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

CITY COMMISSION AGENDA

Regular Meeting - Monday, August 16, 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 -** Rev. Mary Sirmons, Greater St. James Missionary Baptist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the August 2, 2021 regular meeting.

6. **PROCLAMATIONS**

   a. Commissioner Rufus Jerry "Butch" Alexander

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 Home Rule Hero Award to Mayor Hudson by Councilwoman Caraballo, Treasure Coast Regional League of Cities, and brief presentation on Home Rule and Advocacy efforts.

b. Presentation of recommendations by Police Community Advisory Committee

c. Third Quarter Financial Report

11. **CONSENT AGENDA**

a. Approve request from the Fort Pierce Police Department Charitable Trust, Inc. to initiate an Open Call for Submissions for the Naming of a Facility identified as the small park area at the SW corner of vacant property across from the FPPD Main Station at 920 S US Highway 1.

b. Approval of Agreement for Purchase and Development of Fisherman's Wharf with Pierce 1 Marina, LLC which was approved by the FPRA Board on August 10, 2021.

c. Approval of Change Order No. 2 to Bid No. 2020-044 Street Resurfacing Program for CW Roberts Contracting, Inc. in the amount of $44,000.00 for the construction of traffic calming speed tables on Bayshore Drive.

d. Approval of FEMA Hazard Mitigation Grant Agreement modification #1 for the North 17th Street (Orange Ave to Ave D) Drainage Improvements Project.

12. **PUBLIC HEARINGS**

a. Presentation and Public Hearing on the 2021 Annual Action Plan Draft.

b. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by Property Owner, School Board of St. Lucie County Florida, and Representative, HJA Design Studio, to operate a self-storage business at 4204 Okeechobee Road in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID: 2418-434-0001-000-9

c. Quasi-Judicial Hearing - Review and approval of application for Waiver of Distance submitted by Property Owner Bamboo Palms, and Representative Architectonic Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.

d. Quasi-Judicial Hearing - Review and approval of application for Conditional Use with No New Construction submitted by Property Owner, Bamboo Palms and Representative is Architectonic, Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.

e. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL) at 2400 S Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone, (R-4A). Parcel ID: 2507-321-0001-000-5

f. 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). SECOND READING (Adoption Hearing)

g. Legislative 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). SECOND READING

h. Legislative Hearing - Ordinance 21-027 - Text Amendment to Chapter 125-321: Coastal Construction Control Line (CCCL) to remove the requirement for a Conditional Use approval for structures seaward of the CCCL. FIRST READING

i. Legislative Hearing - Ordinance No. 21-028 creating Chapter 12, Section12-7 of the Code of Ordinances establishing proof of residency requirements for candidates seeking the office of commissioner and/or mayor-commissioner. FIRST READING

13. **CITY COMMISSION**

a. Approval and acceptance of the FPUA FY2022 Annual Budget and FY2021 Amended Budget.

b. Resolution 21-R45 designating property located at 809 North 9th Street as a Fort Pierce Historic Property and a Locally Significant Site.

c. Resolution 21-R46 Establishing a Special Election in the City of Fort Pierce.

d. Resolution 21-R47 appointing an at-large member to the Planning Board.

e. Resolution No. 21-R48 appointing Barbara Marshall-Bennett to serve as the District 1 representative on the FPUA Board, filling the unexpired term of Charlie Frank Matthews.

f. Resolution 21-R49 amending Resolution 21-R37 regarding the refunding of the FPRA Bonds.

g. Discussion on the Coronavirus and associated protective measures requested by Commissioner Curtis Johnson

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Report

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: 08/16/2021

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of minutes from the August 2, 2021 regular meeting.

Attachments

08.02.2021

Form Review

Form Started By: Latoya Ransom Started On: 08/11/2021 03:04 PM

Final Approval Date: 08/11/2021

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, **August 2, 2021.**

1. CALL TO ORDER

Mayor Hudson called the August 2, 2021 regular meeting of the City Commission to order at 6:00 PM.

2. OPENING PRAYER - Pastor Andrea Byer-Thomas, Community United Methodist Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
Interim City Attorney Tanya Earley

5. APPROVAL OF MINUTES

a. Approval of minutes from the July 19, 2021 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the July 19, 2021 Regular Meetings.

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

Passed

6. PROCLAMATIONS

a. Fort Pierce Farmers Market Week

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.

Richard B. Reed -13D
Charlie Frank Matthews -13D
Mario Wilcox - 13D

9. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve the Agenda.

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

Passed

10. MISCELLANEOUS REPORTS

a. Update on Council on Aging Activities by Darrell Drummond.

Darrell Drummond, President and CEO of the Council on Aging, presented the Annual Report for FY 2020-2021. The programs provided by the Council include adult day care, meals on wheels which administers upwards of 500 meals to seniors daily; 140,000 during the pandemic, daily wellness checks, community transit, care giving, case management services, and outreach. The current budget is $3.6 million of which the City contributes $15 thousand dollars. An allocation of $1.2 million dollars from the American Rescue Act to expand meals and care giving services was received.

Commissioner Perona inquired if volunteers are utilized, and opportunities offered. Mr. Drummond responded that volunteer opportunities are available and to visit www.coasl.com or call 772-336-8608.

Commissioner Curtis Johnson, Jr. inquired about the number of seniors receiving services through the adult daycare, and if vaccination assistance was coordinated. Mr. Drummond explained that they are licensed to accommodate 65, but due to the pandemic 20-25 seniors are being serviced. In addition, seniors were registered for vaccination at location and in home, and transportation was provided.

Commissioner Jeremiah Johnson inquired as to the plans for the funds from American Rescue Act. Mr. Drummond explained that the specific programs for funds are determined by the Department of Elder Affairs. Council on Aging staff will then determine the areas of need and present the recommendations to the board. Areas of current need are transportation, home improvements and modifications.

Mayor Hudson inquired of the eligibility for services. Mr. Drummond explained that you must be at least 60 years of age. Some programs require copay and or have income requirements.

b. Presentation of Florida's Turnpike Enterprise (FTE) Project #423374-1, PD&E Study to widen the Turnpike from Jupiter to Fort Pierce

Brain Ribaric, Florida Turnpike presented the projected widening of the Turnpike from Jupiter to Fort Pierce. The objective is to address traffic needs, improve accessibility and mobility, enhance emergency evacuation and safety, and avoid/minimize environment impacts.

Commissioner Curtis Johnson inquired as to the top public concern, noise barriers, anticipated safety concerns. Mr. Ribaric replied that noise is the top concerns. There are 50 miles of noise barrier installation. Safety is a major concern, to address those, past accidents are analyzed to make determinations.

Commissioner Perona inquired if technology has been considered to accommodate autonomous vehicles. Mr. Ribaric confirmed that the autonomous vehicles are being considered. Suntrax Test Facility developed by FDOT and Florida Turnpike Enterprise provides for emerging transportation technology. Mr. Yung elaborated that technology improvements are best done in the future.

Commissioner Jeremiah Johnson inquired about a Midway Road interchange, and expanded resurfacing of St. Lucie County. Mr. Ribaric explained that Midway may not generate enough traffic to fund itself within the 15–20-year timeline, and St. Lucie County resurfacing is in progress.

Mayor Hudson inquired on the projected time frame for improvements. Mr. Ribaric stated that many projects are ahead this expansion.

11. CONSENT AGENDA

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 21-001 - An Ordinance amending the City's Comprehensive Plan to update the Water Supply Facilities Work Plan. SECOND/ADOPTION READING

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

ORDINANCE NO. 21-001

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

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 ORDINANCE NO. 21-001.

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

Passed

b. Legislative Hearing - Ordinance 21-020 - Text Amendment to Section 125-187: "Use Table" in order to allow for Dwelling Rentals to be permitted by right in every zoning district. SECOND READING

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

ORDINANCE NO. 21-020

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE IV, SECTION 125-187, AMENDING THE USE TABLE TO ALLOW DWELLING RENTALS TO BE PERMITTED BY RIGHT IN EVERY ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing

Michelle Longarzo-Danaluk- Against change

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve ORDINANCE NO. 21-020.

