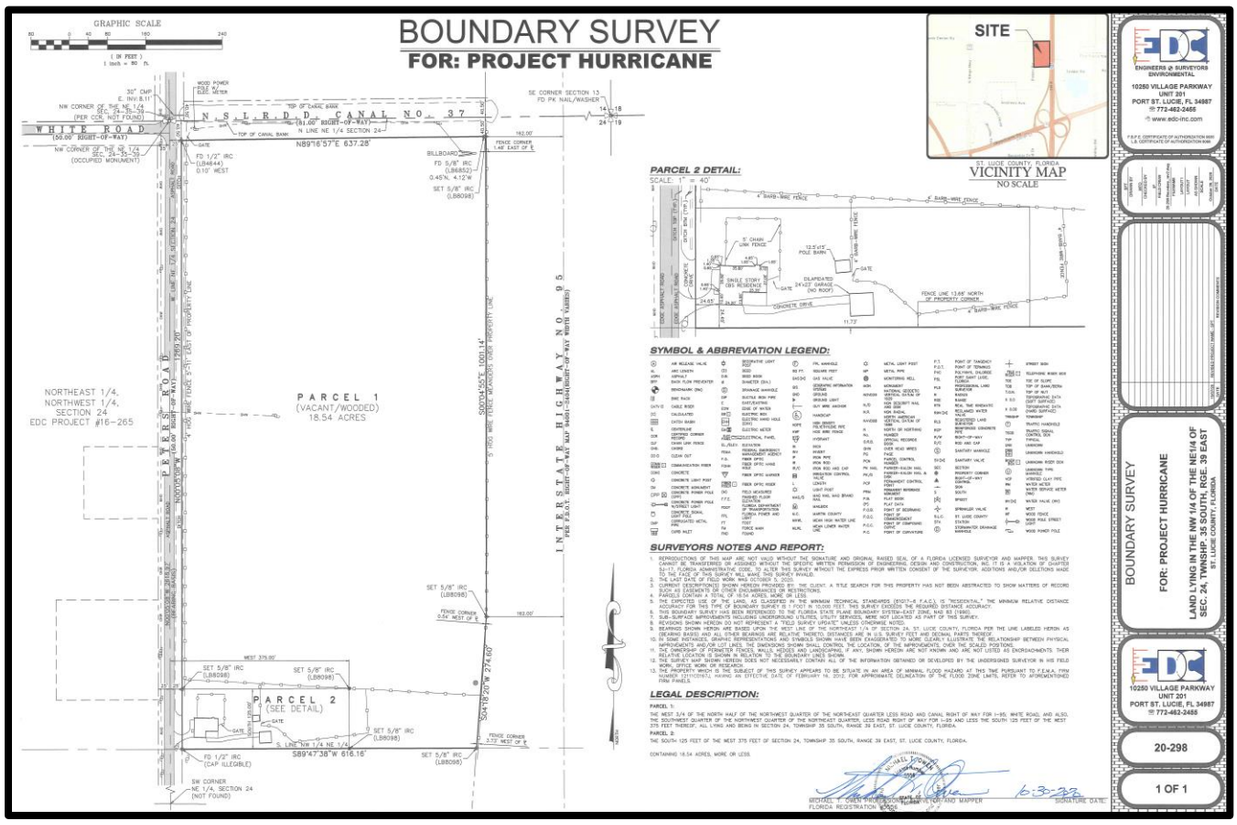
Exhibit A
Proposed Zoning Atlas Map Amendment
C-3, General Commercial



Parcels ID **1:** 2324-122-0001-000-3
2: 2324-123-0000-000-9

Residential Single Family 2 Units Per Acre (E-2) to General Commercial (C-3) 18.70 +/- Acres

Exhibit B
Sketch and Legal Description



Parcel IDs: 2324-123-0000-000-9 & 2324-122-0001-000-3

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

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2398 Peters Road

Aerial Map

Subject Site
INTERSTATE 95
INTERSTATE 95
S JENKINS RD
PETERS RD
THE SUNRISE CITY
FORT PIERCE
Florida
Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Aerial Map
N
W
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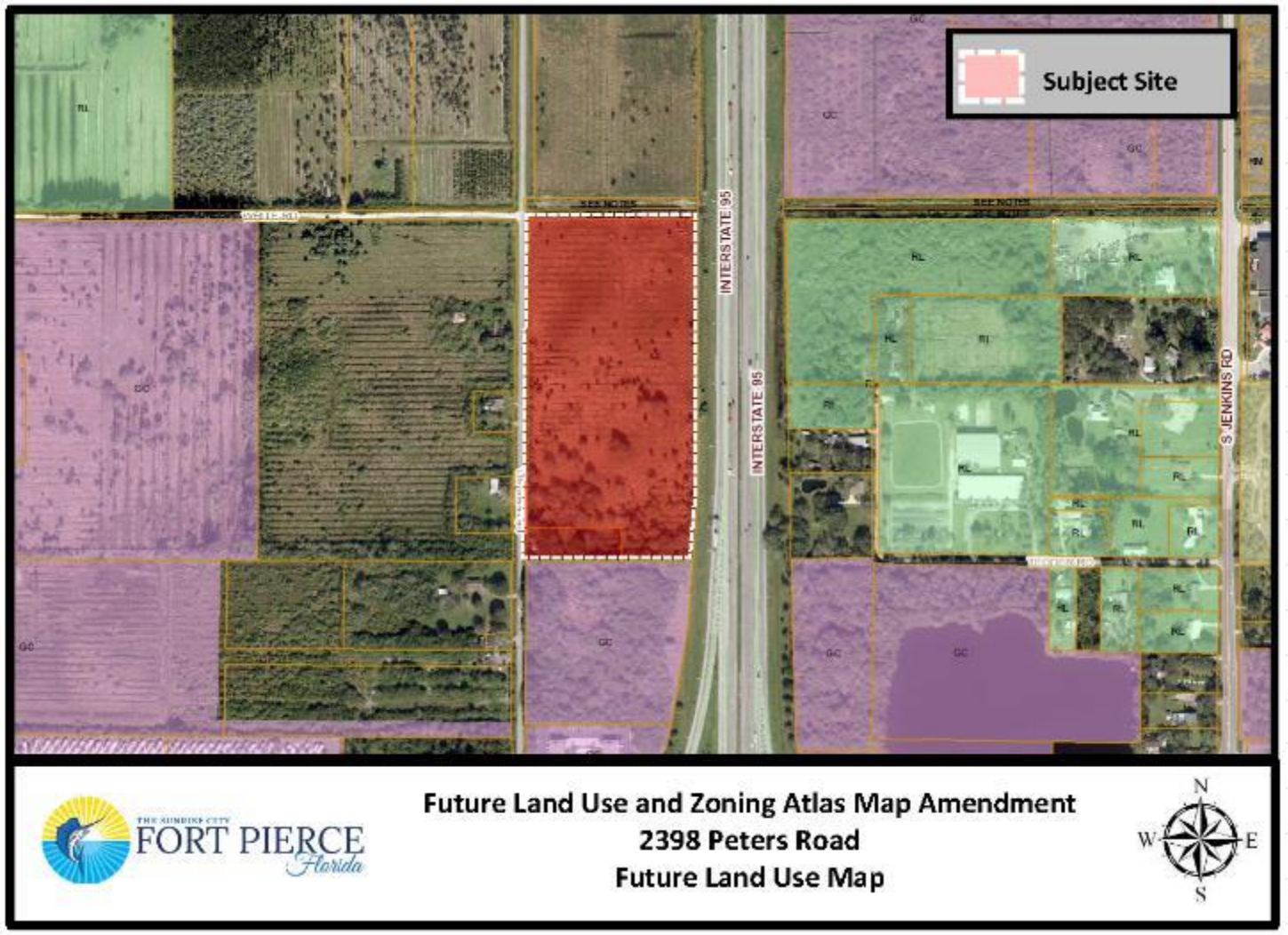
S

Future Land Use Map



Mixed Use (MXD) to General Commercial (GC)

Zoning Map

Zoning: Single Family, 2 du/ac (E-2) to General Commercial (C-3)

Request

Future Land Use change for a parcel from Mixed Use (MXD) to General Commercial (GC)

Zoning change for a parcel from Single Family, 2 du/ac (E-2) to General Commercial (C-3)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare
  - ❑ The Planning Board/Local Planning Agency voted 5-0 to recommend approval of both requests

Planning Board Recommendation March 8, 2021

- RECOMMENDED APPROVAL the proposed Future Land Use Map Amendment and Zoning Atlas Map Amendment (5-0)

Possible Actions of the City Commission

- APPROVE the proposed Future Land Use Map Amendment
    - Staff recommends approval of the request.
    - The Planning Board voted to recommend approval
- DISAPPROVAL the proposed Future Land Use Map Amendment

- APPROVE the proposed Zoning Atlas Map Amendment
    - Staff recommends approval of the request.
    - The Planning Board voted to recommend approval
- DISAPPROVAL the proposed Zoning Atlas Map Amendment

Future Land Use Map Amendment
Zoning Atlas Map Amendment

2398 Peters Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **Project Hurricane – 2398 Peters Road**
BOARD DATE:	June 21, 2021

STAFF REPORT

Property Owner	R.V. Development, LLC 547 Wash Roberts Lane McMinnville, TN 37110
Representative:	Engineering, Design, & Construction Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of two (2) parcels from Mixed Use (MXD) to General Commercial (GC) Approval to Rezone two (2) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3)
Site Location:	2398 Peters Road
Parcel IDs:	2324-123-0000-000-9 & 2324-122-0001-000-3
Existing Use:	Vacant
Parcel Size:	18.70 acres
Current Future Land Use:	Mixed Use (MXD) (Upon Annexation)
Current Zoning:	Single Family, 2 du/acre (E-2) (Upon Annexation)

Proposed Future Land Use: General Commercial (GC)

Proposed Zoning: General Commercial (C-3)

	North	East	South	West
Surrounding FLU:	RU (SLC)	RL(FP) RU (SLC)	GC (FP)	MXD (SLC)
Surrounding Zoning:	RS-2 (SLC)	PD (FP) RS-2 (SLC)	C-3 (FP)	RS-2 (SLC)

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 Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV sales business. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial—General and/or Neighborhood
- Commercial—Town Center
- Hotel (minimum 100 units)
- Office Uses—Professional and/or medical
- Industrial
- Institutional

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily

residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), Mixed Use (MXD), or Residential Urban, 5 du/ac (RU), the requested General Commercial land use is compatible with its surrounding uses. The property to the north that abuts these parcels currently has an annexation application submitted and the intention is to change the Future Land Use and Zoning of that property to GC and C-3 respectively. 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 and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

Standards for Review

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

(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 current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

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

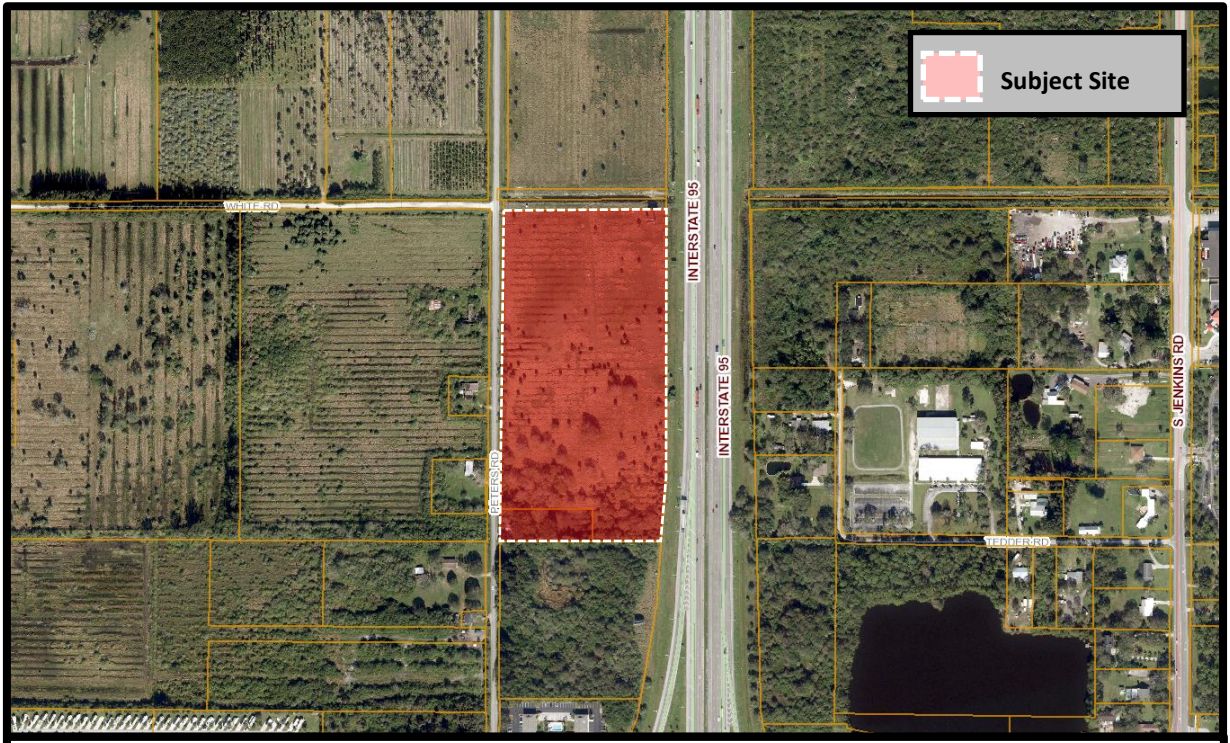
Planning Board
The Planning Board acting as the Local Planning Agency at their meeting on March 8, 2021, voted 5-0 to recommend approval of the Future Land Use Map Amendment as requested.

The Planning Board at their meeting on March 8, 2021, voted 5-0 to recommend approval of the Zoning Atlas Map Amendment as requested.

Public Notification
11 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment

Staff Recommendation Future Land Use Map Amendment
The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; 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
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Aerial Map

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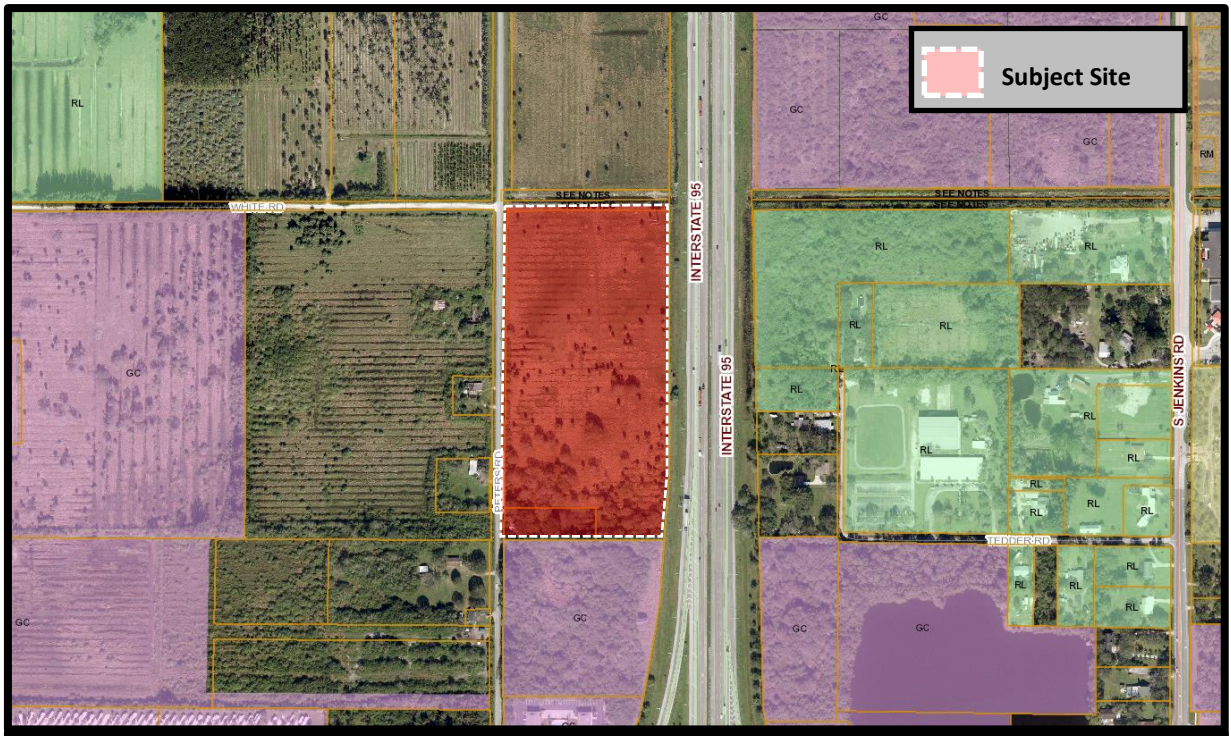

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Future Land Use Map

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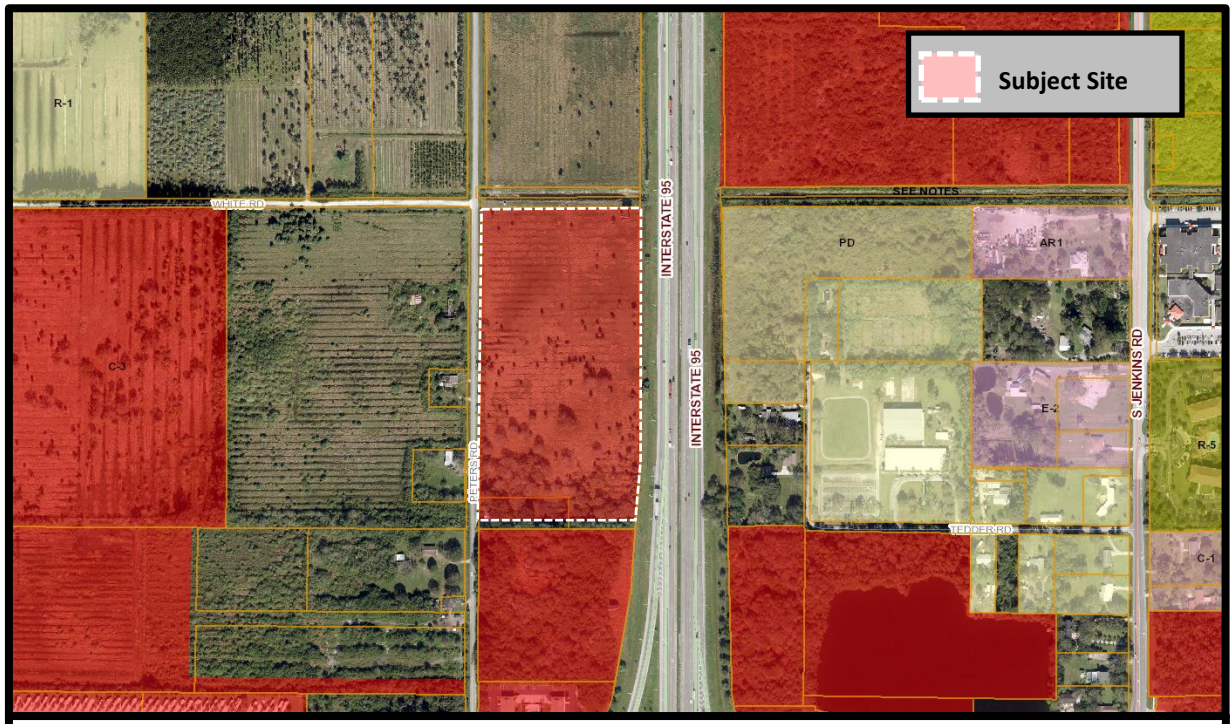

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 20, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

Subject: **Zoning & Future Land Use - 2398 Peters Road**
Technical Review Project # 20-06000005

Fort Pierce Planning:

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

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, MCRP, LEED Green Associate

Planner

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20-06000005

Rezoning and Future Land Use – Project Hurricane – 2398 Peters Road (2 Parcels)

Comments

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road TRC Rezoning application package for the 2 parcels and there is no objection to the application. FPUA's water and sewer services are available to serve this location, see attached utility map.

FPUA Electric & Gas Engineering: Approved - Presently, there is existing electric service to the site (from Peters Road) at 2398 Peters Road. Electric service is available to the site (from Peters Road) for the propose project. Please provide electric load information and AutoCAD drawing, if additional services needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

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

Gas service is available to the site (from Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com

Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above. Attached is a copy of the FPUA GIS Map (Electric and Gas).

January 20, 2021

PROJECT: Project Hurricane – 2398 Peters Road

REF: TRC App. #20-06000005

TO: Brandon Creagan

FROM: David Hays

The following comments are offered based on application package received January 13.

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.
2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.
3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.
4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

Cc: Alicia Rosenthal

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: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					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
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

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
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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	
Proposed Zoning	
Change in Demand	

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	

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): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

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.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (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 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: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

   _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____

   _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

    _____

    _____

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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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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Current Zoning	Total gallons per day
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Change in Demand	**Total gallons per day**

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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
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Current Zoning	Total gallons per day
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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			
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Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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	
Proposed Zoning	
Change in Demand	

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	

G. Transportation Analysis: 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): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

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(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

R.V. Development, LLC
547 Wash Roberts Lane
Mc Minnville, TN 37110

AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

SHEILA BUTCHER
STATE OF TENNESSEE
NOTARY PUBLIC
WARREN COUNTY
(Notary Seal)

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

PROJECT NARRATIVE & COVER LETTER
Project Hurricane - Peters Road
Future Land Use & Rezone Application
December 29, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting a Future Land Use and Rezone application for an 18.54 +/- acre parcel currently located in St. Lucie County, Florida for a proposed RV Sales & Service Center with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcels are generally located on the west side of I-95, approximately 1,300 feet south of Graham Road in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-122-0001-000-3	Peters Road	17.70	MXD	RS-2 / CG
2324-123-0000-000-9	2398 Peters Road	1.00	MXD	RS-2

These parcels are currently in the jurisdiction of St. Lucie County, for which an annexation application is currently under review by the City of Fort Pierce. These parcels have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation (St Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial General (CG) and the underlying Zoning designation to Commercial (C-3)

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

PROPOSED USE

The applicant is requesting this change in FLU and Zoning to accommodate a proposed national RV sales and repair center. Once FLU and Zoning is approved, the applicant will move forward with Development Review approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Justification Statement\2020-12-29_Project_Hurricane_FLU_Rezone_Application_20-298.docx

Project Hurricane
Commercial Development

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

&

City of Fort Pierce Building Department

Prepared By:

ENGINEERS SURVEYORS ENVIRONMENTAL

10250 Village Parkway
Port St. Lucie, FL 34952
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code and City of Fort Pierce Standards. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The properties are further identified by St. Lucie County Property Appraiser as property identification number(s): 2324-122-0001-000-3 and 2324-123-0000-000-9. The parcel is located on Peters Road, just west of I-95. The overall site acreage of the parcel is ±18.25 acres.

Currently, the site is being utilized for cattle grazing, and there is road access to the property via a gate on Peters Road. The proposed project is for the creation of 318 RV temporary parking spaces and accompanying facilities for repair, sales, and regular parking. As the project is greater than 10 acres, this project requires an Environmental Impact Report (EIR) as part of the County approval process. See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located on Peters Road, west of I-95. The overall site acreage of the parcel is ±18.25 acres. No dune areas exist or Coastal Construction Control Lines. The majority of the parcel is improved pasture (FLUCCS #211).

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. This parcel consists of uplands with the majority of the parcel classified as unimproved pasture (FLUCCS #211), consisting of grazing land, remnant ridges and furrows of previous agricultural operation. The substrate consists of Nettles and Oldsmar sands, Riviera sand, Wabasso sand, and Winder loamy sand soil types which consists of somewhat poorly drained soil that will tolerate standing water during wet seasons.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of improved pasture (FLUCCS #211) and Residential (FLUCCS #110). The dominant vegetation within the upland areas consist of Bahia grass. The parcel also contains minimal scattered occurrences of cabbage palms

and Live Oak. The southern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

211: Improved pasture ±17.0 acres total
110: Residential ± 1.25 acres total

The vegetation observed in the upland includes:

Bahia grass *(Paspalum notatum*) Slash Pine (*Pinus densa*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

State jurisdictional wetlands do not exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

State jurisdictional wetlands are not present on the parcel. Wetlands were not delineated.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is for an RV Facility. However, this habitat that will be impacted does not contain critical habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit; however grazing Cows have been observed on site. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

The overall onsite impacts will be minimal. The majority of the impacted vegetation will consist of Cabbage Palms, Live Oaks, Bahia grass, and other non-descript pasture grasses. Trees qualifying for protection, i.e. Cabbage Palms, will be mitigated as described in section 11.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area around the property consists of major state roads, Okeechobee Road lies to the south, and Peters Road. to the west. Interstate 95 lies to the east. The extended area beyond the property's perimeter consist of various remnant agricultural lands that appear to be used for grazing or other similar uses. The property has no apparent immediate links to habitat areas or wildlife corridors.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts with the development of a site plan that does not intend to disrupt natural habitat, as none exists on site. In addition, a 1.75-ac. lake will be created, providing habitat for native animals. The remaining impacts on the parcel will mainly be to low pasture grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, titled Project Hurricane. This site is intended for use of RVs and accompanying facilities and will have zero impact to native habitat, as none exists on site.

11. A detailed description of the proposed mitigation plan to off set impacts.

The applicant is not directly impacting native habitats. The only mitigation necessary will the tree for tree mitigation of the Cabbage Palms and Live Oak Trees, which will take place on-site with additional planting.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in December 2020, No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review. Drainage plans will be designed to utilize existing drainage permits issued March 31, 1997.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A
Site Maps

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

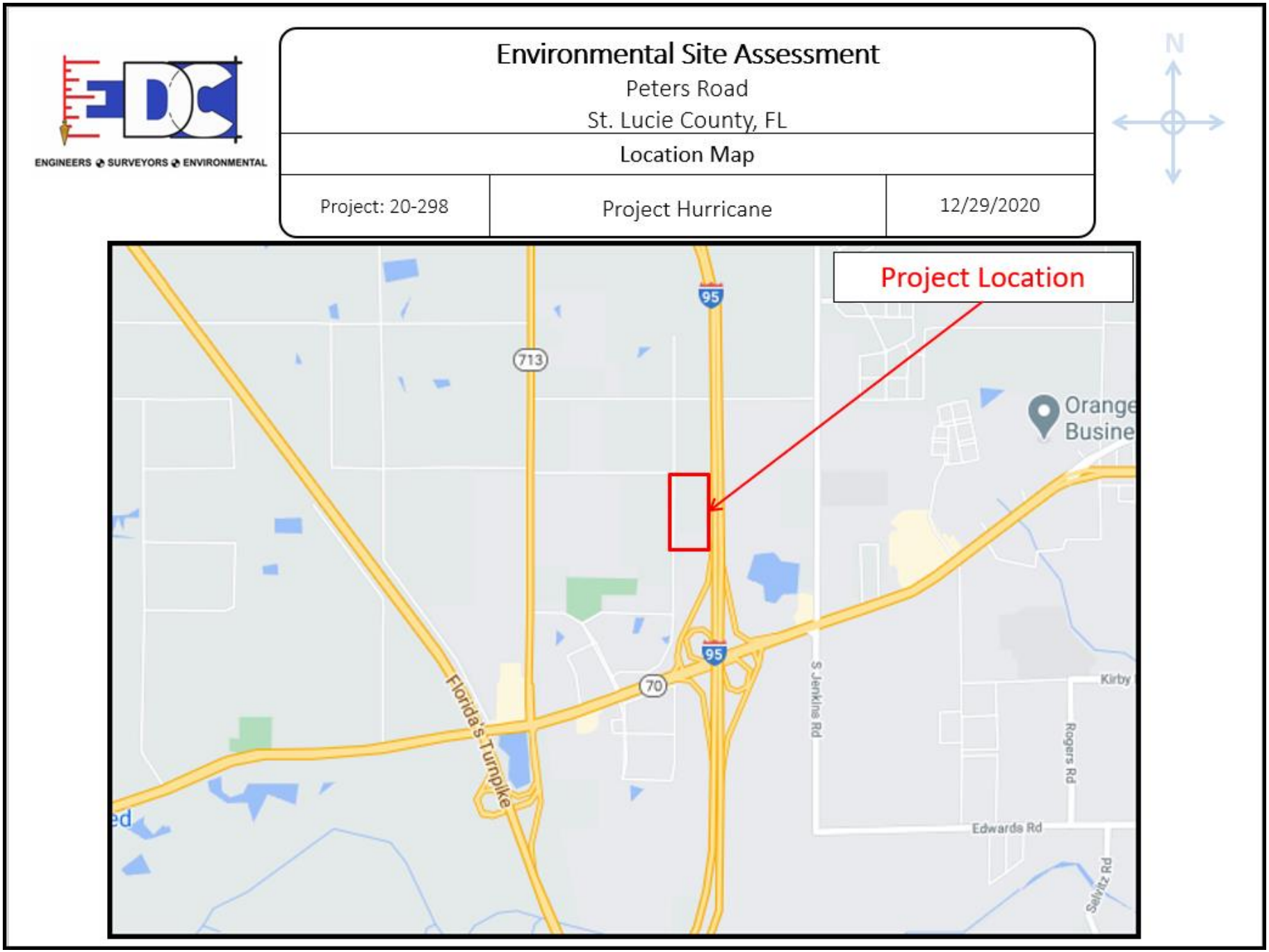


Figure 1. Location Map.

Figure 2. Site Map.

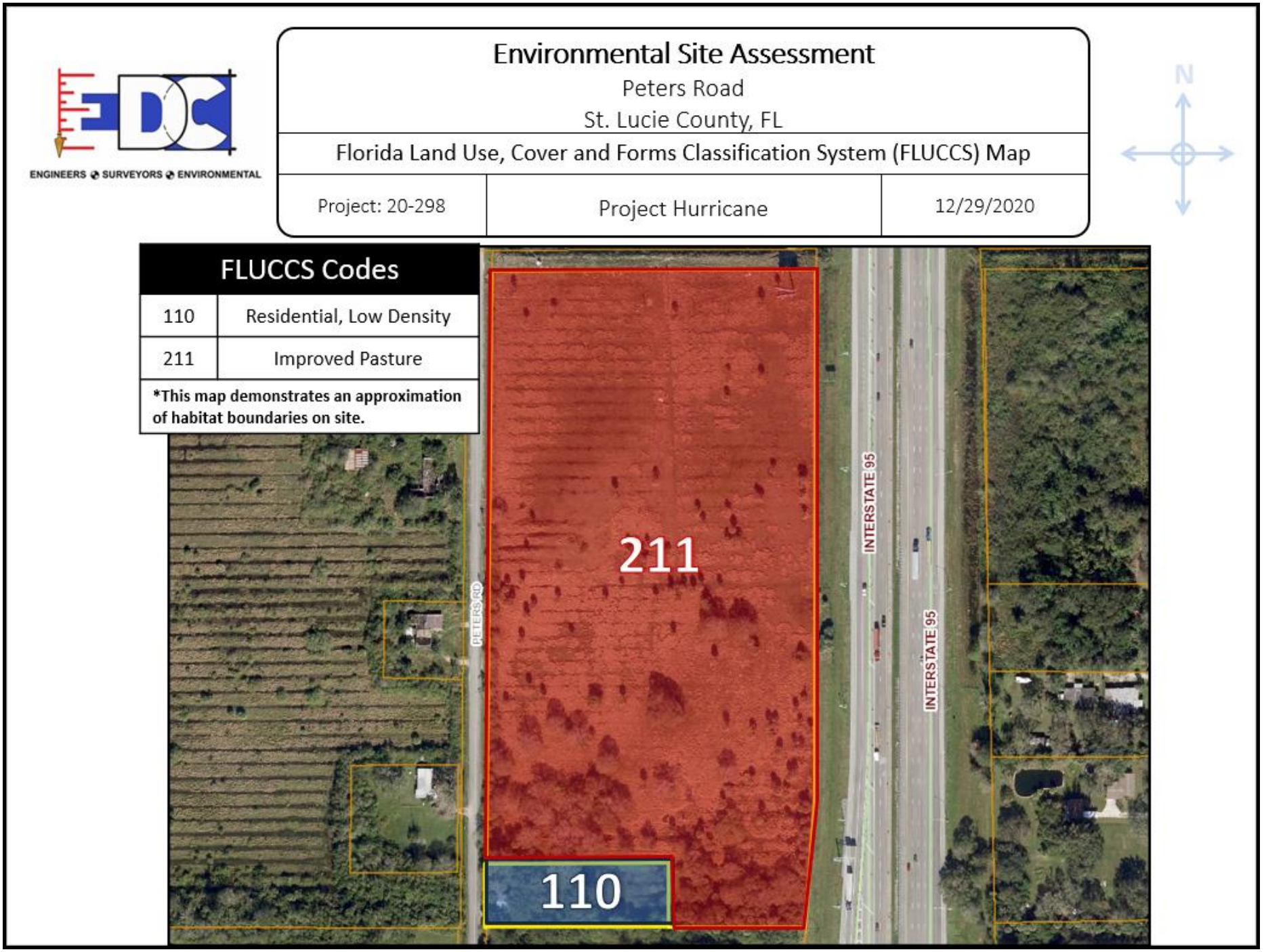


Figure 3. Existing Habitat/FLUCCS Map.

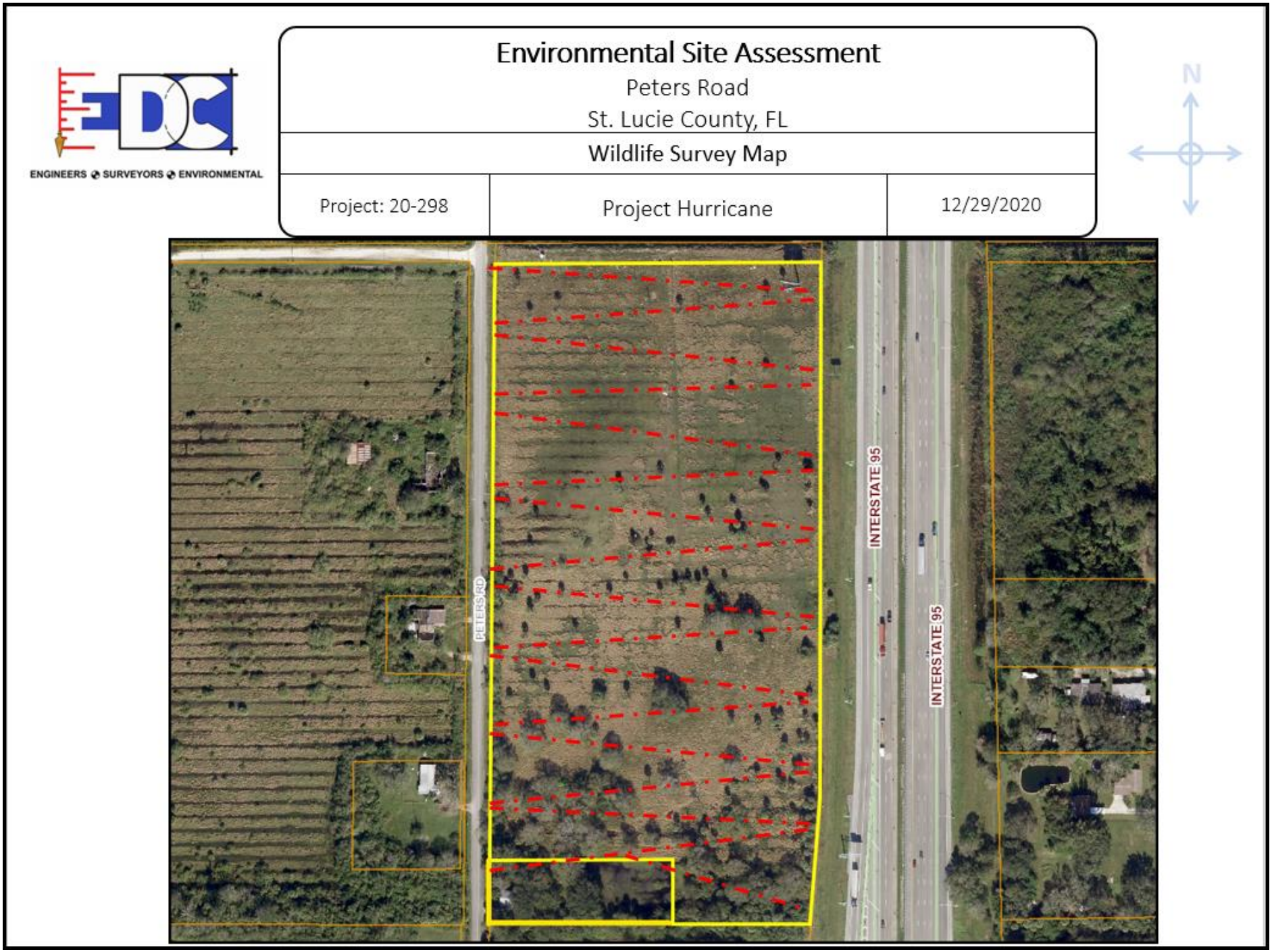


Figure 4. Wildlife Survey Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

Peters Road

St. Lucie County, FL

Soil Map

Project: 20-298	Project Hurricane	12/10/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	2.3	10.6%
38	Riviera fine sand, 0 to 2 percent slopes	4.6	20.9%
48	Wabasso sand, 0 to 2 percent slopes	4.8	22.0%
55	Winder loamy sand	10.1	46.5%
Totals for Area of Interest		**21.8**	**100.0%**

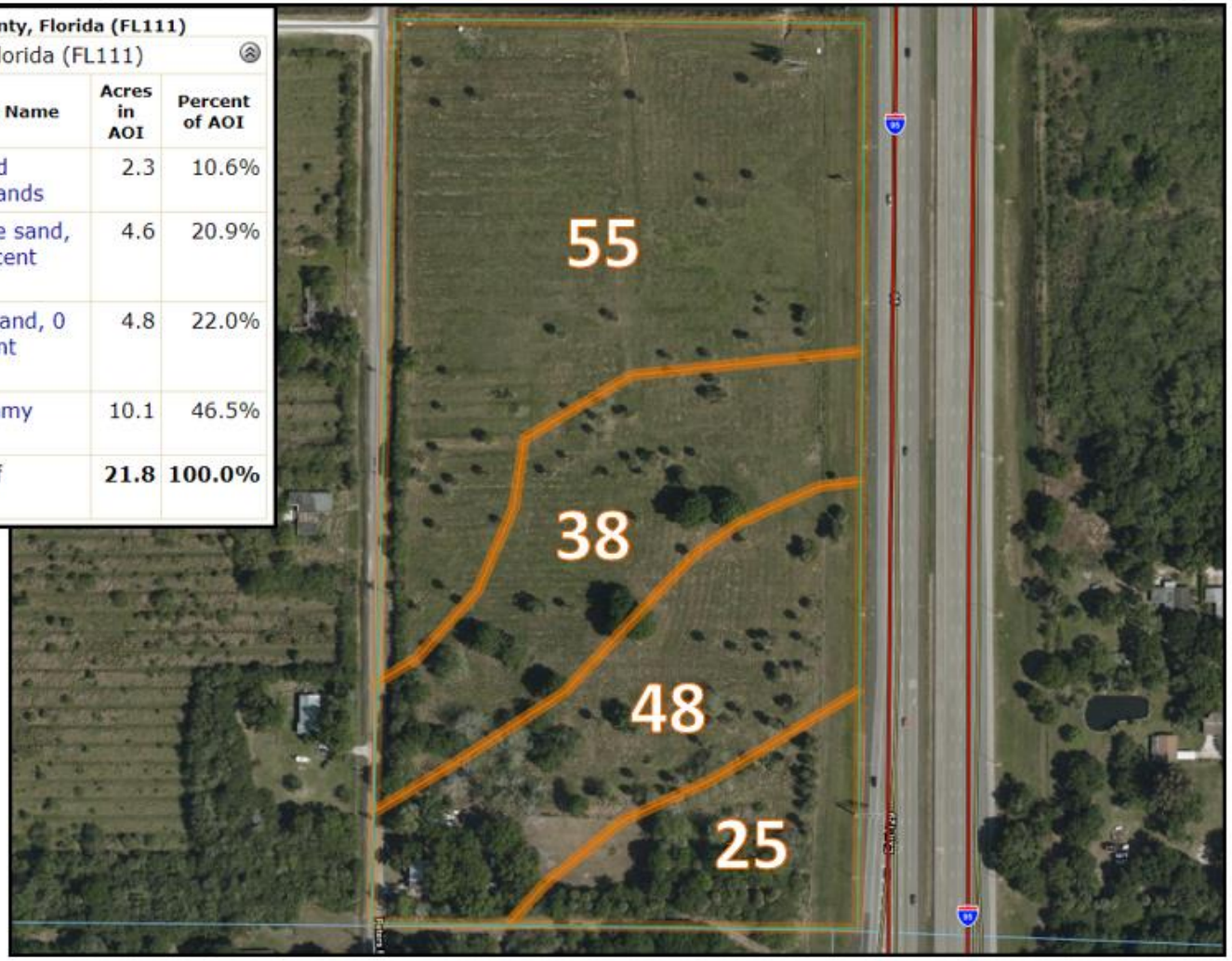


Figure 5. Soil Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Project Hurricane

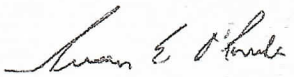
Prepared for:

EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

December 28, 2020
SR20122.0

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: 12/28/20 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

December 28, 2020

Mr. Brad Currie
EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Re: Project Hurricane

Dear Mr. Currie:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for five parcels of land located west of South Jenkins Road and south of Graham Road in Ft. Pierce, 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 - Project Hurricane

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT DESCRIPTION 1

EXISTING CONDITIONS 3

PROJECT TRAFFIC 5

PROJECT DISTRIBUTION / ASSIGNMENT 5

LRTP LINK ANALYSIS / REVIEW 9

FIVE YEAR ANALYSIS / REVIEW 9

CONCLUSION 9

TABLES

TABLE 1: Project Trip Generation - Buildout 6
TABLE 2: Project Trip Generation - 5 Year 7
TABLE 3: Long Range Project Percent Impact 10
TABLE 4: Long Range Link Analysis 11
TABLE 5: 5 Year Project Percent Impact 12
TABLE 6: 5 Year Link Analysis 13

FIGURES

FIGURE 1: Project Location 2
FIGURE 2: Roadway Network 4
FIGURE 3: Project Traffic Assignment 8

APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details/LTRP Model Data/St. Lucie County 5-Year TIP
APPENDIX C: St. Lucie County 2019 Level of Service Report,
FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, 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.

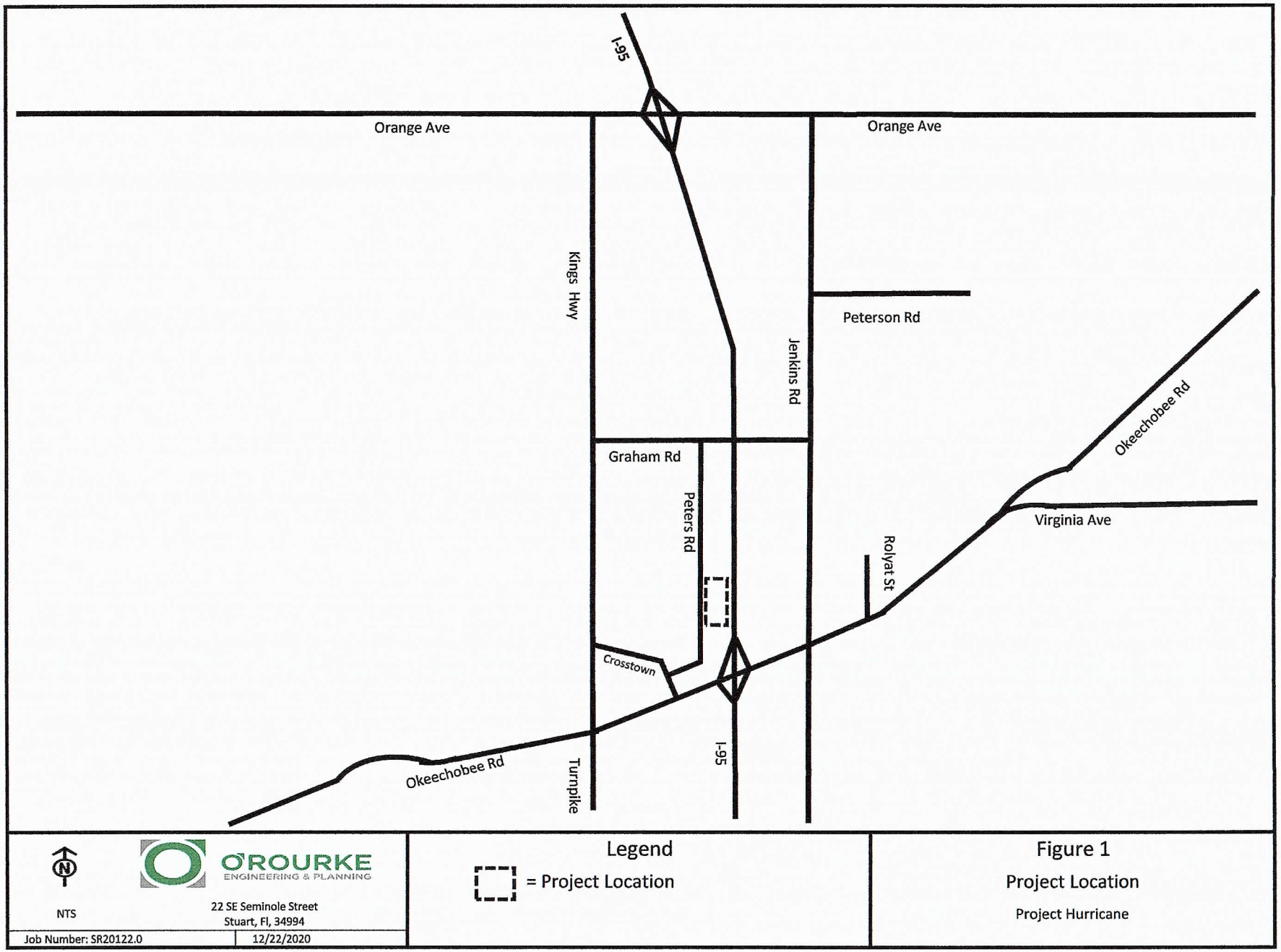
In order to make that determination, the following analytical steps were taken:

- 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 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of MXD-2 with a zoning of RS-2 which allows 9 single-family dwelling units per acre. Therefore, a maximum of 166 single-family dwelling units is possible with the existing land use. The proposal is to change the land use to general commercial, which allows up to a height of 65 feet on 60% coverage to a maximum FAR of 1.0. Using this calculation 807,602 square feet of building could be constructed. Under the proposed land use and zoning medical office would generate the most traffic. The site is currently vacant. The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.


I-95
Orange Ave
Orange Ave
Kings Hwy
Jenkins Rd
Peterson Rd
Graham Rd
Peters Rd
Okeechobee Rd
Virginia Ave
Rolyat St
Crosstown
Okeechobee Rd
Turnpike
I-95
N
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR20122.0
12/22/2020
Legend
= Project Location
Figure 1
Project Location
Project Hurricane

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

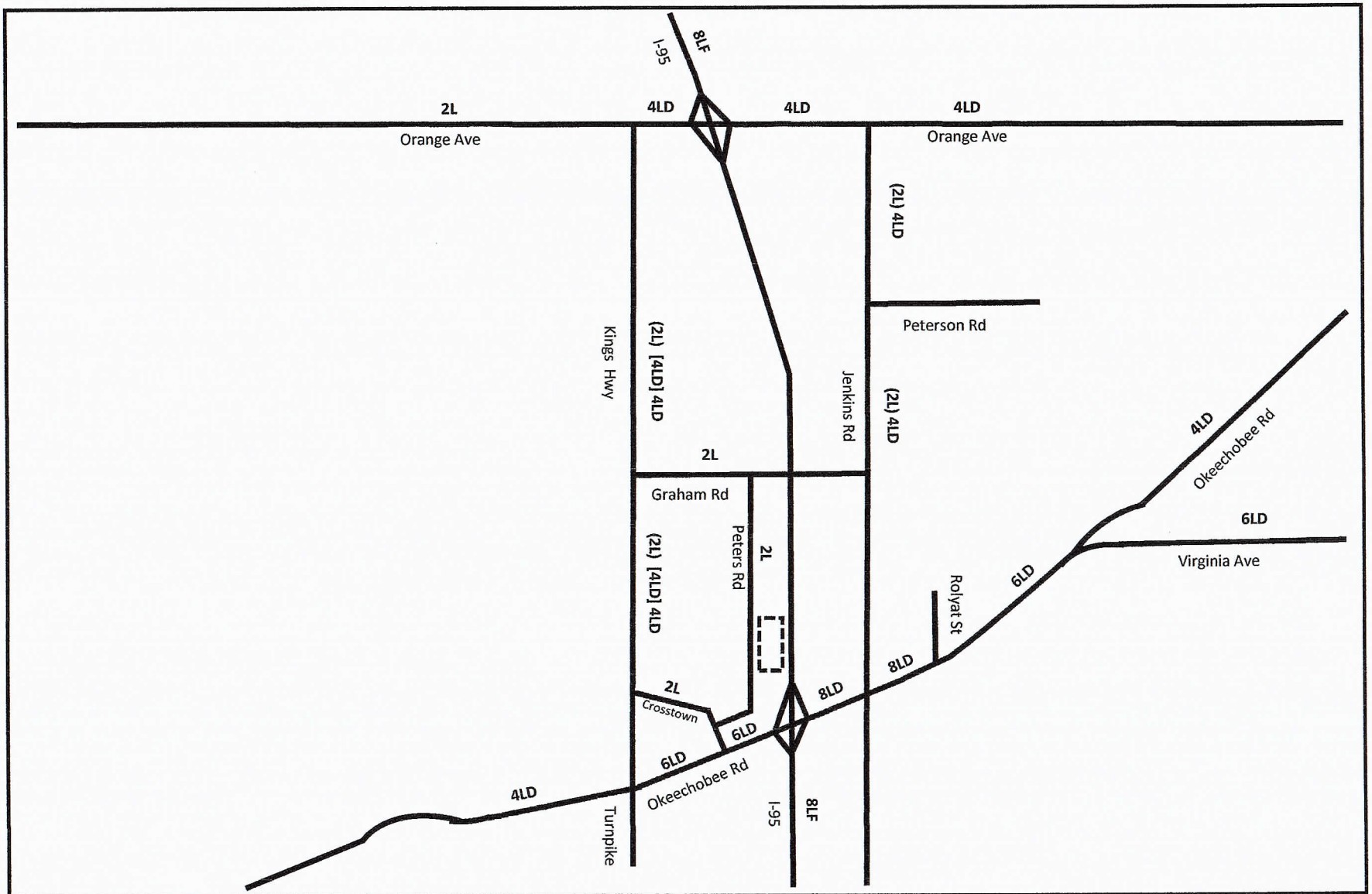
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south 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 2045 cost feasible plan.
- Graham Road is a two-lane local roadway with a north/south 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.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and 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 2045 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 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019 Level of Service Report. These documents are included in **Appendix C.**



NTS

O'ROURKE ENGINEERING & PLANNING

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

Job Number: SR18021.0 | Date: 2/20/18

Legend

= Project Location

(XX) = Existing Conditions if different than 2045 Network
[XX] = Commited 5-Year TIP
XX = 2045 Lane

Figure 2

2045 Roadway Network

Project Hurricane

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. Medical-Dental Office (Land Use Code 720) was applied for the 807,602 square feet allowed under the proposed future land use. The Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 166 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, at buildout the project will generate 26,189 new daily trips. There will be 1,167 net new AM peak hour trips with 975 trips entering the project and 192 trips exiting the project. The project will generate 2,301 net new PM peak hour trips with 586 trips entering the project and 1,715 trips exiting the project.

Approximately 200,000 square feet are estimated to be constructed for the 5-year scenario. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

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.**

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	807,602	SF	T = 38.42(X) - 87.62	50%	50%	15470	15470	30940	3094	10%	13923	13923	27846
Existing Land Use														
Single-Family Detached Housing	210	166	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	829	829	1657	0	0%	829	828	1657
Difference												**13094**	**13095**	**26189**

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	807,602	SF	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	1118	315	1433	143	10%	1006	284	1290
Existing Land Use														
Single-Family Detached Housing	210	166	DU	T = 0.71(X) + 4.80	25%	75%	31	92	123	0	0%	31	92	123
Difference												**975**	**192**	**1167**

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	807,602	SF	T = 3.39(X) + 2.02	28%	72%	767	1973	2740	274	10%	690	1776	2466
Existing Land Use														
Single-Family Detached Housing	210	166	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	104	61	165	0	0%	104	61	165
Difference												**586**	**1715**	**2301**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - 5-Year Trip Generation

Table 2a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	T = 38.42(X) - 87.62	50%	50%	3798	3798	7596	760	10%	3418	3418	6836

Source: ITE 10th Edition Trip Generation Rates

Table 2b- AM

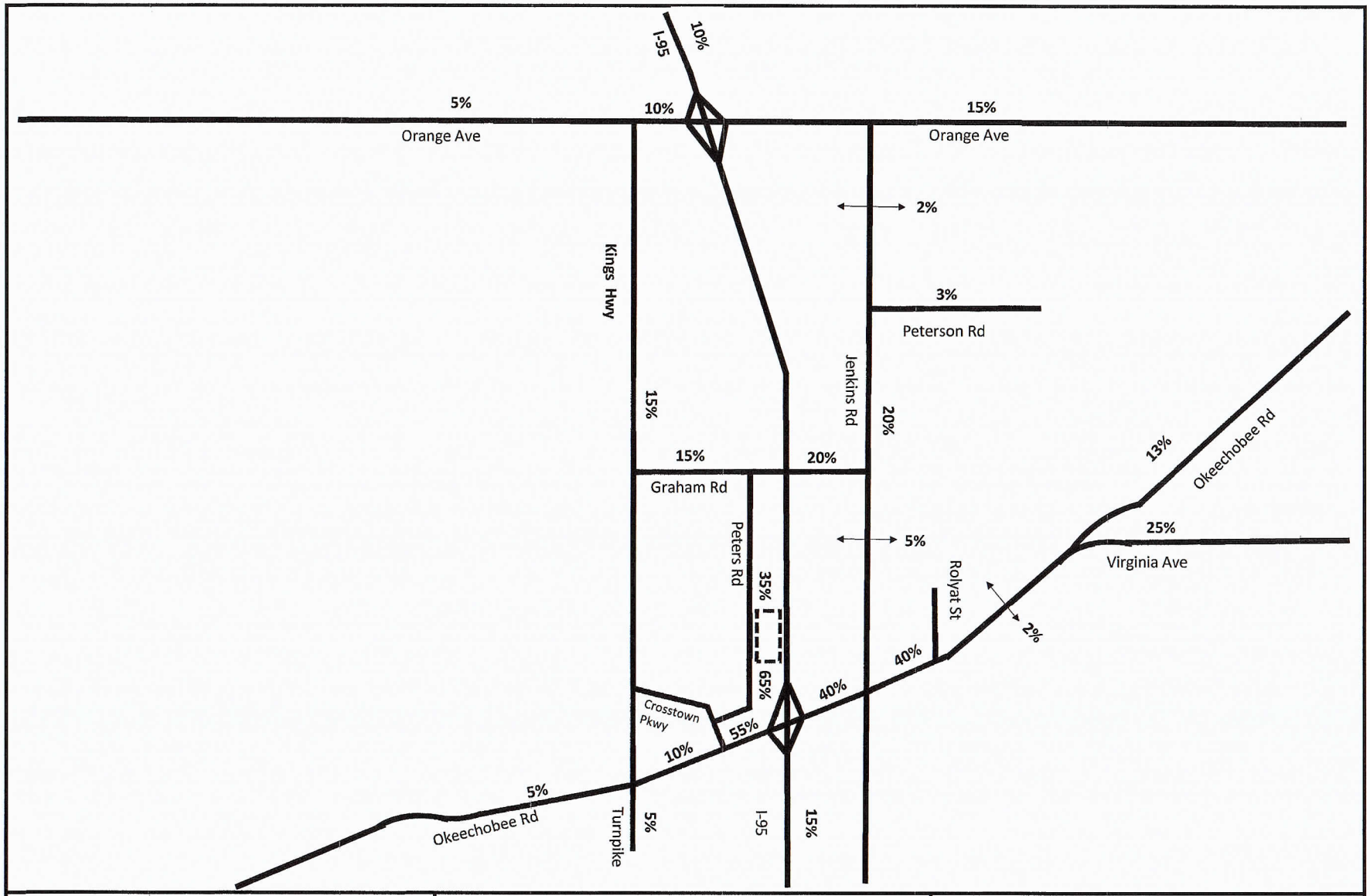
Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	323	91	414	41	10%	291	82	373

Source: ITE 10th Edition Trip Generation Rates

Table 2c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	T = 3.39(X) + 2.02	28%	72%	190	490	680	68	10%	171	441	612

Source: ITE 10th Edition Trip Generation Rates



NTS	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994	Legend = Project Location
Job Number: SR18021.0	Date: 2/20/18	Figure 3 Percent Assignment Project Hurricane LUPA

2045 ANALYSIS

The Long Range analysis relies on the Long Range Transportation Plan analysis. The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were not yet available. So 2045 volumes obtained from the St. Lucie County LRTP cost feasible model were used. These volumes were adjusted using FDOT K and D factors to obtain the Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the Long Range total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results. As shown, Peters Road from Crosstown Parkway to the Project Driveway could exceed capacity at buildout if the site is developed with the worst-case scenario. The project would be required to widen Peters Road to a four-lane road for site access if directional trips exceed 1,415 trips in the peak hour.
2040/2045 LRTP model data is included in **Appendix B.**

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 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 if capacities were exceeded. **Table 6a and 6b** summarizes the results of the link analysis. As shown, all roadways with the exception of Jenkins Road will operate at acceptable levels of service in the 5-year analysis. A prop share payment or detailed analysis would be prepared for Jenkins Road to satisfy concurrency. The project has demonstrated concurrency could be met.

Appendix C includes the growth rate calculation and background traffic.

CONCLUSION

With its 1,167 net new AM peak hour trips and 2,301 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network with the exception of Peters Road. Peters Road would need to be widened to a four-lane road from Crosstown Parkway to the project driveway. This improvement would be considered site access. The project has also demonstrated through the five year analysis that the concurrency could be maintained. Therefore, the project meets the requirements for land use plan amendments.

TABLE 3a - Long Range Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service(1) Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	634	68.91%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	125	13.59%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	67	7.28%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	341	37.07%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	29	1.61%	15%
	Graham Rd	Picos Rd	SB	IN	YES	1800	146	8.11%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	15%
	Picos Rd	Orange Ave	SB	IN	YES	1800	146	8.11%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	195	30.95%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	38	6.03%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	48	1.59%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	3020	244	8.08%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	29	1.45%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	146	7.30%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	19	0.95%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	98	4.90%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	49	4.58%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	10	0.93%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	49	2.72%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	10	0.56%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	1800	38	2.11%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	1800	195	10.83%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	15%
	Peterson Rd	Orange Ave	SB	IN	YES	1800	146	8.11%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	49	2.71%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	10	0.55%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	49	2.44%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	10	0.50%	5%
	Kings Hwy	I - 95	EB	IN	YES	4170	536	12.85%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	106	2.54%	55%
	I - 95	Jenkins Rd	EB	IN	YES	4240	390	9.20%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	77	1.82%	40%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	77	1.91%	40%
	Jenkins Rd	McNeil Ave	WB	IN	YES	4040	390	9.65%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	YES	7320	146	1.99%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	YES	7320	29	0.40%	15%
	Orange Ave	Indrio Rd	NB	OUT	YES	7320	19	0.26%	10%
	Orange Ave	Indrio Rd	SB	IN	YES	7320	98	1.34%	10%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

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

Two-Way: 1167
Net In: 975
Net Out: 192

TABLE 3b - Long Range Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service(1) Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	381	41.41%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	1115	121.20%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	600	65.22%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	205	22.28%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	1800	257	14.28%	15%
	Graham Rd	Picos Rd	SB	IN	YES	1800	88	4.89%	15%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	257	14.28%	15%
	Picos Rd	Orange Ave	SB	IN	YES	1800	88	4.89%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	117	18.57%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	343	54.44%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	3020	429	14.21%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	3020	147	4.87%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	29	1.45%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	146	7.30%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	19	0.95%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	98	4.90%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	49	4.58%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	10	0.93%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	29	1.61%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	YES	1800	86	4.78%	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	1800	343	19.06%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	1800	117	6.50%	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	1800	257	14.28%	15%
	Peterson Rd	Orange Ave	SB	IN	YES	1800	88	4.89%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	29	1.60%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	YES	1810	86	4.75%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	29	1.44%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	YES	2010	86	4.28%	5%
	Kings Hwy	I - 95	EB	IN	YES	4170	322	7.72%	55%
	Kings Hwy	I - 95	WB	OUT	YES	4170	943	22.61%	55%
	I - 95	Jenkins Rd	EB	IN	YES	4240	234	5.52%	40%
	I - 95	Jenkins Rd	WB	OUT	YES	4240	686	16.18%	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	686	16.98%	40%
	Jenkins Rd	Virginia Ave	WB	IN	YES	4040	234	5.79%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	YES	7320	146	1.99%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	YES	7320	29	0.40%	15%
	Orange Ave	Indrio Rd	NB	OUT	YES	7320	19	0.26%	10%
	Orange Ave	Indrio Rd	SB	IN	YES	7320	98	1.34%	10%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

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

Two-Way: 2301
Net In: 586
Net Out: 1715

TABLE 4a - Long Range Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 (1)	0.09	0.52	94	1800 (2)	634	728	35.22%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 (1)	0.09	0.48	86	1800 (2)	125	211	6.94%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (1)	0.09	0.52	94	1800 (2)	67	161	3.72%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000 (1)	0.09	0.48	86	1800 (2)	341	427	18.94%	YES	35%
Kings Hwy	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	146	1107	8.11%	YES	15%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	146	936	8.11%	YES	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	5393	0.09	0.509	247	630	195	442	30.95%	YES	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	3593	0.09	0.491	159	630	38	197	6.03%	YES	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	WB	IN	YES	34097	0.09	0.491	1507	3020	244	1751	8.08%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.491	1074	2000	146	1220	7.30%	YES	15%
	Kings Hwy	I - 95	WB	IN	YES	29401	0.09	0.491	1299	2000	98	1397	4.90%	YES	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	13933	0.09	0.571	716	1070	49	765	4.58%	YES	5%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	7711	0.09	0.509	353	1800	195	548	10.83%	YES	20%
	Peterson Rd	Orange Ave	SB	IN	YES	7608	0.09	0.491	336	1800	146	482	8.11%	YES	15%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	YES	51103	0.09	0.509	2341	4240	390	2731	9.20%	YES	40%
	Jenkins Rd	McNeil Ave	WB	IN	YES	49154	0.09	0.491	2172	4040	390	2562	9.65%	YES	40%

(1) Estimated Traffic

(2) Project Related Improvement

Two-Way: 1167
Net In: 975
Net Out: 192

TABLE 4b - Long Range Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 (1)	0.09	0.48	86	1800 (2)	381	467	21.17%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 (1)	0.09	0.52	94	1800 (2)	1115	1209	61.94%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (1)	0.09	0.48	86	1800 (2)	600	686	33.33%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000 (1)	0.09	0.52	94	1800 (2)	205	299	11.39%	YES	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	257	979	14.28%	YES	15%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	88	1049	4.89%	YES	15%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	257	851	14.28%	YES	15%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	88	878	4.89%	YES	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	5393	0.09	0.491	238	630	117	355	18.57%	YES	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	3593	0.09	0.509	165	630	343	508	54.44%	YES	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	34097	0.09	0.491	1507	3020	429	1936	14.21%	YES	25%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	34097	0.09	0.509	1562	3020	147	1709	4.87%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	24301	0.09	0.491	1074	2000	257	1331	12.85%	YES	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.509	1113	2000	88	1201	4.40%	YES	15%
	Kings Hwy	I - 95	EB	OUT	YES	29401	0.09	0.491	1299	2000	172	1471	8.60%	YES	10%
	Campbell Rd	Kings Hwy	WB	OUT	YES	13933	0.09	0.571	716	1070	86	802	8.04%	YES	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	SB	OUT	YES	9852	0.09	0.572	507	1800	86	593	4.78%	YES	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	7711	0.09	0.491	341	1800	343	684	19.06%	YES	20%
	Graham Rd	Peterson Rd	SB	IN	YES	7711	0.09	0.509	353	1800	117	470	6.50%	YES	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	7608	0.09	0.509	349	1800	257	606	14.28%	YES	15%
	Peterson Rd	Orange Ave	SB	IN	YES	7608	0.09	0.491	336	1800	88	424	4.89%	YES	15%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	YES	51103	0.09	0.491	2258	4240	234	2492	5.52%	YES	40%
	I - 95	Jenkins Rd	WB	OUT	YES	51103	0.09	0.509	2341	4240	686	3027	16.18%	YES	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	49154	0.09	0.491	2172	4040	686	2858	16.98%	YES	40%
	Jenkins Rd	Virginia Ave	WB	IN	YES	49154	0.09	0.509	2252	4040	234	2486	5.79%	YES	40%
I-95	Midway Rd	Okeechobee Rd	SB	OUT	YES	114620	0.09	0.369	3807	7320	257	4064	3.51%	YES	15%

(1) Estimated Traffic

(2) Project Related Improvement

Two-Way: 2301
Net In: 586
Net Out: 1715

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

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	189	20.54%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	53	5.76%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	29	3.15%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	102	11.09%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	12	0.67%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	44	2.44%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	12	0.67%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	44	2.44%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	58	9.21%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	NO	630	16	2.54%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	21	0.70%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	73	2.42%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	12	0.60%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	44	2.20%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	8	0.40%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	29	1.45%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	15	1.40%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	4	0.37%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	15	1.63%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	4	0.43%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	16	2.54%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	630	58	9.21%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	12	1.30%	15%
	Peterson Rd	Orange Ave	SB	IN	YES	920	44	4.78%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	15	0.83%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	4	0.22%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	15	0.75%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	4	0.20%	5%
	Kings Hwy	I - 95	EB	IN	YES	4170	160	3.84%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	45	1.08%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	116	2.74%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	33	0.78%	40%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	33	0.82%	40%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	116	2.87%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	44	0.60%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	12	0.16%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	8	0.11%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	29	0.40%	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

Two-Way:	373
Net In:	291
Net Out:	82

TABLE 5b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	111	12.07%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	287	31.20%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	154	16.74%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	60	6.52%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	1800	66	3.67%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	26	1.44%	15%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	66	3.67%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	26	1.44%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	34	5.40%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	88	13.97%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	3020	110	3.64%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	43	1.42%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	66	3.30%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	26	1.30%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	44	2.20%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	17	0.85%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	9	0.84%	5%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	22	2.06%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	9	0.98%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	22	2.39%	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	630	88	13.97%	20%
	Graham Rd	Peterson Rd	SB	IN	YES	630	34	5.40%	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	920	66	7.17%	15%
	Peterson Rd	Orange Ave	SB	IN	NO	920	26	2.83%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	9	0.50%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	22	1.22%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	9	0.45%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	22	1.09%	5%
	Kings Hwy	I - 95	EB	IN	NO	4170	94	2.25%	55%
	Kings Hwy	I - 95	WB	OUT	YES	4170	243	5.83%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	68	1.60%	40%
	I - 95	Jenkins Rd	WB	OUT	YES	4240	176	4.15%	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	176	4.36%	40%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	68	1.68%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	26	0.36%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	66	0.90%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	44	0.60%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	17	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

Two-Way:	612
Net In:	171
Net Out:	441

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity(1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	189	303	20.54%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	53	167	5.76%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	29	143	3.15%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	102	216	11.09%	YES	35%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	255	2.25%	291	0	291	630	58	349	9.21%	YES	20%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	10500	593	2.25%	678	93	771	630	58	829	9.21%	YES(4)	20%
	Peterson Rd	Orange Ave	SB	IN	YES	10500	593	2.25%	678	119	797	920	44	841	4.78%	YES	15%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

Two-Way:	373
Net In:	291
Net Out:	82
Years Grown:	6

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate(2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity(1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	111	225	12.07%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	287	401	31.20%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000(3)	100(3)	2.25%	114	0	114	920	154	268	16.74%	YES	35%
	Project Entrance	Graham Rd	SB	IN	YES	2000(3)	100(3)	2.25%	114	0	114	920	60	174	6.52%	YES	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	8216	369	2.25%	422	28	450	1800	66	516	3.67%	YES	15%
	Picos Rd	Orange Ave	NB	OUT	YES	8216	389	2.25%	445	96	541	1800	66	607	3.67%	YES	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	243	2.25%	278	0	278	630	34	312	5.40%	YES	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	3733	243	2.25%	278	0	278	630	88	366	13.97%	YES	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	22011	1126	2.25%	1287	0	1287	3020	110	1397	3.64%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	14189	710	2.25%	811	71	882	2000	66	948	3.30%	YES	15%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	10500	569	2.25%	650	89	739	630	88	827	13.97%	YES(4)	20%
	Graham Rd	Peterson Rd	SB	IN	YES	10500	569	2.25%	650	135	785	630	34	819	5.40%	YES(4)	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	10500	569	2.25%	650	171	821	920	66	887	7.17%	YES	15%
Okeechobee Rd	I - 95	Jenkins Rd	WB	OUT	YES	30244	1709	2.25%	1953	30	1983	4240	176	2159	4.15%	YES	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	30244	1709	2.25%	1953	8	1961	4040	176	2137	4.36%	YES	40%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

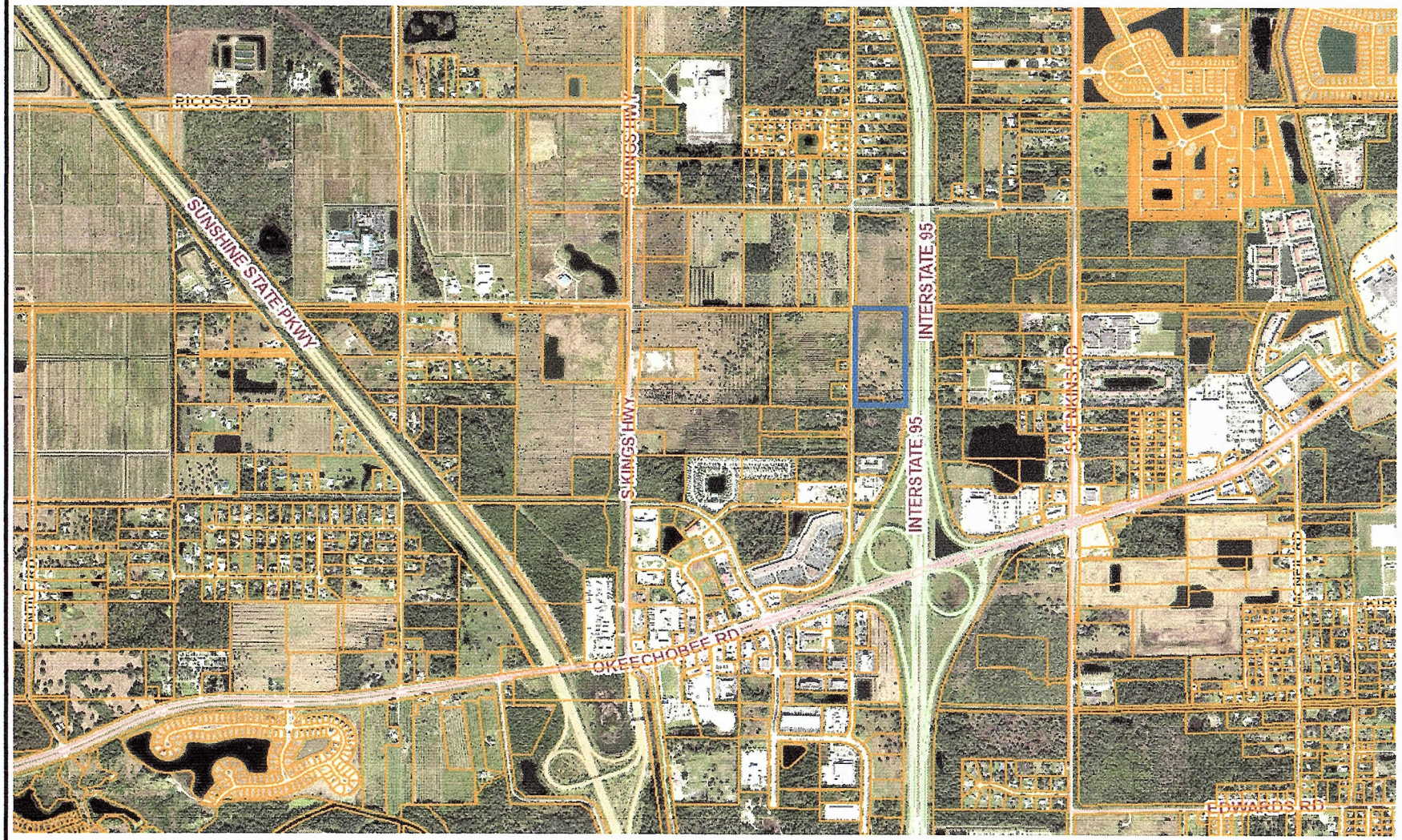
(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