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

Passed

c. Legislative Hearing - Ordinance 21-022 - extending the territorial limits of the City of Fort Pierce, to include three (3) properties at or near 3171 Morning Dew Lane, 3051 South 25th Street, and 2503 Edwards Road in Fort Pierce, Florida. SECOND READING

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

ORDINANCE NO. 21-022

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS AT OR NEAR 3171 MORNING DEW LANE, 3051 SOUTH 25TH STREET, AND 2503 EDWARDS 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, 2022; 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.

Mayor Hudson opened the public hearing

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve ORDINANCE NO. 21-022.

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

Passed

d. Legislative Hearing - Ordinance 21-023 - extending the territorial limits of the City of Fort Pierce, to a property at or near 186 Melton Drive in Fort Pierce, Florida. SECOND READING

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

ORDINANCE NO. 21-023

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE A PARCEL AT OR NEAR 186 MELTON DRIVE 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,

2022; 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.

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 ORDINANCE NO. 21-023.

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

Passed

e. Legislative Hearing - Ordinance 21-024 - extending the territorial limits of the City of Fort Pierce, to include four (4) properties at or the northeast corner of King Orange Drive and Mura Drive in Fort Pierce, Florida. SECOND READING

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

ORDINANCE NO. 21-024

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE FOUR (4) PARCELS AT OR NEAR THE NORTHEAST CORNER OF KING ORANGE AND MURA DRIVE 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, 2022; 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.

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 ORDINANCE NO. 21-024.

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

Passed

f. Legislative Hearing - Ordinance 21-025 REZONING OF NINE (9) PARCELS LOCATED AT OR NEAR 2496 SOUTH KINGS HIGHWAY FROM SINGLE FAMILY, 2 DU/ACRE (E-2) AND GENERAL COMMERCIAL (C-3) TO COMMERCIAL PARKWAY (CP-1). SECOND READING

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

ORDINANCE NO. 21-025

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING OF NINE (9) PARCELS LOCATED AT OR NEAR 2496 SOUTH KINGS HIGHWAY FROM SINGLE FAMILY, 2 DU/ACRE (E-2) AND GENERAL COMMERCIAL (C-3) TO COMMERCIAL PARKWAY (CP-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve ORDINANCE NO. 21-025.

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

Passed

g. Legislative Hearing - Ordinance 21-026 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED MASTER PLAN FOR PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE. SECOND READING

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

ORDINANCE NO. 21-026

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED MASTER PLAN FOR PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve ORDINANCE NO. 21-026.

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

Passed

13. CITY COMMISSION

a. Resolution No. 21-R39 approving Leslie Olson as Commissioner Jeremiah Johnson's appointee to the Parks Advisory Committee.

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

RESOLUTION NO. 21-R39

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKS ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve RESOLUTION NO. 21-R39.

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

Passed

b. Resolution No. 21-R40 appointing members to serve on the Civil Service Appeals Board.

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

RESOLUTION NO. 21-R40

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE CIVIL SERVICE APPEALS BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Ballots
Commissioner Jeremiah Johnson – Gus Gutierrez, Chris Taylor-Johnson
Mayor Hudson - Chris Taylor-Johnson, Jewell Player
Commissioner Curtis Johnson, Jr. - Chris Taylor-Johnson, Jewell Player
Commissioner Perona- Gus Gutierrez, Chris Taylor-Johnson

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to reappoint Chris Taylor-Johnson and appoint Gus Gutierrez to the Civil Service Appeals Board.

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

Passed

c. Resolution No. 21-R41 appointing members to serve on the Keep Fort Pierce Beautiful Board.

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

RESOLUTION NO. 21-R41

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Ballots

Commissioner Curtis Johnson, Jr.- Caleta Scott - Chad Ingram
Commissioner Perona- Caleta Scott – Bob Burdge
Commissioner Jeremiah Johnson- Chad Ingram - – Bob Burdge
Mayor Hudson- Caleta Scott - Chad Ingram
On behalf of Commissioner Alexander
Commissioner Curtis Johnson – Minnie Spivey
Commissioner Jeremiah Johnson – Bob Burdge
Commissioner Perona - Bob Burdge
Mayor Hudson- Bob Burdge

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to appoint Caleta Scott, Chad Ingram and Bob Burdge to the Keep Fort Pierce Beautiful Advisory Board.

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

Passed

d. Resolution No. 21-R42 confirming the removal of Charlie Frank Matthews from the Fort Pierce Utilities Authority board effective July 19, 2021.

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

RESOLUTION NO. 21-R42

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE REMOVAL OF A MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Curtis Johnson inquired if this was the appropriate time to hear citizen comments. Mayor Hudson informed him that no public comments take place at this time.

Commissioner Perona inquired of Attorney Tanya Earley as the legality of removal. Attorney Earley explained that the City Charter allows for removal.

Mayor Hudson addressed the issue of due process. Attorney Earley detailed that an appointment can be undone pursuant to the City Charter.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution No 21-R42.

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

Passed

e. Resolution No. 21-R43 appointing Rubin Johnson to serve as the District 1 representative on the FPUA Board, filling the unexpired term of Charlie Frank Matthews.

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

RESOLUTION NO. 21-R43

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A DISTRICT 1 MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Perona inquired if there is conflict as former employee. Attorney Earley explained there is no conflict as long as no compensation is accepted.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Resolution No 21-R43.

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

Passed

f. Resolution No. 21-R44, Joining with the State of Florida and Other Local Governmental Units as a Participant in the Florida Memorandum of Understanding and Formal Agreements Implementing a Unified Plan Relating to the Resolution of Opioid Litigation.

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

RESOLUTION NO. 21-R44

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING THE CITY TO JOIN THE STATE OF FLORIDA AND OTHER LOCAL GOVERNMENTAL UNITS AS A PARTICIPANT IN THE FLORIDA MEMORANDUM OF UNDERSTANDING AND FORMAL AGREEMENTS IMPLEMENTING A UNIFIED PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Earley explained that this resolution is the culmination of ongoing litigation authorizing Mayor Hudson to sign any future paperwork to effectuate a settlement.

Attorney Earley confirmed that the city has not incurred any costs.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 21-R44.

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

Passed

g. Submittal of applications for Planning Board.

City Clerk Linda Cox stated that this item wll come back at the next meeting for a vote.

14. COMMENTS FROM THE PUBLIC

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

Rick Reed

Michelle Longarzo - Danaluk

15. COMMENTS FROM THE CITY MANAGER

a. Reports

In honor of Commissioner Rufus Alexander public visitation will take place on Saturday, August 7 at Percy Peek Gymnasium and a celebration of life on Sunday, August 8 at Westside Church. On August 9, the City Commission Conference Agenda meeting will include Parking Committee Recommendations, the Sunrise Theatre operational plan, and legislative priorities for 2022. With consensus and feedback, a presentation will take place on August 19 at Indian River State College to the legislative delegation. On August 10, FPRA board meeting agenda will include Fisherman's Wharf Development, Means Court Center Multi-Service Community Hub, lease agreement with Florida Hall of Fame Highwaymen, surplus properties being awarded to high-ranking responders, amending the lease agreement with Lindsey School of the Arts, and FPRA programs and activities update.

Attorney Tanya Earley has no comments.

City Clerk Linda Cox has no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona - Attended the FMEA-FMPA Conference which addressed the need for electric capacity, report from the conference is forth coming.

Commissioner Curtis Johnson - Asked that the public get involved and apply for Boards. He attended the TCERDA Advisory Board meeting, and commended Pastor Hazel Hoylman on her partnership with Florida Community Health Center and the Housing Authority for medical center services for the Lincoln Park Community at 3090 Ave G.

Commissioner Jeremiah Johnson is encouraged with transportation in Fort Pierce. Expressed his honor serving with Commissioner Rufus Alexander and the celebration of his life.

Mayor Hudson inquired on the census numbers. In preparation for seating for the FPUA Board, she conveyed her desire to interview candidates in person or via phone rather than in public. She also expressed pride in Fort Pierce for the support of the R.I.C.H. House, The Survivors of Murdered Victims Support Group, and FAMU send off.

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 8:18

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 08/16/2021

Re: Commissioner Rufus Jerry "Butch" Alexander

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Commissioner Rufus Jerry "Butch" Alexander

Attachments

Comm. Alexander

Form Review

Form Started By: Miriam Garcia Started On: 08/06/2021 09:32 AM

Final Approval Date: 08/06/2021

WHEREAS, Commissioner Rufus Jerry "Butch" Alexander of Fort Pierce, FL was born on April 19, 1949 in Lawnside, New Jersey to Sarah and Rufus Alexander, Jr. His family is a well-known pioneer family in the community dating back to 1902; and

WHEREAS, Butch was united in holy matrimony to the former Sandra Reddick. Their union joined their daughter Ayana with her other brothers and sisters, Alisa, Clesha, Tony, and Brian. "Butch" is the grandfather of fourteen and beloved great grandchildren.; and

WHEREAS, He attended ~~the~~ local elementary schools and Lincoln Park Academy High School. In 1964 he transferred to John Carroll High School, where he participated in track and field, basketball, and football. He graduated in 1967 and went on to attend Miami-Dade Community College and Tuskegee Institute. He later received his degree in Mortuary Science from Lynn University in Boca Raton, Florida in 1993; and

WHEREAS, Butch spent over forty-years in Funeral Services and was always committed to helping families in need; he served as the third generation Funeral Director at Sarah's Memorial Chapel and served as its General Manager and Vice President. He was recognized as Mortician of the year for the 1st Regional District of the Florida Mortician Association, Inc. in 2005, and served as Co-Chairman for the same organization.; and

WHEREAS, Butch was elected as City Commissioner District 1 for the City of Fort Pierce in December of 2001 and has continuously served since that time. He also served the community as a board member of the St Lucie County Fire District. He was an active participant with the Florida League of Cities and served on the Florida Black Caucus of Local Elected Officials. He served on the St. Lucie County Tourist Development Council and the Council on Aging of St. Lucie County, was a life member of NAACP, founding member of the Democratic Black Caucus of St Lucie, member of the Lincoln Park Business Association, founding member of St Lucie County Concerned Citizens, board member of the Boys & Girls Club and Weed & Seed, past board president of Agape, Inc., member of the Fort Pierce Masonic Lodge #155, and Cherokee Lodge #7270. Clearly, he gave his time and treasure to community service and activities serving Fort Pierce.

WHEREAS, Commissioner Alexander peacefully transitioned to his heavenly home on July 28, 2021. In one of his final interviews with TC Palm, Butch stated, "Be kind to the people. Never forget them." which is a critical piece of his legacy.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of:

Commissioner Rufus Jerry "Butch" Alexander

in appreciation and recognition of his many years of honorable and dedicated service to the City of Fort Pierce.

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 8th day of August, 2021.

Linda Hudson

Mayor

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

Meeting Date: 08/16/2021

Re: Home Rule Here

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Presentation of Home Rule Hero Award to Mayor Hudson by Councilwoman Caraballo, Treasure Coast Regional League of Cities, and brief presentation on Home Rule and Advocacy efforts.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/22/2021 09:42 AM

Form Started By: Linda Cox Started On: 06/21/2021 01:58 PM

Final Approval Date: 07/19/2021

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

Meeting Date: 08/16/2021

Re: Approval of the Police Community Advisory Committee, Community Survey

Submitted For: Jason Braun, Acting Lieutenant , Police Department

SUBJECT:

Presentation of recommendations by Police Community Advisory Committee

SUMMARY:

The Police Community Advisory Committee has redesigned a Community Survey based on the previous input from the Commission. The Committee is requesting approval and permission to have City Staff put the survey on the City's website to collect data for the Committee. The survey is designed to solicit actionable input from the community to help guide the committee's recommendations regarding the Police Department moving forward.

RECOMMENDATION:

To approve the survey and direct City Staff to assist in putting the Police Community Advisory Committee's survey on the City's website.

ALTERNATIVES:

For the Commission to reject the request from the Police Community Advisory Committee or provide future direction.

RESPONSIBLE STAFF:

Acting Lieutenant Jason Braun.

COORDINATED WITH:

Police Community Advisory Committee
Charles Hayek, Chair

Fiscal Impact

Budgeted Y/N:	n
Fiscal Year:	FY21
Account:	N/A
Amount:	0

OTHER INFORMATION:

None.

Attachments

PCAC Survey

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:45 AM

Form Started By: Jason Braun
Started On: 07/19/2021 03:25 PM
Final Approval Date: 08/11/2021

Community Satisfaction Survey
City of Fort Pierce, Police Citizen Advisory Committee

1. How satisfied are you with the visibility of the Fort Pierce Police Department?
__1. Very Dissatisfied __2. Dissatisfied __3. Neutral __4.Satisfied __5.Very Satisfied __(N/A)

2. How satisfied are you with how professional the officers act?
__1. Very Dissatisfied __2. Dissatisfied __3. Neutral __4.Satisfied __5.Very Satisfied __(N/A)

3. How satisfied are you with the ability of the officers?
__1. Very Dissatisfied __2. Dissatisfied __3. Neutral __4.Satisfied __5.Very Satisfied __(N/A)

4. How satisfied are you with the courtesy of the officers?
__1. Very Dissatisfied __2. Dissatisfied __3. Neutral __4.Satisfied __5.Very Satisfied __(N/A)

5. How satisfied are you with the appearance (physical/dress) of the officers?
__1. Very Dissatisfied __2. Dissatisfied __3. Neutral __4.Satisfied __5.Very Satisfied __(N/A)

6. How safe do you feel walking alone in your neighborhood at night?
__1. Very Unsafe __2. Unsafe __3. Neutral __4. Safe __5. Very Safe __(N/A)