Two-Way:	612
Net In:	171
Net Out:	441
Years Grown:	6

APPENDIX A

SITE DATA



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Parcel Boundary

Parcel Boundary

Project Hurricane

APPENDIX B

Roadway Details

LRTP Model Data

St. Lucie County 5-Year TIP

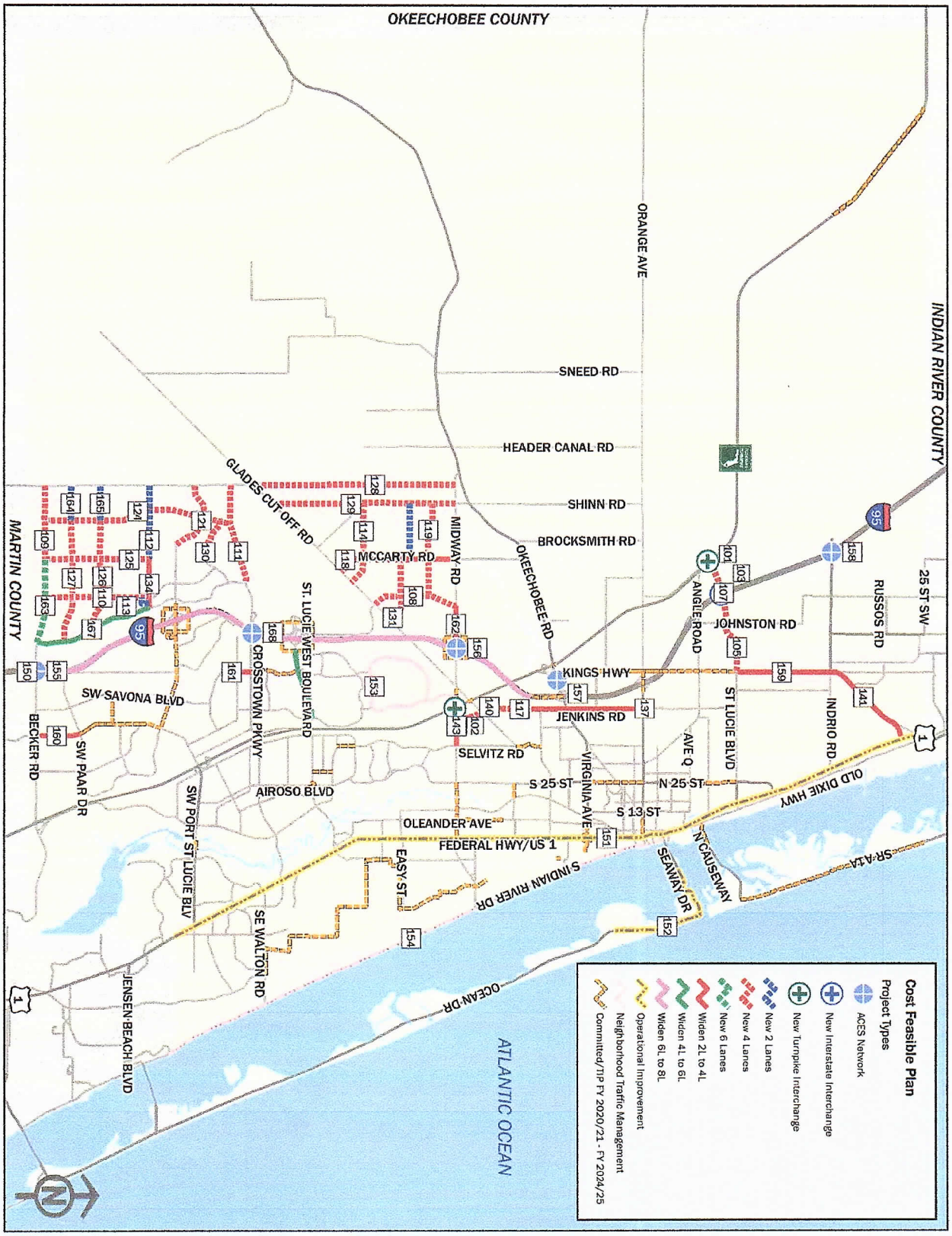


Figure 1. Cost Feasible Plan – Project Types

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
11100	2ND ST	CITRUS AVE	ORANGE AVE	CR	2U	D	C	2,400	0	1,365	3,629	1,229	2,400	2 787	1,229	3,629	#DIV/0!	#DIV/0!
11110	2ND ST	ORANGE AVE	AVENUE A	CR	2U	D	C	1,800	0	2,132	3,719	1,919	1,800	2,091	1,919	3,719	#DIV/0!	#DIV/0!
1300	7TH ST	SUNRISE BLVD	GEORGIA AVE	CR	2U	C	D	1,425	4743	4,719	4,247	2,822	0	1.655	4,247	929	1.361	1.145
1310	7TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	2,500	8655	6,195	5,576	3,076	0	2,904	5,576	-579	1,718	569
1320	7TH ST	DELAWARE AVE	CITRUS AVE	CR	2U	C	D	3,300	9348	7,671	6,904	3,604	0	3,833	6,904	856	2 600	1 728
1330	7TH ST	CITRUS AVE	ORANGE AVE	CR	2U	C	D	3,300	8979	6,617	5,955	2,655	0	3,633	5,955	276	2,335	1,305
1340	7TH ST	ORANGE AVE	AVENUE C	CR	2U	C	D	3,400	8295	6,087	5,461	2,061	0	3,949	5,461	566	2,387	1,477
1350	7TH ST	AVENUE C	AE BACKUS AVE	CR	2U	C	D	2,950	9769	9,644	8,680	5,730	0	3,426	8,680	1,861	2,796	2,328
1360	7TH ST	AE BACKUS AVE	AVENUE D	CR	2U	C	D	2,950	8573	5,656	5,090	2,140	0	3,426	5,090	-533	1,868	668
1370	7TH ST	AVENUE D	AVENUE H	CR	2U	C	D	2,500	11085	6,658	5,992	3,492	0	2,904	5,992	-2,593	1,442	-576
11400	10TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	1,100	1141	2,044	1,798	698	-41	1,278	1,839	1,798	1,891	1,845
11410	10TH ST	ORANGE AVE	AVENUE C	CR	2U	D	D	1,100	2778	4,415	2,295	1,195	-1,678	1,278	3,973	2,295	1,678	1,987
11420	10TH ST	AVENUE C	AVENUE D	CR	2U	C	D	1,100	1425	1,476	1,328	228	0	1,278	1,328	1,003	1,094	1,049
1000 1	13TH ST	VIRGINIA AVE	NEBRASKA AVE	CR	2U	D	D	7,000	5181	6,165	7,368	368	1,819	8,130	5,549	7,368	7,997	7,682
1000 2	13TH ST	NEBRASKA AVE	GEORGIA AVE	CR	2U	D	D	7,000	8899	8,762	7,987	987	101	8,130	7,886	7,987	8,535	8,261
1010	13TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	6,200	7452	8,177	7,360	1,160	0	7,201	7,360	6,108	6,531	6,319
1020	13TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	5,700	6473	8,267	6,687	987	-773	6 620	7,440	6,687	6,989	6,828
1030 1	13TH ST	ORANGE AVE	AVENUE B	CR	2U	D	D	4,800	6332	10,495	7,914	3,114	-1,532	5,575	9,446	7,914	7,638	7 776
1030 2	13TH ST	AVENUE B	AVENUE D	CR	2U	D	D	4,600	6263	9,030	6,464	1,864	-1,663	5,342	8,127	6,464	6,367	6,415
1040 11	13TH ST	AVENUE D	AVENUE H	CR	2U	D	D	4,400	5974	7,881	5,519	1,119	-1,574	5,110	7,093	5,519	5,572	5,546
1040 12	13TH ST	AVENUE H	AVENUE I	CR	2U	D	D	4,400	5226	7,300	5,744	1,344	-826	5,110	6,570	5,744	5,900	5,822
1040 13	13TH ST	AVENUE I	AVENUE O	CR	2U	D	D	4,400	5238	6,976	5,440	1,040	-838	5 110	6,278	5,440	5,625	5,533
1040 2	13TH ST	AVENUE O	AVENUE Q	CR	2U	C	C	0	890	1,099	989	989	0	0	989	0	0	0
9490	17TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	D	C	2,400	0	2,041	4,237	1,837	2,400	2,787	1,837	4,237	#DIV/0!	#DIV/0!
9500	17TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,100	7758	9,427	6,826	726	-1,658	7 085	8,484	6,826	7,116	6,971
9510	17TH ST	ORANGE AVE	AVENUE D	CR	2U	D	D	5,000	4194	6,844	6,966	1,966	806	5,807	6,160	6,966	7,833	7,400
9520	17TH ST	AVENUE D	AVENUE Q	CR	2U	C	D	3,900	4474	4,765	4,289	389	0	4,529	4,289	3,715	3,988	3,851
1110	25TH ST	MIDWAY RD	BELL AVE	CR	4D	D	D	16,100	11334	18,890	21,767	5,667	4,766	18,699	17,001	21,767	25,760	23,764
1120	25TH ST	BELL AVE	EDWARDS RD	CR	4D	D	D	18,500	9880	17,316	24,204	5,704	8,620	21,486	15,584	24,204	31,126	27,665
1130 1	25TH ST	EDWARDS RD	CORTEZ BLVD	SR	4D	F	F	18,100	12454	21,245	27,203	9,103	8,083	21,021	19,120	24,766	29,641	27,203
1130 2	25TH ST	CORTEZ BLVD	VIRGINIA AVE	SR	4D	F	F	21,500	12595	19,160	28,774	7,274	11,530	24,970	17,244	26,149	31,399	28,774
1140 1	25TH ST	VIRIGINIA AVE	NEBRASKA AVE	SR	4D	F	F	23,000	9470	14,578	30,320	7,320	17,200	26,712	13,120	26,650	33,990	30,320
1140.2	25TH ST	NEBRASKA AVE	OKEECHOBEE RD	SR	4D	F	F	23,000	10944	17,518	31,583	8,583	15,817	26,712	15,766	27,822	35,343	31,583
1150	25TH ST	OKEECHOBEE RD	GEORGIA AVE	SR	4D	F	F	23,000	11962	18,378	30,751	7,751	14,210	26,712	16,540	27,578	33,923	30,751
1160	25TH ST	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	21,300	10131	17,953	31,780	10,480	15,623	24,738	16,157	27,326	36,235	31,780
1170	25TH ST	DELAWARE AVE	ORANGE AVE	SR	4D	F	F	19,600	10354	17,769	28,764	9,164	12,772	22,763	15,992	25,238	32,290	28,764
1180	25TH ST	ORANGE AVE	AVENUE D	SR	4D	F	F	17,000	11791	18,491	23,722	6,722	7,080	19,744	16,642	21,851	25,594	23,722
1190 1	25TH ST	AVENUE D	AVENUE Q	SR	4D	F	F	15,600	9253	17,373	25,050	9,450	9,415	18,118	15,636	21,983	28,118	25,050
1190.2	25TH ST	AVENUE Q	JUANITA AVE	SR	4D	F	F	14,200	9211	18,272	24,238	10,038	7,793	16,492	16,445	21,434	27,042	24,238
1200	25TH ST	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	11,150	6385	12,693	18,734	7,584	7,310	12,950	11,424	16,189	21,279	18,734
1210	25TH ST	ST LUCIE BLVD	US 1	SR	4D	C	C	5,100	0	10,020	9,018	3,918	0	5,923	9,018	14 118	#DIV/0!	#DIV/0!
24300	29TH ST	ORANGE AVE	AVENUE D	CR	2U	D	C	3,400	0	3,193	6,274	2,874	3,400	3,949	2,874	6,274	#DIV/0!	#DIV/0!
24310	29TH ST	AVENUE D	AVENUE Q	CR	2U	D	C	3,400	0	1,412	4,671	1,271	3,400	3,949	1,271	4,671	#DIV/0!	#DIV/0!
1490	33RD ST	OKEECHOBEE RD	DELAWARE AVE	CR	2U	D	D	6,400	5146	7,656	8,144	1,744	1,254	7,433	6,890	8,144	9,140	8,642
1500	33RD ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,600	7960	11,204	8,724	2,124	-1,360	7,665	10,084	8,724	8,918	8,821
9610	35TH ST	KIRBY LOOP RD	CORTEZ BLVD	CR	2U	D	D	5,400	787	3,896	8,119	2,719	4,613	6,272	3,506	8,119	25,663	16,891
9620	35TH ST	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,400	4696	9,140	8,930	3,530	704	6,272	8,226	8,930	10,089	9,509
9630	35TH ST	VIRGINIA AVE	OKEECHOBEE RD	CR	2U	D	D	4,000	2745	4,534	5,336	1,336	1,255	4,648	4,081	5,336	6,343	5,839
25800	53RD ST	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,200	3209	5,330	3,788	1,588	-1,009	2,555	4,797	3,788	3,508	3,648
9920	AE BACKUS AVE	7TH ST	US 1	CR	2U	D	D	800	1258	4,043	3,181	2,381	-458	929	3,639	3,181	2,468	2,824
25935	AE BACKUS AVE	US 1	INDIAN RIVER DR	CR	2U	C	C	700	0	4,562	4,106	3,406	0	813	4,106	4,806	#DIV/0!	#DIV/0!
1400	AIROSO BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	U	D	15,600	10404	11,378	18,118	2,518	7,876	18 118	10,240	15 436	16,376	15,907
1410	AIROSO BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	14,030	11278	16,045	17,192	3,162	2,752	16,294	14,440	17,192	19,161	18,177
1420	AIROSO BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	12,413	10069	18,087	18,622	6,209	2,344	14,416	16,278	18,622	21,405	20,014
1430	AIROSO BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	4D	D	D	11,924	5203	9,587	15,349	3,425	6,721	13,849	8,628	15,349	21,091	18,220
1440	AIROSO BLVD	FLORESTA DR	ST JAMES DR	CR	4D	D	D	15,433	11232	15,414	18,074	2,641	4,201	17,924	13,873	18,074	20,332	19 203
7805.4	AIRPORT CONNECTOR	FL TURNPIKE W RAMP	I-95	CR	4D	C	#N/A	0	0	22,855	20,570	20,570	0	0	20,570	0	0	0
25910	ALCANTARRA BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	C	D	3,300	5793	5,654	5,089	1,789	0	3,833	5,089	2 596	3.092	2,844
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	6,800	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	3 138	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	1,566	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
9150	ARTERIAL A	GLADES CUT-OFF RD	MIDWAY RD	CR	4D	C	C	0	0	2,663	2,397	2,397	0	0	2,397	0	0	0
1600	AVENUE A	7TH ST	US 1	CR	2O	C	D	1,700	3302	2,841	2,557	857	0	1,974	2,557	955	1,404	1,180
1610	AVENUE A	US 1	INDIAN RIVER DR	CR	2U	C	D	1,850	4166	2,631	2,367	517	0	2,149	2,367	51	1,121	586
9900	AVENUE B	13TH ST	10TH ST	CR	2U	C	C	350	0	2,157	1,941	1,591	0	406	1,941	2 291	#DIV/0!	#DIV/0!
9910	AVENUE C	10TH ST	7TH ST	CR	2U	D	D	575	1992	4,543	2,671	2,096	-1,417	668	4,088	2,671	1,259	1,965
1701	AVENUE D	ANGLE RD	29TH ST	CR	2U	U	D	5,000	1113	1,036	5,807	807	4,875	5,807	932	4,819	4,468	4,644
1702	AVENUE D	29TH ST	25TH ST	CR	2U	D	D	4,900	1134	1,955	5,526	626	3,766	5,691	1,760	5,526	8,110	6,818
1710	AVENUE D	25TH ST	17TH ST	CR	2U	D	D	4,900	1435	1,838	5,119	219	3,465	5,691	1,654	5,119	6,025	5,572
1720	AVENUE D	17TH ST	13TH ST	CR	2U	U	D	4,650	2718	2,438	5,401	751	3,207	5,401	2,194	4,126	4,004	4,065
1730 1	AVENUE D	13TH ST	10TH ST	CR	2U	U	D	4,600	3205	3,532	5,342	742	2,164	5,342	3,179	4 574	4,867	4 720
1730 2	AVENUE D	10TH ST	7TH ST	CR	2U	U	D	2,700	3872	4,394	3,136	436	-818	3,136	3,954	2,782	2,941	2,862
1740	AVENUE D	7TH ST	US 1	CR	2U	U	D	2,700	5529	3,238	3,136	436	222	3,136	2,914	85	1,518	802
25700	AVENUE H	13TH ST	7TH ST	CR	2U	C	C	2,100	0	2,970	2,673	573	0	2,439	2,673	4 773	#DIV/0!	#DIV/0!
25710	AVENUE H	7TH ST	US 1	CR	2U	C	C	1,200	0	8,586	7,709	6,509	0	1,394	7,709	8,909	#DIV/0!	#DIV/0!
24400	AVENUE I	25TH ST	17TH ST	CR	2U	U	D	2,900	3075	2,584	3,368	468	1,042	3,368	2,326	2 151	2,339	2,245
24410	AVENUE I	17TH ST	13TH ST	CR	2U	D	D	2,900	1981	2,789	3,429	529	919	3,368	2,510	3,429	3,920	3,674
9400	AVENUE O	13TH ST	US 1	CR	2U	D	D	1,750	7363	8,617	2,142	392	-5,613	2,032	7,755	2,142	1,966	2,054
9300	AVENUE Q	ANGLE RD	25TH ST	CR	2U	D	D	3,800	2204	3,947	5,148	1,348	1,596	4,413	3,552	5,148	6,533	5,841
9310	AVENUE Q	25TH ST	17TH ST	CR	2U	D	D	3,400	1897	2,158	3,445	45	1,503	3,949	1,942	3,445	3,713	3,579
9320	AVENUE Q	17TH ST	13TH ST	CR	2U	D	D	3,400	1061	1,318	3,525	125	2,339	3,949	1,186	3,525	4,054	3,789
1800	BAYSHORE BLVD	MOUNTWELL ST	PORT ST LUCIE BLVD	CR	2U	D	D	5,300	10754	15,512	8,507	3,207	-5,454	6,155	13,961	8,507	7,339	7,923
1810	BAYSHORE BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	D	D	22,000	22150	36,678	32,860	10,860	-150	25,551	33,010	32,860	34,972	33,916
1820	BAYSHORE BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	21,000	16266	27,357	29,355	8,355	4,734	24,389	24,621	29,355	33,906	31,630
1830	BAYSHORE BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	23,750	15586	24,956	30,625	6,875	8,164	27,583	22,461	30,625	36,508	33,566
1840	BAYSHORE BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	2U	D	D	14,500	11978	16,127	17,036	2,536	2,522	16,840	14,514	17,036	18,742	17,889
1850	BAYSHORE BLVD	FLORESTA DR	SELVITZ RD	CR	2U	D	D	12,000	8816	11,692	13,907	1,907	3,384	13,937	10,523	13,907	15,633	14,770
1860	BAYSHORE BLVD	SELVITZ RD	25TH ST	CR	2U	U	D	6,000	4146	4,318	6,968	968	3,083	6,968	3,886	5,740	5,998	5,869
10000	BEACH AVE	OLEANDER AVE	RIO MAR DR	CR	2U	D	D	3,000	1768	2,416	3,408	408	1,232	3,484	2,174	3,408	3,935	3,670
10005	BEACH AVE	RIO MAR DR	CAMINO	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
1900 22	BECKER RD	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	21,210	19,089	19,089	0	0	19,089	0	0	0
1900 23	BECKER RD	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	6,593	5,934	5,934	0	0	5,934	0	0	0
1900 24	BECKER RD	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	6,761	6,085	6,085	0	0	6,085	0	0	0
1900 21	BECKER RD	VILLAGE PKWY	I-95	CR	6D	C	C	11,500	2	35,550	31,995	20,495	0	13,356	31,995	43,493	########	########
1900 25	BECKER RD	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	3,332	2,999	2,999	0	0	2,999	0	0	0
1900 3	BECKER RD	I-95	SAVONA BLVD	CR	4D	D	D	8,900	15553	35,360	25,171	16,271	-6,653	10,336	31,824	25,171	19,425	22,298
1910	BECKER RD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	4D	D	D	5,700	6884	20,266	17,055	11,355	-1,184	6,620	18,239	17,055	16,109	16,582
1920 2	BECKER RD	PORT ST LUCIE BLVD	ALBACORE ST	CR	4D	D	D	5,500	6298	17,752	15,179	9,679	-798	6,358	15,977	15,179	14,883	15,031
1920.1	BECKER RD	ALBACORE ST	DARWIN BLVD	CR	4D	D	D	5,500	6071	15,164	13,077	7,577	-571	6,388	13,648	13,077	13,188	13,132
1930.12	BECKER RD	DARWIN BLVD	ATHENA DR	CR	4D	D	D	11,200	9686	19,022	18,634	7,434	1,514	13,008	17,120	18,634	21,115	19,875
1930 11	BECKER RD	ATHENA DR	FLORIDAS TURNPIKE	CR	4D	D	D	11,000	11499	21,917	19,226	8,226	-499	12,775	19,725	19,226	20,127	19,677
1930.2	BECKER RD	FLORIDAS TURNPIKE	SOUTHBEND BLVD	CR	4D	D	D	9,500	11220	15,909	12,598	3,098	-1,720	11,033	14,318	12,598	12,932	12,765
1940	BECKER RD	SOUTHBEND BLVD	GILSON RD	CR	2U	D	D	7,050	12243	16,797	9,924	2,874	-5,193	8,188	15,117	9,924	9,285	9,605
2000	BELL AVE	25TH ST	SUNRISE BLVD	CR	2U	D	D	3,000	3125	5,023	4,396	1,396	-125	3,484	4,521	4,396	4,630	4,513
2010	BELL AVE	SUNRISE BLVD	OLEANDER AVE	CR	2U	D	D	3,000	2956	4,608	4,191	1,191	44	3,484	4,147	4,191	4,489	4,340
25930	BINNEY DR	SR A1A S (SEAWAY)	SR A1A S (OCEAN)	CR	2U	C	C	0	0	3,112	2,801	2,801	0	0	2,801	0	0	0
22915 1	BLANTON BLVD	TORINO PKWY	VOLUCIA DR	CR	2U	C	C	0	1226	1,561	1,405	1,405	0	0	1,405	0	0	0
22915 2	BLANTON BLVD	VOLUCIA DR	EAST TORINO PKWY	CR	2U	C	C	0	2571	4,546	4,091	4,091	0	0	4,091	0	0	0

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
10100	BLUEFIELD RD	BLUEFIELD RANCH RD	OKEECHOBEE RD	CR	2U	C	C	0	0	47	42	42	0	0	42	0	0	0
2755	BUCHANAN DR	MIDWAY	WEATHERBEE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
2750	BUCHANAN DR	EASY ST	MIDWAY RD	CR	2U	D	D	950	3053	4,140	1,623	673	-2,103	1,103	3,726	1,623	1,237	1,430
2100	CALIFORNIA BLVD	CAMEO BLVD	DEL RIO BLVD	CR	2U	D	D	5,900	5166	7,967	7,904	2,004	734	6,852	7,170	7,904	8,735	8,326
2120	CALIFORNIA BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	D	D	11,500	12816	17,434	14,375	2,875	-1,316	13,356	15,691	14,375	15,018	14,696
2110 1	CALIFORNIA BLVD	DEL RIO BLVD	SAVONA BLVD	CR	2U	D	D	11,000	8984	10,680	11,628	628	2,016	12,775	9,612	11,628	12,553	12,090
2130 2	CALIFORNIA BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	U	D	11,600	13591	15,076	13,472	1,872	-96	13,472	13,568	11,577	12,353	11,965
2110 2	CALIFORNIA BLVD	SAVONA BLVD	DEL RIO BLVD	CR	2U	U	D	10,000	9699	7,988	11,614	1,614	4,425	11,614	7,189	7,490	7,906	7,698
2140	CALIFORNIA BLVD	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CR	2U	D	D	7,000	9751	12,843	8,808	1,808	-2,751	8,130	11,559	8,808	8,851	8,829
2150	CALIFORNIA BLVD	UNIVERSITY BLVD	PEACOCK BLVD	CR	2U	D	D	5,600	5556	10,139	9,169	3,569	44	6,504	9,125	9,169	9,810	9,489
2130 1	CALIFORNIA BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	11,500	15141	16,942	11,607	107	-3,641	13,356	15,248	11,607	12,353	11,980
2141	CALIFORNIA BLVD	COUNTRY CLUB DR	UNIVERSITY BLVD	CR	2U	C	C	0	9751	14,604	13,144	13,144	0	0	13,144	0	0	0
2160	CALIFORNIA BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	D	D	9,150	5501	10,239	12,864	3,714	3,649	10,627	9,215	12,864	16,350	14,607
24700	CAMEO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	C	D	4,600	5608	5,968	5,371	771	0	5,342	5,371	4,363	4,699	4,531
24710	CAMEO BLVD	CALIFORNIA BLVD	CROSSTOWN PKWY	CR	2U	C	D	7,100	8107	8,705	7,835	735	0	8,246	7,835	6,828	7,319	7,073
10010	CAMINO ST	PRIMA VISTA	W OF US 1	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25100	CAMPBELL RD	PICOS RD	ORANGE AVE	CR	2U	D	D	425	82	317	628	203	343	494	285	628	1,577	1,103
5300	CANE SLOUGH RD	US 1	LENNARD RD	CR	4D	D	D	9,249	6875	8,371	9,908	659	2,374	10,742	7,534	9,908	10,812	10,360
23590	CARLTON RD	GLADES CUT-OFF RD	CARLTON RD (N)	CR	2U	D	D	300	188	211	302	2	112	348	190	302	323	313
23595	CARLTON RD	CARLTON RD (S)	OKEECHOBEE RD	CR	2U	C	D	475	547	577	519	44	0	552	519	447	481	464
2200 11	CASHMERE BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	C	D	8,400	10181	14,383	12,945	4,545	0	9,756	12,945	11,184	11,392	11,278
2200 12	CASHMERE BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	C	D	10,600	15199	17,182	15,463	4,863	0	12,311	15,463	10,864	11,503	11,184
2200.2	CASHMERE BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	C	D	10,600	9974	12,378	11,141	541	0	12,311	11,141	11,767	12,629	12,198
2210	CASHMERE BLVD	ST LUCIE WEST BLVD	PEACOCK BLVD	CR	2U	C	D	8,750	6300	10,984	9,886	1,136	0	10,162	9,886	12,336	14,645	13,490
11300	CASHMERE BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	C	D	7,400	8420	10,983	9,885	2,485	0	8,584	9,885	8,865	9,266	9,066
2300	CITRUS AVE	7TH ST	US 1	CR	2O	D	D	950	258	476	1,120	170	692	1,103	428	1,120	1,683	1,402
2310 1	CITRUS AVE	US 1	2ND ST	CR	4U	U	D	4,900	6570	4,670	5,691	791	1,488	5,691	4,203	2,533	3,344	2,938
2310 2	CITRUS AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	4,100	6311	4,285	4,762	662	905	4,762	3,857	1,646	2,672	2,159
2690	CITRUS AVE (SLC)	SAEGER AVE	MIDWAY RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9130	COMMERCE CENTER DR	CROSSTOWN PKWY	ST LUCIE WEST BLVD	CR	4D	D	C	1,100	0	1,048	2,043	943	1,100	1,278	943	2,043	#DIV/0!	#DIV/0!
9140	COMMERCE CENTER DR	ST LUCIE WEST BLVD	GLADES CUT-OFF RD	CR	2U	D	D	3,600	692	10,450	12,313	8,713	2,908	4,181	9,405	12,313	52,190	32,251
24010	COMMUNITY BLVD	WESTCLIFFE LN	TRADITION PKWY	CR	4D	D	D	2,300	1090	4,415	5,183	2,883	1,210	2,671	3,973	5,183	8,943	7,053
24000	COMMUNITY BLVD	TRADITION PKWY	DISCOVERY WAY	CR	2D	C	C	0	909	7,937	7,143	7,143	0	0	7,143	0	0	0
24001	COMMUNITY BLVD	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	15,050	13,545	13,545	0	0	13,545	0	0	0
24002	COMMUNITY BLVD	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	5,066	4,559	4,559	0	0	4,559	0	0	0
24003	COMMUNITY BLVD	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	4,001	3,600	3,600	0	0	3,600	0	0	0
9800	CORTEZ BLVD	35TH ST	25TH ST	CR	2U	D	D	1,800	1099	3,729	4,057	2,257	701	2,091	3,356	4,057	5,862	4,960
9810	CORTEZ BLVD	25TH ST	SUNRISE BLVD	CR	2U	D	D	2,400	436	846	2,725	325	1,964	2,787	761	2,725	4,471	3,598
9960	COUNTRY CLUB DR	ST LUCIE WEST BLVD	CALIFORNIA BLVD	CR	4D	D	C	6,000	0	1,761	7,585	1,585	6,000	6,968	1,585	7,585	#DIV/0!	#DIV/0!
25300	CROSSROADS PKWY	OKEECHOBEE RD	KINGS HWY	CR	2U	C	C	550	0	3,255	2,930	2,380	0	639	2,930	3,480	#DIV/0!	#DIV/0!
25961	CROSSTOWN PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	7,263	6,537	6,537	0	0	6,537	0	0	0
25962	CROSSTOWN PKWY	N-S ROAD A	VILLAGE PKWY	CR	4D	C	C	0	0	21,839	19,475	19,475	0	0	19,475	0	0	0
25960	CROSSTOWN PKWY	VILLAGE PKWY	COMMERCE CTR DR	CR	4D	D	D	5,400	4131	34,904	32,682	27,282	1,269	6,272	31,413	32,682	43,801	38,242
10270 1	CROSSTOWN PKWY	COMMERCE CTR DR	I-95	CR	6D	D	D	5,100	4712	38,318	34,874	29,774	388	5,923	34,486	34,874	39,814	37,344
10270 2	CROSSTOWN PKWY	I-95	CALIFORNIA BLVD	CR	6D	D	D	13,000	21634	47,593	34,199	21,199	-6,634	15,098	42,833	34,199	27,455	30,827
10280	CROSSTOWN PKWY	CALIFORNIA BLVD	CASHMERE BLVD	CR	6D	D	D	14,000	20153	37,110	27,246	13,246	-6,153	16,260	33,399	27,246	24,749	25,997
10290 1	CROSSTOWN PKWY	CASHMERE BLVD	CAMEO BLVD	CR	6D	D	D	16,500	25327	42,759	28,656	12,156	-9,827	19,193	38,483	28,656	25,727	27,191
10290 2	CROSSTOWN PKWY	CAMEO BLVD	BAYSHORE BLVD	CR	6D	D	D	20,000	28234	46,623	33,727	13,727	-8,234	23,228	41,961	33,727	31,705	32,716
10300	CROSSTOWN PKWY	BAYSHORE BLVD	AIROSO BLVD	CR	6D	D	D	12,500	9813	29,589	29,299	16,799	2,687	14,518	26,612	29,299	36,158	32,729
10310 1	CROSSTOWN PKWY	AIROSO BLVD	SANDIA DR	CR	6D	D	D	5,950	7082	26,886	23,065	17,115	-1,132	6,910	24,197	23,065	21,685	22,375
10310 2	CROSSTOWN PKWY	SANDIA DR	MANTH LN	CR	6D	D	D	5,567	7082	26,886	22,682	17,115	-1,515	6,466	24,197	22,682	20,289	21,486
10310 3	CROSSTOWN PKWY	MANTH LN	FLORESTA DR	CR	6D	D	D	4,350	4291	25,395	22,915	18,565	59	5,052	22,856	22,915	24,714	23,814
10315	CROSSTOWN PKWY	FLORESTA DR	CORAL REEF ST	CR	6D	C	C	0	0	40,083	36,074	36,074	0	0	36,074	0	0	0
10320	CROSSTOWN PKWY	CORAL REEF ST	US 1	CR	6D	C	C	0	0	40,293	36,264	36,264	0	0	36,264	0	0	0
3155	CURTIS ST	FLORESTA DR	PRIMA VISTA BLVD	CR	2U	C	C	0	2252	3,813	3,432	3,432	0	0	3,432	0	0	0
2400	DARWIN BLVD	BECKER RD	PAAR DR	CR	2U	D	D	5,000	6264	8,537	6,419	1,419	-1,264	5,807	7,683	6,419	6,541	6,480
2410 1	DARWIN BLVD	PAAR DR	TULIP BLVD	CR	2U	D	D	8,250	7187	9,481	9,596	1,346	1,063	9,582	8,533	9,596	10,448	10,022
2410 2	DARWIN BLVD	TULIP BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	11,500	8317	10,806	12,908	1,408	3,183	13,356	9,725	12,908	14,344	13,626
2500	DEL RIO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	U	D	11,100	12351	12,067	12,892	1,792	2,031	12,892	10,860	9,609	10,411	10,010
25925	DEL RIO BLVD	CALIFORNIA BLVD	MACKENZIE ST	CR	2U	C	C	0	130	3,171	2,854	2,854	0	0	2,854	0	0	0
2510	DEL RIO BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	U	D	8,400	8883	9,741	9,756	1,356	989	9,756	8,767	8,284	8,843	8,564
2520	DEL RIO BLVD	CASHMERE BLVD	CALIFORNIA BLVD	CR	2U	C	C	0	4717	8,929	8,036	8,036	0	0	8,036	0	0	0
2600	DELAWARE AVE	HARTMAN RD	33RD ST	CR	2U	D	D	2,300	580	1,015	2,634	334	1,720	2,671	914	2,634	3,864	3,249
2610	DELAWARE AVE	33RD ST	25TH ST	CR	4U	D	D	5,500	4299	5,201	5,882	382	1,201	6,388	4,681	5,882	6,388	6,135
2620	DELAWARE AVE	25TH ST	OKEECHOBEE RD	CR	4U	U	D	2,600	2799	1,390	3,020	420	1,769	3,020	1,251	1,052	1,240	1,145
2630	DELAWARE AVE	OKEECHOBEE RD	13TH ST	CR	2D	U	D	11,000	4842	5,170	12,775	1,775	8,123	12,775	4,653	10,811	11,275	11,043
2640 1	DELAWARE AVE	13TH ST	10TH ST	CR	2U	D	D	9,750	2820	4,127	10,644	894	6,930	11,324	3,714	10,644	13,698	12,171
2640 2	DELAWARE AVE	10TH ST	7TH ST	CR	2U	D	D	8,500	1299	1,654	8,690	190	7,201	9,872	1,489	8,690	10,390	9,540
2650	DELAWARE AVE	7TH ST	US 1	CR	2U	D	D	6,800	1136	1,204	6,829	29	5,664	7,898	1,165	6,829	7,436	7,132
25905	DISCOVERY WAY	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	187	20,228	18,205	18,205	0	0	18,205	0	0	0
25906	DISCOVERY WAY	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	272	1,240	1,116	1,116	0	0	1,116	0	0	0
25907	DISCOVERY WAY	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	272	380	342	342	0	0	342	0	0	0
25908	DISCOVERY WAY	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	272	2,355	2,120	2,120	0	0	2,120	0	0	0
22910 2	EAST TORINO PKWY	CASHMERE BLVD	BLANTON BLVD	CR	2U	D	D	2,200	6394	7,520	2,574	374	-4,194	2,555	6,768	2,574	2,484	2,529
22910 3	EAST TORINO PKWY	BLANTON BLVD	TORINO PKWY	CR	2U	D	D	2,200	9021	12,684	4,595	2,395	-6,821	2,555	11,416	4,595	2,970	3,782
22920	EAST TORINO PKWY	TORINO PKWY	MIDWAY RD	CR	2U	D	D	2,200	11858	17,533	6,122	3,922	-9,658	2,555	15,780	6,122	3,123	4,622
2700 1	EASY ST	US 1	BUCHANAN DR	CR	2U	U	D	4,670	5035	5,043	5,424	754	885	5,424	4,539	4,174	4,490	4,332
2700 2	EASY ST	BUCHANAN DR	YUCCA DR	CR	2U	D	D	4,900	701	1,446	5,500	600	4,199	5,691	1,301	5,500	9,703	7,602
2800 1	EDWARDS RD	JENKINS RD	MCNEIL RD	CR	2U	D	D	10,200	6267	12,300	15,003	4,803	3,933	11,846	11,070	15,003	19,218	17,110
2800 2	EDWARDS RD	MCNEIL RD	SELVITZ RD	CR	2U	D	D	10,350	9566	15,990	15,175	4,825	784	12,020	14,391	15,175	16,608	15,892
2810	EDWARDS RD	SELVITZ RD	25TH ST	CR	2U	D	D	10,100	7562	12,782	14,042	3,942	2,538	11,730	11,504	14,042	16,390	15,216
2820	EDWARDS RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,100	7127	15,617	21,028	6,928	6,973	16,376	14,055	21,028	29,661	25,344
2830	EDWARDS RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	11,900	6269	10,280	14,883	2,983	5,631	13,821	9,252	14,883	18,733	16,808
2840	EDWARDS RD	OLEANDER AVE	US 1	CR	4D	D	D	8,950	3078	5,322	10,662	1,712	5,872	10,395	4,790	10,662	14,857	12,759
2900 2	EMERSON AVE	INDIRO RD	RUSSOS RD	SR	2U	F	F	4,600	5554	8,439	6,675	2,075	-920	5,342	7,595	6,641	6,710	6,675
2900 3	EMERSON AVE	RUSSOS RD	FT PIERCE BLVD	SR	2U	F	F	4,600	6029	10,795	6,096	3,496	-1,619	5,342	9,715	8,286	7,907	8,096
2910	EMERSON AVE	FT PIERCE BLVD	NORTH BLVD	SR	2U	C	C	0	6020	10,915	9,824	9,824	0	0	9,824	0	0	0
9122	E-W ROAD 2	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	10,037	9,033	9,033	0	0	9,033	0	0	0
9124	E-W ROAD 2	N-S- ROAD B	N-S ROAD A	CR	4D	C	C	0	0	7,202	6,482	6,482	0	0	6,482	0	0	0
9123	E-W ROAD 2	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	10,145	9,131	9,131	0	0	9,131	0	0	0
25008	E-W ROAD 6	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	95	86	86	0	0	86	0	0	0
25009	E-W ROAD 6	MCCARTY RD	GLADES CUT-OFF RD	CR	4D	C	C	0	0	183	165	165	0	0	165	0	0	0
3000	FARMERS MARKET RD	OLEANDER AVE	US 1	CR	2U	C	D	1,950	2288	2,467	2,220	270	0	2,265	2,220	1,882	2,018	1,950
25955	FFA RD	ORANGE AVE	ANGLE RD	CR	2U	C	C	200	0	1,314	1,183	983	0	232	1,183	1,383	#DIV/0!	#DIV/0!
3100	FLORESTA DR	OAKLYN ST	PORT ST LUCIE BLVD	CR	2U	D	D	11,300	13967	16,487	12,172	872	-2,667	13,124	14,839	12,172	12,805	12,489
3110 2	FLORESTA DR	PORT ST LUCIE BLVD	THORNHILL DR	CR	2U	U	D	14,600	13647	11,080	16,956	2,356	7,003	16,956	9,954	10,907	11,359	11,133
3110 1	FLORESTA DR	THORNHILL DR	CROSSTOWN PKWY	CR	2U	D	D	14,700	9347	11,934	16,094	1,394	5,353	17,073	10,741	16,094	18,018	17,056
3130	FLORESTA DR	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	2U	D	D	11,850	7740	14,937	17,553	5,703	4,110	13,763	13,443	17,553	21,953	19,753
3140	FLORESTA DR	PRIMA VISTA BLVD	AIROSO BLVD	CR	2U	U	D	9,600	10255	10,914	11,149	1,549	1,327	11,149	9,823	9,166	9,809	9,488
3150 2	FLORESTA DR	AIROSO BLVD	SELVITZ RD	CR	2U	D	D	3,500	4224	5,844	4,536	1,036	-724	4,065	5,260	4,536	4,649	4,592
3150 1	FLORESTA DR	SELVITZ RD	BAYSHORE BLVD	CR	2U	D	D	3,829	3399	5,300	5,200	1,371	430	4,447	4,770	5,200	5,732	5,466
3200 1	FLORIDA'S TURNPIKE	MARTIN C L	BECKER RD	SR	4F	F	F	38,817	41700	50,989	44,286	5,469	-1,604	45,082	45,890	43,007	45,565	44,286
3200	FLORIDA'S TURNPIKE	BECKER RD	PORT ST LUCIE BLVD	SR	4F	F	F	38,817	37859	46,433	44,226	5,409	2,436	45,082	41,790	42,748	45,704	44,226
3210 1	FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD	MIDWAY RD	SR	4F	F	#N/A	32,300	36,003	39,805	33,202	902	-2,622	37,513	35,825	32,122	34,283	33,202
3210 2	FLORIDA'S TURNPIKE	MIDWAY RD	OKEECHOBEE RD	SR	4F	F	#N/A	32,300	36,003	39,805	33,202	902	-2,622	37,513	35,825	32,122	34,283	33,202
3220 1	FLORIDA'S TURNPIKE	OKEECHOBEE RD	AIRPORT CONNECTOR	SR	4F	C	#N/A	26,400	29,515	11,265	10,139	-16,261	0	30,661	10,139	7,024	9,673	8,349
3220 2	FLORIDA'S TURNPIKE	AIRPORT CONNECTOR	INDIAN RIVER C L	SR	4F	F	#N/A	26,400	29,515	34,987	29,208	2,808	-2,280	30,661	31,488	28,373	30,043	29,208
24100	FT PIERCE BLVD	INDIRO RD	EMERSON AVE	CR	2U	D	C	2,805	0	2,432	4,994	2,189	2,805	3,258	2,189	4,994	#DIV/0!	#DIV/0!
25500	GARDENIA AVE	OLEANDER AVE	US 1	CR	2U	D	D	2,400	1050	1,419	2,627	227	1,350	2,787	1,277	2,627	3,114	2,870
3290 2	GATLIN BLVD	W OF I-95	E OF I-95	CR	6D	C	D	32,500	15615	55,177	49,659	17,159	0	37,746	49,659	66,544	110,248	88,396
3301	GATLIN BLVD	E OF I-95	SAVAGE BLVD	CR	6D	C	D	32,500	20481	52,218	46,996	14,496	0	37,746	46,996	59,015	79,546	69,281
3302	GATLIN BLVD	SAVAGE BLVD	ROSSER BLVD	CR	6D	C	D	32,500	21202	47,282	42,554	10,054	0	37,746	42,554	53,852	69,578	61,715
3310	GATLIN BLVD	ROSSER BLVD	SAVONA BLVD	CR	6D	C	D	32,500	23203	44,150	39,735	7,235	0	37,746	39,735	49,032	59,366	54,199
3320	GATLIN BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	6D	C	D	32,500	17698	38,310	34,479	1,979	0	37,746	34,479	49,281	67,537	58,409
3500	GEORGIA AVE	27TH ST	25TH ST	CR	2U	C	C	0	0	3,279	2,951	2,951	0	0	2,951	0	0	0
3510	GEORGIA AVE	25TH ST	OKEECHOBEE RD	CR	2U	D	C	3,900	0	2,468	6,121	2,221	3,900	4,529	2,221	6,121	#DIV/0!	#DIV/0!
3520 1	GEORGIA AVE	OKEECHOBEE RD	17TH ST	CR	2U	D	D	3,900	1655	3,086	5,022	1,122	2,245	4,529	2,777	5,022	6,980	6,001
3520 2	GEORGIA AVE	17TH ST	13TH ST	CR	2U	D	D	4,600	1307	3,842	6,750	2,150	3,293	5,342	3,457	6,750	12,979	9,865
3530	GEORGIA AVE	13TH ST	7TH ST	CR	2U	D	D	2,100	1540	2,071	2,424	324	560	2,439	1,864	2,424	2,711	2,568
3540	GEORGIA AVE	7TH ST	US 1	CR	2U	U	D	2,000	3956	1,832	2,323	323	674	2,323	1,649	-307	889	291
25940	GEORGIA AVE	US 1	3RD ST	CR	2U	C	C	0	333	531	478	478	0	0	478	0	0	0
3600	GILSON RD	MARTIN C L	BECKER RD	CR	2U	D	D	9,050	12986	16,687	11,082	2,032	-3,936	10,511	15,018	11,082	11,184	11,123