7. How safe do you feel in your home?
__1. Very Unsafe __2. Unsafe __3. Neutral __4. Safe __5. Very Safe __(N/A)

8. Is the police presence adequate in your neighborhood?
__1. Yes __2. No

9. Is the traffic enforcement (speeding, running stop signs) adequate in the City of Fort Pierce?
__1. Yes __2. No

10. Have you ever been a victim of a crime in the City of Fort Pierce?
__1. Yes __2. No

11. Citizens reporting suspicious activity and crimes are vital to keeping the community safe.
__1. Yes __2. No

12. I would call 911 to report suspicious activity, even if I wasn't quite sure there was a problem.
__1. Yes __2. No

13. I would call 911 to report suspicious activity, even if it involved someone I know.
__1. Yes __2. No

14. What do you like best about the Fort Pierce Police Department? (Comment below)
_____ or (N/A)

15. How would you improve the Fort Pierce Police Department? (Comment below)
_____ or (N/A)

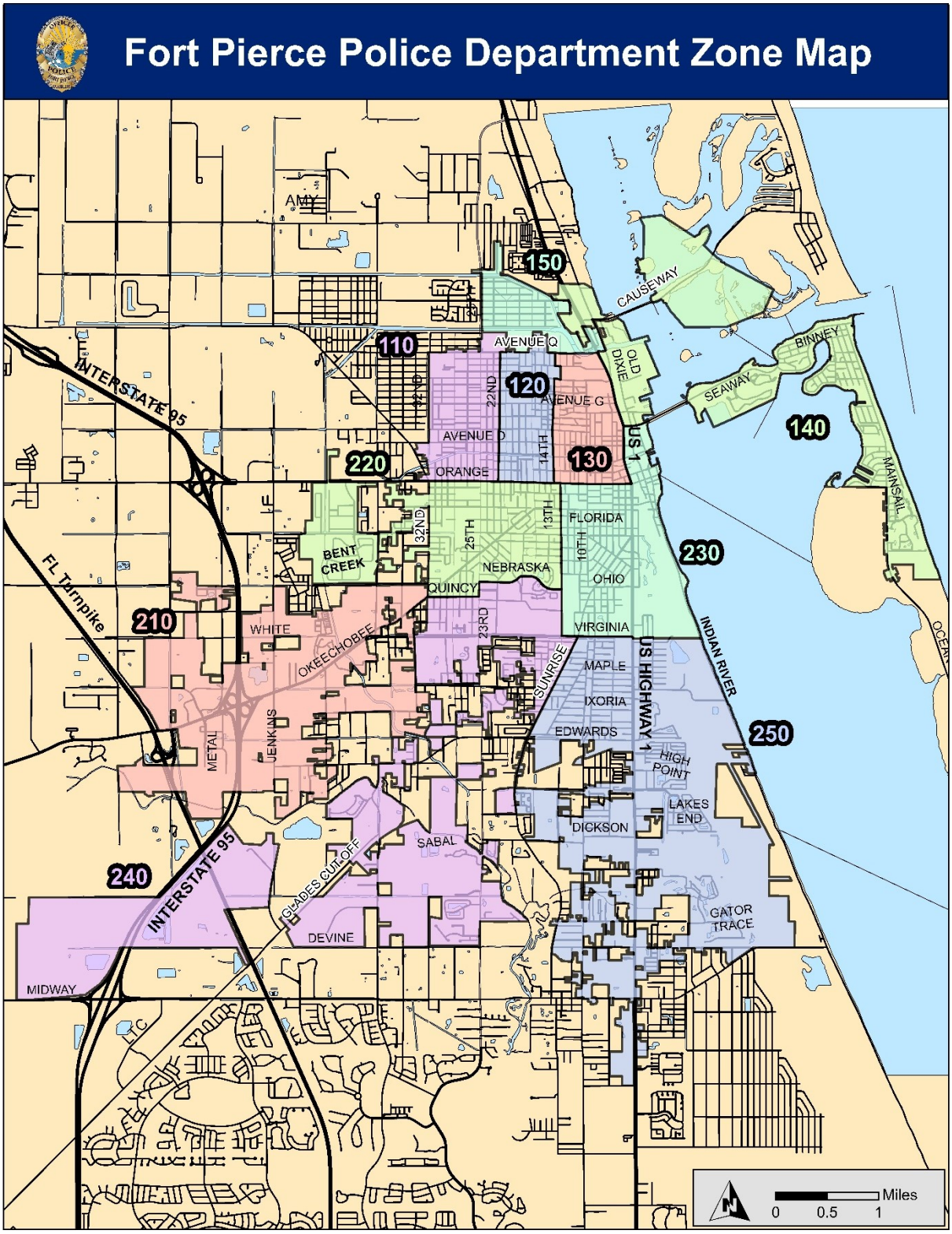
16. How do you feel the Fort Pierce Police Department has changed over the past four years?

__1. Much Worse __2. Worse __3. Same Improved __4. Much Improved __5. Didn't live here __(N/A)

17. Sex: __Male __Female __Prefer not to say (Check One)

18. Age: __18-24 __25-34 __35-44 __45-54 __55-64 __65+

20. Based on the following map, what area of the City do you live in. _____



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

Meeting Date: 08/16/2021

Re: Third Quarter Financial Report

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Third Quarter Financial Report

SUMMARY:

The Finance Director prepares and presents to the City Commission and Citizens a quarterly report on the financial status of the different funds of the City. The financial report for the period ending July 31, 2021, encompasses General, Marina Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Urban Redevelopment Funds. The financial book shows comarative informtion for the third quarters of FY 2020 and 2021.

RECOMMENDATION:

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

ALTERNATIVES:

The report can be enhanced or changed completely.

RESPONSIBLE STAFF:

Director of Finance

COORDINATED WITH:

Finance Department and City Manager.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2021

OTHER INFORMATION:

Report on FY 2021 budgeted Revenue and Expenditures.

Attachments

3rd Quarter Financial Report

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/02/2021 06:49 PM
City Manager	Nick Mimms	08/11/2021 08:45 AM
Form Started By: Queen Thompkins		Started On: 07/28/2021 11:03 AM
Final Approval Date: 08/11/2021		

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE QUARTER ENDING
June 30, 2021

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

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

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

GENERAL FUND - REVENUE DETAIL

		2020/21 Proposed	FYTD Actual	YR Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Taxes							
311 10	Current Ad Valorem	$ 18,754,651	$ 17,995,503	95.95%	$ 14,065,988	$ 3,929,514	$ 759,148
311 15	Ad Valorem Adjustment Amount	(937,733)	0	0.00%	(703,299)	703,299	(937,733)
311 20	Delinquent Ad Valorem	35,000	37,635	107.53%	26,250	11,385	(2,635)
312 31	Local Option Gas Tax	1,175,000	944,215	80.36%	881,250	62,965	230,785
312 32	New Local Option Gas Tax	825,000	653,046	79.16%	618,750	34,296	171,954
314 10	Public Service Electricity	2,100,000	1,572,280	74.87%	1,575,000	(2,720)	527,720
314 11	Electricity FPL	400,000	320,952	80.24%	300,000	20,952	79,048
314 20	Telecommunications Tax	1,075,000	941,122	87.55%	806,250	134,872	133,878
314 30	Public Service Water	375,000	249,955	66.65%	281,250	(31,295)	125,045
319 10	Misc. Taxes	500	670	134.07%	375	295	(170)
	Total Taxes	$ 23,802,418	$ 22,715,377	95.43%	$ 17,851,814	$ 4,863,563	$ 1,087,042
Licenses and Permits							
321 20	Business Tax Receipts	$ 275,000	$ 273,292	99.38%	$ 206,250	$ 67,042	$ 1,708
323 10	Planning & Zoning Fees	45,000	184,642	410.32%	33,750	150,892	(139,642)
323 30	Amendments	25,000	46,557	186.23%	18,750	27,807	(21,557)
323 60	Sign Fees	5,000	6,075	121.50%	3,750	2,325	(1,075)
323 90	Miscellaneous	30,000	83,720	279.07%	22,500	61,220	(53,720)
329 10	Animal Licenses	10,000	9,781	97.81%	7,500	2,281	219
329 20	Lot Clearing Permits	500	2,200	439.91%	375	1,825	(1,700)
329 92	Vendor Permit/Application Fees	1,200	600	50.00%	900	(300)	600
329 93	Vendor Permit Fees	1,200	612	51.02%	900	(288)	588
329 99	Other Licenses/Permits	2,000	7,249	362.45%	1,500	5,749	(5,249)
	Total Licenses and Permits	$ 394,900	$ 614,727	155.67%	$ 296,175	$ 318,552	($219,827)
Intergovernmental Revenues							
331 50	Disaster Relief/Federal	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
334 50	Disaster Relief/State	0	0	0.00%	0	0	0
334 90	Physical Environment/State	0	27,215	0.00%	0	27,215	(27,215)
335 12	State Revenue Sharing	1,375,000	1,019,361	74.14%	1,031,250	(11,889)	355,639
335 13	Half Cent Sales Tax	1,800,000	1,701,676	94.54%	1,350,000	351,676	98,324

GENERAL FUND - REVENUE DETAIL

		2020/21 Proposed	FYTD Actual	YR Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Intergovernmental Revenues contd.							
335 14	Mobile Home License	40,000	45,756	114.39%	30,000	15,756	(5,756)
335 15	Beverage License	40,000	39,819	99.55%	30,000	9,819	181
335 16	Infrastructure Sales Tax	1,500,000	1,584,816	105.65%	1,125,000	459,816	(84,816)
335 22	Casualty Premium Tax	400,000	0	0.00%	300,000	(300,000)	400,000
335 41	Fuel Tax Refund	45,000	34,964	77.70%	33,750	1,214	10,036
338 20	County Shared Occup. License	45,000	26,519	58.93%	33,750	(7,231)	18,481
339 10	Payments in Lieu of Tax-Hsg Auth	77,000	29,961	38.91%	57,750	(27,789)	47,039
	Total Intergovernmental Rev.	$ 5,322,000	$ 4,510,088	84.74%	$ 3,991,500	$ 518,588	$ 811,912
Charges for Services							
341 30	Sale Maps and Publications	$ 100	$ 0	0.00%	$ 75	($75)	$ 100
341 40	Certified Copying & Rec Search	30,000	44,274	147.58%	22,500	21,774	(14,274)
341 41	Reproduction-City Hall	10,000	6,204	62.04%	7,500	(1,296)	3,796
341 42	Application Fee	17,500	8,655	49.46%	13,125	(4,470)	8,845
341 90	Investigative Surcharge	30,000	31,544	105.15%	22,500	9,044	(1,544)
341 91	Jury Duty and Fees	100	0	0.00%	75	(75)	100
341 92	Qualifying Fees	0	50	0.00%	0	50	(50)
341 93	Data Processing Services	0	0	0.00%	0	0	0
343 91	Lot Clearing-Admin. Charge	8,000	11,753	146.91%	6,000	5,753	(3,753)
343 92	Rotation Towing-Admin. Charge	25,000	22,869	91.47%	18,750	4,119	2,132
344 50	Parking Fines	30,000	18,016	60.05%	22,500	(4,484)	11,984
344 51	Traffic Fines	30,000	26,544	88.48%	22,500	4,044	3,456
347 40	Community Center/Bus. Social	50,000	75,426	150.85%	37,500	37,926	(25,426)
347 42	Comm. Center Special Events	20,000	13,887	69.44%	15,000	(1,113)	6,113
347 44	Comm. Center Rental Fees	18,000	21,298	118.32%	13,500	7,798	(3,298)
347 48	Comm. Center Events	15,000	10,554	70.36%	11,250	(696)	4,446
347 49	Comm. Center Insurance & Other	5,000	3,556	71.11%	3,750	(194)	1,444
347 92	Youth Activity Funds	20,000	34,100	170.50%	15,000	19,100	(14,100)
	Total Charges for Services	$ 308,700	$ 328,730	106.49%	$ 231,525	$ 97,205	($20,030)
Fines and Forfeitures							
351 10	Court Fines	$ 5,000	$ 895	17.89%	$ 3,750	($2,855)	$ 4,105
351 30	Police Education	5,000	4,676	93.51%	3,750	926	324
354 10	Alarm Permit Violations	135,000	85,503	63.34%	101,250	(15,747)	49,497

GENERAL FUND - REVENUE DETAIL

		2020/21 Proposed	FYTD Actual	YR Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Fines and Forfeitures contd.							
354 20	License Penalties	10,000	8,257	82.57%	7,500	757	1,743
354 30	Animal Control	5,000	5,221	104.42%	3,750	1,471	(221)
354 50	Property Code Violations	150,000	61,180	40.79%	112,500	(51,320)	88,820
	Total Fines & Forfeitures	$ 310,000	$ 165,732	53.46%	$ 232,500	($66,768)	$ 144,268
Miscellaneous Revenues							
361 10	Interest on Investments	$ 60,000	$ 27,748	46.25%	$ 45,000	($17,252)	$ 32,252
361 33	Other Interest Earnings	20,000	3,461	17.30%	15,000	(11,539)	16,539
362 13	Rent - Little Jim	25,000	19,893	79.57%	18,750	1,143	5,107
362 15	Misc. Rental	2,500	11,893	475.72%	1,875	10,018	(9,393)
363 10	Liens	10,000	62,659	626.59%	7,500	55,159	(52,659)
363 40	Lot Clearing	10,000	23,894	238.94%	7,500	16,394	(13,894)
363 50	Interest on Assessments	0	27	0.00%	0	27	(27)
363 60	Emergency Repair Liens	7,500	10,901	145.34%	5,625	5,276	(3,401)
364 41	Sale of Surplus Equipment	0	32,187	0.00%	0	32,187	(32,187)
365 10	Sale of Scrap	0	0	0.00%	0	0	0
366 90	Other Contributions/Donations	500	3,740	748.00%	375	3,365	(3,240)
367 00	Gain/Loss on Sale of Investments	1,000	(326)	-32.56%	750	(1,076)	1,326
369 31	Reimbursement of Expenditures	125,000	52,692	42.15%	93,750	(41,058)	72,308
369 32	Purchasing Card Rebate	45,000	45,551	101.23%	33,750	11,801	(551)
369 34	Wellness Program	31,600	30,000	94.94%	23,700	6,300	1,600
	Reimbursement Contractual Services						
369 43	Community Dev. Block Grant	0	1,631	0.00%	$ 0	$ 1,631	($1,631)
369 45	Stormwater	700,000	210,552	30.08%	525,000	(314,448)	489,448
369 46	Golf Course	33,000	24,750	75.00%	24,750	0	8,250
369 47	Sunrise Theatre	33,000	24,750	75.00%	24,750	0	8,250
369 49	Accidents	0	0	0.00%	0	0	0
369 50	Other Misc Revenues	3,500	2,028	57.95%	2,625	(597)	1,472

GENERAL FUND - REVENUE DETAIL

		2020/21 Proposed	FYTD Actual	YR Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Miscellaneous Revenues contd.							
	Administrative Reimbursement						
369 51	Ft. Pierce Redevelopment Agcy	145,000	108,750	75.00%	108,750	(0)	36,250
369 52	Marina	45,000	33,750	75.00%	33,750	0	11,250
369 53	Solid Waste	80,000	60,000	75.00%	60,000	(0)	20,000
369 54	Utilities Authority	0	0	0.00%	0	0	0
369 55	Retirement & Benefit System	165,000	123,750	75.00%	123,750	0	41,250
369 59	Police Department/Detail Work	70,000	0	0.00%	52,500	(52,500)	70,000
369 61	Building Department	275,000	206,250	75.00%	206,250	0	68,750
	Other Miscellaneous Reimbursements						
369 57	St. Lucie County	15,000	88,099	587.32%	11,250	76,849	(73,099)
369 60	State of Florida	486,784	513,164	105.42%	365,088	148,076	(26,380)
369 71	Keep Ft. Pierce Beautiful	15,000	0	0.00%	11,250	(11,250)	15,000
369 85	Settlement of Claims	35,000	63,334	180.95%	26,250	37,084	(28,334)
369 90	Other Misc. Revenues	5,000	6,119	122.39%	3,750	2,369	(1,119)
	Total Miscellaneous Revenues	$ 2,444,384	$ 1,791,246	73.28%	$ 1,833,288	($42,042)	$ 653,138
Interfund Transfers							
381 23	Special Revenue Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
381 89	Restricted Fund	145,800	110,619	75.87%	109,350	1,269	35,181
381 91	FPRA	3,586,684	2,880,102	80.30%	2,690,013	190,089	706,582
381 94	Solid Waste	80,000	0	0.00%	60,000	(60,000)	80,000
381 95	Building	7,364	7,364	100.00%	5,523	1,841	0
	Total Interfund Transfers	$ 3,819,848	$ 2,998,085	78.49%	$ 2,864,886	$ 133,198	$ 821,764
Contribution from Enterprise Funds							
382 10	Electricity	$ 4,128,780	$ 4,108,062	99.50%	$ 3,096,585	$ 1,011,477	$ 20,718
382 20	Water	1,140,438	1,143,515	100.27%	855,329	288,187	(3,077)
382 30	Gas	287,988	252,956	87.84%	215,991	36,965	35,032
382 40	Sewer	821,586	815,402	99.25%	616,190	199,213	6,184
382 41	UA Other	27,831	22,510	80.88%	20,873	1,637	5,321
382 50	Solid Waste Transfer	865,000	494,152	57.13%	648,750	(154,598)	370,848
382 55	Golf Course Transfer	0	0	0.00%	0	0	0
382 60	Marina Transfer	250,000	187,500	75.00%	187,500	0	62,500
382 90	Building Department	0	0	0.00%	0	0	0
	Total Contribution from Enterprise	$ 7,521,623	$ 7,024,097	93.39%	$ 857,123	($152,961)	$ 438,669