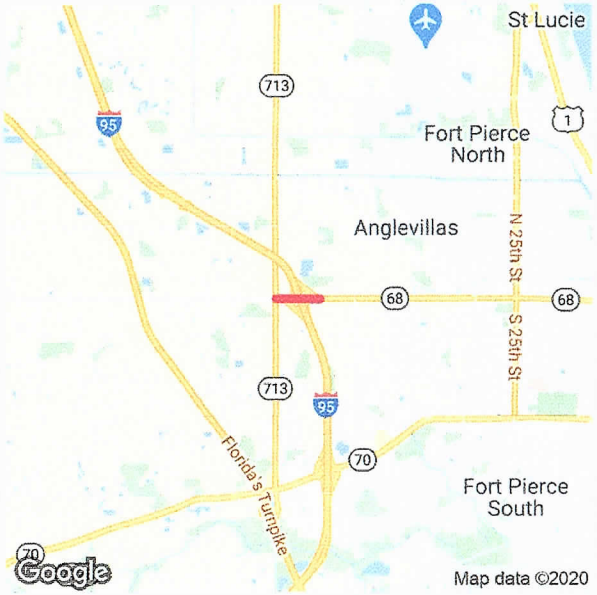
Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3610	GILSON RD	BECKER RD	LAKERIDGE DR	CR	2U	C	C	0	2709	3,630	3,267	3,267	0	0	3,267	0	0	0
3700	GLADES CUT-OFF RD	CARLTON RD	RANGE LINE RD	CR	2U	D	D	3,800	660	984	4,026	226	3,140	4,413	886	4,026	5,439	4,732
23565	GLADES CUT-OFF RD	RANGE LINE RD	RESERVE BLVD	CR	2U	D	D	1,800	1785	11,769	10,607	8,807	15	2,091	10,592	10,607	11,393	11 000
23570	GLADES CUT-OFF RD	RESERVE BLVD	COMMERCE CTR DR	CR	2U	D	D	3,050	2194	12 650	12,241	9,191	856	3,542	11,385	12,241	16,882	14 552
3720	GLADES CUT-OFF RD	COMMERCE CTR DR	MIDWAY RD	CR	2U	D	D	2,475	2567	13,436	11,980	9,505	-112	2,874	12,092	11,980	12,340	12 160
3730 1	GLADES CUT-OFF RD	MIDWAY RD	JENKINS RD	CR	2U	D	D	5,800	4473	9,373	9,663	3,963	1,427	6,852	8,436	9,863	11,869	10 866
3730 2	GLADES CUT-OFF RD	JENKINS RD	SELVITZ RD	CR	2U	D	D	3,800	4346	8,619	7,211	3,411	-546	4,413	7,757	7,211	7,235	7 223
25400	GRAHAM RD	KINGS HWY	JENKINS RD	CR	2U	D	D	2,800	2779	5,969	5,393	2,593	21	3,252	5,372	5,393	5,773	5 583
11205	GRAND DR	LENNARD RD	WALTON RD	CR	2U	C	#N/A	0	0	1,822	1,640	1,640	0	0	1,640	0	0	0
3800 1	GREEN RIVER PKWY	MARTIN C L	CHARLESTON DR	CR	2U	D	D	2,300	8578	12,838	5,276	2,976	-6,278	2,671	11,554	5,276	3,305	4,290
3800 2	GREEN RIVER PKWY	CHARLESTON DR	MELALEUCA BLVD	CR	2U	D	D	2,300	6878	10,526	5,727	3,427	-4,378	2,671	10,105	5,727	3,480	4,604
3800 3	GREEN RIVER PKWY	MELALEUCA BLVD	WALTON RD	CR	2U	D	D	2,300	3906	7,222	5,327	3,027	-1,606	2,671	6,933	5,327	4,083	4 705
3900 1	HARTMAN RD	OKEECHOBEE RD	PETERSON RD	CR	2U	D	D	4,700	4625	6,504	6,319	1,619	75	5,459	6,244	6,319	6,345	6,332
3900.2	HARTMAN RD	PETERSON RD	DELAWARE AVE	CR	2U	D	D	4,600	4614	7,604	7,286	2,686	-14	5,342	7,300	7,286	7,278	7,282
3910	HARTMAN RD	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	4,600	4683	7,755	7,362	2,762	-83	5,342	7,445	7,362	7,313	7 337
4010	HEADER CANAL RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	1,632	94	213	1,742	110	1,538	1,895	204	1,742	3,550	2,646
25975	HEATHERWOOD BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2D	D	D	2,500	5332	7,204	4,084	1,584	-2,832	2,904	6,916	4,084	3,242	3,663
24800	HILLMOOR DR	US 1	LENNARD RD	CR	2U	D	D	3,800	2796	4,384	5,213	1,413	1,004	4,413	4,209	5,213	5,720	5,466
4300	I-95	MARTIN C L	GATLIN BLVD	SR	8F	F	F	63,000	53483	94,601	100,817	37,817	15,677	73,168	85,141	94,658	106,977	100,817
4310 1	I-95	GATLIN BLVD	CROSSTOWN PKWY	SR	6F	F	F	63,000	66172	125,400	112,151	49,151	-709	73,168	112,860	109,688	114,613	112,151
4310 2	I-95	CROSSTOWN PKWY	ST LUCIE WEST BLVD	SR	8F	F	F	63,000	66619	136,300	121,395	58,395	-1,275	73,168	122,670	119,051	123,740	121,395
4320	I-95	ST LUCIE WEST BLVD	MIDWAY RD	SR	6F	F	F	56,500	60115	110,100	97,407	40,907	-1,683	65,619	99,090	95,475	99,340	97,407
4330	I-95	MIDWAY RD	OKEECHOBEE RD	SR	8F	F	F	68,500	57376	106 600	114,620	46,120	18,680	79,556	95,940	107,064	122,177	114,620
4340	I-95	OKEECHOBEE RD	ORANGE AVE	SR	8F	F	F	46,258	53204	101,500	84,561	38,303	-6,789	53,724	91,350	84,404	84,719	84,561
4350 1	I-95	ORANGE AVE	AIRPORT CONNECTOR	SR	8F	C	#N/A	35,000	43,731	86,302	77,672	42,672	0	40,649	77,672	68,941	86,309	67,625
4350 2	I-95	AIRPORT CONNECTOR	INDRIO RD	SR	8F	F	#N/A	35,000	43,731	66,336	50,970	15,970	-8,733	40,649	59,702	50,971	50,968	50,970
4360	I-95	INDRIO RD	INDIAN RIVER C L	SR	6F	F	F	32,500	37629	54,409	44,476	11,976	-4,492	37 746	48,968	43,839	45,113	44,476
25920	IMPORT DR	GATLIN BLVD	SAVAGE BLVD	CR	2U	U	C	1,800	0	9,019	2,091	291	-6,026	2,091	8,117	9,917	#DIV/0!	#DIV/0!
4100	INDIAN RIVER DR	MARTIN C L	WALTON RD	CR	2U	D	D	5,400	6834	11,043	8,505	3,105	-1,434	6,272	9,939	8,505	8,377	8,441
4110	INDIAN RIVER DR	WALTON RD	MIDWAY RD	CR	2U	D	D	3,800	5313	7,698	5,415	1,615	-1,513	4 413	6,928	5,415	5,286	5,350
4120	INDIAN RIVER DR	MIDWAY RD	SAVANNAH RD	CR	2U	D	D	4,250	5048	8,211	6,591	2,341	-798	4,936	7,389	6,591	6,636	6,614
4130	INDIAN RIVER DR	SAVANNAH RD	CITRUS AVE	CR	2U	D	D	3,950	4493	7,790	6,468	2,518	-543	4,588	7,011	6,468	6,574	6,521
4140	INDIAN RIVER DR	CITRUS AVE	ORANGE AVE	CR	2U	C	D	5,400	10132	10,599	9,539	4,139	0	6,272	9,539	4,807	5,423	5,115
4150	INDIAN RIVER DR	ORANGE AVE	AVENUE A	CR	2U	C	D	5,300	11329	11,321	10,189	4,889	0	6,155	10,189	4,160	5,084	4,622
4160 2	INDIAN RIVER DR	AVENUE A	AVENUE D	CR	2U	C	D	5,650	11487	11,915	10,724	5,074	0	6,562	10,724	4,887	5,626	5,256
4160 1	INDIAN RIVER DR	AVENUE D	SEAWAY DR	CR	2U	D	D	6,000	11487	13,383	6,558	558	-5,487	6,968	12,045	6,558	6,711	6,634
4200 1	INDRIO RD	PRIVATE RD	I-95 W RAMPS	CR	2U	D	D	1,650	268	5,482	6,316	4,666	1,382	1,916	4 934	6,316	32,401	19,358
4200.2	INDRIO RD	I-95 W RAMP	I-95 E RAMP	SR	4D	F	F	6,175	6044	7,600	7,212	1,037	373	7,172	6,840	6,971	7,454	7,212
42'0 1	INDRIO RD	I-95 E RAMP	KOBLEGARD RD	SR	4D	F	F	10,700	12361	24,601	20,462	9,762	-1,679	12,427	22,141	20,480	20,443	20,462
4210 2	INDRIO RD	KOBLEGARD RD	JOHNSTON RD	SR	4D	F	F	10,700	12370	21,092	17,413	6,713	-1,569	12,427	18,982	17,312	17,514	17,413
4220	INDRIO RD	JOHNSTON RD	EMERSON AVE	SR	4D	F	F	10,700	6111	9,196	14,161	3,461	5,885	12,427	8,276	12,865	15 457	14,161
4225	INDRIO RD	EMERSON AVE	SEMINOLE RD	SR	2U	C	F	5,466	8344	9,487	8,538	3,072	0	6,348	8,538	5,660	5,966	5 813
4230	INDRIO RD	SEMINOLE RD	KINGS HWY	SR	2U	U	F	10,600	9251	9,786	12,311	1,711	3,503	12,311	8,807	10 156	10 764	10 460
4240	INDRIO RD	KINGS HWY	SLASH PINE TRL	CR	2U	D	D	5,500	2487	4,566	7,123	1,623	3,013	6,388	4,110	7,123	9,694	8,408
4245	INDRIO RD	SLASH PINE TRL	US 1	CR	2U	D	D	5,500	4731	8,758	8,651	3,151	769	6,388	7,882	8,651	9,774	9,213
4250	INDRIO RD	US 1	OLD DIXIE HWY	CR	2U	D	C	1,100	0	289	1,360	260	1,100	1,278	260	1,360	#DIV/0!	#DIV/0!
4401	JENKINS RD	EDWARDS RD	ALTMAN RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4403	JENKINS RD	WALMART N ACCESS RD	GLADES CUTOFF RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4405	JENKINS RD	POST OFFICE RD	MIDWAY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4400	JENKINS RD	EDWARDS RD	OKEECHOBEE RD	CR	2U	D	D	4,400	6390	12,360	9,134	4,734	-1,990	5,110	11,124	9,134	8,170	8,652
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
4410 4	JENKINS RD	ORANGE AVE	LOOP RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
10200	JENNINGS RD	US 1	LENNARD RD	CR	4D	D	D	4 500	5310	8 302	6,681	2 161	-810	5,226	7,471	6,661	6,754	6 708
4500	JOHNSTON RD	ANGLE RD	L20	CR	2U	D	D	1,700	1460	2,073	2,106	406	240	1,974	1,866	2,106	2,317	2,211
4510 1	JOHNSTON RD	L20	MEADOWOOD DR	CR	2U	D	D	1,700	1460	2,073	2,106	406	240	1,974	1,866	2,106	2,317	2,211
4520	JOHNSTON RD	INDIRO RD	RUSSOS RD	CR	2U	D	D	6 200	9833	15,173	10,023	3,823	-3,633	7,201	13,656	10,023	9,184	9 604
4510 2	JOHNSTON RD	MEADOWOOD DR	OLD JOHNSTON RD	CR	2U	U	D	1,400	1057	1,118	1,626	226	620	1,626	1,006	1 349	1,422	1,385
4530	JOHNSTON RD	RUSSOS RD	INDIAN RIVER C L	CR	2U	D	D	6,157	10300	15,682	9,971	3,814	-4,143	7,151	14,114	9,971	8,999	9 485
4510 3	JOHNSTON RD	OLD JOHNSTON RD	INDRIO RD	CR	2U	D	D	1,400	1711	2,463	1,924	524	-311	1,626	2,235	1,924	1,950	1,937
4600	JUANITA AVE	53RD ST	25TH ST	CR	2U	D	D	4,200	2600	4,737	5,863	1,663	1,600	4,678	4,263	5,863	7 346	6,604
4610	JUANITA AVE	25TH ST	US 1	CR	2U	D	D	3 400	2711	4 430	4,676	1,276	689	3,949	3,987	4,676	5 334	5,005
4700	KEEN RD	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,380	5907	6,955	2,733	353	-3,527	2,764	6,260	2,733	2,690	2,711
4710	KEEN RD	JUANITA AVE	ST LUCIE BLVD	CR	2U	D	D	2,380	5907	6,955	2,733	353	-3,527	2,764	6,260	2,733	2,690	2,711
4800 1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	8198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,448	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	16820	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	1,843	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
4840 4	KINGS HWY	INDRIO RD	INDIAN PINES BLVD	SR	2U	F	F	12,900	13499	20,362	18,203	5,303	-122	14,982	18,326	17,727	18,680	18,203
4840 3	KINGS HWY	INDIAN PINES BLVD	KINGS HWY SB RAMP	SR	2U	F	F	9,800	14427	22,591	15,218	5,418	-5,114	11,382	20,332	15,705	14,732	15,218
4840 1	KINGS HWY	KINGS HWY SB RAMP	US 1	SR	2U	F	F	9,800	9556	15,751	14,963	5,163	788	11,382	14,176	14,420	15,507	14,963
4840 5	KINGS HWY SB RAMP	US 1	KINGS HWY	SR	2O	F	C	0	8394	12,668	0	0	-11,581	0	11,581	0	0	0
9600	KIRBY LOOP RD	EDWARDS RD	35TH ST	CR	2U	D	D	3,150	975	4,266	6,014	2,864	2,175	3,658	3,839	6,014	13 231	9,623
4900	KITTERMAN RD	OLEANDER AVE	US 1	CR	2U	C	C	2,600	0	3,320	2,988	388	0	3,020	2,988	5,588	#DIV/0!	#DIV/0!
4910	KITTERMAN RD	US 1	LENNARD EXT RD	CR	2U	D	C	2,150	0	452	2,557	407	2,150	2,497	407	2,557	#DIV/0!	#DIV/0!
3161	LAKEHURST DR	AIROSO	SANDIA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3160	LAKEHURST DR	BAYSHORE BLVD	AIROSO BLVD	CR	2U	C	C	0	6176	8,522	7,669	7,669	0	0	7,669	0	0	0
5000	LENNARD RD	US 1	MARIPOSA AVE	CR	4D	D	D	15,500	11567	17,019	19,250	3,750	3,933	18,002	15,317	19,250	21,894	20 572
25950	LENNARD RD	KITTERMAN RD	PRIMA VISTA BLVD	CR	2U	C	C	0	0	1,408	1,267	1,267	0	0	1,267	0	0	0
5010	LENNARD RD	MARIPOSA AVE	MELALEUCA BLVD	CR	4D	D	D	16,000	13280	19,373	20,156	4,156	2,720	18,582	17,436	20,156	22 407	21,282
5020 1	LENNARD RD	MELALEUCA BLVD	JENNINGS RD	CR	4D	D	D	10,900	11568	18,977	16,411	5,511	-668	12,659	17,079	16,411	17,166	16,789
5020 21	LENNARD RD	JENNINGS RD	HILLMOOR DR	CR	4D	D	D	10,900	8454	12,568	13,757	2,857	2,446	12 659	11,311	13,757	15,556	14,656
5020 22	LENNARD RD	HILLMOOR DR	TIFFANY AVE	CR	4D	D	D	10,900	5188	7,120	12,120	1,220	5,712	12,659	6,408	12,120	14,360	13,240
5030	LENNARD RD	TIFFANY AVE	WALTON RD	CR	4D	U	D	5,800	4632	5,035	6,736	936	2,204	6,736	4,532	5,700	6,053	5,876
5040	LENNARD RD	WALTON RD	S OF SAVANNA CLUB BLVD	CR	2U	U	D	3,900	572	331	4,529	629	4,232	4,529	297	3 625	2,163	2,894
5100	LYNGATE DR	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	CR	2D	U	D	8,936	6908	7,066	10,378	1,442	4,019	10 378	6,359	8,387	8,775	8,581
5110	LYNGATE DR	MORNINGSIDE BLVD	US 1	CR	2D	D	D	8,936	11842	13,858	9,566	630	-2,906	10,378	12,472	9,566	10,039	9,803
24905	MANVILLE RD	SELVITZ	ST JAMES DR	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
5310	MARIPOSA AVE	LENNARD RD	HALLAHAN ST	CR	2U	D	D	6,000	2562	3,460	6,552	552	3,438	6,968	3,114	6,552	7 779	7,165
25001	MCCARTY RD	GLADES CUT-OFF RD	RESERVE BLVD EXT	CR	4D	C	C	0	0	3,970	3,573	3,573	0	0	3,573	0	0	0
25002	MCCARTY RD	RESERVE BLVD EXT	WILLIAMS RD	CR	4D	C	C	0	0	1,799	1,619	1,619	0	0	1,619	0	0	0
25000	MCCARTY RD	WILLIAMS RD	MIDWAY RD	CR	4D	C	C	300	0	2,403	2,162	1,862	0	348	2,162	2,462	#DIV/0!	#DIV/0!
25010	MCCARTY RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	250	152	537	581	331	98	290	483	581	847	714
11500	MCNEIL RD	OKEECHOBEE RD	KIRBY LOOP RD	CR	2U	D	D	4,100	5206	8,462	6,510	2,410	-1,106	4,762	7,816	6,510	6,398	6,454
11510	MCNEIL RD	KIRBY LOOP RD	EDWARDS RD	CR	2U	D	D	2,900	4175	6,280	4,377	1,477	-1,275	3,368	5,652	4,377	4,187	4,282
11200	MELALEUCA BLVD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	8,825	7161	9,301	10,035	1,210	1,664	10,249	8,371	10,035	11,003	10,519
5420	MIDWAY RD	OKEECHOBEE RD	SHINN RD	CR	2U	D	D	3,800	4350	5,442	4,348	548	-550	4,413	4,898	4,348	4,563	4,455
5430 1	MIDWAY RD	SHINN RD	MCCARTY RD	CR	2U	D	D	3,800	5410	9,070	6,553	2,753	-1,610	4,413	8,163	6,553	6 116	6,334
5430 2	MIDWAY RD	MCCARTY RD	I-95	CR	2U	D	D	4,200	6234	14,006	10,571	6,371	-2,034	4,878	12,605	10,571	9,059	9,815
5440	MIDWAY RD	I-95	GLADES CUT-OFF RD	CR	4D	D	D	14,300	12078	23,855	23,691	9,391	2,222	16,608	21,469	23,691	27,113	25,402
5450 1	MIDWAY RD	GLADES CUT-OFF RD	EAST TORINO PKWY	CR	4D	D	D	14,500	14587	33,432	30,002	15,502	-87	16,840	30,089	30,002	31 903	30,953
23575	MIDWAY RD	EAST TORINO PKWY	MILNER DR	CR	4D	D	D	14,000	11602	28,044	27,638	13,638	2,398	16,260	25,240	27,638	32,487	30,062
23580	MIDWAY RD	MILNER DR	W OF SELVITZ RD	CR	4D	D	D	14,000	11978	27,807	27,048	13,048	2,022	16,260	25,026	27,048	31 201	29 125
5450 3	MIDWAY RD	W OF SELVITZ RD	SELVITZ RD	CR	4D	D	D	14,500	12923	27,865	26,656	12,156	1,577	16,840	25,079	26,656	30 015	28,335
5455	MIDWAY RD	SELVITZ RD	CHRISTENSEN RD	CR	4D	D	D	12,100	9141	22,903	23,572	11,472	2,959	14,053	20,613	23,572	29 104	26,338
5460	MIDWAY RD	CHRISTENSEN RD	25TH ST	CR	4D	D	D	13,000	9558	22,925	24,075	11,075	3,442	15,098	20,633	24,075	29,933	27,004
5470	MIDWAY RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,550	12607	24,035	23,575	9,025	1,943	16,898	21,632	23,575	26,630	25,102
5480	MIDWAY RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	14,000	12247	25,407	24,619	10,619	1,753	16,260	22,866	24,619	27 882	26,250
5490	MIDWAY RD	OLEANDER AVE	US 1	CR	4D	D	D	11,400	6353	12,749	16,521	5,121	5,047	13,240	11,474	16,521	21,961	19,241
5495	MIDWAY RD	US 1	WALLACE ST	CR	2U	D	D	11,400	7947	10,189	12,623	1,223	3,453	13,240	9,170	12,623	14,032	13,327
5500 1	MIDWAY RD	WALLACE ST	WEATHERBEE RD	CR	2U	D	D	11,400	3140	4,195	12,036	636	8,260	13,240	3,776	12,036	14,621	13,328
5500 2	MIDWAY RD	WEATHERBEE RD	INDIAN RIVER DR	CR	2U	D	D	3,600	2727	4,170	4,626	1,026	873	4,181	3,753	4,626	5,284	4,955
6110	MORNINGSIDE BLVD	WESTMORELAND BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	3,000	4261	6,419	4,516	1,516	-1,261	3,484	5,777	4,516	4 339	4,427
6120	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	LYNGATE DR	CR	2D	D	D	4,653	4970	7,914	6,806	2,153	-317	5,404	7,123	6,806	7 113	6,959
25990	N KINGS HWY	KINGS HWY	NORTH BLVD	CR	2U	C	C	0	0	4,231	3,808	3,808	0	0	3,808	0	0	0
25800	NEBRASKA AVE	25TH ST	13TH ST	CR	4D	D	C	3,250	0	1,847	4,912	1,662	3,250	3,775	1 662	4,912	#DIV/0!	#DIV/0!
25003	NEWELL RD	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	519	467	467	0	0	467	0	0	0
25004	NEWELL RD	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	223	201	201	0	0	201	0	0	0
24105	NORTH BLVD	N KINGS HWY	EMERSON AVE	CR	2U	C	C	0	0	1,321	1,189	1,189	0	0	1,189	0	0	0
25963	N-S ROAD A	CROSSTOWN PKWY	TRADITION PKWY	CR	4D	C	C	0	0	10,878	9,790	9,790	0	0	9,790	0	0	0
25964	N-S ROAD A	TRADITION PKWY	STONY CREEK WAY	CR	4D	C	C	0	0	1,611	1,450	1,450	0	0	1,450	0	0	0

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
25965	N-S ROAD A	STONY CREEK WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,736	2,462	2,462	0	0	2,462	0	0	0
25966	N-S ROAD A	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,228	2,005	2,005	0	0	2,005	0	0	0
25967	N-S ROAD A	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	892	803	803	0	0	803	0	0	0
25968	N-S ROAD A	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	2,898	2,608	2,608	0	0	2,608	0	0	0
9116	N-S ROAD B	BECKER RD	PAAR DR (WEST)	CR	4D	C	C	0	0	1,209	1,088	1,088	0	0	1,088	0	0	0
9117	N-S ROAD B	PAAR DR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,734	2,461	2,461	0	0	2,461	0	0	0
9118	N-S ROAD B	OPEN VIEW (WEST)	E-W ROAD 2	CR	4D	C	C	0	0	535	482	482	0	0	482	0	0	0
9119	N-S ROAD B	E-W ROAD 2	DISCOVERY WAY	CR	4D	C	C	0	0	860	774	774	0	0	774	0	0	0
1801	OAKRIDGE DR	MOUNTWELL ST	OAKLYN ST	CR	2U	D	D	3,700	6712	10,043	6,026	2,326	-3,012	4 297	9,038	6,029	5,315	5,670
11010	OHIO AVE	SUNRISE BLVD	COLONIAL RD	CR	2U	D	D	2,800	1767	2,675	3,441	641	1,033	3 252	2,408	3,441	4,069	3,755
11020	OHIO AVE	COLONIAL RD	US 1	CR	2U	U	D	2,800	1459	1,575	3,252	452	1,834	3 252	1,418	2,759	2,902	2,830
6200	OKEECHOBEE RD	OKEECHOBEE C L	BLUEFIELD RD	SR	4D	F	F	6,400	5627	6,596	6,956	556	1,019	7 433	5,936	6,709	7,202	6,956
6210 1	OKEECHOBEE RD	BLUEFIELD RD	CARLTON RD	SR	4D	F	F	6,400	5819	6,698	6,840	440	812	7 433	6,028	6,609	7,072	6,840
6210 2	OKEECHOBEE RD	CARLTON RD	SNEED RD	SR	4D	F	F	5,900	6255	7,349	6,457	557	-157	6,852	6,814	6,259	6,655	6,457
6220 2	OKEECHOBEE RD	SNEED RD	IDEAL HOLDING RD	SR	4D	F	F	5,900	7223	8,757	6,713	813	-1,169	6,852	7,881	6,558	6,867	6,713
6220 1	OKEECHOBEE RD	IDEAL HOLDING RD	HEADER CANAL RD	SR	4D	F	F	5,900	7471	9,249	6,883	983	-1,442	6,852	8,324	6,753	7,012	6,883
6230	OKEECHOBEE RD	HEADER CANAL RD	MIDWAY RD	SR	4D	F	F	5,100	7812	9,876	8,183	1,083	-2,705	5,923	8,888	6,176	6,190	6,183
6240	OKEECHOBEE RD	MIDWAY RD	SHINN RD	SR	4D	U	F	4,300	3610	4,448	4,994	694	991	4,994	4,003	4,693	5,086	4,890
6250 1	OKEECHOBEE RD	SHINN RD	MCCARTY RD	SR	4D	F	F	4,300	4133	6,603	6,352	2,052	410	4,994	5,943	6,110	6,595	6,352
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	6D	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	6D	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	6D	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	6D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6290 2	OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	SR	6D	F	F	32,901	33896	52,715	47,785	14,884	341	38,211	47,444	46,449	49,121	47,785
6300	OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	CR	4D	D	D	13,500	18690	27,206	19,295	5,795	-5,190	15,679	24,485	19,295	18,865	19,080
6310 1	OKEECHOBEE RD	HARTMAN RD	35TH ST	CR	4D	D	D	14,250	8720	13,334	17,531	3,281	5,530	16,550	12,001	17,531	20,918	19,225
6310 2	OKEECHOBEE RD	35TH ST	33RD ST	CR	4D	D	D	15,000	11447	17,616	19,407	4,407	3,553	17 421	15,854	19,407	22,160	20,784
6320	OKEECHOBEE RD	33RD ST	25TH ST	CR	4D	D	D	14,000	11068	16,739	17,997	3,997	2,932	16,260	15,065	17,997	20,327	19,162
6330	OKEECHOBEE RD	25TH ST	GEORGIA AVE	CR	4D	D	D	13,000	11336	15,357	15,485	2,485	1,664	15,098	13,821	15,485	16,907	16,196
6340	OKEECHOBEE RD	GEORGIA AVE	DELAWARE AVE	CR	4D	D	D	12,000	9574	14,155	15,166	3,166	2,426	13,937	12,740	15,166	17,032	16,099
6400	OLD DIXIE HWY	US 1	SR A1A NORTH	CR	2U	D	D	4,600	5526	8,695	5,099	499	-926	5,342	6,025	5,099	5,350	5,224
6410	OLD DIXIE HWY	SR A1A NORTH	ST LUCIE BLVD	CR	2U	D	D	2,400	18	159	2,525	125	2,382	2 787	143	2,525	20,352	11,439
6420	OLD DIXIE HWY	ST LUCIE BLVD	INDRIO RD	CR	2U	D	D	1,850	30	182	1,984	134	1,820	2,149	164	1,984	10,783	6,373
6430	OLD DIXIE HWY	INDRIO RD	INDIAN RIVER C.L	CR	2U	D	D	1,500	915	1,910	2,304	804	585	1,742	1,719	2,304	3,006	2,655
6500	OLEANDER AVE	BEACH AVE	KITTERMAN RD	CR	2U	D	D	4,664	1338	1,758	4,908	244	3,326	5,417	1,582	4,908	5,883	5,396
6510	OLEANDER AVE	KITTERMAN RD	MIDWAY RD	CR	2U	D	D	5,700	4056	5,551	6,640	940	1,644	6,620	4,996	5,640	7,489	7,064
6520 1	OLEANDER AVE	MIDWAY RD	WEATHERBEE RD	CR	2U	D	D	6,800	5374	7,843	8,484	1,684	1,426	7,898	7,058	8,484	9,527	9,008
6520 2	OLEANDER AVE	WEATHERBEE RD	BELL AVE	CR	2U	D	D	6,800	5682	7,765	8,107	1,307	1,118	7,898	6,989	8,107	8,922	8,514
6530	OLEANDER AVE	BELL AVE	FARMERS MARKET RD	CR	2U	D	D	6,800	6743	7,681	6,970	170	57	7,898	6,913	6,970	7,436	7,203
6540	OLEANDER AVE	FARMERS MARKET RD	EDWARDS RD	CR	2U	D	D	9,900	6286	8,540	11,300	1,400	3,614	11,498	7,686	11,300	12,911	12,105
6550 1	OLEANDER AVE	EDWARDS RD	WISTERIA AVE	CR	2U	D	D	9,000	8105	9 543	9,484	484	895	10,453	8,589	9,484	10,173	9,829
6550 11	OLEANDER AVE	WISTERIA AVE	GARDENIA AVE	CR	2U	D	D	9,100	7815	9,482	9,819	719	1,285	10,569	8,534	9,819	10,599	10,209
6550 2	OLEANDER AVE	GARDENIA AVE	VIRGINIA AVE	CR	2U	D	D	9,050	8682	10,837	10,121	1,071	368	10,511	9,753	10,121	10,844	10,483
6560	OLEANDER AVE	VIRGINIA AVE	SUNRISE BLVD	CR	2U	U	D	4,700	5919	5,253	5,459	759	731	5,459	4,727	3,508	4,004	3,756
9112	OPEN VIEW DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	2 127	1,914	1,914	0	0	1,914	0	0	0
9113	OPEN VIEW DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	7,726	6,953	6,953	0	0	6,953	0	0	0
9114	OPEN VIEW DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	3,980	3,582	3,582	0	0	3,582	0	0	0
9115	OPEN VIEW DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,371	1,234	1,234	0	0	1,234	0	0	0
6600	ORANGE AVE	OKEECHOBEE C L	SNEED RD	CR	2U	D	D	3,833	3892	4 478	3,971	138	-59	4,452	4,030	3,971	4,234	4 103
6610	ORANGE AVE	SNEED RD	HEADER CANAL RD	CR	2U	D	D	3 892	3018	3,724	4,226	334	874	4 520	3,352	4,226	4,610	4 418
6620	ORANGE AVE	HEADER CANAL RD	SHINN RD	CR	2U	D	D	3,951	2995	4 015	4,570	619	956	4,589	3,614	4,570	5,085	4,827
6630.1	ORANGE AVE	SHINN RD	CAMPBELL RD	CR	2U	D	D	2,426	3918	5,735	3,669	1,243	-1,492	2,818	5,161	3,669	3,409	3,539
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
6690 1	ORANGE AVE	25TH ST	17TH ST	SR	4D	F	F	14,100	4066	12,406	31,250	17,150	20,085	16,376	11,165	21 199	41,300	31,250
6690 2	ORANGE AVE	17TH ST	13TH ST	SR	4D	F	F	12,300	7282	15,535	22,095	9,795	8,114	14,285	13,982	19,000	25,191	22,095
6700 1	ORANGE AVE	13TH ST	10TH ST	SR	2U	F	F	10,300	7226	8,951	11,689	1,389	3,633	11,962	8,056	11,130	12,248	11,689
6700 2	ORANGE AVE	10TH ST	7TH ST	SR	2U	F	F	8,300	5100	6,648	9,785	1,485	3,802	9,640	5,983	9,183	10,387	9,785
6710	ORANGE AVE	7TH ST	US 1	SR	2U	F	F	7,000	2818	3,504	7,845	845	4,692	8,130	3,153	7,335	8,355	7,845
6720.1	ORANGE AVE	US 1	2ND ST	CR	2U	D	D	3,300	1807	3,607	4,739	1,439	1,493	3,833	3,246	4,739	6,324	5,532
6720 2	ORANGE AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	3,300	1868	1,232	3,833	533	2,724	3 833	1,109	2 540	2,088	2,314
24220	PAAR DR	ROSSER BLVD	SAVONA BLVD	CR	2U	D	D	3,900	2062	5,142	6,465	2,565	1,838	4,529	4,627	6,465	9,335	7,900
24210	PAAR DR	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	3,200	8519	9,284	5,036	1,836	-3,319	3,716	8,355	5,036	4,375	4,705
24200	PAAR DR	PORT ST LUCIE BLVD	DARWIN BLVD	CR	2U	D	D	2,450	2427	4,714	4,266	1,816	23	2,845	4,243	4,266	4,569	4,417
24201	PAAR DR	DARWIN BLVD	TULIP BLVD	CR	2U	D	D	1,800	378	1,974	3,198	1,398	1,422	2,091	1,776	3,198	9,022	6,110
25970	PAAR DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	1,329	1,196	1,196	0	0	1,196	0	0	0
25971	PAAR DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	3,372	3,035	3,035	0	0	3,035	0	0	0
25972	PAAR DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	580	522	522	0	0	522	0	0	0
25973	PAAR DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,073	966	966	0	0	966	0	0	0
25985	PEACHTREE BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	D	1,700	6412	6,268	5,641	3,941	0	1 974	5,641	929	1,595	1,262
23605	PEACOCK BLVD	ST LUCIE WEST BLVD	UNIVERSITY BLVD	CR	4D	D	D	19,300	12661	22 364	26,767	7,467	6,639	22,415	20,128	26,767	32,727	29,747
23800	PEACOCK BLVD	UNIVERSITY BLVD	CALIFORNIA BLVD	CR	2U	D	D	6,000	6411	12,048	10,432	4,432	-411	6,968	10,843	10,432	10,825	10,628
2230	PEACOCK BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	D	D	2,800	2080	4,369	4,652	1,852	720	3,252	3,932	4,652	5,646	5,149
25900	PETERSON RD	BENT CREEK DR	HARTMAN RD	CR	2U	D	D	900	3561	5,850	2,604	1,704	-2,661	1,045	5,265	2,604	1,419	2,012
25200	PICOS RD	CAMPBELL RD	KINGS HWY	CR	2U	U	D	1,300	1268	420	1,510	210	1,132	1,510	378	410	413	412
6790	PORT ST LUCIE BLVD	MARTIN C L	BECKER RD	CR	2U	D	D	5,100	5646	13,760	11,838	6,738	-546	5,923	12,384	11,838	11,932	11 885
6801	PORT ST LUCIE BLVD	BECKER RD	PAAR DR	CR	4D	D	D	5,100	8346	21,346	15,965	10,865	-3,246	5 923	19,211	15,965	12,522	14,244
6802	PORT ST LUCIE BLVD	PAAR DR	TULIP BLVD	CR	4D	D	D	9,800	13583	26,951	20,473	10,673	-3,783	11,382	24,256	20,473	18,667	19,570
6803	PORT ST LUCIE BLVD	TULIP BLVD	DARWIN BLVD	CR	4D	D	D	14,500	18699	31,189	23,871	9,371	-4,199	16,840	28,070	23,871	23,216	23,544
6810	PORT ST LUCIE BLVD	DARWIN BLVD	GATLIN BLVD	CR	4D	D	D	27,500	33021	47,279	37,030	9,530	-5,521	31,939	42,551	37,030	37,799	37,415
6820	PORT ST LUCIE BLVD	GATLIN BLVD	DEL RIO BLVD	CR	6D	D	D	37,500	38543	61,357	54,178	16,678	-1,043	43,553	55,221	54,178	57,309	55,744
6831	PORT ST LUCIE BLVD	DEL RIO BLVD	CAMEO BLVD	CR	6D	D	D	42,000	44422	63,062	54,334	12,334	-2,422	48,779	56,756	54,334	57,239	55,786
6832	PORT ST LUCIE BLVD	CAMEO BLVD	FLORIDAS TURNPIKE	CR	6D	D	D	46,500	48196	66,478	58,134	11,634	-1,696	54,005	59,830	58,134	61,573	59,853
6840	PORT ST LUCIE BLVD	FLORIDAS TURNPIKE	BAYSHORE BLVD	SR	6D	F	F	45,250	48226	66,592	58,470	13,220	-1,463	52,553	59,933	58,957	59,983	58,470
6850	PORT ST LUCIE BLVD	BAYSHORE BLVD	AIROSO BLVD	SR	6D	F	F	44,000	43086	55,875	52,990	8,990	2,702	51,102	50,288	51,202	54,778	52,990
6860	PORT ST LUCIE BLVD	AIROSO BLVD	FLORESTA DR	SR	6D	F	F	48,000	48480	59,065	54,410	6,410	1,251	55,747	53,159	52,679	56,141	54,410
6870	PORT ST LUCIE BLVD	FLORESTA DR	VETERANS MEMORIAL PKWY	SR	6D	F	F	52,000	67235	71,764	51,318	-682	-13,270	60,393	64,568	49 353	53,283	51,318
6880	PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	SR	6D	F	F	36,500	44682	50,148	38,139	1 639	-6,994	42,391	45,133	36 951	39,326	38,139
6890	PORT ST LUCIE BLVD	MORNINGSIDE BLVD	US 1	SR	6D	F	F	34,500	46684	53,114	36,650	2,150	-11,152	40,068	47,802	35 618	37,682	36,650
7000	PRIMA VISTA BLVD	BAYSHORE BLVD	AIROSO BLVD	CR	4D	D	D	28,000	18356	25,103	32,237	4,237	9,644	32,519	22,593	32,237	36,760	34,499
7010	PRIMA VISTA BLVD	AIROSO BLVD	FLORESTA DR	CR	4D	D	D	23,638	21242	29,398	28,854	5,216	2,396	27,453	26,458	28,854	31,405	30,129
7020	PRIMA VISTA BLVD	FLORESTA DR	NARANJA AVE	CR	4D	U	D	34,500	32899	31,041	40,068	5,568	12,131	40,068	27,937	29,538	31,250	30,394
7030	PRIMA VISTA BLVD	NARANJA AVE	RIO MAR DR	CR	4D	U	D	34,500	33996	30,424	40,068	5,568	12,667	40,068	27,382	27,886	29,640	28,763
7040	PRIMA VISTA BLVD	RIO MAR DR	US 1	CR	4D	U	D	29,250	33577	19,239	33,971	4,721	16,656	33,971	17,315	12,988	16,089	14,538
7050	PRIMA VISTA BLVD	US 1	LENNARD RD	CR	4D	D	D	7,800	1371	3,711	9,769	1,969	6,429	9,059	3,340	9,769	20,268	15,019
7100 1	RANGE LINE RD	MARTIN C L	BECKER RD	CR	2U	D	D	1,450	1139	8,284	7,766	6,316	311	1,684	7,455	7,766	10,123	8,945
7100 2	RANGE LINE RD	BECKER RD	2 MI S OF GLADES CUT-OFF RD	CR	2U	D	D	1,450	1406	10,372	9,379	7,929	44	1,684	9,335	9,379	10,269	9,824
7100 3	RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD	GLADES CUT-OFF RD	CR	2U	D	D	1,450	1403	11,916	10,771	9,321	47	1,684	10,724	10,771	11,823	11,297
7101	RANGE LINE RD	GLADES CUT-OFF RD	CANAL-24	CR	4D	C	C	0	0	547	492	492	0	0	492	0	0	0
7102	RANGE LINE RD	CANAL-24	MIDWAY RD	CR	4D	C	C	0	0	545	491	491	0	0	491	0	0	0
7885	RESERVE BLVD	COMMERCE CTR DR	W OF I-95	CR	4D	D	D	9,900	10895	23,250	19,930	10,030	-995	11,498	20,925	19,930	20,282	20,106
7200	RIO MAR DR	PRIMA VISTA BLVD	BEACH AVE	CR	2U	C	C	5,500	0	11,098	9,988	4,488	0	6,388	9,988	15,488	#DIV/0!	#DIV/0!
7210	RIO MAR DR	BEACH AVE	US 1	CR	2U	D	D	5,762	2826	10,398	12,292	6 530	2,936	6,692	9,356	12,292	20,349	16,321
10500.2	ROSSER BLVD	PAAR DR	ANDALUSIA RD	CR	2U	D	D	3,900	2879	5,508	5,978	2,078	1,021	4,529	4,957	5,978	7,163	6,570
10500 1	ROSSER BLVD	ANDALUSIA RD	GATLIN BLVD	CR	4D	D	D	3,900	7964	12,269	6,978	3,078	-4,064	4,529	11,042	6,978	5,768	6,373
2695	SAEGER AVE	CITRUS AVE	US 1	CR	2U	C	#N/A	0	0	542	488	488	0	0	488	0	0	0
3170	SANDIA AVE	PRIMA VISTA	CROSSTOWN	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3171	SANDIA AVE	CROSSTOWN	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3400	SAVAGE BLVD	GATLIN BLVD	GALIANO RD	CR	2U	D	D	2,717	3142	4,524	3,647	930	-425	3,156	4,072	3,647	3,756	3,701
7400	SAVANNAH RD	US 1	INDIAN RIVER DR	CR	2U	D	D	1,850	3416	4,656	2,624	774	-1,566	2,149	4,190	2,624	2,420	2,522
23391	SAVONA BLVD	BECKER RD	PAAR DR	CR	2U	D	D	4,700	7861	12,776	8,337	3,637	-3,161	5,459	11,498	8,337	7,333	7,835
23392	SAVONA BLVD	PAAR DR	GATLIN BLVD	CR	2U	D	D	6,763	7040	9,923	8,653	1,890	-277	7,855	8,930	8,653	9,151	8,902
23400	SAVONA BLVD	GATLIN BLVD	CALIFORNIA BLVD	CR	2U	D	D	11,500	10934	14,622	13,726	2,226	566	13,356	13,160	13,726	14,764	14,245
7409	SELVITZ RD	FLORESTA	BAYSHORE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
7500 1	SELVITZ RD	BAYSHORE BLVD	ST JAMES BLVD	CR	2U	D	D	7,500	6935	9,397	9,022	1,522	565	8,711	8,457	9,022	9,756	9,389
7500 2	SELVITZ RD	ST JAMES BLVD	MIDWAY RD	CR	2U	D	D	7,600	8842	10,637	8,332	732	-1,242	8,827	9,574	8,332	8,777	8,554
7510	SELVITZ RD	MIDWAY RD	GLADES CUT-OFF RD	CR	2U	D	D	6,900	7092	9,865	8,686	1,786	-192	8,014	8,878	8,686	9,214	8,950
7520	SELVITZ RD	GLADES CUT-OFF RD	EDWARDS RD	CR	2U	D	D	11,000	10218	15,653	14,869	3,869	782	12,775	14,087	14,869	16,177	15,523
24110	SEMINOLE RD	FT PIERCE BLVD	NORTH BLVD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
7600	SHINN RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	600	1125	3,633	2,745	2,145	-525	697	3,270	2,745	1,860	2,302

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
7610	SHINN RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	750	932	2,116	1,723	973	-182	871	1,905	1,723	1,635	1,679
7601	SHINN RD	MIDWAY RD	WILLIAMS RD	CR	4D	C	C	0	71	1,056	951	951	0	0	951	0	0	0
7602	SHINN RD	WILLIAMS RD	E-W ROAD 6	CR	4D	C	C	0	0	1,023	921	921	0	0	921	0	0	0
7603	SHINN RD	E-W ROAD 6	GLADES CUT-OFF RD	CR	4D	C	C	0	0	1,044	939	939	0	0	939	0	0	0
7700	SNEED RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	550	1154	1,547	788	238	-804	639	1,392	788	708	748
3080	SOUTHBEND BLVD	BECKER RD	FLORESTA DR	CR	2U	C	D	9,600	10816	11,475	10,328	728	0	11,149	10,328	9 112	9,778	9,445
7320	SR A1A NORTH	SHOREWINDS DR	INDIAN RIVER C L	SR	2U	F	F	5,950	5294	6,495	6,754	804	909	6,910	5,845	6,501	7,007	6,754
7300	SR A1A NORTH	US 1	OLD DIXIE HWY	SR	2U	F	F	7,100	5365	9,252	10,908	3,808	2,581	8,246	8,327	10 052	11,754	10,908
7310	SR A1A NORTH	OLD DIXIE HWY	N HWY A1A	SR	2U	F	F	7,900	9281	13,808	11,163	3,263	-1,262	9,175	12,425	11 044	11,281	11,163
7360 2	SR A1A SOUTH	OCEAN DR	BINNEY DR	SR	2U	C	F	10,400	15087	14,542	13,088	2,688	0	12,079	13,088	8,401	9,623	9,012
7360 3	SR A1A SOUTH	BINNEY DR	SOUTH CAUSEWAY PARK	SR	2U	F	F	13,300	15087	17,654	14,521	1,221	-1,368	15,447	15,889	14 102	14 940	14,521
7330	SR A1A SOUTH	MARTIN C L	NETTLES ISLAND	SR	2U	F	F	13,900	12028	14,323	15,326	1,426	2,436	16,143	12,891	14,763	15,890	15,326
7370	SR A1A SOUTH	SOUTH CAUSEWAY PARK	INDIAN RIVER DR	SR	4U	F	F	12,500	15087	17,654	13,672	1,172	-2,217	14,518	15,889	13 302	14,042	13,672
7340	SR A1A SOUTH	NETTLES ISLAND	FPL PLANT	SR	2U	U	F	10,300	7295	7,582	11,962	1,662	5,139	11,962	6,823	9,828	10,276	10,052
7380	SR A1A SOUTH	INDIAN RIVER DR	US 1	SR	4D	F	F	11,700	12188	14,376	12,849	1,149	-89	13,588	12,938	12,450	13,248	12,849
7350	SR A1A SOUTH	FPL PLANT	BLUE HERON BLVD	SR	2U	U	F	6,850	5082	4,331	7,956	1,106	4,058	7,556	3,898	5,666	5,604	5,635
7360 1	SR A1A SOUTH	BLUE HERON BLVD	SEAWAY DR	SR	2U	F	F	5,450	8513	11,448	7,138	1,688	-3,165	6,330	10,303	7,240	7,036	7,138
24900	ST JAMES BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	C	4,100	0	5,248	4,723	623	0	4,762	4,723	8,823	#DIV/0!	#DIV/0!
1100 1	ST JAMES DR	AIROSO BLVD	ST JAMES BLVD	CR	4D	D	D	21,567	13497	18,110	24,369	2,802	8,070	25,048	16,299	24,369	27,781	26,075
1100 2	ST JAMES DR	ST JAMES BLVD	PEACHTREE BLVD	CR	4D	D	D	18,500	15709	21,365	22,020	3,520	2,791	21,486	19,229	22,020	24,154	23,087
1100 31	ST JAMES DR	PEACHTREE BLVD	TELFORD AVE	CR	4D	D	D	17,750	12378	16,497	20,219	2,469	5,372	20,615	14,847	20,219	22,710	21,465
1100 32	ST JAMES DR	TELFORD AVE	MIDWAY RD	CR	4D	D	D	17,000	13632	18,488	20,006	3,006	3,368	19,744	16,638	20,006	22,131	21,069
7810	ST LUCIE BLVD	KINGS HWY	KEEN RD	CR	2U	D	D	5,090	4404	5,671	5,790	700	686	5,912	5,104	5,790	6,292	6,041
7820	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	3246	4,826	6,198	1,098	1,854	5,923	4,344	6,198	7,279	6,738
7830 1	ST LUCIE BLVD	25TH ST	SENECA AVE	SR	2U	U	F	4,500	8670	5,217	5,226	726	531	5,226	4,695	525	2,599	1,562
7830 2	ST LUCIE BLVD	SENECA AVE	US 1	SR	2U	U	F	4,500	7140	3,360	5,226	726	2,202	5,226	3,024	384	2,033	1,208
7830 3	ST LUCIE BLVD	US 1	OLD DIXIE HWY	CR	2U	C	C	0	0	145	131	131	0	0	131	0	0	0
7890	ST LUCIE WEST BLVD	W OF I-95	E OF I-95	CR	4D	D	D	20,250	20580	49,959	44,633	24,383	-330	23,518	44,963	44,633	47 192	45,913
7900	ST LUCIE WEST BLVD	E OF I-95	CALIFORNIA BLVD	CR	6D	D	D	30,000	29560	55,599	50,479	20,479	440	34 842	50 039	50,479	54,170	52,325
7910	ST LUCIE WEST BLVD	CALIFORNIA BLVD	COUNTRY CLUB DR	CR	6D	D	D	36,500	18000	37,450	52,205	15,705	18,500	42,391	33,705	52,205	72,902	62,553
7920	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CASHMERE BLVD	CR	6D	D	D	36,500	23122	40,013	49,390	12,890	13,378	42,391	36,012	49,390	60,638	55,014
7930	ST LUCIE WEST BLVD	CASHMERE BLVD	BAYSHORE BLVD	CR	6D	D	D	43,000	28418	52,465	61,801	18,801	14,582	49,940	47,219	61,801	76,211	69,006
3290 6	STONY CREEK WAY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	4,568	4,129	4,129	0	0	4,129	0	0	0
3290 7	STONY CREEK WAY	N-S ROAD A	TRADITION PKWY	CR	4D	C	C	0	0	5,712	5,141	5,141	0	0	5,141	0	0	0
8000	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	636	2,793	4,228	1,878	1,714	2,729	2,514	4,228	9,907	7,067
8010	SUNRISE BLVD	BELL AVE	EDWARDS RD	CR	2U	D	D	3,300	1334	4,103	5,658	2,358	1,986	3,833	3,692	5,658	9 743	7,700
8020 1	SUNRISE BLVD	EDWARDS RD	CORTEZ BLVD	CR	2U	D	D	4,950	675	2,343	6,383	1,433	4,275	5,749	2,108	6,383	16,491	11,437
8020 2	SUNRISE BLVD	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,300	1658	3,543	6,831	1,531	3,642	6,155	3,189	6,831	10 873	8,852
8030	SUNRISE BLVD	VIRGINIA AVE	OLEANDER AVE	CR	2U	U	D	4,700	4520	4,643	5,459	759	1,280	5,459	4,178	4 358	4,634	4,496
8041	SUNRISE BLVD	OLEANDER AVE	7TH ST	CR	2D	U	D	4,700	7380	7,420	5,459	759	-1,219	5,459	6,678	3 998	4,536	4,267
8042	SUNRISE BLVD	7TH ST	US 1	CR	2D	U	D	3,400	2686	2,703	3,949	549	1,516	3,949	2,433	3 147	3,285	3,216
4410 7	TAYLOR DAIRY RD	ANGLE RD	ST LUCIE BLVD	CR	2U	C	#N/A	0	0	704	634	634	0	0	634	0	0	0
25980	THORNHILL DR	BAYSHORE BLVD	FLORESTA DR	CR	2U	D	D	4,700	7228	11,117	7,476	2,776	-2,528	5,459	10,006	7,478	6,940	7,209
5200 11	TIFFANY AVE	US 1	HILLMOOR DR	CR	4D	U	D	9,680	14348	10,467	11,242	1,562	1,822	11,242	9,420	4,752	6,779	5,766
5200 12	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	9235	7,904	7,114	614	0	7,549	7,114	4 379	5,341	4,860
5200 2	TIFFANY AVE	VILLAGE GREEN DR	LENNARD RD	CR	4D	C	D	5,150	6124	7,763	6,987	1,837	0	5,981	6,987	6,013	6,267	6,140
22900 1	TORINO PKWY	CASHMERE BLVD	VOLUCIA DR	CR	2U	D	D	5,600	3645	6,888	8,154	2,554	1,955	6,504	6,199	8,154	10,159	9,157
22900 2	TORINO PKWY	VOLUCIA DR	CALIFORNIA BLVD	CR	2U	D	D	5,600	3069	4,908	6,948	1,348	2,531	6,504	4,417	6,948	8,597	7,773
22910 1	TORINO PKWY	CALIFORNIA BLVD	EAST TORINO PKWY	CR	2U	C	C	0	2101	3,510	3,159	3,159	0	0	3,159	0	0	0
3290 8	TRADITION PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	5,886	5,297	5,297	0	0	5,297	0	0	0
3290 9	TRADITION PKWY	N-S ROAD A	STONY CREEK WAY	CR	4D	C	C	0	0	13,030	11,727	11,727	0	0	11,727	0	0	0
3290 10	TRADITION PKWY	STONY CREEK WAY	COMMUNITY BLVD	CR	4D	C	C	0	0	20,030	18,027	18,027	0	0	18,027	0	0	0
3290 11	TRADITION PKWY	COMMUNITY BLVD	VILLAGE PKWY	CR	4D	C	D	4,300	5071	23,815	21,434	17,134	0	4,994	21,434	20,663	19 386	20,024
3290 12	TRADITION PKWY	VILLAGE PKWY	W OF I-95	CR	6D	C	D	19,500	11950	64,165	57,749	38,249	0	22 647	57,749	65 299	100 516	82,907
24610 2	TULIP BLVD	PAAR DR	DARWIN BLVD	CR	2U	D	D	3,800	2140	2,974	4,337	537	1,660	4,413	2,677	4,337	5,070	4,703
24600	TULIP BLVD	DARWIN BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	6,800	2998	4,475	7,829	1,029	3,802	7,898	4,027	7,829	9,743	8,786
24610 1	TULIP BLVD	PORT ST LUCIE BLVD	PAAR DR	CR	2U	D	D	3,550	3375	7,380	6,817	3,267	175	4,123	6,642	6,817	7 452	7,135
8100	US 1	MARTIN C L	LENNARD RD	SR	8D	F	F	55,000	67590	79,851	60,827	5,827	-11,039	63,877	71,866	59 276	62 378	60,827
8110	US 1	LENNARD RD	PORT ST LUCIE BLVD	SR	8D	F	F	55,000	63726	73,784	59,407	4,407	-6,999	63,877	66,406	57 680	61 134	59,407
8120	US 1	PORT ST LUCIE BLVD	JENNINGS RD	SR	6D	F	F	46,000	38098	47,050	52,392	6 392	10,047	53,424	42,345	50 247	54 536	52,392
8130	US 1	JENNINGS RD	TIFFANY AVE	SR	6D	F	F	37,000	36171	49,265	46,773	9 773	2,434	42,972	44,339	45 168	48 376	46,773
8140	US 1	TIFFANY AVE	WALTON RD	SR	6D	F	F	40,750	36252	52,214	53,917	13 167	6,925	47,327	46,992	51 490	56 344	53,917
8150	US 1	WALTON RD	VILLAGE GREEN DR	SR	6D	F	F	44,500	44588	60,106	55,797	11,297	1,702	51,682	54,095	54,007	57 587	55,797
8160	US 1	VILLAGE GREEN DR	SPANISH LAKES BLVD	SR	6D	U	F	48,000	49113	50,099	55,747	7,747	10,658	55,747	45,089	43,976	47,005	45,490
8170	US 1	SPANISH LAKES BLVD	PRIMA VISTA BLVD	SR	6D	U	F	48,000	49201	49,632	55,747	7,747	11,078	55,747	44,669	43,468	46,484	44,976
8180	US 1	PRIMA VISTA BLVD	RIO MAR DR	SR	6D	U	F	36,500	38502	41,008	42,391	5,891	5,484	42,391	36,908	34,906	37,321	36,113
8190	US 1	RIO MAR DR	KITTERMAN RD	SR	6D	F	F	34,750	35499	48,407	44,153	9,403	587	40,359	43,566	42 817	45,490	44,153
8200 1	US 1	KITTERMAN RD	S OF SAEGER AVE	SR	6D	F	F	33,000	34256	46,252	41,572	8,572	-54	38,326	41,627	40,371	42,774	41,572
8200 2	US 1	S OF SAEGER AVE	EASY ST	SR	6D	F	F	33,000	33097	45,991	42,658	9,658	1,267	38,326	41,392	41,295	44,022	42,658
8210	US 1	EASY ST	MIDWAY RD	SR	6D	F	F	31,000	29275	41,435	40,569	9,569	3,277	36,003	37,291	39,016	42,121	40,569
8220	US 1	MIDWAY RD	WEATHERBEE RD	SR	4D	F	F	28,000	27302	33,034	31,476	3,476	1,745	32,519	29,730	30,428	32,523	31,476
8230	US 1	WEATHERBEE RD	FARMERS MARKET RD	SR	4D	F	F	30,000	28394	35,011	34,314	4,314	2,804	34,942	31,510	33,116	35,512	34,314
8240	US 1	FARMERS MARKET RD	EDWARDS RD	SR	4D	F	F	32,000	28653	35,514	36,693	4,693	4,730	37,165	31,963	35,310	38,076	36,693
8250	US 1	EDWARDS RD	SAVANNAH RD	SR	4D	F	F	31,750	27480	34,503	36,796	5,046	5,744	36,874	31,053	35,323	38,270	36,796
8260 2	US 1	SAVANNAH RD	GARDENIA AVE	SR	4D	F	F	31,500	29108	35,929	36,027	4,527	3,691	36,584	32,336	34,728	37,326	36,027
8260 1	US 1	GARDENIA AVE	VIRGINIA AVE	SR	4D	F	F	31,500	29053	35,758	35,924	4,424	3,742	36,584	32,182	34,629	37,219	35,924
8270 1	US 1	VIRGINIA AVE	OHIO AVE	SR	4D	F	F	40,000	12291	16,573	47,201	7,201	32,286	46,456	14,916	42,625	51,778	47,201
8270 2	US 1	OHIO AVE	GEORGIA AVE	SR	4D	F	F	35,500	13213	17,170	41,012	5,512	25,560	41,230	15,453	37,740	44,285	41,012
8280	US 1	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	31,000	11328	17,697	41,045	10,045	25,118	36,003	15,927	35,599	46,491	41,045
8290	US 1	DELAWARE AVE	CITRUS AVE	SR	4D	F	F	26,350	11757	17,982	34,733	8,383	18,549	30,603	16,184	30 777	38,690	34,733
8300	US 1	CITRUS AVE	ORANGE AVE	SR	4D	F	F	21,700	5944	14,315	39,404	17,704	26,521	25,202	12,883	28,639	50 168	39,404
8310	US 1	ORANGE AVE	AVENUE A	SR	4D	F	F	23,350	8423	13,256	37,560	14,210	25,630	27,119	11,930	28,857	46,263	37,560
8320 1	US 1	AVENUE A	AE BACKUS AVE	SR	4D	F	F	23,350	6845	13,369	36,917	13,567	24,885	27,119	12,032	28,737	45,097	36,917
8320 2	US 1	AE BACKUS AVE	AVENUE D	SR	4D	F	F	23,350	7052	14,175	37,057	13,707	24,299	27,119	12,758	29,056	45,058	37,057
8330	US 1	AVENUE D	SR A1A SOUTH	SR	4D	F	F	25,000	5582	13,269	44,205	19,205	32,263	29,035	11,942	31,360	57,051	44,205
8340 1	US 1	SR A1A SOUTH	AVENUE H	SR	4D	F	F	23,500	13303	24,747	37,218	13,718	14,946	27,293	22,272	32,469	41,967	37,218
8340 2	US 1	AVENUE H	OLD DIXIE HWY	SR	4D	F	F	24,250	20026	29,115	32,137	7,887	5,933	28,164	26,204	30,428	33,846	32,137
8350 1	US 1	OLD DIXIE HWY	AVENUE O	SR	4D	F	F	24,250	18687	23,284	27,763	3,513	6,807	28,164	20,956	26,519	29,007	27,763
8350 2	US 1	AVENUE O	SR A1A NORTH	SR	4D	F	F	20,300	23399	30,251	24,661	4,361	-2,565	23,576	27,226	24,127	25,195	24,661
8360	US 1	SR A1A NORTH	JUANITA AVE	SR	4D	F	F	21,050	23182	31,818	27,120	6,070	-1,516	24,447	28,636	26,504	27,736	27,120
8370	US 1	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	17,100	20246	26,872	21,413	4,313	-2,771	19,860	24,184	21,038	21,788	21,413
8380	US 1	ST LUCIE BLVD	25TH ST	SR	4D	C	F	16,800	23298	25,654	23,089	6,289	0	19,512	23,089	16,591	17,759	17,175
8390	US 1	25TH ST	INDRIO RD	SR	4D	F	F	16,500	23112	35,694	24,988	8,488	-7,137	19,163	32,125	25,513	24,463	24,988
8400	US 1	INDRIO RD	KINGS HWY	SR	4D	F	F	18,000	18764	27,485	24,642	6,642	-95	20,905	24,737	23,973	25,311	24,642
8410	US 1	KINGS HWY	INDIAN RIVER C L	SR	4D	F	F	19,500	25749	38,035	27,817	8,317	-6,414	22,647	34,232	27,983	27,652	27,817
5400	VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD	LYNGATE DR	CR	4D	U	D	15,100	15892	11,970	17,537	2,437	6,764	17,537	10,773	9,981	10,919	10,450
5410	VETERANS MEMORIAL PKWY	LYNGATE DR	US 1	CR	4D	U	D	10,461	9103	7,552	12,149	1,688	5,353	12,149	6,796	8,154	8,331	8,243
10330	VILLAGE GREEN DR	US 1	WALTON RD	CR	4D	D	D	6,700	5218	16,443	16,281	9,581	1,482	7,781	14,799	16,281	20,268	18,274
10340	VILLAGE GREEN DR	WALTON RD	TIFFANY AVE	CR	2U	D	D	3,600	3170	5,325	5,222	1,622	430	4,181	4,792	5,222	5,805	5,514
9110 1	VILLAGE PKWY	BECKER RD	PAAR (WEST)	CR	4D	C	C	1,800	2	15,183	13,665	11,865	0	2,091	13,665	15,463	########	6,566,787
9110 2	VILLAGE PKWY	PAAR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	1,800	2	17,044	15,339	13,539	0	2,091	15,339	17 137	########	7,371,433
9110 3	VILLAGE PKWY	OPEN VIEW (WEST)	DISCOVERY WAY	CR	4D	C	C	1,800	2	20,046	18,041	16,241	0	2,091	18,041	19 839	########	8,669,792
9110 4	VILLAGE PKWY	DISCOVERY WAY	TRADITION PKWY	CR	6D	D	D	1,800	402	35,532	33,377	31,577	1,398	2,091	31,979	33,377	152,736	93,057
9120 1	VILLAGE PKWY	TRADITION PKWY	WESTCLIFFE LN	CR	4D	D	D	16,000	3812	10,879	22,179	6,179	12,388	18,582	9,791	22,179	46,261	34,220
9120 2	VILLAGE PKWY	WESTCLIFFE LN	CROSSROADS PKWY	CR	4D	D	D	5,400	2282	7,441	9,815	4,415	3,118	6,272	6,697	9,815	16,904	13,360
8501	VIRGINIA AVE	OKEECHOBEE RD	HARTMAN RD	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
8502	VIRGINIA AVE	HARTMAN RD	35TH ST	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
8500 2	VIRGINIA AVE	35TH ST	25TH ST	SR	6D	F	F	22,500	21067	34,083	33,527	11,027	2,852	26,132	30,675	32,108	34,946	33,527
8510	VIRGINIA AVE	25TH ST	13TH ST	SR	6D	F	F	24,750	30435	40,181	30,923	6,173	-5,240	28,745	36,163	30,478	31,368	30,923
8520 1	VIRGINIA AVE	13TH ST	11TH ST	SR	6D	F	F	24,000	31769	39,341	28,085	4,085	-7,322	27,874	35,407	27,638	28,531	28,085
8520.2	VIRGINIA AVE	11TH ST	SUNRISE BLVD	SR	6D	F	F	24,000	30436	37,807	28,105	4,105	-5,921	27,874	34,026	27,590	28,620	28,105
8530	VIRGINIA AVE	SUNRISE BLVD	OLEANDER AVE	SR	6D	F	F	22,500	25556	32,653	26,965	4,465	-2,423	26,132	29,387	26,331	27,598	26,965
8540 1	VIRGINIA AVE	OLEANDER AVE	COLONIAL RD	SR	6D	F	F	21,000	19709	23,424	23,166	2,166	2,085	24,389	21,082	22,373	23,960	23,166
8540 2	VIRGINIA AVE	COLONIAL RD	US 1	SR	6D	F	F	21,000	20660	25,047	24,413	3,413	388	24,389	24,045	24,385	24,441	24,413
22916	VOLUCIA DR	TORINO PKWY	BLANTON BLVD	CR	2U	C	C	0	3459	5,468	5,250	5,250	0	0	5,250	0	0	0
8600	WALTON RD	US 1	VILLAGE GREEN DR	CR	4D	U	D	12,450	7081	4,700	14,459	2,009	9,948	14,459	4,512	9,881	7 932	8,906
8610	WALTON RD	VILLAGE GREEN DR	LENNARD RD	CR	4D	D	D	9,900	6589	13,152	15,937	6,037	3,311	11,498	12,626	15,937	18,970	17,453
8620	WALTON RD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	7,300	7764	12,476	11,513	4,213	-464	8,478	11,977	11,513	11,261	11,387
8630	WALTON RD	GREEN RIVER PKWY	INDIAN RIVER DR	CR	2U	D	D	4,850	6327	9,594	7,733	2,883	-1,477	5,633	9,210	7,733	7,060	7,396
8890	WEATHERBEE RD	OLEANDER AVE	US 1	CR	2U	D	D	2,200	4676	8,111	5,311	3,111	-2,476	2,555	7,787	5,311	3,663	4,487
8900	WEATHERBEE RD	US 1	MIDWAY RD	CR	2U	D	D	5,400	2678	3,928	6,493	1,093	2,722	6,272	3,771	6,493	7,604	7,049
24500	WESTCLIFFE LN	TREMONTE AVE	VILLAGE PKWY	CR	4D	D	D	1,100	324	3,928	4,547	3,447	776	1,278	3,771	4,547	12,802	8,675
9010	WESTMORELAND BLVD	MARTIN C L	MORNINGSIDE BLVD	CR	2D	D	D	8,800	10292	12,739	10,736	1,936	-1,492	10,220	12,230	10,736	10,457	10,597
9000	WESTMORELAND BLVD	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	12,300	7951	10,894	14,808	2,508	4,349	14,285	10,459	14,808	18,179	15,493
3165	WHITMORE DR	BAYSHORE BLVD	AIROSO BLVD	CR	2U	C	C	0	5229	4,384	4,209	4,209	0	0	4,209	0	0	0
3166	WHITMORE DR	AIROSO BLVD	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0

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
3167	WHITMORE DR	THORNHILL	FLORESTA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25006	WILLIAMS EXT	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	298	286	286	0	0	286	0	0	0
25007	WILLIAMS EXT	ARTERIAL A	GLADES CUTOFF RD	CR	4D	C	C	0	0	10	10	10	0	0	10	0	0	0
25005	WILLIAMS RD	SHINN RD	MCCARTY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
25995	WINTER GARDEN PKWY	KINGS HWY	FT PIERCE BLVD	CR	2U	C	C	3,100	0	3,488	3,348	248	0	3,600	3,348	6,448	#DIV/0!	#DIV/0!

ORANGE AVE FROM KINGS HIGHWAY TO E OF I-95 SB RAMP
4461681 SIS



Project Description: INTERCHANGE - ADD LANES
Extra Description: ADD EB RIGHT TURN LANE FROM ORANGE AVE TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE TO NB KINGS HIGHWAY. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE AND KINGS HIGHWAY. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
Lead Agency: MANAGED BY FDOT
From: KINGS HIGHWAY
Length: .646
To: E OF I-95 SB RAMP
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	ACFP	0	310,000	0	0	0	310,000
PE	ACFP	0	0	0	477,924	0	477,924
ROW	ACFP	0	0	0	0	345,821	345,821
ENV	ACFP	0	0	0	10,000	0	10,000
			310,000		**487,924**	**345,821**	**1,143,745**

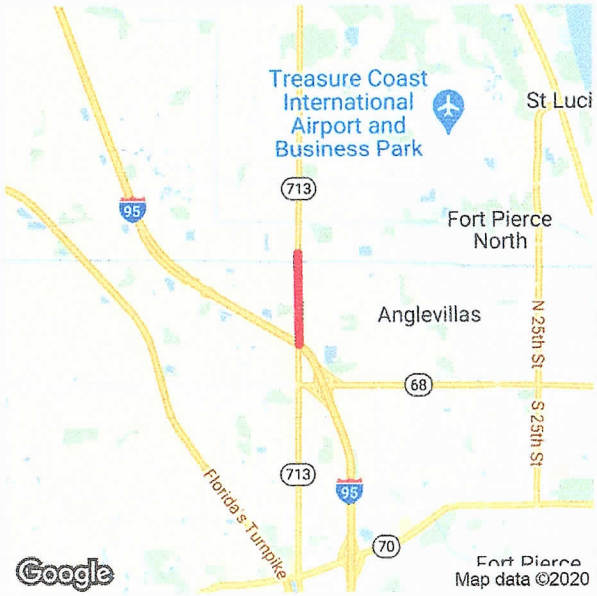
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,143,745
LRTP: Page 7-1

B-8

Notes

KINGS HIGHWAY 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: 1.400 **To:** N OF COMMERCIAL CIR
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

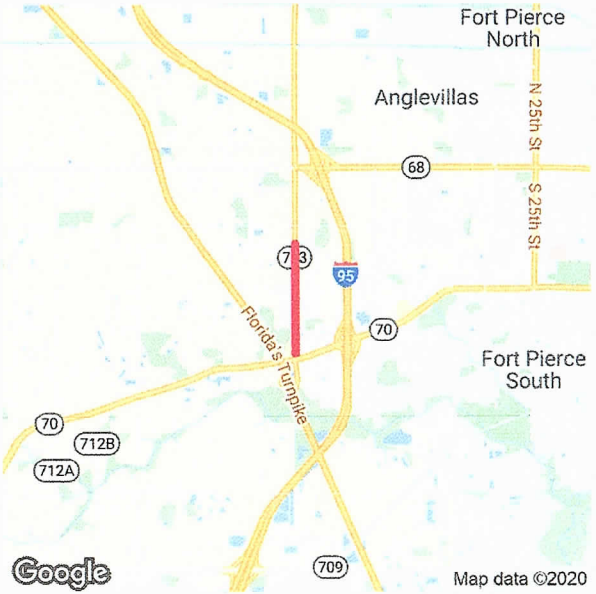
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	**9,618,552**	**5,000,000**	**45,766,984**	**99,346**	**61,382,827**

B-9

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD
2302568 Non-SIS



Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-6
Lead Agency: MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
Length: 1.890 **To:** NORTH OF PICOS ROAD
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

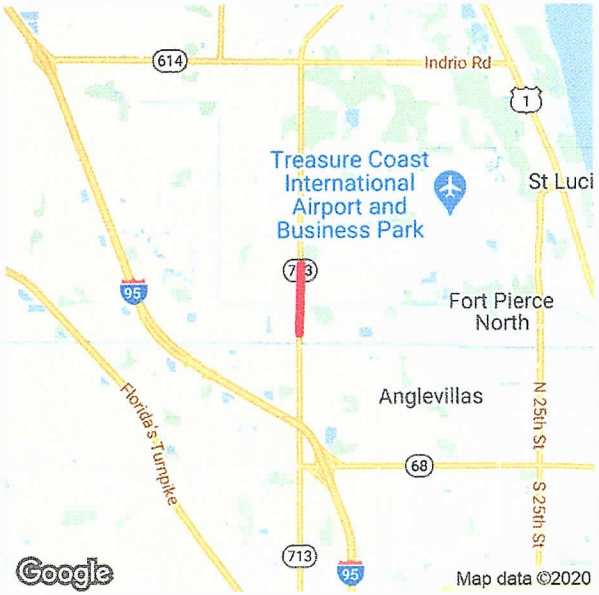
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DIH	27,898	27,898	0	0	0	55,796
CST	DIH	0	0	57,694	0	0	57,694
PE	DDR	194,076	0	0	0	0	194,076
CST	DDR	0	0	655,611	0	0	655,611
		221,974	**27,898**	**713,305**			**963,177**

B-10

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM N OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS



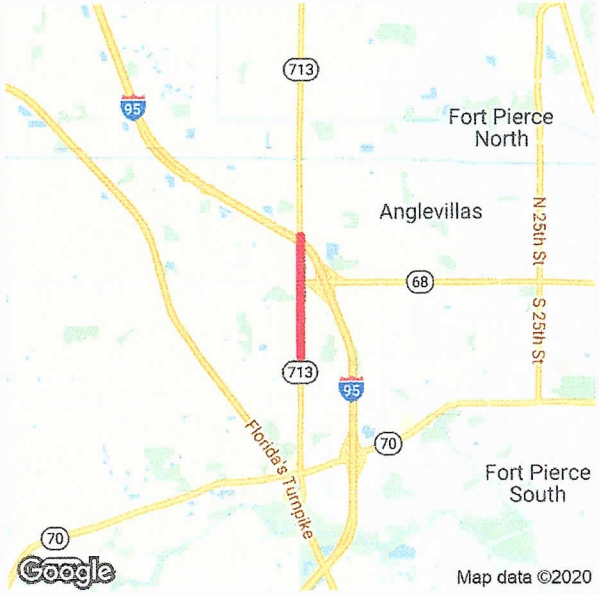
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE
Length: 1.210 **To:** NORTH OF ST LUCIE BLVD
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	1,646,606	1,901,548	1,878,190	0	0	5,426,344
CST	SA	0	0	3,655,351	0	0	3,655,351
CST	DS	0	0	8,096,315	0	0	8,096,315
CST	DIH	0	0	125,524	129,007	0	254,531
CST	DDR	0	0	15,567,100	0	0	15,567,100
ROW	DDR	0	0	2,150,983	0	0	2,150,983
		1,646,606	**1,901,548**	**31,473,463**	**129,007**		**35,150,624**

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD 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 ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
Length: 1.217
To: NORTH OF I-95 OVERPASS
Phase Group: RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL, RAILROAD & UTILITIES

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	DS	0	72,874	0	0	0	72,874
ROW	DDR	0	157,583	0	0	0	157,583
			230,457				**230,457**

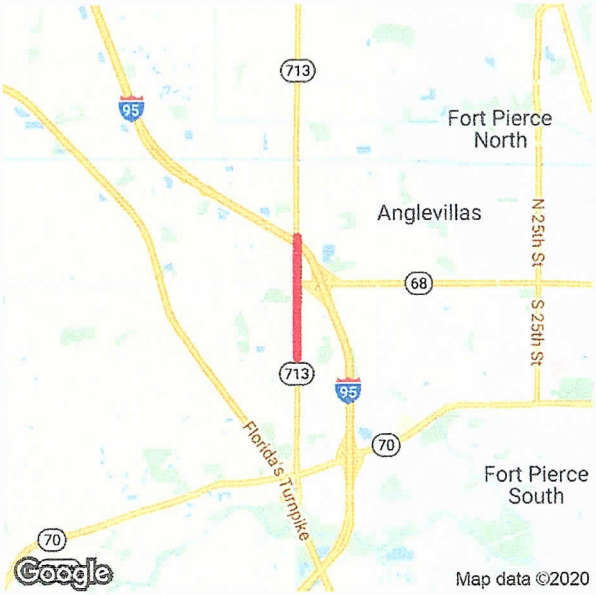
B-12

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
LRTP: Page 6-2

Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS

4380411 Non-SIS



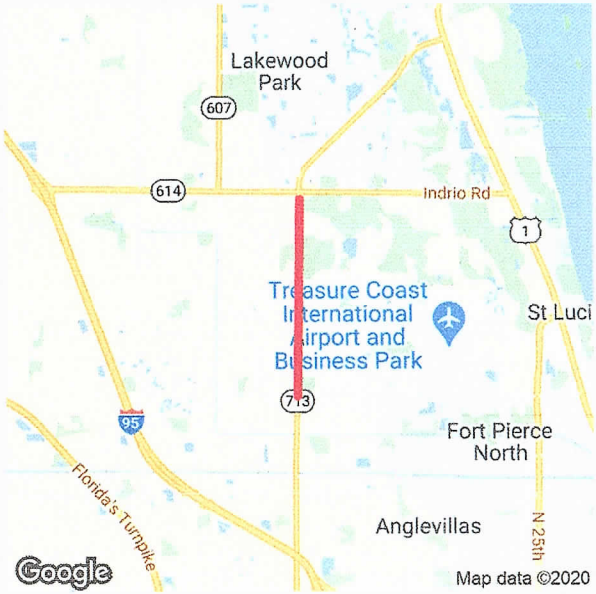
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.552 **To:** NORTH OF I-95 OVERPASS
Phase Group: PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DS	150,525	0	0	0	0	150,525
ENV	DS	5,000	0	0	0	0	5,000
PE	DIH	5,000	0	0	0	0	5,000
CST	DIH	0	0	44,730	0	0	44,730
CST	DDR	0	0	508,288	0	0	508,288
		160,525		**553,018**			**713,543**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 713,543
LRTP: Page 6-2

Notes

KINGS HIGHWAY FROM NORTH OF ST LUCIE BLVD TO INDRIO ROAD
4383793 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED
Lead Agency: MANAGED BY FDOT
From: ST LUCIE BOULEVARD
Length: 2.190
To: SOUTH OF INDRIO ROAD
Phase Group: RIGHT OF WAY, PRELIMINARY ENGINEERING

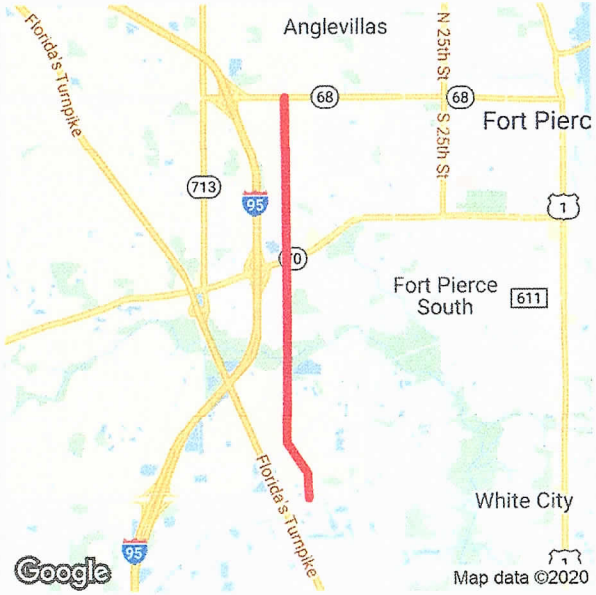
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SA	0	0	3,605,309	0	0	3,605,309
ROW	DS	0	0	6,939,345	0	0	6,939,345
ROW	DIH	0	0	162,000	0	0	162,000
ROW	DDR	0	0	353,970	0	0	353,970
				11,060,624			**11,060,624**

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

JENKINS ROAD FROM MIDWAY ROAD TO ORANGE AVENUE

4463311 Non-SIS



Project Description: PD&E/EMO STUDY
Extra Description: 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: MIDWAY ROAD
Length: 2.128
To: ORANGE AVENUE
Phase Group: P D & E

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	TRIP	0	0	0	0	375,000	375,000
PDE	SU	0	0	0	0	20,000	20,000
PDE	LFP	0	0	0	0	375,000	375,000
						770,000	**770,000**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 770,000
LRTP: Page 6-5

Notes

APPENDIX C

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | 39 Acre Residential Development | | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

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

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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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10

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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12

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						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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13

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US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

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19

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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	
****Proposed Zoning/FLU**	
***Change in Demand**	

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	

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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

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:
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					
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

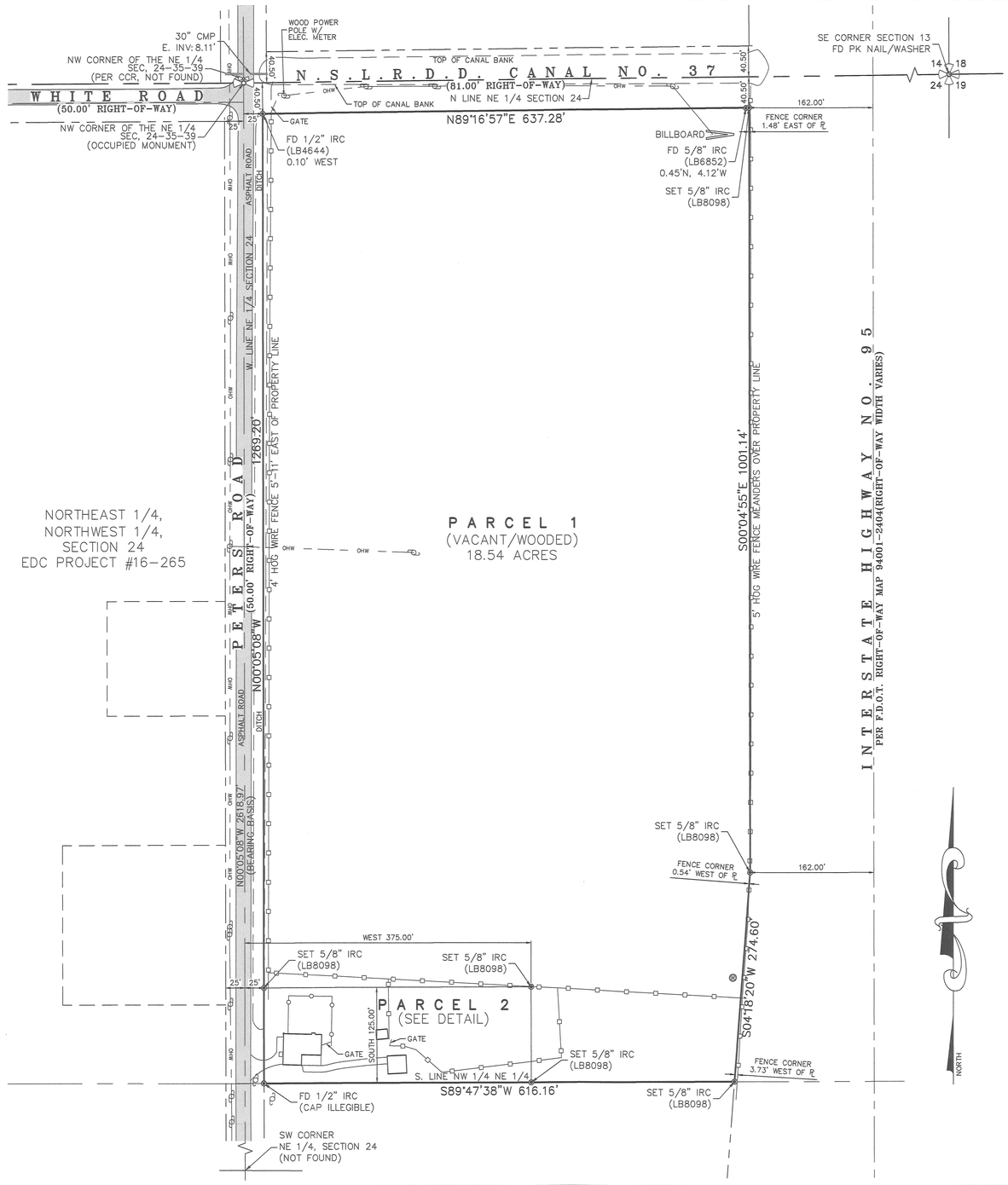
BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.



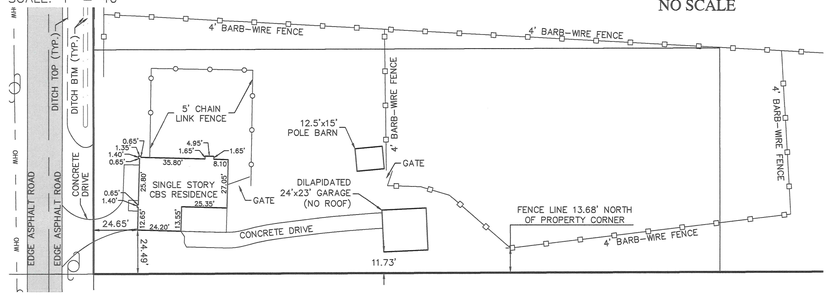
ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE		DECORATIVE LIGHT POST	(F)	FPL MANHOLE		METAL LIGHT POST	P.T.	POINT OF TANGENCY		STREET SIGN
AL	ARC LENGTH	(D)	DEED	SQ FT.	SQUARE FEET		METAL PIPE	P.O.T.	POINT OF TERMINUS	TELE RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	D.B.	DEED BOOK	GAS	GAS VALVE		MONITORING WELL	PVC	POLYVINYL CHLORIDE	TOE	TOE OF SLOPE
BFP	BACK FLOW PREVENTER	ø	DIAMETER (DIA.)	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MON	MONUMENT	PSL	PORT SAINT LUCIE, FLORIDA	TOB	TOP OF BANK/BERM
	BENCHMARK (BM)	D	DRAINAGE MANHOLE	GND	GROUND	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	PLS	PROFESSIONAL LAND SURVEYOR	T.O.N.	TOP OF NUT
	BIKE RACK	DIP	DUCTILE IRON PIPE		GROUND LIGHT	N/D	NON DESCRIPT NAIL AND DISK	R	RADIUS	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
CATV	CABLE RISER	E	EAST/EASTING		GUY WIRE ANCHOR	N.R.	NON RADIAL	RGE	RANGE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
(C)	CALCULATED	EOW	EDGE OF WATER		HANDICAP	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RTK	REAL TIME KINEMATIC	TWNSHP	TOWNSHIP
	CATCH BASIN	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE PIPE	N	NORTH OR NORTHING	RWV	RECLAIMED WATER VALVE	T	TRAFFIC HANDHOLD
℄	CENTERLINE	EM	ELECTRIC METER	HWF	HOG WIRE FENCE	No.	NUMBER	RLS	REGISTERED LAND SURVEYOR	TSCB	TRAFFIC SIGNAL CONTROL BOX
CCR	CERTIFIED CORNER RECORD	ELEC PANEL	ELECTRICAL PANEL		HYDRANT	O.R.B.	OFFICIAL RECORDS BOOK	RCP	REINFORCED CONCRETE PIPE	TYP	TYPICAL
CLF	CHAIN LINK FENCE	EL./ELEV.	ELEVATION	IN	INCH	OHW	OVER HEAD WIRES	R/W	RIGHT-OF-WAY	UNK	UNKNOWN
CHD.	CHORD	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	INV	INVERT	PG	PAGE	R/C	ROD AND CAP	UNKN HH	UNKNOWN HANDHOLD
CO	CLEAN OUT	F.O.	FIBER OPTIC	IP	IRON PIPE	PCN	PARCEL CONTROL NUMBER		SANITARY MANHOLE	UNKN BOX	UNKNOWN RISER BOX
COMM RISER	COMMUNICATION RISER	FOHH	FIBER OPTIC HAND HOLE	IR	IRON ROD	PK NAIL	PARKER-KALON NAIL	SV	SANITARY VALVE	U	UNKNOWN TYPE MANHOLE
CONC	CONCRETE		FIBER OPTIC MARKER	IR/C	IRON ROD AND CAP	PK/D	PARKER-KALON NAIL & DISK	SEC	SECTION	VCP	VITRIFIED CLAY PIPE
	CONCRETE LIGHT POST	FIBER RISER	FIBER OPTIC RISER		IRRIGATION CONTROL VALVE	PCP	PERMANENT CONTROL POINT		PROPERTY CORNER	WM	WATER METER
CM	CONCRETE MONUMENT	(M)	FIELD MEASURED	L	LENGTH	PRM	PERMANENT REFERENCE MONUMENT		RIGHT-OF-WAY CONTROL	W	WATER SERVICE METER (WM)
CPP	CONCRETE POWER POLE (CPP)	F.F.E.	FINISHED FLOOR ELEVATION		LIGHT POST	P.B.	PLAT BOOK		SIGN	WV	WATER VALVE (WV)
	CONCRETE POWER POLE W/STREET LIGHT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MAG/D	MAG NAIL MAG BRAND NAIL	(P)	PLAT DATA	S	SOUTH	W	WEST
	CONCRETE SIGNAL LIGHT POLE	FPL	FLORIDA POWER AND LIGHT		MAILBOX	P.O.B.	POINT OF BEGINNING		SPIGOT	WF	WOOD FENCE
CMP	CORRUGATED METAL PIPE	FT	FOOT	M.C.	MARTIN COUNTY	P.O.C.	POINT OF COMMENCEMENT		SPRINKLER VALVE		WOOD POLE STREET LIGHT
	CURB INLET	FM	FORCE MAIN	MHWL	MEAN HIGH WATER LINE	P.C.C.	POINT OF COMPOUND CURVE	S.L.C.	ST. LUCIE COUNTY		WOOD POWER POLE
		FND	FOUND	MLWL	MEAN LOWER WATER LINE	P.C.	POINT OF CURVATURE	STA	STATION		
									STORMWATER DRAINAGE MANHOLE		

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

MICHAEL T. OWEN "PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA

SIGNATURE DATE: 10-30-20

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 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

DRAWN BY	SPT
CHECKED BY	MTO
FIELD CREW	JP
FILENAME	20-298 Boundary_rev2.dwg
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	October 29, 2020

DATE	REVISION COMMENTS
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-298

1 OF 1

Z:\EDC-2020\20-298 - Lazydays RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary_rev2.dwg, 10/30/2020 3:18 PM
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.

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

Property Identification

Site Address: PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-122-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 14231
Map ID: 23/24N
Zoning: Comm Genra

Ownership

R V Development Llc

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110

Legal Description

24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT IN SW COR- (17.70 AC) (OR 1828-2810)

Current Values

Just/Market Value:	$1,062,000
Assessed Value:	$4,868
Exemptions:	$0
Taxable Value:	$4,868

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.**

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	17.7
Land Size (SF):	771,012

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Sep 24, 2003
Book/Page:	1828 / 2810
Sale Code:	XX02
Deed:	WD
Grantor:	Griffin Chester B
Price:	$1,750,100
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$1,062,000
Just/Market:	$1,062,000
Ag Credit:	$1,057,132
Save Our Homes or 10% Cap:	$0
Assessed:	$4,868
Exemption(s):	$0
Taxable:	$4,868

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.7	North St. Lucie Water Management District	$327.45

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount

charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$1,062,000	$4,868	$0	$4,868
2019	$1,062,000	$4,868	$0	$4,868
2018	$1,062,000	$4,868	$0	$4,868

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2398 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-123-0000-000-9
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 14232
Map ID: 23/24N
Zoning: RS-2 - Cou

Ownership

RV Development LLC

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110

Legal Description

24 35 39 S 125 FT OF W 375 FT OFSW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)

Current Values

Just/Market Value:	$146,600
Assessed Value:	$118,991
Exemptions:	$0
Taxable Value:	$118,991

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.**

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

Total Areas

Finished/Under Air (SF):	1,086
Gross Sketched Area (SF):	2,222
Land Size (acres):	1
Land Size (SF):	43,560

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Jul 25, 2003
Book/Page:	1762 / 3000
Sale Code:	XX01
Deed:	WD
Grantor:	Cope Kenneth C
Price:	$200,000
Date:	Jan 12, 2001
Book/Page:	1357 / 0457
Sale Code:	XX00
Deed:	WD
Grantor:	Yates Betty I
Price:	$40,000

Date:	Oct 11, 2000
Book/Page:	1338 / 0532
Sale Code:	XX04
Deed:	QC
Grantor:	Adams Pamela W
Price:	$100

Date:	Nov 13, 1992
Book/Page:	0818 / 0903
Sale Code:	XX01
Deed:	PR
Grantor:	McQuown George
Price:	$0

Building Information (1 of 1)

Finished Area: 1,086 SF

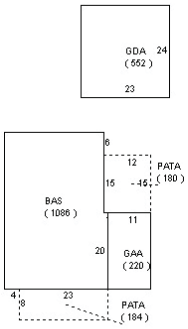
Gross Sketched Area: 2,222 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: HC-	Year Built: 1940	Frame:
Grade: C-	Effective Year: 1970	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	150	

Current Year Values

Current Values Breakdown

Building:	$71,600
Land:	$75,000

Current Year Exemption Value Breakdown

Just/Market:	$146,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$27,609
Assessed:	$118,991
Exemption(s):	$0
Taxable:	$118,991

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14

Start Year	AssessCode	Units	Description	Amount
2013	0054	1	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$146,600	$118,991	$0	$118,991
2019	$151,000	$108,174	$0	$108,174
2018	$148,800	$98,340	$0	$98,340

Permits

Number	Issue Date	Description	Amount	Fee
C1205-0403	May 31, 2012	Chainlink Fence	$0	$0
C21-110004	Nov 1, 2001	Demolition	$0	$77
C21-110570	Mar 11, 2002	Alterations/Remodeling	$39,330	$520

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

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.