GENERAL FUND - REVENUE DETAIL

		2020/21 Proposed	FYTD Actual	YR Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Installment Purchases							
383 00	Loan Proceeds	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
383 10	Capital Lease Proceeds	0	0	0.00%	0	0	0
	Total Installment Purchases	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
	Total Revenue	$ 43,923,874	$ 40,148,082	91.40%	$ 10,980,968	$ 29,167,113	$ 3,775,792
	Appropriated Fund Balance	0	0	0.00%	0	0	0
	Restricted Revenue	(600,000)	0	0.00%	(150,000)	150,000	(600,000)
	Unrestricted Fund Balance	0	0	0.00%	0	0	0
TOTAL GENERAL FUND RESOURCES		**$ 43,323,874**	**$ 40,148,082**	**92.67%**	**$ 10,830,968**	**$ 29,317,113**	**$ 3,175,792**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
City Commission							
10 00	Personnel Services	$ 205,635	$ 161,120	78.35%	$ 154,226	$ 6,894	$ 44,515
	Operating Expense	42,854	29,282	68.33%	32,141	(2,858)	13,572
	Capital Outlay	0	1,029	0.00%	0	1,029	(1,029)
		$ 248,489	$ 191,431	77.04%	$ 186,367	$ 5,065	$ 57,058
City Manager							
13 00	Personnel Services	$ 825,329	$ 638,121	77.32%	$ 618,996	$ 19,125	$ 187,208
	Operating Expense	66,575	47,843	71.86%	49,931	(2,088)	18,732
	Capital Outlay	0	519	0.00%	0	519	(519)
		$ 891,904	$ 686,483	76.97%	$ 668,928	$ 17,556	$ 205,420
City Attorney							
14 00	Personnel Services	$ 415,218	$ 310,453	74.77%	$ 311,413	($960)	$ 104,765
	Operating Expense	108,800	88,648	81.48%	81,600	7,048	20,152
	Capital Outlay	0	0	0.00%	0	0	0
		$ 524,018	$ 399,101	76.16%	$ 393,013	$ 6,088	$ 124,917
City Clerk							
16 00	Personnel Services	$ 303,026	$ 177,812	58.68%	$ 227,270	($49,458)	$ 125,215
	Operating Expense	26,815	55,022	205.19%	20,111	34,911	(28,207)
	Capital Outlay	0	0	0.00%	0	0	0
		$ 329,841	$ 232,834	70.59%	$ 247,381	($14,547)	$ 97,008

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Human Resources							
22 00	Personnel Services	$ 399,290	$ 293,329	73.46%	$ 299,467	($6,138)	$ 105,961
	Operating Expense	50,475	48,710	96.50%	37,856	10,854	1,765
	Capital Outlay	0	1,584	0.00%	0	1,584	(1,584)
		$ 449,765	$ 343,623	76.40%	$ 337,324	$ 6,299	$ 106,142
Finance							
24 00	Personnel Services	$ 857,062	$ 658,896	76.88%	$ 642,796	$ 16,100	$ 198,166
	Operating Expense	40,000	24,337	60.84%	30,000	(5,663)	15,663
	Capital Outlay	0	0	0.00%	0	0	0
		$ 897,062	$ 683,233	76.16%	$ 672,796	$ 10,437	$ 213,829
Information Technology							
25 00	Personnel Services	$ 626,086	$ 515,073	82.27%	$ 469,565	$ 45,508	$ 111,014
	Operating Expense	584,600	461,595	78.96%	449,700	40,645	123,005
	Capital Outlay	0	4,639	0.00%	0	4,639	(4,639)
		$ 1,210,686	$ 981,307	81.05%	$ 919,265	$ 90,792	$ 229,379
Purchasing							
26 00	Personnel Services	$ 286,952	$ 222,221	77.44%	$ 215,214	$ 7,007	$ 64,731
	Operating Expense	22,300	12,320	55.25%	16,725	(4,405)	9,980
	Capital Outlay	0	0	0.00%	0	0	0
		$ 309,252	$ 234,541	75.84%	$ 231,939	$ 2,602	$ 74,711
Planning							
29 01	Personnel Services	$ 520,812	$ 400,559	76.91%	$ 390,609	$ 9,951	$ 120,252
	Operating Expense	61,450	30,066	48.93%	46,088	(16,022)	31,384
	Capital Outlay	0	0	0.00%	0	0	0
		$ 582,262	$ 430,625	73.96%	$ 436,696	($6,071)	$ 151,637

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Community Response/Code Enforcement							
29 03	Personnel Services	$ 708,333	$ 614,850	86.80%	$ 531,250	$ 83,600	$ 93,483
	Operating Expense	445,935	370,560	83.10%	334,451	36,109	75,375
	Capital Outlay	0	4,829	0.00%	0	4,829	(4,829)
		$ 1,154,268	$ 990,239	85.79%	$ 865,701	$ 124,538	$ 164,029
Police							
Combined	Personnel Services	$ 13,636,947	$ 10,435,982	76.53%	$ 10,227,710	$ 208,272	$ 3,200,965
	Operating Expense	1,398,770	1,167,847	83.49%	1,049,078	118,769	230,923
	Capital Outlay	100,000	42,865	0.00%	75,000	(32,135)	57,135
		$ 15,135,717	$ 11,646,694	76.95%	$ 11,351,788	$ 294,906	$ 3,489,023
Public Works/Director							
40 02	Personnel Services	$ 57,514	$ 43,384	75.43%	$ 57,459	$ 248	$ 14,130
	Operating Expense	61,200	60,421	98.73%	45,900	14,521	779
	Capital Outlay	0	0	0.00%	0	0	0
		$ 118,714	$ 103,804	87.44%	$ 103,359	$ 14,769	$ 14,910
Public Works/Fleet Maintenance							
40 03	Personnel Services	$ 668,043	$ 407,792	61.04%	$ 501,032	($93,241)	$ 260,251
	Operating Expense	30,450	26,539	87.16%	22,838	3,702	3,911
	Capital Outlay	0	857	0.00%	0	857	(857)
		$ 698,493	$ 435,188	62.30%	$ 523,870	($88,682)	$ 263,305
Public Works/Facilities Maintenance							
40 04	Personnel Services	$ 672,075	$ 400,973	59.66%	$ 504,056	($103,083)	$ 271,102
	Operating Expense	321,500	342,355	106.49%	241,125	101,230	(20,855)
	Capital Outlay	0	0	0.00%	0	0	0
		$ 993,575	$ 743,328	74.81%	$ 745,181	($1,853)	$ 250,247

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Public Works/Parks & Grounds							
40 05	Personnel Services	$ 1,344,838	$ 1,141,136	84.85%	$ 1,008,629	$ 132,507	$ 203,703
	Operating Expense	741,000	603,340	81.42%	621,500	136,472	355,028
	Capital Outlay	0	0	0.00%	0	0	0
		$ 2,085,838	$ 1,744,476	83.63%	$ 1,630,129	$ 268,978	$ 558,731
Public Works/Streets & Drainage							
40 06	Personnel Services	$ 1,082,783	$ 808,928	74.71%	$ 812,088	($3,159)	$ 273,855
	Operating Expense	919,350	690,088	75.06%	689,513	575	229,262
	Capital Outlay	0	0	0.00%	0	0	0
		$ 2,002,133	$ 1,499,016	74.87%	$ 1,501,600	($2,584)	$ 503,118
Engineering							
44 00	Personnel Services	$ 815,144	$ 625,485	76.73%	$ 611,358	$ 14,127	$ 189,659
	Operating Expense	441,434	278,948	63.19%	331,076	(52,128)	162,486
	Capital Outlay	0	0	0.00%	0	0	0
		$ 1,256,578	$ 904,433	71.98%	$ 942,433	($38,001)	$ 352,145
Riverwalk Center							
45 04	Personnel Services	$ 250,996	$ 139,798	55.70%	$ 188,247	($48,449)	$ 111,198
	Operating Expense	81,750	48,979	59.91%	62,063	(8,705)	34,392
	Capital Outlay	0	0	0.00%	0	0	0
		$ 332,746	$ 188,776	56.73%	$ 250,310	($57,154)	$ 145,590