Gonano & Harrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation,** hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in **St. Lucie** County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Chester B. Griffin
CHESTER B. GRIFFIN

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 895632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

Exhibit "A"

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

* Doc Assump:	$	0.00
* Doc Tax :	$	1,400.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-123-0000-000/9**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **25th** day of **July, 2003** by **Kenneth C. Cope and Joyce A. Cope, his wife,** herein called the Grantors, to **R.V. Development, L.L.C., a Florida limited liability company,** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(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 ST. LUCIE County, State of Florida, viz.:

Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.

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 Grantee 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 fully 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, 2002.

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
Witness #1 Printed Name

Witness #2 Signature
Witness #2 Printed Name

Kenneth C. Cope
Kenneth C. Cope
2398 Peters Road, Fort Pierce, Florida 34950

Joyce A. Cope
Joyce A. Cope
2398 Peters Road, Fort Pierce, Florida 34950

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by Kenneth C. Cope and Joyce A. Cope, his wife, who are personally known to me or have produced FL - Drivers License as identification.

SEAL

Notary Public

Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # [illegible] EXPIRES
May 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2243740 OR BOOK 1762 PAGE 3000
Recorded:07/30/03 09:07

File No: **1600-001**

ENGINEERS SURVEYORS ENVIRONMENTAL

January 25, 2021 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2398 Peters Road – Zoning & Future Land Use
TRC Response to Comments
TRC Project # 20-06000005

Dear Brandon:

On behalf of our client, please find the attached response to comments received on January 20, 2020 for a project known as Zoning & Future Land Use – 2398 Peters Road. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.

RESPONSE: Correct. The submittal of development and design review will be forthcoming. Submittal of the concurrency review and fees associated with it were submitted to the City on 01/15/2021.

2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.

RESPONSE: Acknowledged.

3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

RESPONSE: Acknowledged.

Public Works / Engineering Department

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.

RESPONSE: Comments associated with the pre-application meeting will be addressed as part of the development review application submittal.

2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.

RESPONSE: Acknowledged.

3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two-lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.

RESPONSE: Actual trips will be determined at the time of development review approval. The applicant understands improvements to Peters Road will be required with the development of the subject property.

4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

RESPONSE: Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-01-25_B_Creagan_2398_Peters_FLU_Rezone_Rsp2Cmts_20-298.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Rezoning - Project Hurricane

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 6-6-21

NOTICE BY MAIL: 6-9-21

NOTICE BY SIGNS: 9-9-21

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 6-10-21

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 125, Article X, Section 125-37 of the Code of Ordinances.

Project: Rezoning - Project Hurricane

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: 6-9-21

Number of Mailed Letters: 11

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

June 9, 2021

Dear Property Owner(s):

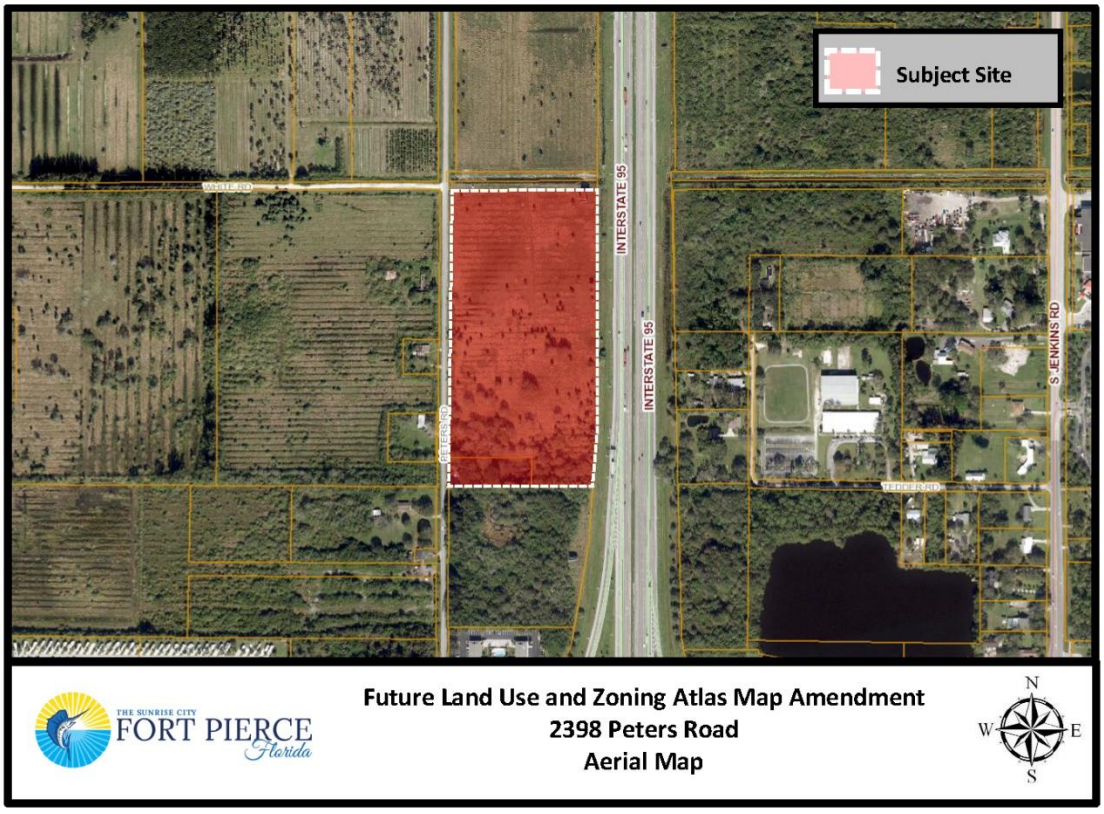
The property owner, RV Development LLC, is requesting approval of a **Zoning Atlas Map Amendment** to rezone two (2) properties from Residential Single Family, 2 dwelling units per acre (E-2) to General Commercial (C-3) at or near **2398 Peters Road** Fort Pierce, FL. A subsequent Future Land Use Map Amendment application has been filed to change the Future Land Use to General Commercial (GC) from Mixed Use (MXD) as well. The Parcel ID is 2324-122-0001-000-3 & 2324-123-0000-000-9.

Legal Description: 24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT IN SW COR- (17.70 AC) (OR 1828-2810)

24 35 39 S 125 FT OF W 375 FT OFSW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **June 21, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Any Public Comment on these Public Hearing items, if not being offered in person, must be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at: http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings. Additionally, the published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

If you have any questions, please contact the City Planning Department at 772-467-3737.



East Glade Holdings Inc
12950 NW 113th Court
Miami, FL 33178

RV Development LLC
547 Wash Roberts Lane
McMinnville, TN 37110

NSLRWCD
14666 Orange Avenue
Fort Pierce, FL 34945

Vereit Real Estate LP
2325 E Camelback Road, Floor 9
Phoenix, AZ 85016

Freedom Roads Property Company LLC
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Kenson Baptiste
1044 NW 37th Street
Miami, FL 33127

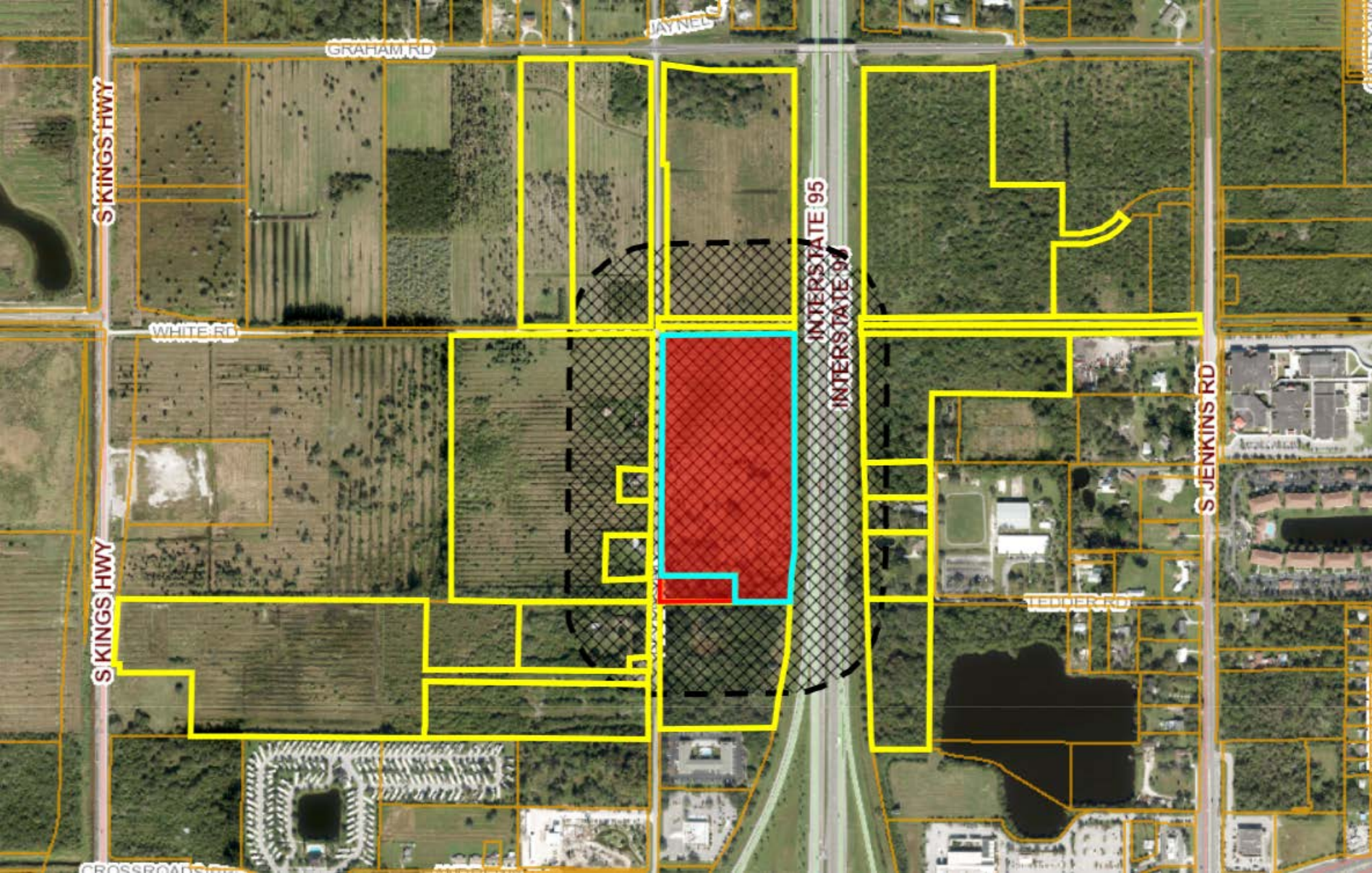
Jose L Luna and Patricia Luna
5880 Tedder Road
Fort Pierce, FL 34947

Fort Pierce 95 LLC
3300 N 29th Avenue, Suite 101
Hollywood, FL 33020

Kings Highway Commercial South LLC
18860 Loxahatchee River Road
Jupiter, FL 33458

Grady Sapp (LF EST)
2421 Peters Road
Fort Pierce, FL 34945

Great American RV Prop LLC
547 Wash Roberts Lane
McMinnville, TN 37110


GRAHAM RD
JAYNEL
S KINGS HWY
WHITE RD
INTERSTATE 95
INTERSTATE 95
S JENKINS RD
TEDDER RD
S KINGS HWY

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

06/06/2021

Amy Lahott

Subscribed and sworn to before on June 6, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $112.32
Ad No: 0004764313
Customer No: 1309463
PO #: 21-016

# of Affidavits 1

PUBLIC NOTICE
CITY OF FORT PIERCE

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will hold a public hearing on Monday, June 21, 2021 for first reading, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meeting which begin at 4:30 p.m.

ORDINANCE 21-016 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR 2398 PETERS ROAD FROM CITY OF FORT PIERCE RESIDENTIAL SINGLE FAMILY 2 UNITS PER ACRE, E-2 TO CITY OF FORT PIERCE GENERAL COMMERCIAL, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel ID's: 2324-123-0000-000-9 & 2324-122-0001-000-3

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: June 6, 2021
TCN4764313

City Commission Regular Meeting - 4:30 pm **12. f.**

Meeting Date: 06/21/2021

Re: Annexation - 2261 Peters Road (6 Parcels) - Kings Highway Commerce Park

SUBJECT:

Legislative Hearing - Ordinance 21-017 - extending the territorial limits of the City of Fort Pierce, to include six (6) properties at or near 2261 Peters Road in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of six (6) parcels of land along with a Future Land Use Designation of General Commercial (GC) and a Zoning designation of Residential Single Family two units per acre (E-2).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

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

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, these combined parcels have a Taxable Value of $319,542.

Attachments

Ordinance 21-017
staff presentation
Staff Packet
Applicant Packet
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	06/13/2021 09:27 AM

Form Started By: Brandon Creagan
Started On: 05/26/2021 11:44 AM
Final Approval Date: 06/13/2021

ORDINANCE NO. 21-017

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SIX (6) PARCELS AT OR NEAR **2261 PETERS ROAD IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 10, 2021 meeting, voted 5 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on May 22, 2021, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on May 22, 2021, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and annexed into the City:

a) Parcel ID: 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, & 2324-241-0003-000-3

"A"
PCN 2324-241-0004-000-0
OFFICIAL RECORDS BOOK 1798 PAGE 2252

PARCEL I:
THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE
NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:
THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OF
THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST
QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY,
FLORIDA.

"B"
PCN 2324-211-0001-000-6
OFFICIAL RECORDS BOOK 1868 PAGE 2879

THE EAST THREE QUARTERS (3/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF THE
NORTHWEST QUARTER (NW 1/ 4) OF SECTION TWENTY-FOUR (24) TOWNSHIP THIRTY
FIVE (35) SOUTH RANGE THIRTY-NINE (39) EAST, CONTAINING APPROXIMATELY 26.9
ACRES.

"C"
PCN 2324-214-0002-000-2
OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY,
FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT
OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE
EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.

"D"
PCN 2324-214-0001-000-5
OFFICIAL RECORDS BOOK 1828 PAGE 2808

FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH,
RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/ 4 OF

SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET;
THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING;
BEING A PART OF THE NORTHEAST 1/ 4 OF THE NORTHWEST 1/ 4 OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"E"
PCN 2324-241-0002-000-6
OFFICIAL RECORDS BOOK 2981 PAGE 2561

THE NORTH 1/ 2 OF THE NORTHEAST 1/ 4 OF THE SOUTHEAST 1/ 4 OF THE NORTHWEST 1/ 4, LESS THE SOUTH 60 FEET OF THE EAST 125 FEET AND LESS THE
EAST 30 FEET, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING
IN ST. LUCIE COUNTY, FLORIDA.

"F"
PCN 2324-241-0003-000-3
OFFICIAL RECORDS BOOK 2398 PAGE 108; ERRONEOUS LEGAL
(PER ST. LUCIE COUNTY CLERK OF THE COURT)
DESCRIPTION PER THIS OFFICE
THE SOUTH 80.00 FEET OF THE EAST 125 FEET OF THE PER DESCRIPTION
DESCRIBED IN OFFICAL RECORDS BOOK 718, PAGE 2723

ALL TOGETHER CONTAINING ACRES 42.668

Said properties containing approximately 42.67 acres said and being generally located at or near 2261 Peters Road in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2021, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned Residential Single Family two units per acre (E-2) and assigned a Future Land Use Designation of General Commercial (GC), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic

Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-017 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, June 6, 2021 and Sunday, June 13, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 21, 2021; and was duly introduced, read by title only, and passed on second and final reading July 6, 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 6th day of July, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

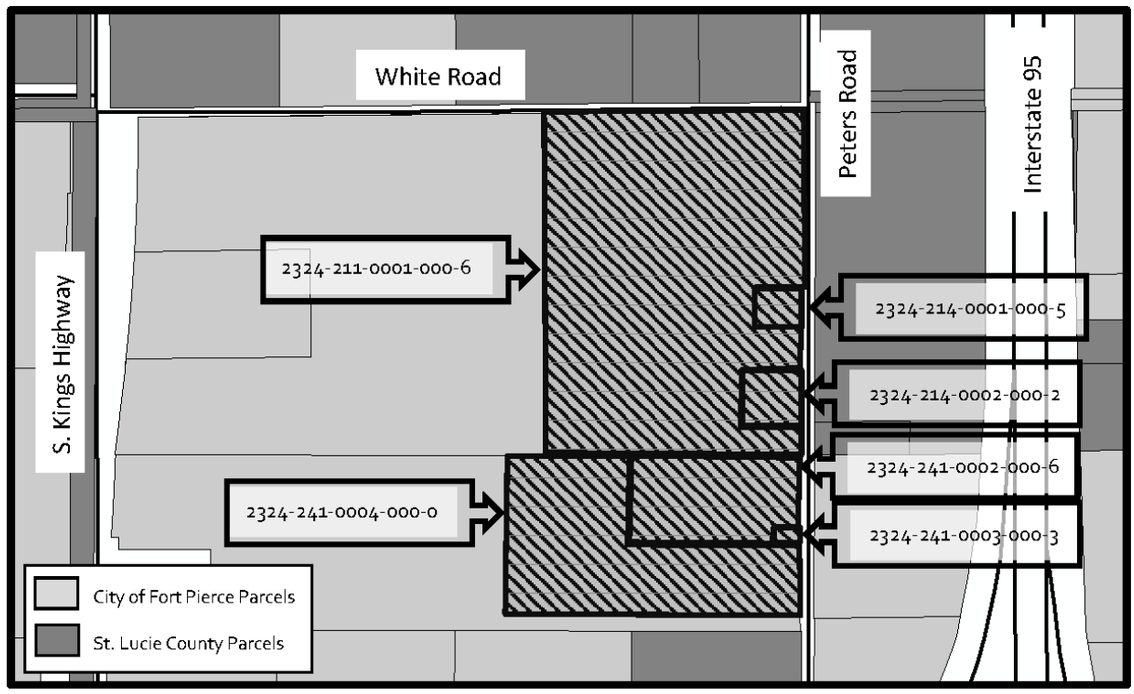
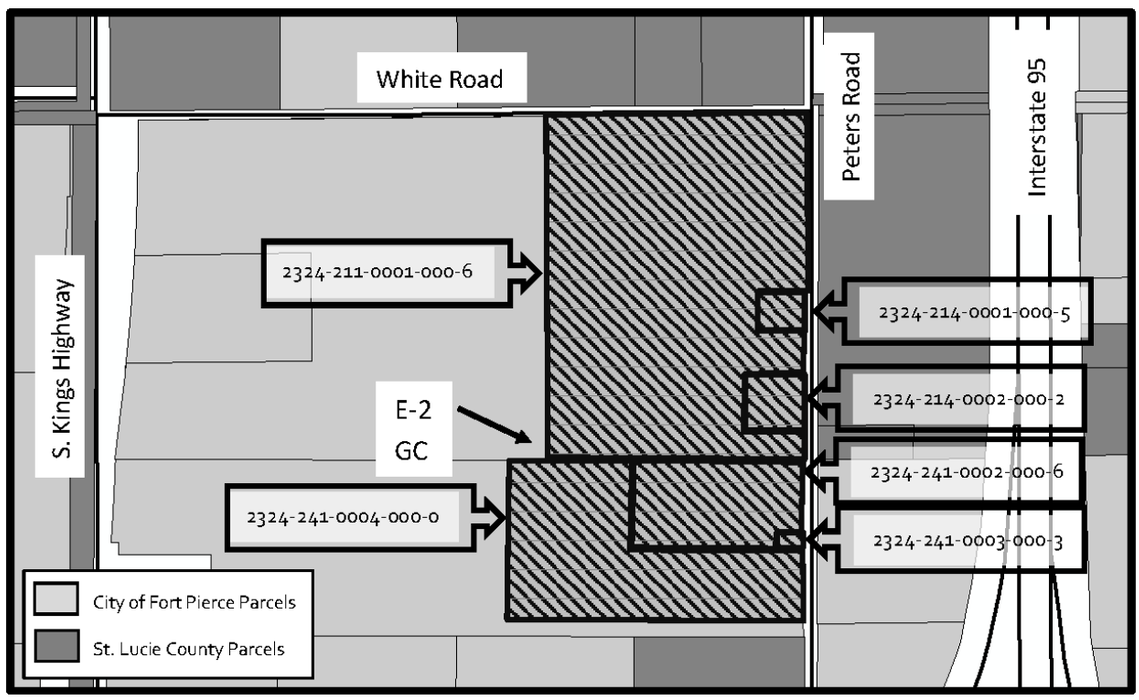


EXHIBIT B

Zoning & Future Land Use Designation Assignment

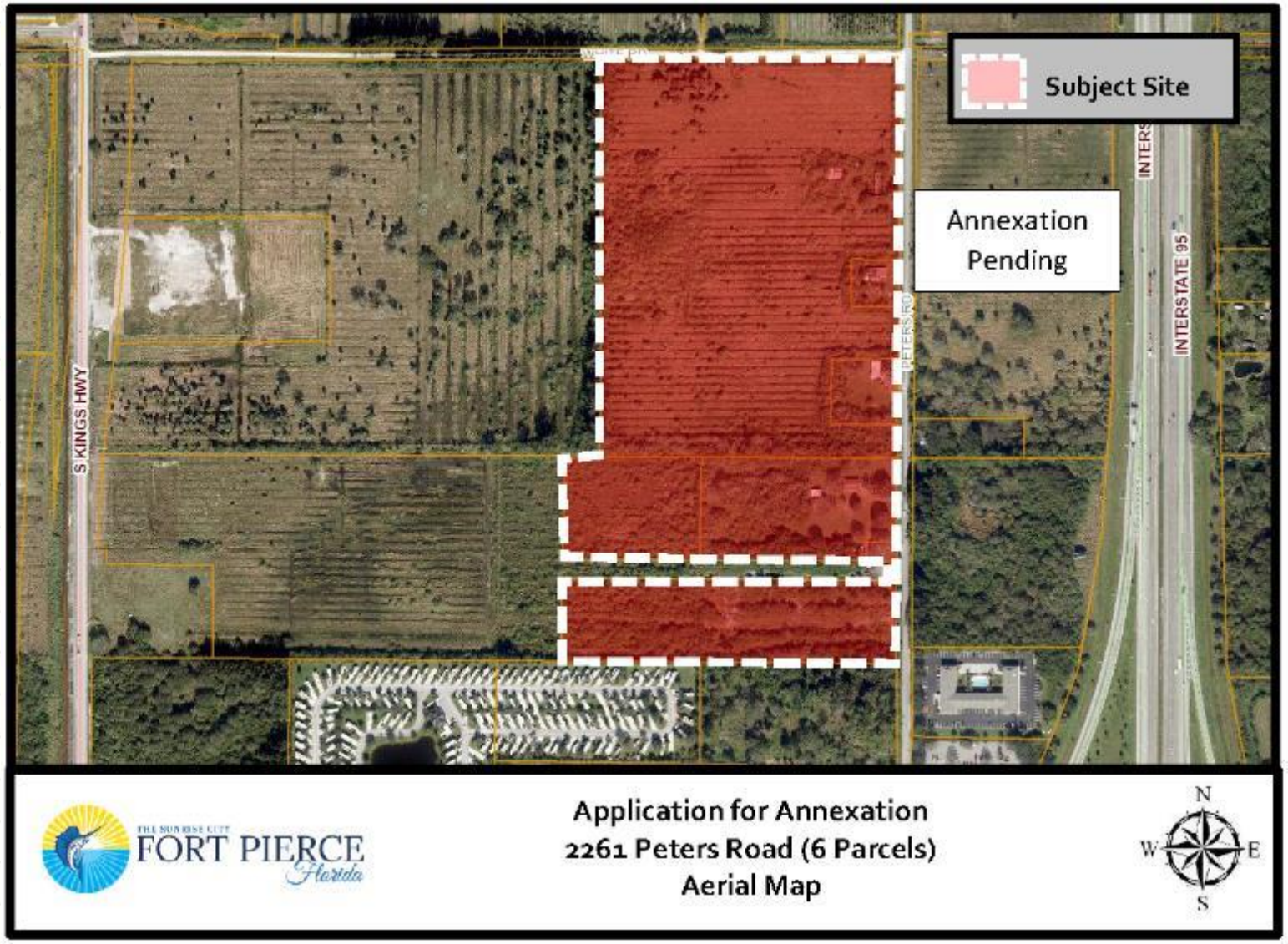


*The property to be annexed currently has a zoning of Single Family, 2 du/acre (RS-2) with a Future Land Use of Mixed Use (MXD). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of Residential Single Family, two units per acre (E-2) and have a Future Land Use Designation of General Commercial (GC).

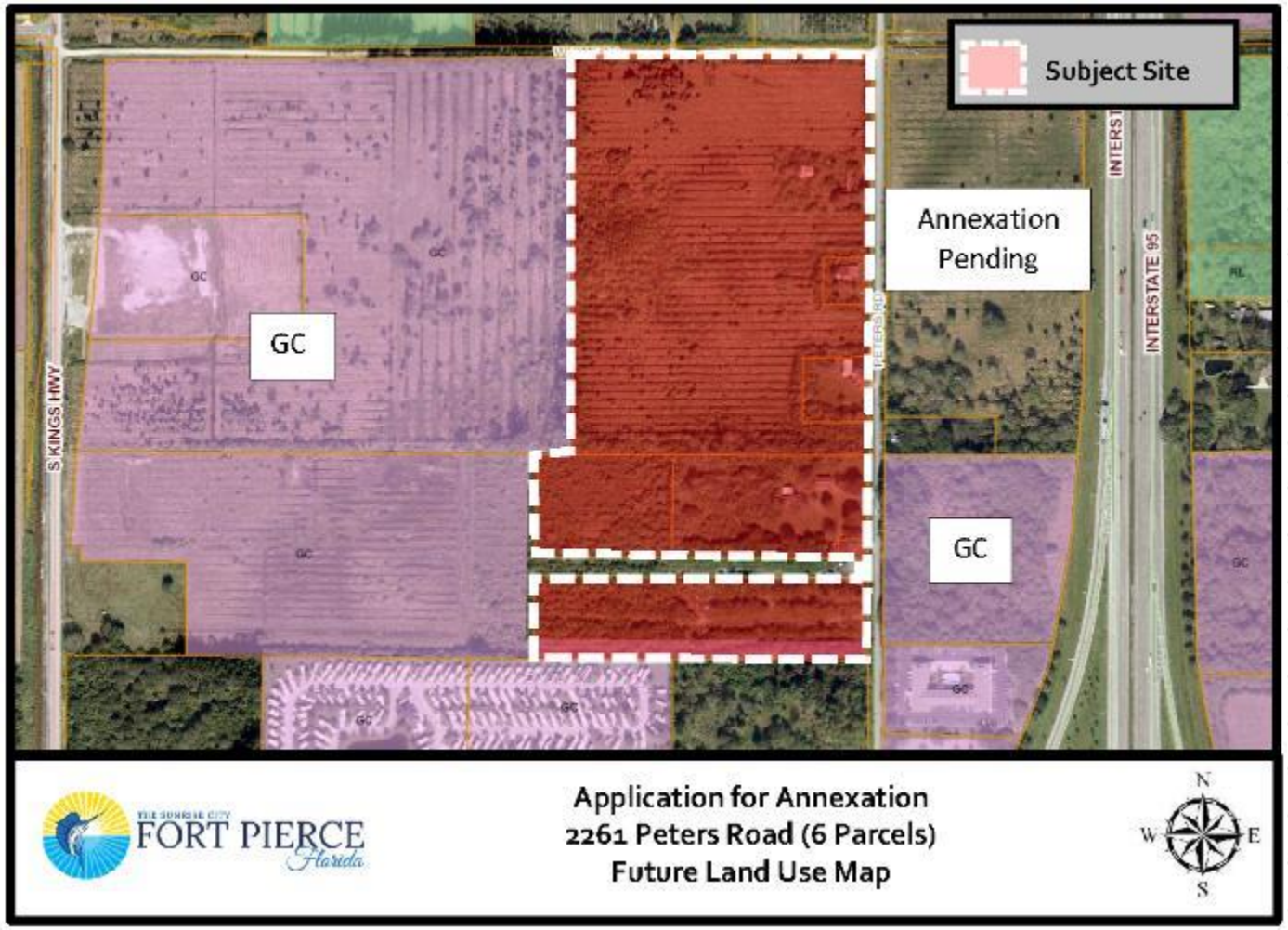
Application for Annexation

2261 Peters Road (6 Parcels)

Site Aerial Map

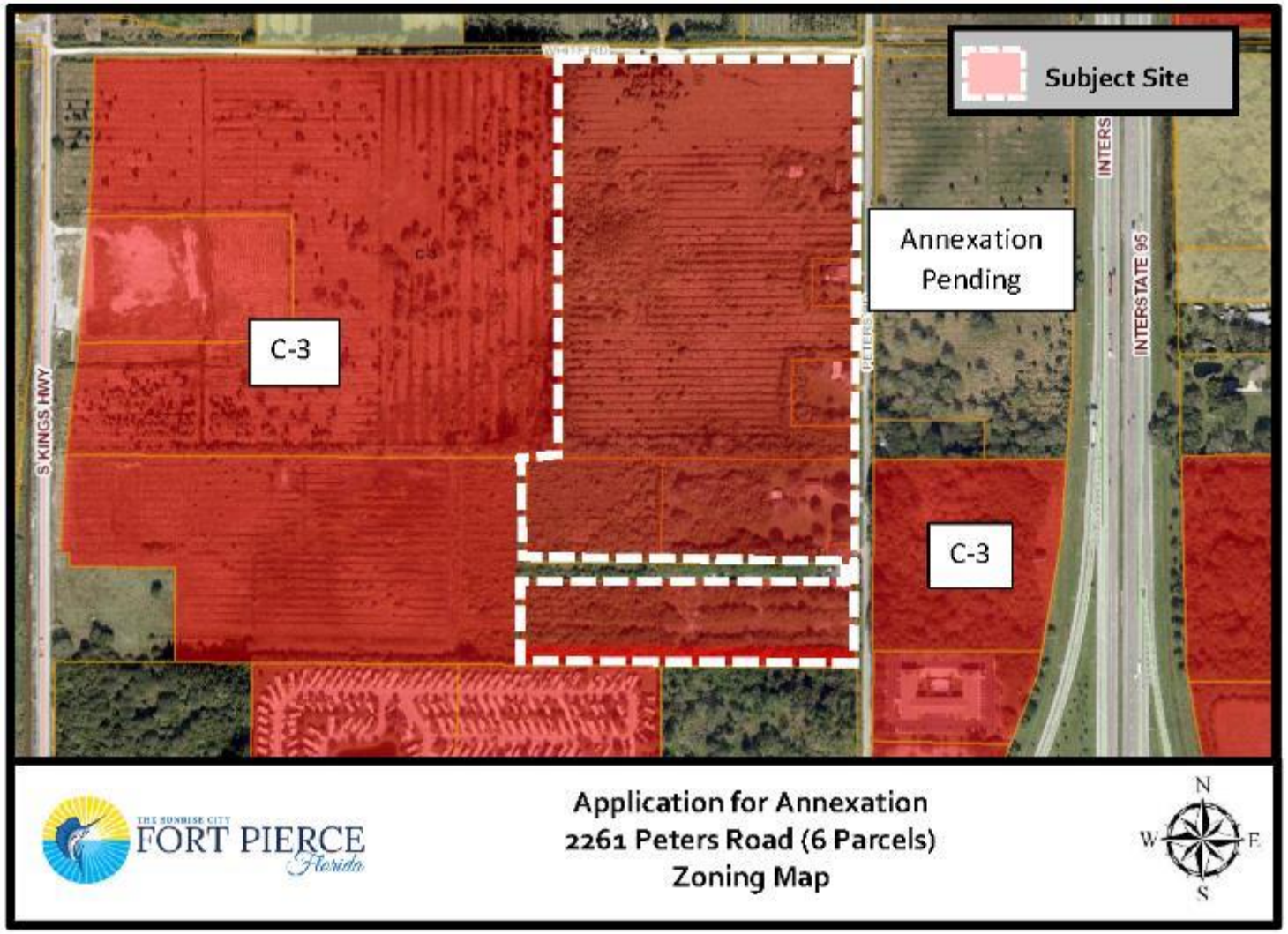


Future Land Use Map



- Current County FLU: Mixed Use (MXD)
- Proposed City FLU: Mixed Use (MXD)

Zoning Map



- Current County Zoning: Single Family, 2 du/ac (RS-2)
- Proposed City Zoning: Single Family, 2 du/ac (E-2)

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends that the City Commission approve the proposed annexation.

Planning Board Recommendation

The Planning Board at their meeting on June 10, 2021, voted 5-0 to recommend approval of the request as presented.

CC Recommendations

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 5-0 to recommend approval
- Recommend **DISAPPROVAL** of the proposed Annexation.

Application for Annexation

2261 Peters Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Annexation** **2261 Peters Road – Six (6) Parcels**
BOARD DATE:	June 21, 2021

STAFF REPORT

Property Owner/ Applicant	R.V. Development, LLC/Great American RV Prop LLC 547 Wash Roberts Lane McMinnville, TN 37110 Grady Sapp 2421 Peters Road Fort Pierce, FL 34945
Representative	Jeff H. Iravani, Inc 1934 Commerce Lane, Suite 5 Jupiter, Florida 33458
Requested Action:	Approval of a Voluntary Application for Annexation for six (6) parcels of land
Site Location:	2261 Peters Road Fort Pierce, Florida
Parcel ID:	2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, & 2324-241-0003-000-3
Parcel Size:	42.67 acres
Current Future Land Use:	Mixed Use (MXD)
Current Zoning:	Single Family, 2 du/acre (RS-2)
Proposed Future Land Use:	General Commercial (GC)
Proposed Zoning:	Single Family, two (2) units per acre (E-2)

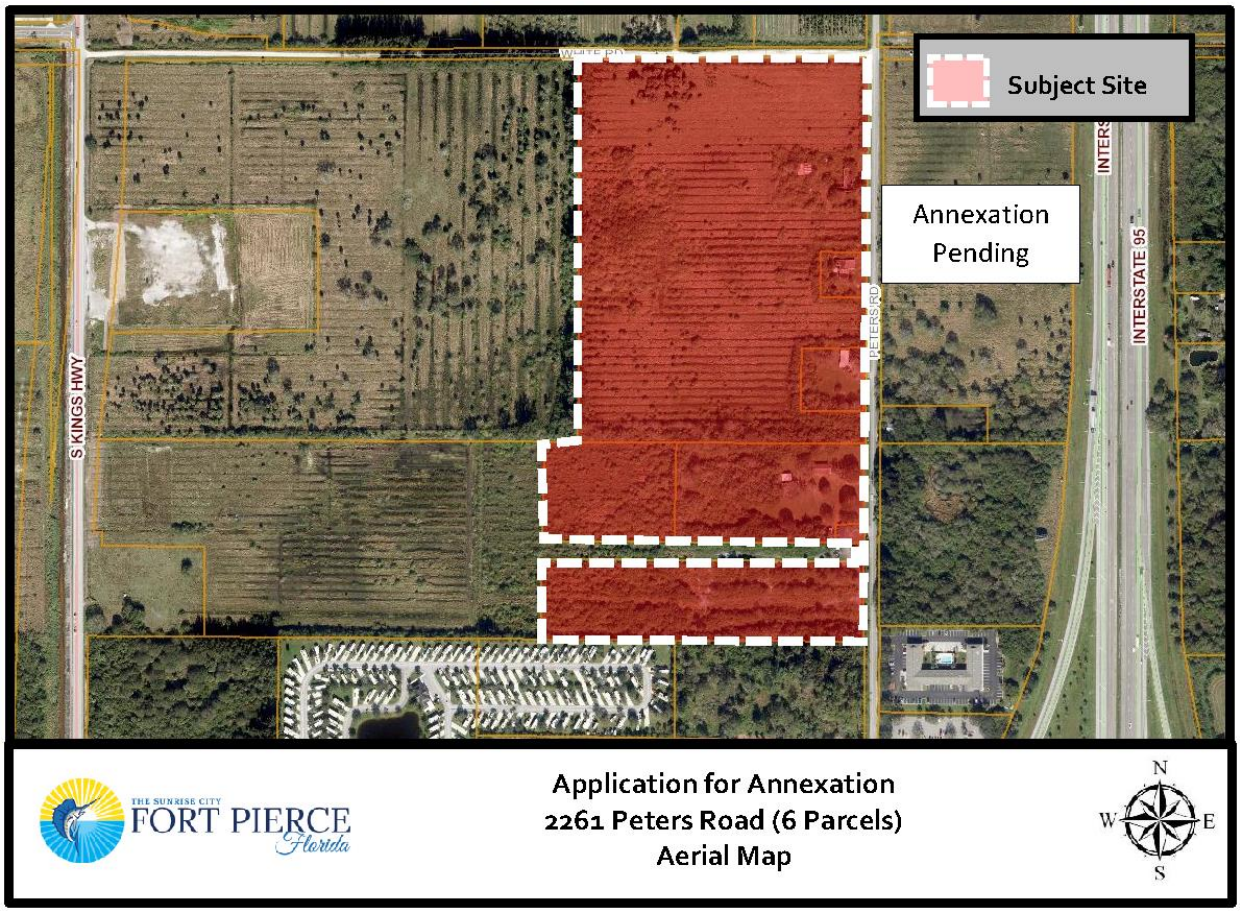
Utilities: FPUA

	North	East	South	West
Surrounding FLU:	RL (FP) RU (SLC)	MXD (SLC)	GC (FP)	GC (FP)
Surrounding Zoning:	E-2 (FP) AR-1 (SLC)	RS-2 (SLC)	C-3 (FP)	C-3 (FP)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of a property at 2192 Copenhaver Road in Fort Pierce, Florida. The parcel IDs are 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, & 2324-241-0003-000-3.



The subject properties have 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 General Commercial (GC) with a zoning classification of Single Family, two (2) units per acre (E-2).

The applicant has submitted a Zoning Atlas Map Amendment application to change the property to Commercial Parkway (CP-1) from Single Family, two (2) units per acre (E-2) once annexation is complete.

There are also applications for Development Review that have been submitted for a warehouse/flex space development. Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission."

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 combined taxable value of the properties is $319,542. 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 properties are vacant.

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 in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. These properties abut property to the south and west that are within the City limits. The properties to the east are also being brought into the City limits though the voluntary annexation process. 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 be designated as General Commercial (GC) upon annexation as the current County Future Land Use of Mixed Use (MXD) is not compatible with their development submittal and thus not compatible with the Comprehensive Plan. Policy 1.11.5 of the Comprehensive Plan guides that the City Commission does have the ability to grant this request to designate an alternative Future Land Use to maintain consistency with our Comprehensive Plan.

The Zoning proposed allows for the map amendment to be changed to the County compatible Zoning of Single Family, two (2) units per acre (E-2). The applicant has submitted applications to change the properties to a zoning district that is compatible with the General Commercial (GC) Future Land Use. Thereby, the requested Future Land Use and Zoning Designations of GC and E-2, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before May 22, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

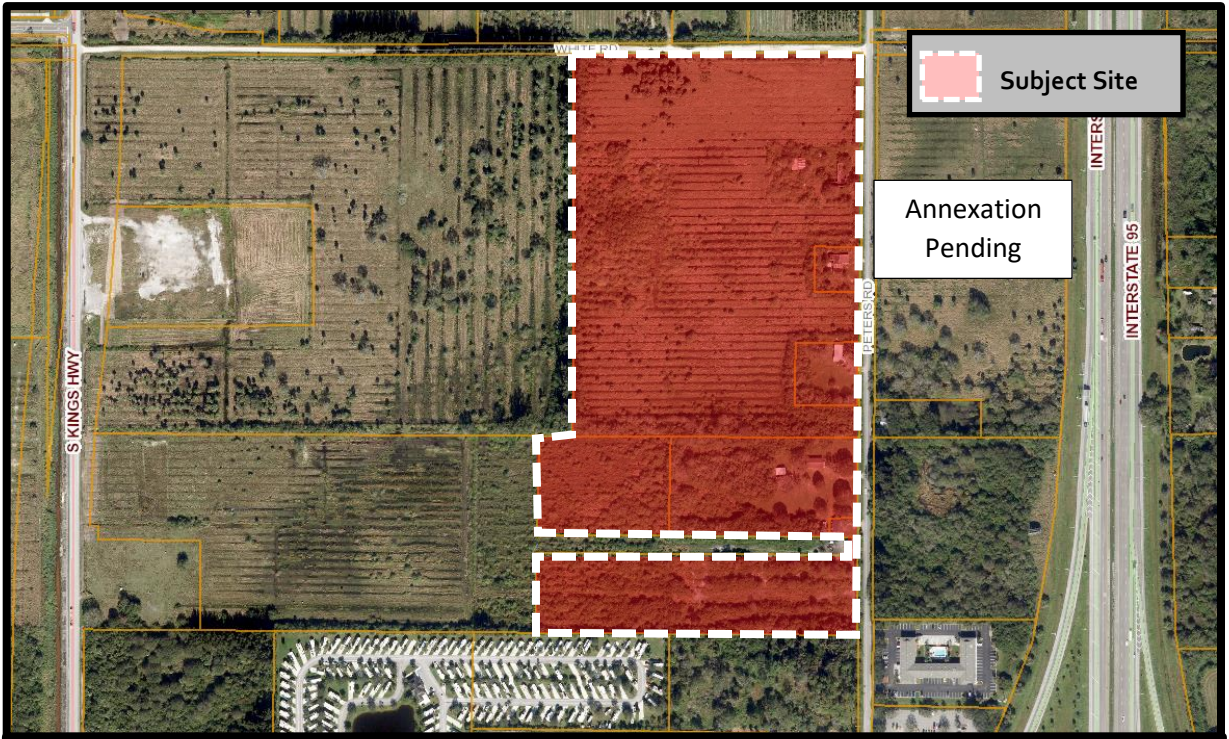
All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board

The Planning Board at their meeting on June 10, 2021, voted 5-0 to recommend approval of the request as presented.