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Administrative							
60 00	Personnel Services	$ 530,000	$ 74,473	14.05%	$ 397,500	($323,027)	$ 455,527
	Operating Expense	5,789,009	5,438,600	93.95%	4,341,757	1,096,843	350,409
	Capital Outlay	2,025,000	2,273,098	112.25%	1,518,750	754,348	(248,098)
	Grants and Aid	184,000	188,021	102.19%	138,000	50,021	(4,021)
	Non-Oper. Transfer	5,574,523	4,270,125	76.60%	4,180,893	89,232	1,304,398
		$ 14,102,532	$ 12,244,317	86.82%	$ 10,576,899	$ 1,667,418	$ 1,858,215
All Departments							
	Personnel Services	$ 24,206,083	$ 18,070,385	74.65%	$ 18,168,887	($84,178)	$ 6,135,699
	Operating Expense	11,234,267	9,825,499	87.46%	8,503,450	1,509,810	1,627,757
	Capital Outlay	2,125,000	2,329,420	109.62%	1,593,750	735,670	(204,420)
	Grants and Aid	184,000	188,021	102.19%	138,000	50,021	(4,021)
	Non-Oper. Transfer	5,574,523	4,270,125	76.60%	4,180,893	89,232	1,304,398
TOTAL GENERAL FUND EXPENDITURES		**$ 43,323,874**	**$ 34,683,450**	**80.06%**	**$ 32,584,979**	**$ 2,300,555**	**$ 8,859,414**

Fund Title: General **Department: City Commission**
Fund/Division Number: 1000 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
Mayor/Commissioner	1
Commissioners	4
Total Budgeted Staffing Level	5

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages-Mayor	$ 33,602	$ 26,700	79.46%	$ 25,202	$ 1,498	$ 6,902
1010	Salaries and Wages-Commissioners	103,022	82,064	79.66%	77,267	4,797	20,958
1030	Accrued Compensation	0	0	0.00%	0	0	0
2010	FICA	12,058	9,204	76.33%	9,044	161	2,854
2020	Retirement Contributions	17,328	13,719	79.17%	12,996	723	3,609
2030	Life & Health Insurance	37,640	27,869	74.04%	28,230	(361)	9,771
2035	Dental Insurance	1,751	1,301	74.27%	1,313	(13)	450
2040	Workers' Compensation	232	262	113.01%	174	88	(30)
	Total Personnel Services	$ 205,635	$ 161,120	78.35%	$ 154,226	$ 6,894	$ 44,515
Operating Expense							
4010	Car Allowance	$ 21,000	$ 15,750	75.00%	$ 15,750	$ 0	$ 5,250
4030	Conferences	10,000	3,044	30.44%	7,500	(4,456)	6,956
4110	Communications	9,000	6,613	73.47%	6,750	(137)	2,387
4120	Freight and Postage	100	254	253.74%	75	179	(154)
4675	Software Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	59	48	81.34%	44	4	11
4810	Advertising	495	0	0.00%	371	(371)	495
4990	Miscellaneous Expense	1,500	150	10.00%	1,125	(975)	1,350
5110	Office Supplies	500	2,940	587.90%	375	2,565	(2,440)
5150	Miscellaneous Equipment	0	234	0.00%	0	234	(234)
5410	Books, Pubs, Subscriptions & Mbrshp	200	250	125.00%	150	100	(50)
	Total Operating Expense	$ 42,854	$ 29,282	68.33%	$ 32,141	($2,858)	$ 13,572
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 1,029	0.00%	$ 0	$ 1,029	($1,029)
	Total Capital Outlay	$ 0	$ 1,029	0.00%	$ 0	$ 1,029	($1,029)
	TOTAL APPROPRIATIONS	**$ 248,489**	**$ 191,431**	**77.04%**	**$ 186,367**	**$ 5,065**	**$ 57,058**

Fund Title: General **Department: City Manager**
Fund/Division Number: 1300 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
City Manager	1
Executive Assist/City Manager	1
Communication & Marketing Manager	1
Risk Manager	1
Special Projects Coordinator	1
Marketing Specialist	1
Administrative Assistant	1
Risk Management Admin. Specialist	1
Total Budgeted Staffing Level	8

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 577,179	$ 446,253	77.32%	$ 432,884	$ 13,369	$ 130,926
1030	Accrued Compensation	6,000	9,531	158.84%	4,500	5,031	(3,531)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	44,935	32,383	72.07%	33,701	(1,318)	12,551
2020	Retirement Contributions	98,091	76,431	77.92%	73,568	2,863	21,660
2030	Life & Health Insurance	93,239	68,793	73.78%	69,929	(1,136)	24,446
2035	Dental Insurance	4,894	3,613	73.83%	3,670	(57)	1,281
2040	Workers' Compensation	991	1,117	112.65%	744	373	(125)
	Total Personnel Services	$ 825,329	$ 638,121	77.32%	$ 618,996	$ 19,125	$ 187,208
Operating Expense							
3490	Contractual Fees	$ 0	$ 718	0.00%	$ 0	$ 718	($718)
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	6,500	3,975	61.15%	4,875	(900)	2,525
4030	Conferences	0	0	0.00%	0	0	0
4110	Communications	9,500	9,250	97.36%	7,125	2,125	250
4120	Freight and Postage	600	828	138.04%	450	378	(228)
4410	Equipment Rental	5,000	2,317	46.35%	3,750	(1,433)	2,683
4420	Vehicle	0	124	0.00%	0	124	(124)
4650	Repairs & Maint. Service/Vehicle	0	0	0.00%	0	0	0
4651	Vehicle Parts	200	0	0.00%	150	(150)	200
4660	Equipment Maintenance	500	0	0.00%	375	(375)	500

Fund Title: General **Department: City Manager**
Fund/Division Number: 1300 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4675	Software Maintenance	0	441	0.00%	0	441	(441)
4720	Outside Printing	4,700	0	0.00%	3,525	(3,525)	4,700
4810	Advertising	18,000	16,743	93.02%	13,500	3,243	1,257
4990	Miscellaneous Expense	5,500	1,658	30.15%	4,125	(2,467)	3,842
4990	Misc. Expense/Special Events	0	0	0.00%	0	0	0
5110	Office Supplies	5,000	2,255	45.10%	3,750	(1,495)	2,745
5120	EDP Supplies	0	160	0.00%	0	160	(160)
5150	Misc. Equipment Expense	0	702	0.00%	0	702	(702)
5210	Gas & Oil	675	63	9.33%	506	(443)	612
5250	Uniforms	700	663	94.67%	525	138	37
5410	Books, Pubs, Subscriptions & Mbrshp	5,500	4,796	87.20%	4,125	671	704
	Total Operating Expense	$ 66,575	$ 47,843	71.86%	$ 49,931	($2,088)	$ 18,732
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 519	0.00%	$ 0	$ 519	($519)
	Total Capital Outlay	$ 0	$ 519	0.00%	$ 0	$ 519	($519)
	TOTAL APPROPRIATIONS	**$ 891,904**	**$ 686,483**	**76.97%**	**$ 668,928**	**$ 17,556**	**$ 205,420**

Fund Title: General **Department: City Attorney**
Fund/Division Number: 1400 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
City Attorney	1
Asst. City Attorney	1
Legal Secretary	1
Total Budgeted Staffing Level	3