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 approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of E-2.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2261 Peters Road (6 Parcels)
Aerial Map

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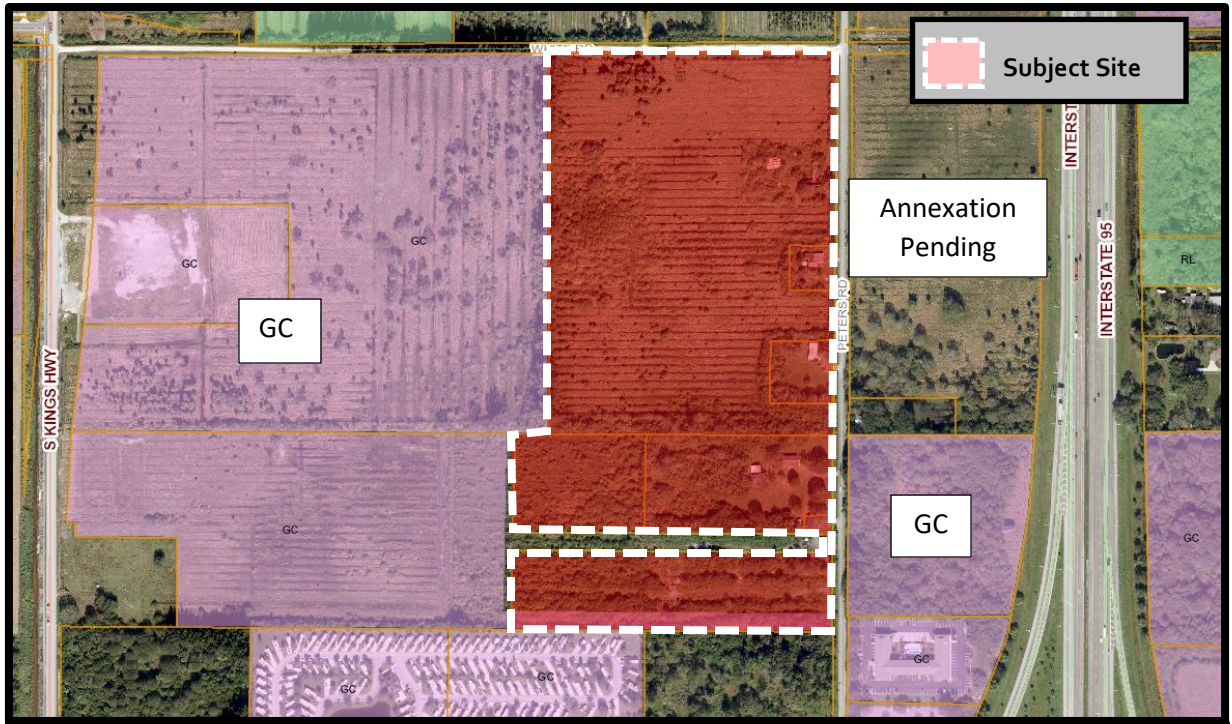

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2261 Peters Road (6 Parcels)
Future Land Use Map

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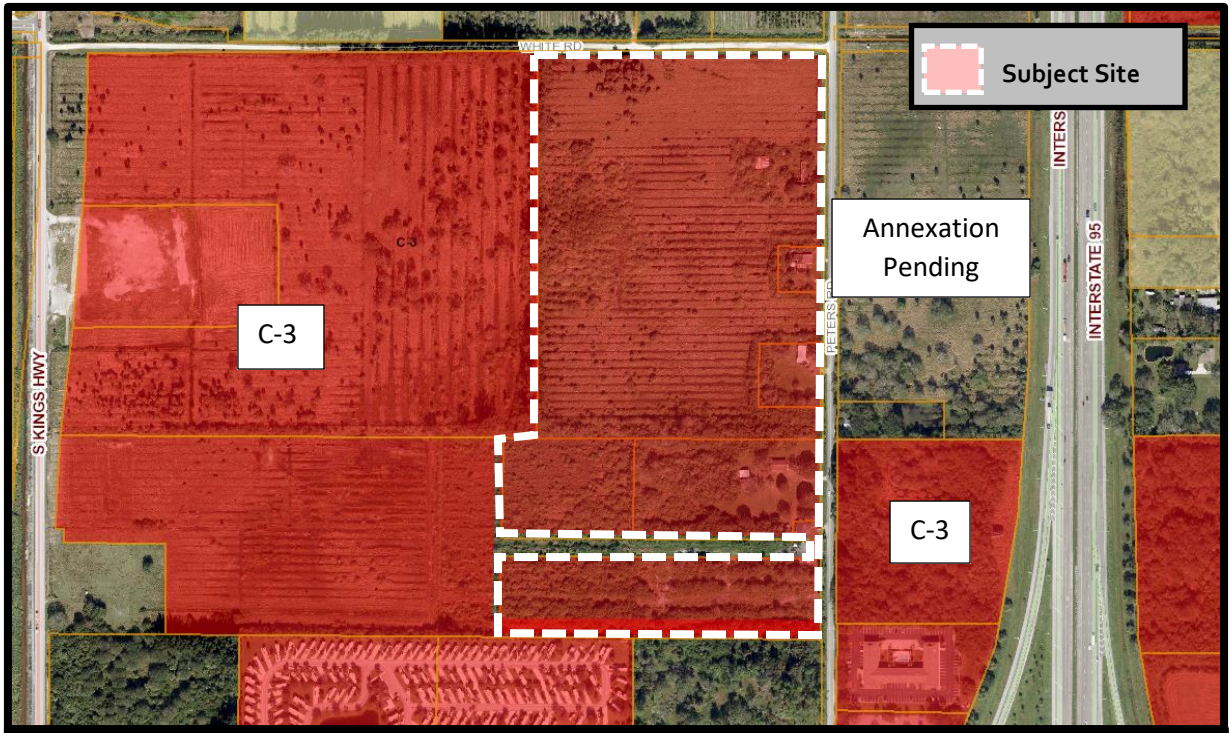

THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
2261 Peters Road (6 Parcels)
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

March 17, 2021

Jeff H. Iravani
1934 Commerce Lane, Unit 5
Jupiter, FL 33458

Subject: **Annexation – Kings Highway Commerce Park – Multiple Parcels**
Technical Review Project # 21-02000002

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 General Commercial (GC) & Zoning of Residential Single Family, two units per acre (E-2).
2. Applications have also been filed for a Zoning Atlas Map Amendment to change the properties from Single Family, two units per acre (E-2) to Commercial Parkway (CP-1) after the properties have been annexed into the City. The rezoning would not move forward to Planning Board until the Annexations have gone to first reading by the City Commission.

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, MCRP, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAR 17 2021
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Annexation – Kings Highway Commerce Park – Multiple Parcels
TRC No. 21-02000002

DATE : March 17, 2021

This is to advise you that we have completed the review of the following documents as received by this office on March 4, 2021:

- [x] 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

- [x] Recommend
- [ ] Do Not Recommend

- [x] 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

\\2500FS01\City Hall Share 01\Engineering\ENGINEERING\Site Development Projects\A\Annexations\March 2021\Submittal No. 1 - 030521\Submittal Items\Annexation Approval - 031721.doc

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.18.21
Property Address: Annexation – Kings Highway Commerce Park – Multiple Parcels

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 7th 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: 3/15/21

Technical Review Committee meeting

March 18, 2021

Case # 21-02000002

Planner: Brandon Creagan

Annexation

Six parcels, at or near 2261 Peters Rd., Ft. Pierce

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- TRC (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: S Kings HWY
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2324-241-0004-000-0
3. Size of described property: 10.29
4. Project description: Warehouse and Distribution
5. Current St. Lucie County Future Land Use Designation: FLU MXD
6. Current St. Lucie County Zoning: RS-2
7. Is this a Historic property? No
8. Appraised value: $668,850
9. Name of Owner(s): Great American RV Prop, LLC

   Signature of Owner(s): JAMES A KYNNE III, MANAGING PARTNER
   Mailing Address: 547 Wash Roberts Lane
   City MCMinnville State Tennessee Zip 37110
   Phone ~~5615756030~~ 954-214-4553 Fax ~~5615756088~~ N/A

10. Name of Representative: Jeff H. Iravani, Inc.

Signature of representative:

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Great American RV Prop, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

Parcel ID # 2324-241-0004-000-0
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Great American RV Prop, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A. Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

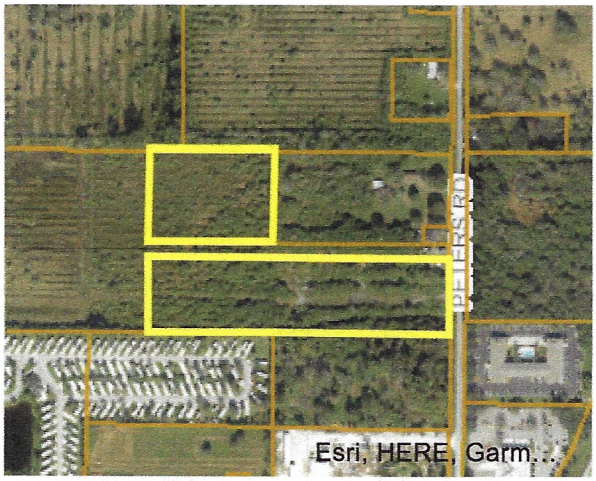
Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report



Parcel

PARCELNO:	2324-241-0004-000-0
Property ID:	153212
Owner1:	Great American RV Prop LLC
SiteAddress:	S KINGS HWY

PARCELNO:	2324-241-0004-000-0
Property ID:	153212
Owner1:	Great American RV Prop LLC
SiteAddress:	S KINGS HWY

Owner

Owner1:	Great American RV Prop LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Owner1:	Great American RV Prop LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$668,850
FinishedArea:	
Acres:	10.29
TotalArea:	448,232

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$668,850
FinishedArea:	
Acres:	10.29
TotalArea:	448,232

Legal Description

LegalDescription:	24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252)

LegalDescription:	24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252)

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
2020	$668,850	$0	$668,850	$0	$2,830	$0	$2,830	$0	$666,020
2019	$668,850	$0	$668,850	$0	$2,830	$0	$2,830	$0	$666,020
2018	$668,850	$0	$668,850	$0	$2,830	$0	$2,830	$0	$666,020

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
North St. Lucie Water Management District	2013	10.29	$190.36

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	10.29	MACR
2	10.29	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/12/2003	$375,000	XX00	WD	Blake Glenn M	1798-2252	Clerk of Courts
02/25/2000	$526,300	XX01	TR	Wolf William L	1282-194	Clerk of Courts

Photos

Grady Sapp
2421 Peters Road
Fort Pierce, FL 34945

February 16, 2021

RE: Parcel ID # 2324-241-0002-000-6

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Grady Sapp, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Grady Sapp

Title: Owner

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~ St Lucie

The foregoing instrument was acknowledged before me this 26th day of February, 2021, by Grady Sapp who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Cheryl A Howe
Notary Public

Seal

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 2421 Peters Road, Fort Pierce, FL
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2324-241-0002-000-6
3. Size of described property: 4.64
4. Project description: Warehouse and Distribution
5. Current St. Lucie County Future Land Use Designation: FLU MXD
6. Current St. Lucie County Zoning: RS-2
7. Is this a Historic property? No
8. Appraised value: $401,400
9. Name of Owner(s): Grady Sapp

   Signature of Owner(s): X Grady Sapp
   Mailing Address: 2421 Peters Road
   City Fort Pierce State Florida Zip 34945
   Phone 5615756030 Fax 5615756088

Grady Sapp - Owner
State of: Florida
County of: St Lucie 2/26/21

Cheryl A Howe

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022

10. Name of Representative: Jeff H. Iravani, Inc

Signature of representative: _____

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

RV Development, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

RE: Parcel ID #'s
2324-211-0001-000-6
2324-214-0001-000-5
2324-214-0002-000-2
2324-241-0003-000-3
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

RV Development, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: See attached property appraiser information
3. Size of described property: 28.58 acres
4. Project description: Warehouse and Distribution
5. Current St. Lucie County Future Land Use Designation: FLU MXD
6. Current St. Lucie County Zoning: RS-2
7. Is this a Historic property? No
8. Appraised value: 4 Parcel appraised value is $1,917,100
9. Name of Owner(s): RV Development, LLC

   Signature of Owner(s): JAMES A WYNNE III, MANAGING PARTNER
   Mailing Address: 547 Wash Roberts Lane
   City MC Minnville State Tennessee Zip 37110
   Phone ~~5615756030~~ 954-214-4553 Fax ~~5615756088~~ N/A

10. Name of Representative: Jeff H. Iravani, Inc.

Signature of representative:

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

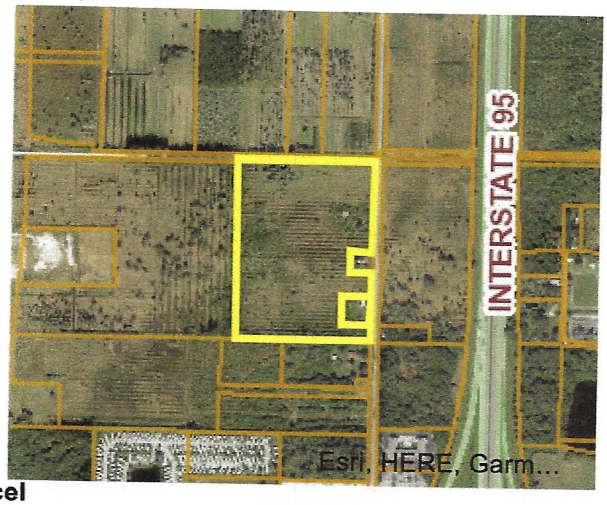
TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report



Parcel

PARCELNO:	2324-211-0001-000-6
Property ID:	14253
Owner1:	RV Development LLC
SiteAddress:	2261 PETERS RD

Owner

Owner1:	RV Development LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$1,634,000
FinishedArea:	1,946
Acres:	26.91
TotalArea:	1,172,199.6

Legal Description

LegalDescription: 24 35 39 E 3/4 OF NE 1/4 OF NW 1/4-LESS TRACT 150 FT X 155 FT AS IN DBK 206-141 AND IN OR 492-1228 AND LESS TRACT 208.71 FTX 208.71 FT AS IN DBK 207-165 AND LESS N 35 FT AND LESS E 25 FT- (26.91 AC) (OR 1868-2876 thru 2879 ERROR IN LEGAL)

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
2020	$1,634,000	$2,200	$1,629,600	$2,200	$83,735	$0	$83,735	$2,790	$1,547,475
2019	$1,633,300	$1,500	$1,629,600	$2,200	$83,589	$0	$83,589	$2,236	$1,547,475
2018	$1,632,300	$1,600	$1,629,600	$1,100	$83,456	$0	$83,456	$1,369	$1,547,475

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

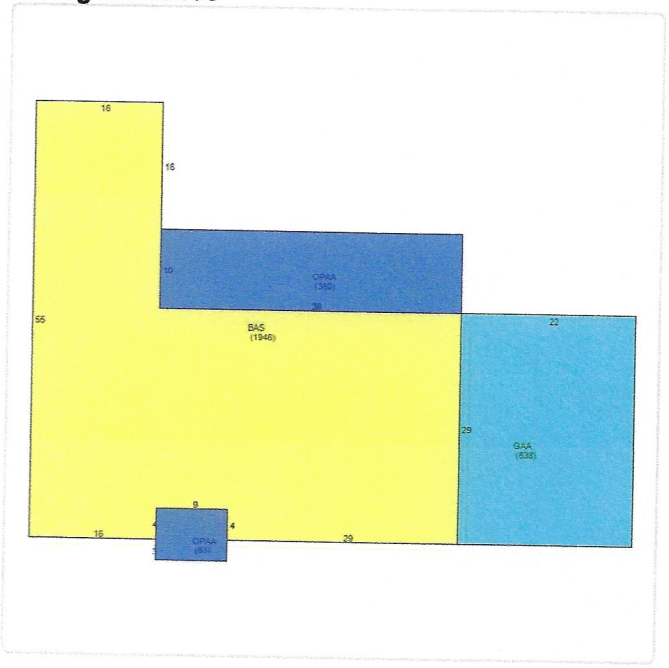
Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	26.91	$497.84
County Solid Waste	2009	12	$276.14

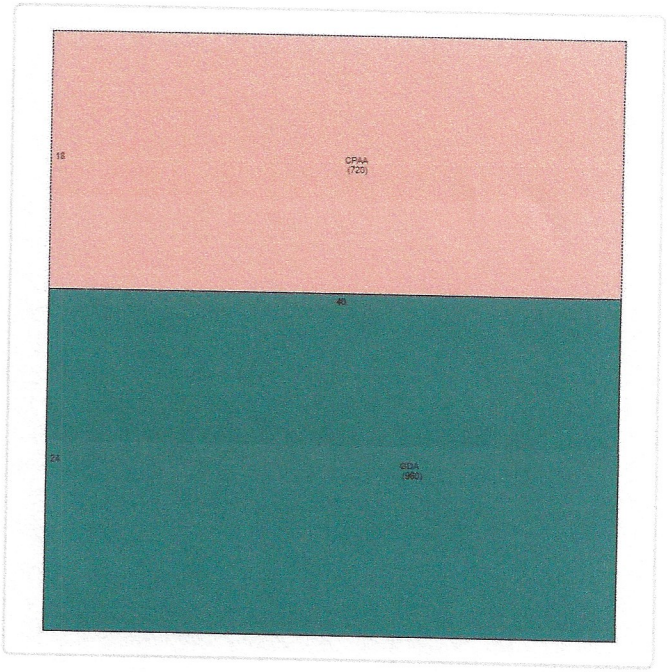
Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	2
Building Type:	HD- -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,946
Gross Sketched Area:	3,027
Year Built:	1966
Effective Year:	1966
Primary Roof Cover:	Fibrglss Shg
Primary Roof Structure:	Gable
Primary Wall:	CB Stucco
A/C %:	0

Building Sequence:	2
Bedrooms:	0
Bathrooms:	0
Building Type:	DGAR - Detached Garage
Story Height:	1 Story
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	1,680
Year Built:	1966
Effective Year:	1926
Primary Roof Cover:	Fibrglss Shg
Primary Roof Structure:	Gable
Primary Wall:	CB Stucco
A/C %:	

Building Sketches





Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	OPAA	Open Porch Attached Average	0	443
1	GAA	Garage Attached Average	0	638
1	BAS	BASE AREA	1,946	1,946
2	GDA	Garage Detached Average	0	960
2	CPAA	Carport Attached Average	0	720

SFYI

Description	Units	Year Built
RESIDENTIAL SWIMMING POOL AVG QUALITY/MODERATE TRI	330	1977
POOL DECK AVERAGE QUALITY	510	1977

Land Lines

Line Number	Units	Unit Type
1	25.91	MACR
2	1	Acre
3	25.91	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2879	Clerk of Courts
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2878	Clerk of Courts
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2877	Clerk of Courts
12/22/2003	$168,200	XX04	WD	Fuller Melanie	1868-2876	Clerk of Courts
02/13/2003	$0	XX01	PB	Vachon (EST) Rita C	1667-231	Clerk of Courts
01/01/1900	$0			-		Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report

Parcel

PARCELNO:	2324-214-0001-000-5
Property ID:	14255
Owner1:	R V Development Llc
SiteAddress:	2315 PETERS RD

Owner

Owner1:	R V Development Llc
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	0100 - SF Res
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$57,800
FinishedArea:	1,962
Acres:	0.53
TotalArea:	23,086.8

Legal Description

LegalDescription: 24 35 39 FROM INTERIOR 1/4 SEC COR RUN N ALG E LI OF NW 1/4 1790.5 FT, TH W 25 FT FOR POB, TH RUN W 155 FT, TH N 150 FT, TH E 155 FT, TH S 150 FT TO POB (0.53 AC) (OR 1828-2808)

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
2020	$57,800	$4,800	$53,000	$0	$45,786	$0	$45,786	$12,014	$0
2019	$57,700	$4,700	$53,000	$0	$41,624	$0	$41,624	$16,076	$0
2018	$57,800	$4,800	$53,000	$0	$37,840	$0	$37,840	$19,960	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

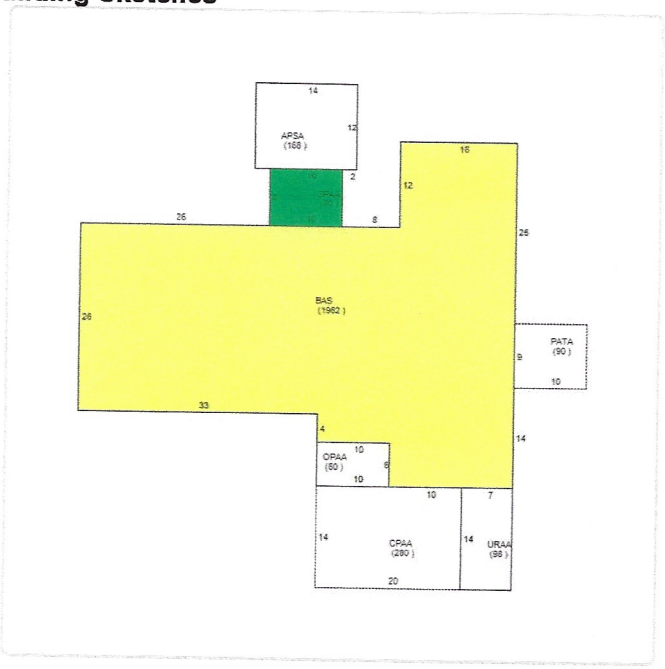
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.53	$25.00
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	3
Bathrooms:	2
Building Type:	HD -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,962
Gross Sketched Area:	2,738
Year Built:	1956
Effective Year:	1956
Primary Roof Cover:	Roll Comp
Primary Roof Structure:	Flat/Shed
Primary Wall:	Conc Block
A/C %:	100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	URAA	Utility Room Attached Average	0	98
1	SPAA	Screen Porch Attached Average	0	80
1	PATA	Patio Average (Plain Slab)	0	90
1	OPAA	Open Porch Attached Average	0	60
1	CPAA	Carport Attached Average	0	280
1	BAS	BASE AREA	1,962	1,962
1	APSA	Aluminium Porch (Screen) Average	0	168

Land Lines

Line Number	Units	Unit Type
1	0.53	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/26/2003	$90,000	XX00	WD	Swiatocha Frances A	1828-2808	Clerk of Courts
03/01/1986	$65,000	XX00	CV		493-822	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report

Parcel

PARCELNO:	2324-214-0002-000-2
Property ID:	14256
Owner1:	RV Development LLC
SiteAddress:	2371 PETERS RD

Owner

Owner1:	RV Development LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	0100 - SF Res
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$152,000
FinishedArea:	1,450
Acres:	1
TotalArea:	43,560

Legal Description

LegalDescription: 24 35 39 FROM SE COR OF NE 1/4 OF NW 1/4 RUN N 100 FT, TH W 30 FT FOR POB, TH CONT W 208.71 FT, TH N 208.71 FT, TH E 208.71 FT, TH S 208.71 FT TO POB (1.00 AC) (OR 1959-2516)

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
2020	$152,000	$77,000	$75,000	$0	$126,578	$0	$126,578	$25,422	$0
2019	$154,300	$79,300	$75,000	$0	$115,071	$0	$115,071	$39,229	$0
2018	$150,000	$75,000	$75,000	$0	$104,610	$0	$104,610	$45,390	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

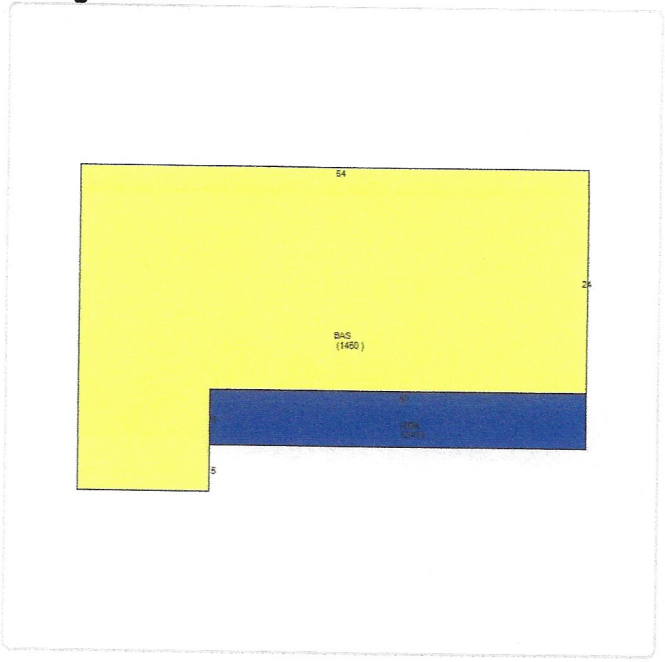
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1	$25.00
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	3
Bathrooms:	1
Building Type:	HC- -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	1,450
Gross Sketched Area:	1,690
Year Built:	1957
Effective Year:	1987
Primary Roof Cover:	Metal
Primary Roof Structure:	Gable
Primary Wall:	CB Stucco
A/C %:	0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	WDK	WOOD DECK	0	240
1	BAS	BASE AREA	1,450	1,450

Land Lines

Line Number	Units	Unit Type
1	1	Acre

Sales History

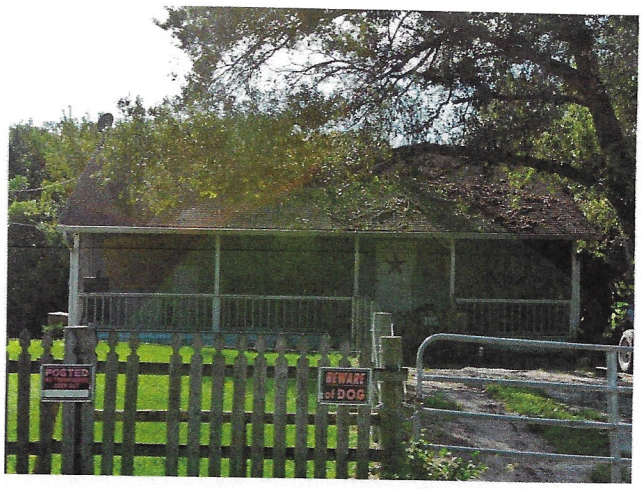
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/30/2004	$235,000	XX00	WD	Norvell John W	1959-2516	Clerk of Courts
09/18/1992	$55,000	XX00	WD	Norvell William G	808-792	Clerk of Courts
03/01/1984	$38,500	XX00	CV		426-1709	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report



Parcel

PARCELNO:	2324-241-0003-000-3
Property ID:	14263
Owner1:	RV Development LLC
SiteAddress:	2449 PETERS RD

Owner

Owner1:	RV Development LLC
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	0100 - SF Res
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$73,300
FinishedArea:	912
Acres:	0.14
TotalArea:	6,098.4

Legal Description

LegalDescription: 24 35 39 S 60 FT OF E 125 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS E 25 FT FOR RD R/W- (0.14 AC) (OR 2398-108) (ERRONEOUS LEGAL)

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
2020	$73,300	$59,300	$14,000	$0	$60,613	$0	$60,613	$12,687	$0
2019	$76,000	$62,000	$14,000	$0	$55,103	$0	$55,103	$20,897	$0
2018	$68,500	$54,500	$14,000	$0	$50,094	$0	$50,094	$18,406	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

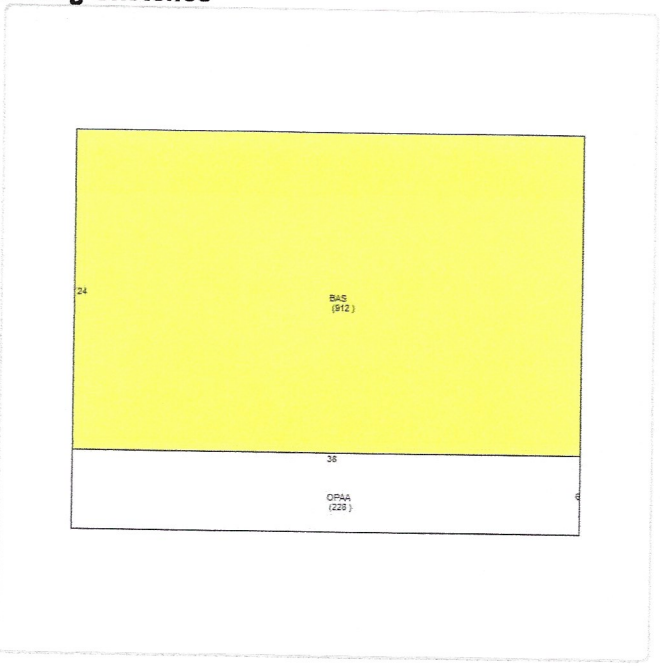
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.14	$25.00
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	2
Bathrooms:	1
Building Type:	HC- -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	912
Gross Sketched Area:	1,140
Year Built:	1995
Effective Year:	1995
Primary Roof Cover:	Fibrglss Shg
Primary Roof Structure:	Gable
Primary Wall:	Wood/Sheath
A/C %:	100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	OPAA	Open Porch Attached Average	0	228
1	BAS	BASE AREA	912	912

Land Lines

Line Number	Units	Unit Type
1	0.14	Acre

Permits

Permit Number	Issue Date	Description
C94-01621	04/05/1994	Residential New Construction
0000158	07/01/1971	RP Tag for Mobile Home

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/17/2005	$205,000	XX00	WD	Browning Bertie L	2398-108	Clerk of Courts
01/01/1900	$0				-	Clerk of Courts

Photos

POSTED
BEWARE
of DOG

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

February 26, 2021

City of Ft. Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Brandon C. Creagan, MCRP, LEED
Planner

Re: **Kings Highway Commerce Park**
Request for Annexation
JHI Project No. 2101-1355
Parcel ID#'s 2324-211-0001-000-6 RV Development, LLC
2324-214-0002-000-2 "
2324-241-0003-000-3 "
2324-211-0001-000-5 "
2324-241-0004-000-0 Great American RV Prop LLC
2324-241-0002-000-6 Sapp (LF EST) Grady

Dear Mr. Creagan,

Please consider the attached application to annex the above parcels into City of Ft. Pierce. Also attached are the authorizations from the above property owners.

Pursuant to Policy 1.11.5 of the Future Land Use Element of the City's Comprehensive Plan, we are requesting that the above properties be annexed in with a General Commercial Land Use Designation, as being compatible with the County's land use designation and consistent with the adjoining properties in the City.

The property that is the subject of the applications currently have an agricultural tax exemption. We are requesting that the annexation ordinance and/or zoning ordinance provide that as long as the classifications and exemptions are consistent with the standards set forth by the St. Lucie County Property Appraiser, nothing in the ordinance(s) is intended to, or shall be construed as, a revocation or abrogation of the land's current St. Lucie County Property Appraiser's tax classifications and exemptions.

Brandon C. Creagan, MCRP, LEED
Kings Highway Commerce Park
February 25, 2021

Please see attached applications, authorization letters and warranty deeds for the above parcels.

The authorization from Grady Sapp's parcel is forthcoming.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President

LEGAL DESCRIPTION

21–020
"A"
PCN 2324–241–0004–000–0
OFFICIAL RECORDS BOOK 1798 PAGE 2252

PARCEL I:
THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:
THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"B"
PCN 2324–211–0001–000–6
OFFICIAL RECORDS BOOK 1868 PAGE 2879

THE EAST THREE QUARTERS (3/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF THE NORTHWEST QUARTER (NW 1/ 4) OF SECTION TWENTY–FOUR (24) TOWNSHIP THIRTY FIVE (35) SOUTH RANGE THIRTY–NINE (39) EAST, CONTAINING APPROXIMATELY 26.9 ACRES.

"C"
PCN 2324–214–0002–000–2
OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.

"D"
PCN 2324–214–0001–000–5
OFFICIAL RECORDS BOOK 1828 PAGE 2808

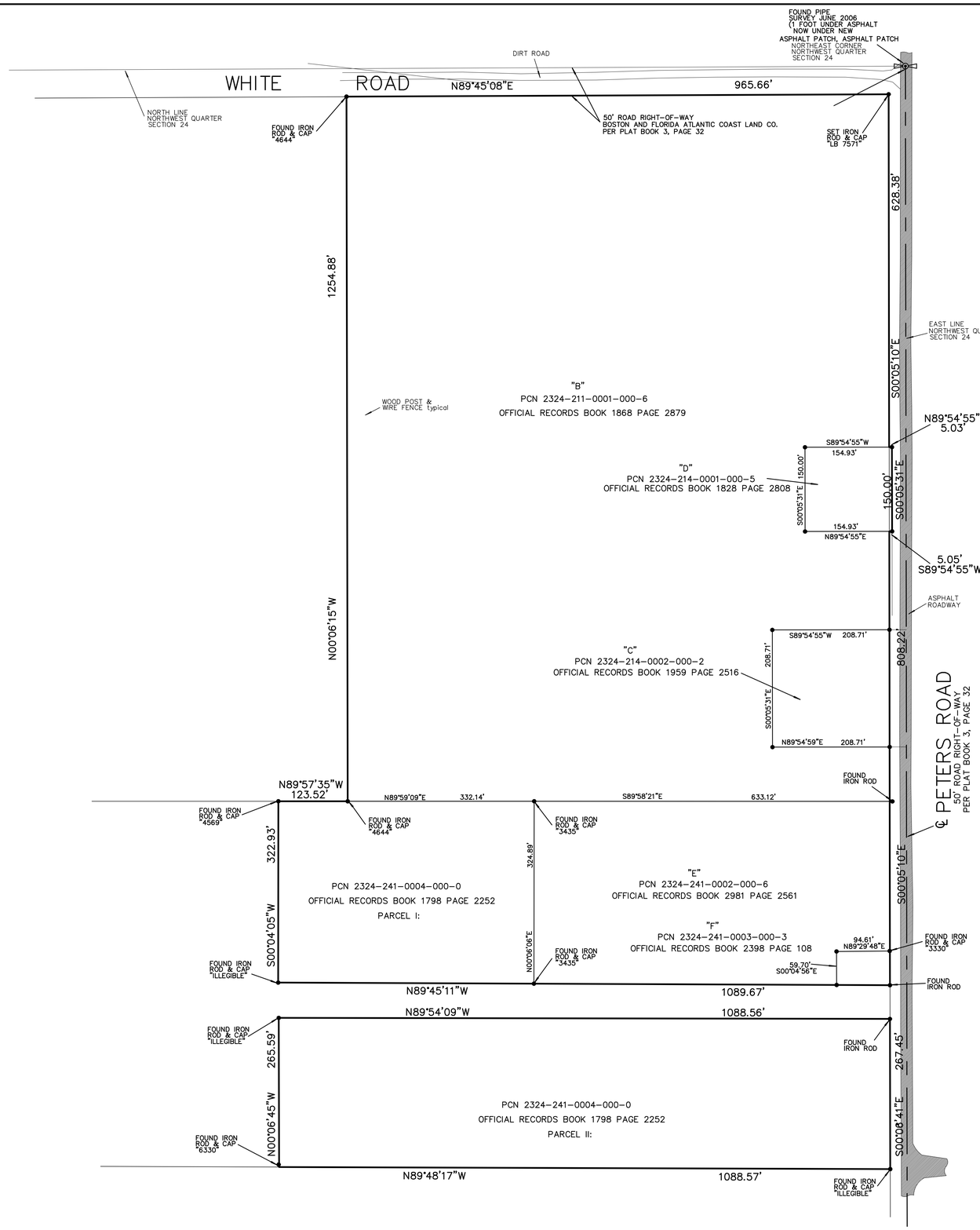
FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/ 4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/ 4 OF THE NORTHWEST 1/ 4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

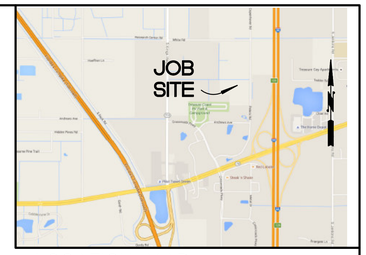
"E"
PCN 2324–241–0002–000–6
OFFICIAL RECORDS BOOK 2981 PAGE 2561

THE NORTH 1/ 2 OF THE NORTHEAST 1/ 4 OF THE SOUTHEAST 1/ 4 OF THE NORTHWEST 1/ 4, LESS THE SOUTH 60 FEET OF THE EAST 125 FEET AND LESS THE EAST 30 FEET, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

"F"
PCN 2324–241–0003–000–3
OFFICIAL RECORDS BOOK 2398 PAGE 108; ERRONEOUS LEGAL
PER ST. LUCIE COUNTY, CLERK OF THE COURT)
DESCRIPTION PER THIS OFFICE
THE SOUTH 60.00 FEET OF THE EAST 125 FEET OF THE
PER DESCRIPTION DESCRIBED IN OFFICIAL RECORDS BOOK 718, PAGE 2723

ALL TOGETHER CONTAINING 42.668 ACRES MORE OR LESS





LOCATION MAP NOT TO SCALE

N

-25 0 50 100
1" = 100'

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561–746–8745 FAX 561–746–9632 E–mail Info@magellansurveying.com

Boundary Survey

Prepared For: KINGS HIGHWAY DEVELOPMENT PARTNERS

Drawn by RES	Date Of Survey	Scale
Field: TF F.B.178 Pg.37	FEBRUARY 23, 2021	1"= 100'
REVISIONS:		Drawing Number 21–020

* Doc Assump:	$	0.00
* Doc Tax :	$	1,645.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO: Box 34
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0002-000/2**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **30th** day of **April, 2004** by **John W. Norvell and Deborah H. Norvell, his wife**, herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062**, hereinafter called the Grantee:
(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 Grantor, 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 ST. LUCIE COUNTY, State of Florida, viz.:

From the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run North 100 feet; thence run West 25 feet to the Point of Beginning; continue West 213.71 feet; thence North 208.71 feet; thence East 213.71 feet; thence South 208.71 feet to the Point of Beginning.

Subject to the right of way for Peters Road and reservations, restrictions, easements and rights of way of record, if any, provided this reference shall not operate to reimpose the same.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully 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, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Elizabeth K Jorgensen
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

John W. Norvell
John W. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

Deborah H Norvell
Deborah H. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30th day of April, 2004 by John W. Norvell and Deborah H. Norvell, his wife, who are personally known to me or have produced their drivers licenses as identification.

SEAL

Elizabeth K Jorgensen
Notary Public

Printed Notary Name

Elizabeth K. Jorgensen
MY COMMISSION # DD079507 EXPIRES
January 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2397518 OR BOOK 1959 PAGE 2516
Recorded:05/06/04 12:49

File No: **1600-005**

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2271016 OR BOOK 1798 PAGE 2252
Recorded:09/15/03 15:31

* Doc Assump: $ 0.00
* Doc Tax : $ 2,625.00
* Int Tax : $ 0.00

Prepared by
Roberta Carter, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772) 464-7837

Return to: Grantee

File No.: 1083-226013

WARRANTY DEED

This indenture made on **September 12, 2003** A.D., by

Glenn M. Blake and Frances P. Blake, husband and wife

whose address is: **1575 48th Avenue, Vero Beach, FL 32966**
hereinafter called the "grantor", to

Great American RV Properties LLC

whose address is: **2560 SE 12th Street, Pompano Beach, FL 33062**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida**, to-wit:

Parcel I:

The West 455.58 feet of the East 1118.54 feet of the North Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

AND PARCEL II:

The West 1088.54 feet of the East 1118.54 feet of the South 264.18 feet of the South Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel Identification Number: **2324-232-0000-000/4**

For the consideration hereinbefore set forth, Grantors do additionally grant and convey unto Grantee and easement and right-of-way for the purpose of ingress and egress across the following described tract of land:

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South ½ of the North ½ of the South ½ of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

The easement herein granted shall be deemed appurtenant to and run with the ownership of Parcel I and Parcel II and their respective heirs, successors and assigns in title to all or part of Parcel I and Parcel II. Grantors reserve and retain the right to convey similar rights and easements to such other persons as Grantors may deem proper.

Grantors also retain, reserve, and shall continue to enjoy use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement, including the right to build and use the surface of the herein granted easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and/or to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley. If the Grantors, or any of Grantors' successors or assigns, shall dedicate all or any part of the property affected by this easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the easement rights herein granted.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2002.

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

Glenn M. Blake
Glenn M. Blake

Frances P. Blake
Frances P. Blake

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Roberta Carter

Witness Signature

Print Name: Terry T. Torres

State of **Florida**

County of **St. Lucie**

The Foregoing Instrument Was Acknowledged before me on **September 12, 2003**, by **Glenn M. Blake and Frances P. Blake, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

ROBERTA A CARTER

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294955 OR BOOK 1828 PAGE 2808
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 630.00
* Int Tax : $ 0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
34 1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0001-000/5**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **26th** day of **September, 2003** by **Frances A. Swiatocha,** a single woman, herein called the Grantor, to **R.V. Development, L.L.C., a Florida limited liability company** whose post office address is **2650 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(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 Grantor, 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 ST. LUCIE County, State of Florida, viz.:

From the Interior Quarter Section Corner of Section 24, Township 35 South, Range 39 East, run North along the East line of the Northwest 1/4 of said Section 1790.5 feet; thence West 25 feet to the Point of Beginning: from said Point of Beginning run West 155 feet: thence North 150 feet; thence East 155 feet; thence South 150 feet to the Point of Beginning; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Subject to restrictions, reservations, easements and rights of way of record, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacy Ewing Consalvo
Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Valerie M Canant
Witness #2 Signature
VALERIE M CANANT
Witness #2 Printed Name

Frances A. Swiatocha
Frances A. Swiatocha
2315 Peters Road, Fort Pierce, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 26th day of September, 2003 by Frances A. Swiatocha who is personally known to me or has produced Florida drivers license as identification.

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # DD121441 EXPIRES
May 28, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Stacy Ewing Consalvo
DD121441 EXPIRES
INSURANCE, INC.

File No: 1600-003

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2326041 OR BOOK 1868 PAGE 2876
Recorded:12/26/03 08:23

(E)
Box
34

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-211-0001-000/6**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **22nd** day of **December, 2003** by **Melanie Fuller, a married woman**, herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062**, hereinafter called the Grantee:
(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 Grantor, 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 Grantor's undivided one-fourth interest in certain land situate in ST. LUCIE County, State of Florida, viz.:

The East Three Quarters (3/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24) Township Thirty-five(35) South Range Thirty-nine (39) East, containing approximately 26.9 acres.

Grantor hereby certifies that the above property does not constitute the homestead of Grantor nor is it contiguous thereto.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully 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, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
JULIA S. PRICE
Witness #1 Printed Name

Brenda L Sharpton
Witness #2 Signature
BRENDA L. SHARPTON
Witness #2 Printed Name

Melanie Fuller
Melanie Fuller
1465 Cherokee Trail, Conley, GA 30288

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 19 day of December, 2003, by **Melanie Fuller, a married woman,** who is personally known to me or has produced GA DL 049000545 as identification.

SEAL

NOTARY PUBLIC E.P. Mar. 06 2005

Brenda L Sharpton
Notary Public
BRENDA L. SHARPTON
Printed Notary Name

0.00
177.40
0.00
* Doc Assume : $
* Doc Tax : $
* Int Tax : $
1,177.
0.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - 2261 Peters Road (6 Parcels)

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 6-6-21 & 6-13-21

NOTICE BY MAIL: 5-21-2021 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 6-10-2021

Timestamp
6/3/2021 8:21:34

Final Publication Date
6/13/2021

Ad Number
GCI0664793

Publication
St Lucie News

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Address
100 North U.S. 1 Fort Pierce, FL 34950

Account Number (If Known)
463454

Name
Linda Cox

Street
100 North U.S. 1

City
Fort Pierce

State
FL

ZIP Code
34950

Your Name
Michael Staley

Email Address
mstaley@gannett.com

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
100 NORTH US 1
FORT PIERCE, FL 34950
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

6/6/2021; 6/13/2021

Subscribed and sworn to before on the 13th day of June, 2021

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

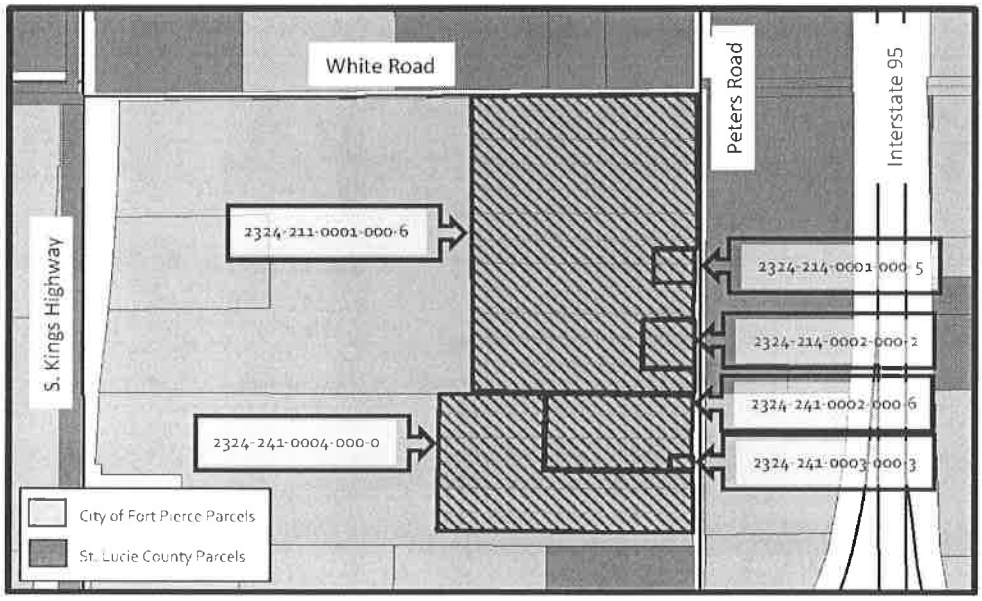
My commission expires: August 6, 2021

Publication Cost: $945.00
Ad No: GCI0664793
Customer No: 463454
PO#: PUBLIC NOTICE

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will on Monday, June 21, 2021 at 4:30 p.m. and Tuesday, July 6, 2021 at 6:00 p.m. hold Public Hearings at their meeting on the enactment of the proposed Ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida; said ordinance entitled:

ORDINANCE NO. 21-017 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SIX (6) PARCELS AT OR NEAR 2261 PETERS ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexation. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

/s/ Linda W. Cox
City Clerk
Publish: 6/6/2021 and 6/13/2021

TR-GCI0664793-01

City Commission Regular Meeting - 4:30 pm **13. a.**

Meeting Date: 06/21/2021

Re: Resolution No. 21-R30 - Restructure Keep Fort Pierce Advisory Board

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

---

SUBJECT:

Resolution 21-R30 restructuring the Keep Fort Pierce Advisory Board.

SUMMARY:

The Keep Fort Pierce Beautiful Advisory Board is being restructured from nine members to seven. No employees of the City of Fort Pierce will hold positions on the board.

RECOMMENDATION:

Approve resolution as presented.

ALTERNATIVES:

Proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Mike Reals, Director of Public Works

COORDINATED WITH:

Paul Bertram, Parks and Grounds Division Manager

Fiscal Impact

Budgeted Y/N: n/a

Fiscal Year: n/a

Account: n/a

Amount: n/a

OTHER INFORMATION:

No fiscal impact

Attachments

Resolution No. 21-R30 - Restructure Keep Fort Pierce Beautiful Advisory Board

---

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/01/2021 06:50 PM

Form Started By: Kaitlyn Ballard Started On: 05/25/2021 02:34 PM

Final Approval Date: 06/01/2021

RESOLUTION NO. 21-RXX

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING MEMBERSHIP REQUIREMENTS OF THE CITY OF FORT PIERCE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD**; RESPONSIBILITIES OF THE BOARD, ELECTION OF PRESIDING OFFICER, MEETINGS, AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 19, 2001, Keep Fort Pierce Beautiful was officially certified as an affiliate of the Keep America Beautiful organization; and

WHEREAS, the Keep Fort Pierce Beautiful Advisory Board was established by Resolution 05-53; its membership was amended by Resolution 06-42 and again by Resolution 08-21; and

WHEREAS, the City of Fort Pierce recognizes the goal of the Keep Fort Pierce Beautiful Advisory Board is community awareness and responsibility for litter prevention, to beautify and improve the community, minimize waste, and to empower individuals to take greater responsibility for enhancing the community environment.

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

SECTION 1. The City of Fort Pierce, Florida hereby establishes a Keep Fort Pierce Beautiful Advisory Board as an advisory committee to the City Commission.

SECTION 2. Membership and Qualifications: Term of Appointment; Vacancy

A. The Committee shall consist of seven (7) members. All members shall have the following qualifications:
    1. Members shall be a resident of St. Lucie County.
    2. Members shall not be elected officials or City staff members.
B. Each member of the City Commission shall appoint one (1) member to the Committee. Additionally, two (2) at-large members shall be appointed by majority vote of the City Commission.
C. The term of each member of the Committee appointed by an individual City Commission member shall coincide with the term of the City Commission member that appointed the member of the Committee. At-large members shall serve a term of four (4) years.

D. All Committee members appointed by an individual City Commission member shall serve at the pleasure of the City Commission member who appointed the Committee member.

E. At-large Committee members shall serve at the pleasure of the majority of the City Commission. A majority is defined as three (3) members of the City Commission.

F. Committee members shall be automatically removed for lack of attendance. Lack of attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Absences shall be entered into the minutes of the Committee meeting. Absences may not be excused.

G. Vacancies occurring for any reason during the term of office by a Committee member shall be filled within ninety (90) days from the date of the vacancy.

SECTION 3. Responsibilities and Duties:

A. The Committee shall act solely in an advisory capacity to the City Commission on matters relating to keeping Fort Pierce beautiful. The Committee shall have the following responsibilities and duties:

1. Provide input to the City Commission on beautification related activities.
2. Recommend policies related to beautification.
3. Provide research on tasks assigned by the City Commission.
4. Educate the public on Commission directed initiatives.
5. Provide input to the Department of Public Works in its city-wide tree care duties previously assigned to the City Tree Board.
6. Other duties as assigned by the City Commission.

SECTION 4. The Committee shall elect one of its members as a Chairperson, one as a Vice Chairperson, and one as a Second Vice Chairperson. Elections shall be held at the first regularly scheduled meeting, or as soon thereafter as practical, after appointment of the Keep Fort Pierce Beautiful Advisory Committee. The Chairperson shall preside and conduct meetings of the Keep Fort Pierce Beautiful Advisory Board. The Vice Chairperson shall act in the absence of the Chairperson. In the absence of both the Chairperson and Vice Chairperson, the Second Vice Chairperson shall act as the Chairperson. The term of the Chairperson, Vice Chairperson, and the Second Vice Chairperson shall be for one (1) year. A vacancy in the office of Chairperson or Vice Chairperson shall be filled at the earliest possible date by the Committee by the election of one of its members to fill the unexpired term.

SECTION 5. The Committee shall meet at least once per month unless there is no business to transact by the day before the regular meeting date. Special meetings may be called by the City Manager or as requested by City Commission.

SECTION 6. All meetings of the Committee shall be open to the public. City staff shall be responsible for recording minutes for all meetings of the Keep Fort Pierce Beautiful Advisory Board. Minutes of the meetings and records shall be filed in the appropriate offices of the City and shall be public records.

SECTION 7. A majority of the Committee membership shall constitute a quorum for the transaction of business; providing, however, that no official action shall be taken by the Committee without the concurring vote of a majority of all members present at such meeting.

SECTION 8. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this ____ day of _____, 2021.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____

Peter Sweeney, Esq.
City Attorney

City Commission Regular Meeting - 4:30 pm **13. b.**

Meeting Date: 06/21/2021

Re: Special Magistrate

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 21-R31 reappointing Claudette Pelletier, Esq. as a Special Magistrate.

SUMMARY:

RFP 2019-010 provided for the selection of special magistrates which provided for an initial term and two (2), 2-year renewal options. Special Magistrate Pelletier has asked to exercise the first of two renewal options.

RECOMMENDATION:

Adopt 21-R31.

ALTERNATIVES:

Seek additional applicants.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Peggy Arraiz, Code Enforcement Manager

Fiscal Impact

OTHER INFORMATION:

No new fiscal impact.

Attachments

21-R31

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/01/2021 06:50 PM

Form Started By: Linda Cox Started On: 05/25/2021 04:19 PM

Final Approval Date: 06/01/2021

RESOLUTION NO. 21-R31

A RESOLUTION REAPPOINTING **CLAUDETTE PELLETIER, ESQ. AS SPECIAL MAGISTRATE** TO PRESIDE OVER CERTAIN CODE ENFORCEMENT PROCEEDINGS; MAKING SUCH APPOINTMENT SUBJECT TO APPLICABLE ORDINANCES AND STATUTES; AND PROVIDING FOR EFFECTIVE DATES.

WHEREAS, the City Commission adopted Ordinance No. K-91 providing that certain code enforcement proceedings may be submitted to a special magistrate; and

WHEREAS, the City Commission subsequently adopted Ordinance No. 17-017 expanding the number and types of case to be heard by the special magistrate; and

WHEREAS, the individual named in this Resolution is qualified under applicable code to preside over code enforcement matters as necessary; and

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

1. That Claudette Pelletier, Esq. be and the same is hereby re-appointed as Special Magistrate to preside over code enforcement matters as set forth in the City Code, State Statues, and other applicable law, and that this appointment is further subject to the terms and conditions of Section 2-243, City Code of Ordinances.

2. That this re-appointment is the first of two, 2-year renewal options pursuant to RFP 2019-010; said term shall end June 30, 2023.

3. The Special Magistrate shall be compensated at a rate of $140.00 per hour subject to review and approval by the City Attorney and Director of Finance.

BE IT FURTHER RESOLVED that his resolution shall be effective immediately upon adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 21st day of June, 2021.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

City Commission Regular Meeting - 4:30 pm **13. c.**

Meeting Date: 06/21/2021

Re: Audit Committee Appointments

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 21-R32 appointing members to the Auditor Selection Committee.

SUMMARY:

The City Commission adopted Resolution 21-R29 establishing the Auditor Selection Committee; appointments are made by the Mayor and City Commission.

RECOMMENDATION:

Adopt the resolution.

ALTERNATIVES:

Adopt the resolution with changes.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor and Commissioners

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

21-R32
McKenzie Application
McGuire Application
Drummond Application

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/13/2021 09:27 AM

Form Started By: Linda Cox
Started On: 06/09/2021 01:29 PM
Final Approval Date: 06/13/2021

RESOLUTION NO. 21-R32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE AUDITOR SELECTION COMMITTEE**; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce established an Auditor Selection Committee by Resolution 21-R29 in accordance with Section 218.391(2)(b), Florida Statutes (2020).

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Auditor Selection Committee pursuant to Resolution 21-R29.

Name	Appointed by:
Jeremiah Johnson	Commission appointee serving as Chair
Christina McKenzie	Mayor Hudson
Darryl Drummond	Commissioner Alexander
Gloria Johnson	Commissioner C. Johnson
David McGuire	Commissioner Perona

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of June, 2021.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Audit Selection

Name: Christina McKenzie	Phone: 772-595-0500
Home Address: 4915 Silver Oak Dr City/Zip Code: Ft. Pierce, FL 34982	How long at this address? 7 yrs

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: CPA

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No
If yes, list the address and nature of said business:
McAlpin, Cavalcanti, & Lewis CPA
511 North Indian River Drive
Ft. Pierce, FL 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No
If yes, in what capacity?
If the opportunity arises, but we are a small accounting firm and do not have the staff to accomodate.

Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No
If yes, state the business and location:
McAlpn, Cavalcanti, & Lewis CPA

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No
Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
CPA; I was lead auditor for the city and UA audit for the last seven years and have worked on both for the previous 14 years.

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Mayor Hudson Applicant Email Address: christina@mclpa.com

Date: 5-19-21 Applicant's Signature CMcKenzie

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Audit Selection Committee

Name: David McGuire	Phone: 772-461-6120
Home Address: City/Zip Code: 5305 Palmetto Dr, Fort Pierce, FL 34982	How long at this address? 11 years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: CPA	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No If yes, in what capacity? CPA practice is located in City	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: Berger, Toombs, Elam, Gaines & Frank 600 Citrus Avenue, Suite 200 Fort Pierce, FL 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ■ No Engineering: ☐ Yes ■ No Real Estate Brokering: ☐ Yes ■ No Contracting: ☐ Yes ■ No Land Development: ☐ Yes ■ No Other: CPA Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Commissioner Perona	Applicant Email Address: dmcguire@btef-cpas.com
Date: 18 Jun 2021	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Charter Review Committee

Name: Darrell J. Drummond	Phone: (772) 216-1517
Home Address: 1511 N. 15th Street City/Zip Code: Fort Pierce, FL 34950	How long at this address? 26 yrs.
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation: President/CEO Council on Aging of St. Lucie, Inc.	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: Council on Aging of St. Lucie, 1505 Orange Ave	
Do you have special training or knowledge in the area of: Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Wastewater Relocation Committee	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Mayor Hudson	Applicant Email Address: ddarrelldr@comcast.net
Date: 8/15/17	Applicant's Signature [signature]

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting - 4:30 pm **13. d.**

Meeting Date: 06/21/2021

Re: Resolution 21-R33, Lease Agreement with US Rep. Mast

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Resolution 21-R33 Approving Lease of Space in City Hall to Brian Mast United States Representative for a monthly rental payment of $250.00.

SUMMARY:

Congressman Mast requested office space at Fort Pierce City Hall to meet with constituents and for public announcements or media briefings.

The terms of the lease agreement are similar to the terms of the lease agreement with State Representative Delores Hogan-Johnson and State Representative Larry Lee.

The proposed resolution and lease agreement has been reviewed and approved as to form and correctness by the City Attorney.

RECOMMENDATION:

Staff recommends the adoption of Resolution 21-R33 thereby authorizing a lease agreement with Congressman Mast.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

City Attorney's Office

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	Revenue
Amount:	$3,000

FISCAL IMPACT:

Lease payments in the amount of $250 per month for a total of $3,000 per fiscal year in revenue to the General Fund.

Attachments

Proposed Resolution 21-R33

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/08/2021 09:51 AM
City Manager	Nick Mimms	06/16/2021 06:40 PM

Form Started By: Jennifer Robinson
Started On: 06/03/2021 07:11 PM
Final Approval Date: 06/16/2021

RESOLUTION NO. 21-R33

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE **LEASE OF SPACE IN CITY HALL TO BRIAN MAST**, UNITED STATES REPRESENTATIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 13(d) of the City Charter allows for a department or agency of the State of Florida to apply to the City of Fort Pierce for lease of real property owned by the municipality for public or community interest and welfare; and

WHEREAS, Congressional District 18 United States Representative Brian Mast has requested a lease agreement for space in City Hall at 100 North U.S. #1, Fort Pierce, Florida, to be used as a District Office ; and

WHEREAS, the City of Fort Pierce is satisfied that such property is available for such use and is not needed for city purposes.

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

SECTION 1. The City Commission does hereby authorize a Lease Agreement for Office Space at City Hall (as shown on Exhibit "A" attached hereto) with Congressional District 18 United States Representative Brian Mast for the purpose of a governmental public office and the rent shall be $250.00 per month.

SECTION 2. The Mayor is authorized to execute such Lease Agreement on behalf of the City.

SECTION 3. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of June 2021.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

Exhibit A
(Lease Agreement Attached)

NON-ASSIGNABLE
LEASE AGREEMENT FOR OFFICE SPACE AT CITY HALL

This agreement (Lease) for certain office space located at City Hall, made and entered into effective as of July 1, 2021, between the City of Fort Pierce, a Florida municipal Corporation (Lessor) and Brian Mast as United States Representative, Congressional District 18, (Lessee).

1. LEASED PREMISES

Lessor hereby leases to Lessee certain office space located at City Hall, 100 N. US Highway One, Fort Pierce, Florida, 34950. That office space is more particularly described as approximately 372 square feet of floor area at City Hall, as identified on the sketch in Exhibit "A" as Room 216 and Room 217, attached hereto (Leased Premises). Lessor also hereby grants to Lessee and Lessee's employees, agents, invitees, licensees and vendors the nonexclusive right to use the common areas of the building, including, but not limited to the bathrooms and conference rooms.

2. USE

Lessee shall use and occupy the Leased Premises for the purpose of a governmental public office for a United States Representative, Congressional District 18, and for no other purpose.

3. TERM

The term of this lease shall commence on July 1, 2021 and shall continue until expiration on January 2, 2023 (the Term) and may be extended as hereinafter provided. Notwithstanding anything to the contrary contained herein, Lessee and Lessor shall each have the right to terminate this lease upon thirty (30) days written notice by the terminating party delivered as hereinafter set forth.

4. OPTION TO RENEW

Provided this lease is in good standing and Lessee is not in default hereunder, Lessor hereby grants to Lessee the option to extend this lease for an additional two (2) years, with the same terms, covenants and conditions set forth in this lease, except as hereinafter specifically provided.

5. RENT

Lessee shall pay to Lessor in United States currency the sum of Two Hundred Fifty and 00/100 Dollars ($250.00) per month, payable in arrears by the last day of each rental month during the term of this lease.

Rent shall be paid to the following address:

City of Fort Pierce
c/o Finance Director
100 North US Highway 1
Fort Pierce, FL 34950

6. LESSEE AND LESSOR'S RESPONSIBILITIES

Lessee shall provide any office furnishings, pay for any telephones, computers or other accessory equipment and all electric services.

Lessor shall pay for all water, sewer, garbage and janitorial services. Lessor shall provide accessibility to the premises during normal business hours and shall provide access after hours.

7. LESSEE'S IMPROVEMENTS

All alterations, additions, improvements, decorations or installations, including but not limited to, railings, air-conditioning ducts or equipment, except moveable furniture, partitions and fixtures put in at the expense of the Lessee which can be removed by Lessee without causing any structural damages to the building and where Lessee reasonably repairs any damages to the Leased Premises due to removal of the fixture(s), shall become the property of the Lessor at the termination of this lease. Lessee shall pay the cost of any and all office improvements. Lessee shall obtain prior written consent from Lessor as to any alterations of the Leased Premises.

8. NOTICES

All notices or other communications hereunder shall be in writing and shall be deemed duly given in person or sent certified mail, return receipt requested, first class, postage prepaid and addressed as follows unless written notice of a change of address is given pursuant to the provisions of this Article.

IF TO LESSEE:

Brian Mast
United States Representative, Congressional District 18
_____
_____
_____

IF TO LESSOR:

City Manager
City of Fort Pierce
100 North US Highway 1
Fort Pierce, FL 34950

9. ENTIRE AGREEMENT

It is understood and acknowledged there are no oral agreements between the parties hereto affecting this lease and House of Representatives District Office Lease Agreement and this lease and House District Lease Attachment supersedes and cancels any and all previous negotiations, arrangements, brochures, agreements and understandings, if any, between the parties hereto or displayed by Lessor to Lessee with respect to the lease specifically incorporated herein.

10. MODIFICATION OF LEASE

This lease may be modified only by mutual written agreement of both parties, and shall be non-assignable.

11. GOVERNING LAW

Federal law and the laws of the State of Florida shall govern the validity, performance and enforcement of this lease. Should either party institute legal action to enforce any provisions contained herein, it is agreed the venue of such action shall be in St. Lucie County, Florida; and both parties hereby waive any defenses to the contrary. This lease shall not be construed either for or against Lessee or Lessor, but shall be interpreted in accord with the general tenor of this language.

12. COMPLIANCE WITH LAW

Lessor covenants and warrants the building and the Leased Premises and any use or intended use thereof by Lessor presently complies with, and will continue throughout the term of this lease to comply with all applicable restrictive covenants, applicable zoning and subdivision ordinances and building codes, all applicable health and environmental laws and regulations, and all other applicable laws, rules and regulations including but not limited to the American with Disabilities Act of 1990, 42 USC 12101, et. seq. If Lessor receives notice from federal, state or other government body that they are not in compliance with any such covenant, ordinance, code, law or regulation, Lessor will promptly provide the Lessee with a copy of such notice and with a statement of Lessor's intended action to bring the building and the Leased Premises and Lessor's use thereof into compliance. The provisions of this paragraph 12 are material terms of this lease.

LESSOR:
CITY OF FORT PIERCE

Witness

Linda Hudson, Mayor

Witness

LESSEE:

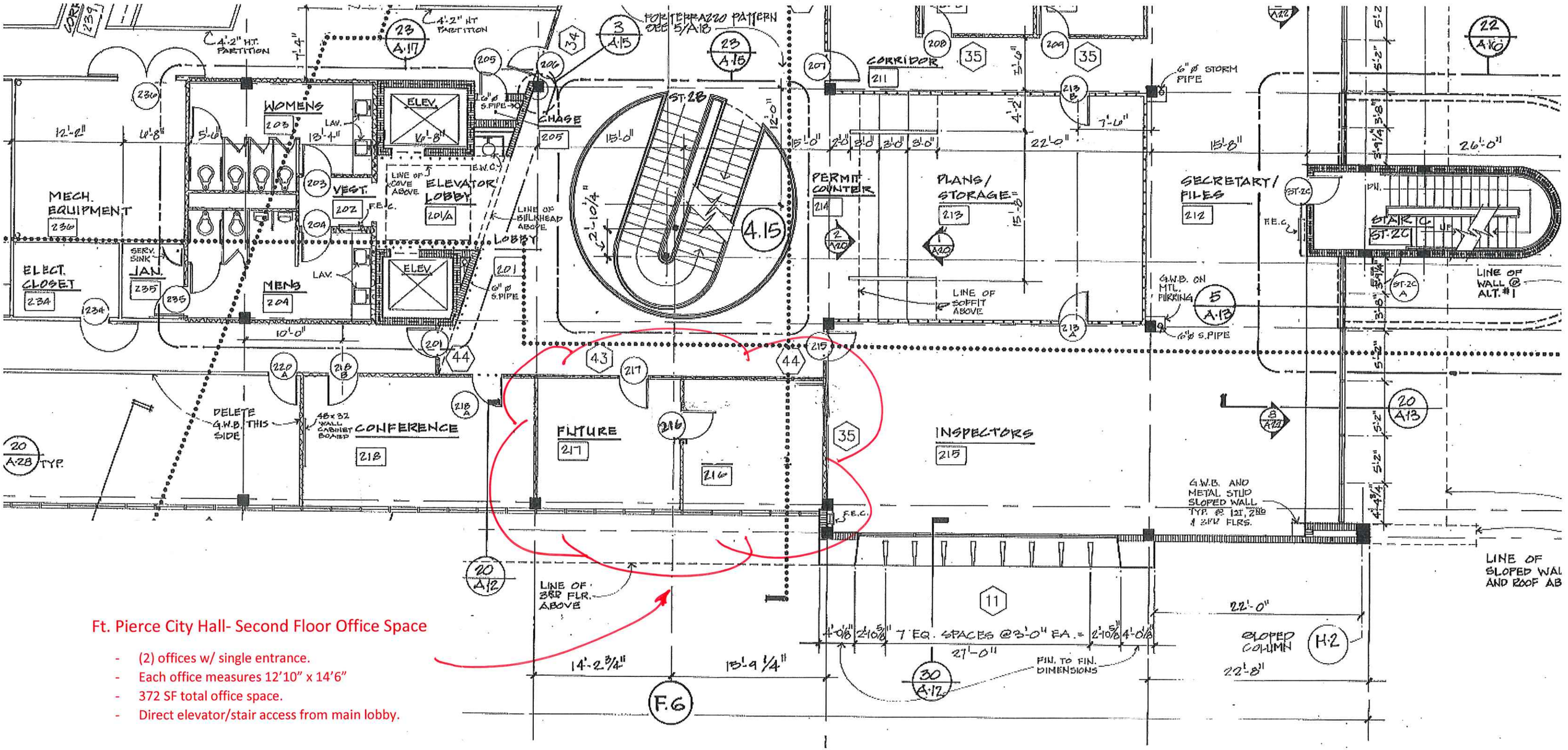
Witness

Brian Mast
United States Representative
Congressional District 18

Witness

APPROVED AS TO FORM AND CORRECTNESS

City Attorney



Ft. Pierce City Hall- Second Floor Office Space

- (2) offices w/ single entrance.
- Each office measures 12'10" x 14'6"
- 372 SF total office space.
- Direct elevator/stair access from main lobby.

EXHIBIT "A"

District Office Lease Attachment- Instructions

The District Office Lease Attachment must accompany ***every*** Lease or Amendment submitted for a Member/Member-Elect's District Office.

NO LEASE, AMENDMENT OR ATTACHMENT CAN BE SIGNED BEFORE THEY HAVE BEEN APPROVED BY THE ADMINISTRATIVE COUNSEL.

The term of a District Office Lease or Amendment for the 117th Congress may not commence prior to January 3, 2021.

Members should endeavor to lease space through the last day of a congressional term rather than the last day of a calendar year. For the 117th Congress, leases should end on January 2, 2023, not December 31, 2022.

A few things to keep in mind:

A. **The Member/Member-Elect is required to personally sign the documents.**

B. **The Lessor must complete the amenities checklist in Section A ("Lease Amenities"), including both the "required amenities" and "optional amenities" portions.**

C. **The Member/Member-Elect must indicate in Section A ("Lease Amenities") whether the proposed leased space will serve as a flagship district office.**

D. **Section B ("Additional Terms and Conditions") of the Attachment SHALL NOT have any provisions deleted or changed.**

E. Even if rent is zero, an Attachment is still required.

F. **Prior to either party signing a Lease or Amendment, the Member/Member-Elect must submit the proposed Lease or Amendment, accompanied by a copy of the Attachment, to the Administrative Counsel for review and approval.** If the Administrative Counsel determines that the proposed terms and conditions of the Lease or Amendment are in compliance with applicable law and House Rules and Regulations, the Administrative Counsel will notify the Member/Member-Elect that (s)he may proceed with the execution of the Lease or Amendment. Please submit the proposed Lease or Amendment and Attachment either by e-mail in PDF form (leases@mail.house.gov) or by fax (202-226-0357).

G. Once signed by both parties, the Lease or Amendment along with the Attachment must be submitted to the Administrative Counsel for final approval. They may be sent by email in PDF form (leases@mail.house.gov) or by fax (202-226-0357).

H. Without a properly signed and submitted Attachment, the Lease or Amendment cannot be approved by the Administrative Counsel and payments will not be made. The parties agree that any charges for default, early termination or cancellation of the Lease or Amendment which result from actions taken by or on behalf of the Lessee shall be the sole responsibility of the Lessee, and are not reimbursable from the Member's Representational Allowance.

I. **Lessor shall provide a copy of any assignment, estoppel certificate, notice of a bankruptcy or foreclosure, or notice of a sale or transfer of the leased premises to the Administrative Counsel by e-mail in PDF form (leases@mail.house.gov).**

U.S. House of Representatives
Washington, D.C. 20515

District Office Lease Attachment

SECTION A
(Lease Amenities)

Section A sets forth the amenities provided by the Lessor to be included in the Lease and designates whether the leased space will be the Member/Member-Elect's flagship (primary) office. Except as noted below, the amenities listed are not required for all district offices.

To be completed by the Lessor (required amenities):

□ * **High-Speed Internet Available Within the Leased Space.**
Please list any internet providers known to provide service to the property:
_____

□ * **Interior Wiring CAT 5e or Better within Leased Space.**

To be completed by the Lessor (optional amenities):

□ Amenities are separately listed elsewhere in the Lease.
(The below checklist can be left blank if the above box is checked.)

The Lease includes (please check and complete all that apply):

□ Lockable Space for Networking Equipment.
□ Telephone Service Available.
□ Parking. □_____ Assigned Parking Spaces
□_____ Unassigned Parking Spaces
□ General Off-Street Parking on an As-Available Basis
□ Utilities. Includes: _____
□ Janitorial Services. Frequency: _____
□ Trash Removal. Frequency: _____
□ Carpet Cleaning. Frequency: _____
□ Window Washing. □ Window Treatments.
□ Tenant Alterations Included In Rental Rate.
□ After Hours Building Access.
□ Office Furnishings. Includes: _____
□ Cable TV Accessible. If checked, Included in Rental Rate: □ Yes □ No
□ Building Manager. □ Onsite □ On Call Contact Name:_____
Phone Number:_____ Email Address:_____

To be completed by the Member/Member-elect (required):

□ The leased space will serve as my flagship (primary) District Office.
□ The leased space will NOT serve as my flagship (primary) District Office.

District Office Lease Attachment

SECTION B
(Additional Lease Terms)

1. **Incorporated District Office Lease Attachment.** Lessor (Landlord) and Lessee (Member/Member-Elect of the U.S. House of Representatives) agree that this District Office Lease Attachment ("Attachment") is incorporated into and made part of the Lease ("Lease") and, if applicable, District Office Lease Amendment ("Amendment") to which it is attached.

2. **Performance.** Lessor expressly acknowledges that neither the U.S. House of Representatives (the "House") nor its Officers are liable for the performance of the Lease. Lessor further expressly acknowledges that payments made by the Chief Administrative Officer of the House (the "CAO") to Lessor to satisfy Lessee's rent obligations under the Lease – which payments are made solely on behalf of Lessee in support of his/her official and representational duties as a Member of the House – shall create no legal obligation or liability on the part of the CAO or the House whatsoever. Lessee shall be solely responsible for the performance of the Lease and Lessor expressly agrees to look solely to Lessee for such performance.

3. **Modifications.** Any amendment to the Lease must be in writing and signed by the Lessor and Lessee. Lessor and Lessee also understand and acknowledge that the Administrative Counsel for the CAO ("Administrative Counsel") must review and give approval of any amendment to the Lease prior to its execution.

4. **Compliance with House Rules and Regulations.** Lessor and Lessee understand and acknowledge that the Lease shall not be valid, and the CAO will not authorize the disbursement of funds to the Lessor, until the Administrative Counsel has reviewed the Lease to determine that it complies with the Rules of the House and the Regulations of the Committee on House Administration, and approved the Lease by signing the last page of this Attachment.

5. **Payments.** The Lease is a fixed term lease with monthly installments for which payment is due in arrears on or before the end of each calendar month. In the event of a payment dispute, Lessor agrees to contact the Office of Finance of the House at 202-225-7474 to attempt to resolve the dispute before contacting Lessee.

6. **Void Provisions.** Any provision in the Lease purporting to require the payment of a security deposit shall have no force or effect. Furthermore, any provision in the Lease purporting to vary the dollar amount of the rent specified in the Lease by any cost of living clause, operating expense clause, pro rata expense clause, escalation clause, or any other adjustment or measure during the term of the Lease shall have no force or effect.

7. **Certain Charges.** The parties agree that any charge for default, early termination or cancellation of the Lease which results from actions taken by or on behalf of the Lessee shall be the sole responsibility of the Lessee, and shall not be paid by the CAO on behalf of the Lessee.

8. **Death, Resignation or Removal.** In the event Lessee dies, resigns or is removed from office during the term of the Lease, the Clerk of the House may, at his or her sole option, either: (a)

terminate the Lease by giving thirty (30) days' prior written notice to Lessor; or (b) assume the obligation of the Lease and continue to occupy the premises for a period not to exceed sixty (60) days following the certification of the election of the Lessee's successor. In the event the Clerk elects to terminate the Lease, the commencement date of such thirty (30) day termination notice shall be the date such notice is delivered to the Lessor or, if mailed, the date on which such notice is postmarked.

9. **Term.** The term of the Lease may not exceed the constitutional term of the Congress to which the Lessee has been elected. The Lease may be signed by the Member-Elect before taking office. Should the Member-Elect not take office to serve as a Member of the 117th Congress, the Lease will be considered null and void.

10. **Early Termination.** If either Lessor or Lessee terminates the Lease under the terms of the Lease, the terminating party agrees to promptly file a copy of any termination notice with the Office of Finance, U.S. House of Representatives, O'Neill Federal Building, Suite 3220, Attn: Jason Washington, Washington, D.C. 20515, and with the Administrative Counsel by e-mail at leases@mail.house.gov.

11. **Assignments.** Lessor shall provide thirty (30) days prior written notice to Lessee before assigning any of its rights, interests or obligations under the Lease, in whole or in part, by operation of law or otherwise. Lessor shall promptly file a copy of any such assignment notice with the Administrative Counsel by e-mail at leases@mail.house.gov. Lessee and the House shall not be responsible for any misdirected payments resulting from Lessor's failure to file an assignment notice in accordance with this section.

12. **Sale or Transfer of Leased Premises.** Lessor shall provide thirty (30) days prior written notice to Lessee in the event (a) of any sale to a third party of any part of the leased premises, or (b) Lessor transfers or otherwise disposes of any of the leased premises, and provide documentation evidencing such sale or transfer in such notice. Lessor shall promptly file a copy of any such sale or transfer notice with the Administrative Counsel by e-mail at leases@mail.house.gov.

13. **Bankruptcy and Foreclosure.** In the event (a) Lessor is placed in bankruptcy proceedings (whether voluntarily or involuntarily), (b) the leased premises is foreclosed upon, or (c) of any similar occurrence, Lessor agrees to promptly notify Lessee in writing. Lessor shall promptly file a copy of any such notice with the Office of Finance, U.S. House of Representatives, O'Neill Federal Building, Suite 3220, Attn: Jason Washington, Washington, D.C. 20515, and with the Administrative Counsel by e-mail at leases@mail.house.gov.

14. **Estoppel Certificates.** Lessee agrees to sign an estoppel certificate relating to the leased premises (usually used in instances when the Lessor is selling or refinancing the building) upon the request of the Lessor. Such an estoppel certificate shall require the review of the Administrative Counsel, prior to Lessee signing the estoppel certificate. Lessor shall promptly provide a copy of any such estoppel certificate to the Administrative Counsel by e-mail at leases@mail.house.gov.

District Office Lease Attachment

15. **Maintenance of Common Areas.** Lessor agrees to maintain in good order, at its sole expense, all public and common areas of the building including, but not limited to, all sidewalks, parking areas, lobbies, elevators, escalators, entryways, exits, alleys and other like areas.

16. **Maintenance of Structural Components.** Lessor also agrees to maintain in good order, repair or replace as needed, at its sole expense, all structural and other components of the premises including, but not limited to, roofs, ceilings, walls (interior and exterior), floors, windows, doors, foundations, fixtures, and all mechanical, plumbing, electrical and air conditioning/heating systems or equipment (including window air conditioning units provided by the Lessor) serving the premises.

17. **Lessor Liability for Failure to Maintain.** Lessor shall be liable for any damage, either to persons or property, sustained by Lessee or any of his or her employees or guests, caused by Lessor's failure to fulfill its obligations under Sections 15 and 16.

18. **Initial Alterations.** Lessor shall make any initial alterations to the leased premises, as requested by Lessee and subject to Lessor's consent, which shall not be unreasonably withheld. The cost of such initial alterations shall be included in the annual rental rate.

19. **Federal Tort Claims Act.** Lessor agrees that the Federal Tort Claims Act, 28 U.S.C. §§ 2671-80, satisfies any and all obligations on the part of the Lessee to purchase private liability insurance. Lessee shall not be required to provide any certificates of insurance to Lessor.

20. **Limitation of Liability.** Lessor agrees that neither Lessee nor the House nor any of the House's officers or employees will indemnify or hold harmless Lessor against any liability of Lessor to any third party that may arise during or as a result of the Lease or Lessee's tenancy.

21. **Compliance with Laws.** Lessor shall be solely responsible for complying with all applicable permitting and zoning ordinances or requirements, and with all local and state building codes, safety codes and handicap accessibility codes (including the Americans with Disabilities Act), both in the common areas of the building and the leased space of the Lessee.

22. **Electronic Funds Transfer.** Lessor agrees to accept monthly rent payments by Electronic Funds Transfer and agrees to provide the Office of Finance, U.S. House of Representatives, with all banking information necessary to facilitate such payments.

23. **Refunds.** Lessor shall promptly refund to the CAO, without formal demand, any payment made to the Lessor by the CAO for any period for which rent is not owed because the Lease has ended or been terminated.

24. **Conflict.** Should any provision of this Attachment be inconsistent with any provision of the attached Lease or attached Amendment, the provisions of this Attachment shall control, and those inconsistent provisions of the Lease or the Amendment shall have no force and effect to the extent of such inconsistency.

District Office Lease Attachment

25. **Construction.** Unless the clear meaning requires otherwise, words of feminine, masculine or neuter gender include all other genders and, wherever appropriate, words in the singular include the plural and vice versa.

26. **Fair Market Value.** The Lease or Amendment is entered into at fair market value as the result of a bona fide, arms-length, marketplace transaction. The Lessor and Lessee certify that the parties are not relatives nor have had, or continue to have, a professional or legal relationship (except as a landlord and tenant).

27. **District Certification.** The Lessee certifies that the office space that is the subject of the Lease is located within the district the Lessee was elected to represent unless otherwise authorized by Regulations of the Committee on House Administration.

28. **Counterparts.** This Attachment may be executed in any number of counterparts and by facsimile copy, each of which shall be deemed to be an original but all of which together shall be deemed to be one and the same instrument.

29. **Section Headings.** The section headings of this Attachment are for convenience of reference only and shall not be deemed to limit or affect any of the provisions hereof.

IN WITNESS WHEREOF, the parties have duly executed this District Office Lease Attachment as of the later date written below by the Lessor or the Lessee.

_____	_____
Print Name of Lessor/Landlord	*Print Name of Lessee*
By: _____	_____
Lessor Signature	*Lessee Signature*
Name: Linda Hudson	
Title: Mayor	
_____	_____
Date	*Date*

From the Member's Office, who is the point of contact for questions?
Name_____ Phone (_____) _____ E-mail _____@mail.house.gov

This District Office Lease Attachment and the attached Lease or Amendment have been reviewed and are approved, pursuant to Regulations of the Committee on House Administration.

Signed _____ Date _____, 20_____.
(Administrative Counsel)

Send completed forms to: Administrative Counsel, 217 Ford House Office Building, Washington, D.C. 20515.
Copies may also be faxed to 202-226-0357.

City Commission Regular Meeting - 4:30 pm **13. e.**

Meeting Date: 06/21/2021

Re:

SUBJECT:

Selection of City of Fort Pierce Voting Delegate at the 95th Annual Florida League of Cities Annual Conference on August 12-14, 2021.

Attachments

Memo

Form Review

Form Started By: Linda Cox Started On: 06/11/2021 09:19 AM

Final Approval Date: 06/11/2021

FLC
FLORIDA LEAGUE OF CITIES

To: Key Official

From: Eryn Russell, Florida League of Cities

Date: June 11, 2021

Subject: 95th Annual Conference Voting Delegate Information

The Florida League of Cities' Annual Conference will be held at the World Center Marriot, Orlando, Florida on August 12-14, 2021. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

It is important that each municipality designate one official to be the voting delegate. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida.

Conference registration materials were sent to each municipality via newsletter and are also available online at *floridaleagueofcities.com/education-and-events/annual-conference*.

If you have any questions on voting delegates, please call (850) 701-3616 or email *erussell@flcities.com*. **Voting delegate forms must be received by the League no later than July 28, 2021.**

Attachments: Form Designating Voting Delegate

301 S. Bronough Street, Suite 300
Tallahassee, Florida 32301

P.O. Box 1757
Tallahassee, Florida 32302-1757

Phone: 850.222.9684
Fax: 850.222.3806

flcities.com

95th Annual Conference
Florida League of Cities, Inc.
August 12-14, 2021
Orlando, Florida

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 28, 2021.**

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Municipality of: _____

AUTHORIZED BY:

_____
Name

_____
Title

Return this form to:

Eryn Russell
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax: (850) 222-3806
Email: *erussell@flcities.com*