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 303,222	$ 231,175	76.24%	$ 227,417	$ 3,759	$ 72,047
1030	Accrued Compensation	6,000	2,417	40.28%	4,500	(2,083)	3,583
2010	FICA Taxes	23,977	15,300	0.00%	17,983	(2,683)	8,677
2020	Retirement Contributions	24,292	17,754	73.09%	18,219	(465)	6,538
2026	Retirement Contributions/ICMA	11,536	8,936	77.47%	8,652	285	2,599
2030	Life & Health Insurance	42,959	32,271	75.12%	32,219	51	10,688
2035	Dental Insurance	2,799	2,099	75.00%	2,099	(0)	700
2040	Workers' Compensation	433	501	115.69%	325	176	(68)
	Total Personnel Services	$ 415,218	$ 310,453	74.77%	$ 311,413	($960)	$ 104,765
Operating Expense							
3100	Professional Services	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3120	Legal Fees	0	653	0.00%	0	653	(653)
3121	Legal Fees-Civil Service/HR	0	0	0.00%	0	0	0
3125	Trial Extra Ordinary Services	0	0	0.00%	0	0	0
3135	Outside Labor Attorney	0	0	0.00%	0	0	0
3136	Outside Attorney/Consultants	80,000	67,947	84.93%	60,000	7,947	12,053
3490	Contractual Fees	0	695	0.00%	0	695	(695)
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel & Education	2,500	0	0.00%	1,875	(1,875)	2,500
4030	Conferences	2,500	1,486	59.45%	1,875	(389)	1,014
4110	Communications	4,000	4,409	110.23%	3,000	1,409	(409)
4120	Freight and Postage	500	14	2.75%	375	(361)	486
4410	Equipment Rental	0	53	0.00%	0	53	(53)

Fund Title: General **Department: City Attorney**
Fund/Division Number: 1400 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	2,000	1,788	89.41%	1,500	288	212
4720	Outside Printing	100	0	0.00%	75	(75)	100
4810	Advertising	0	724	0.00%	0	724	(724)
4990	Miscellaneous Expense	1,000	384	38.38%	750	(366)	616
5110	Office Supplies	2,500	423	16.91%	1,875	(1,452)	2,077
5120	EDP Supplies	500	56	11.20%	375	(319)	444
5150	Miscellaneous Equipment	0	192	0.00%	0	192	(192)
5410	Books,Pubs,Subscriptions & Mbrshp	9,000	6,675	74.16%	6,750	(75)	2,325
	Total Operating Expense	$ 108,800	$ 88,648	81.48%	$ 81,600	$ 7,048	$ 20,152
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 524,018**	**$ 399,101**	**76.16%**	**$ 393,013**	**$ 6,088**	**$ 124,917**

Fund Title: General **Department: City Clerk**
Fund/Division Number: 1600 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
City Clerk	1
Deputy City Clerk/Permit Specialist	3
Total Budgeted Staffing Level	4

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 199,160	$ 122,206	61.36%	$ 149,370	($27,164)	$ 76,954
1030	Accrued Compensation	2,000	2,196	109.82%	1,500	696	(196)
1040	Overtie	0	0	0.00%	0	0	0
2010	FICA Taxes	15,710	9,067	57.71%	11,783	(2,716)	6,644
2020	Retirement Contributions	33,835	20,485	60.54%	25,376	(4,891)	13,350
2030	Life & Health Insurance	49,291	22,166	44.97%	36,968	(14,802)	27,125
2035	Dental Insurance	2,688	1,305	48.54%	2,016	(711)	1,383
2040	Workers' Compensation	342	387	113.09%	256	130	(45)
	Total Personnel Services	$ 303,026	$ 177,812	58.68%	$ 227,270	($49,458)	$ 125,215
Operating Expense							
3480	Election Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3490	Contractual Fees	750	734	97.84%	563	171	16
3495	Temporary Employee Svcs.	0	36,050	0.00%	0	36,050	(36,050)
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	3,000	1,151	38.35%	2,250	(1,099)	1,849
4110	Communications	4,700	2,346	49.91%	3,525	(1,179)	2,354
4120	Freight and Postage	3,000	904	30.15%	2,250	(1,346)	2,096
4410	Equipment Rental	3,510	2,143	61.06%	2,633	(489)	1,367
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	500	35	6.99%	375	(340)	465
4720	Outside Printing	400	291	72.73%	300	(9)	109
4810	Advertising	475	(120)	-25.29%	356	(476)	595

Fund Title: General **Department: City Clerk**
Fund/Division Number: 1600 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4960	Administrative Charges	3,000	5,567	185.58%	2,250	3,317	(2,567)
4990	Miscellaneous Expenses	0	65	0.00%	0	65	(65)
5110	Office Supplies	1,400	347	24.77%	1,050	(703)	1,053
5120	EDP Supplies	1,000	952	95.15%	750	202	48
5150	Misc. Equipment Expense	0	0	0.00%	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	880	1,408	160.00%	660	748	(528)
	Total Operating Expense	$ 26,815	$ 55,022	205.19%	$ 20,111	$ 34,911	($28,207)
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 329,841**	**$ 232,834**	**70.59%**	**$ 247,381**	**($14,547)**	**$ 97,008**

Fund Title: General **Department: Human Resources**
Fund/Division Number: 2200 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
Human Resources Manager	1
Human Resources Generalist	1
Human Resources Technician	1
Switchboard Operator	1
Executive Assistant	1
Risk Manager	0
Administrative Assistant	0
Total Budgeted Staffing Level	5

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 287,914	$ 200,824	69.75%	$ 215,935	($15,111)	$ 87,090
1030	Accrued Compensation	3,000	14,770	492.35%	2,250	12,520	(11,770)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	22,576	16,265	72.05%	16,932	(667)	6,311
2020	Retirement Contributions	38,142	26,945	70.64%	28,607	(1,662)	11,197
2030	Life & Health Insurance	44,030	32,249	73.24%	33,023	(774)	11,781
2035	Dental Insurance	3,133	1,719	54.86%	2,350	(631)	1,414
2040	Workers' Compensation	495	557	112.62%	371	186	(62)
	Total Personnel Services	$ 399,290	$ 293,329	73.46%	$ 299,467	($6,138)	$ 105,961
Operating Expense							
3120	Legal Fees	$ 2,500	$ 1,238	49.50%	$ 1,875	($638)	$ 1,263
3180	Medical Services	20,000	13,303	66.51%	15,000	(1,697)	6,697
3190	Consultant Fees	1,000	0	0.00%	750	(750)	1,000
3490	Misc. Contractual Fees	500	0	0.00%	375	(375)	500
3495	Temporary Employee Svcs.	0	13,804	0.00%	0	13,804	(13,804)
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	2,500	12	0.47%	1,875	(1,863)	2,488
4110	Communications	5,000	2,636	52.73%	3,750	(1,114)	2,364

Fund Title: General | Department: Human Resources
Fund/Division Number: 2200 | Division:

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4120	Freight and Postage	500	6	1.22%	375	(369)	494
4410	Equipment Rental	4,000	3,241	81.02%	3,000	241	759
4650	Vehicle Maintenance	0	0	0.00%	0	0	0
4651	Vehicle Parts	0	10	0.00%	0	10	(10)
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Mainteneance	0	0	0.00%	0	0	0
4710	Reproduction	0	0	0.00%	0	0	0
4720	Outside Printing	1,000	0	0.00%	750	(750)	1,000
4810	Advertising	500	0	0.00%	375	(375)	500
4850	Service Awards	0	3,294	0.00%	0	3,294	(3,294)
4990	Miscellaneous Expenses	1,000	525	52.50%	750	(225)	475
5110	Office Supplies	2,000	4,812	240.58%	1,500	3,312	(2,812)
5120	EDP Supplies	1,500	0	0.00%	1,125	(1,125)	1,500
5150	Misc. Equipment Expense	900	0	0.00%	675	(675)	900
5210	Gas & Oil	375	253	67.59%	281	(28)	122
5410	Books,Pubs,Subscriptions & Mbrshp	3,000	2,427	80.91%	2,250	177	573
	Total Operating Expense	$ 50,475	$ 48,710	96.50%	$ 37,856	$ 10,854	$ 1,765
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 1,584	0.00%	$ 0	$ 1,584	($1,584)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 1,584	0.00%	$ 0	$ 1,584	($1,584)
	TOTAL APPROPRIATIONS	**$ 449,765**	**$ 343,623**	**76.40%**	**$ 337,324**	**$ 6,299**	**$ 106,142**

Fund Title: General **Department: Finance**
Fund/Division Number: 2400 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
Director of Finance	1
Chief Accountant	1
Accountant	1
Senior Accounting Analyst	4
Payroll & Benefits Coordinator	1
Pension Analyst	1
Executive Assistant	1
Senior Accounting Clerk	0
Total Budgeted Staffing Level	10

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 584,792	$ 449,863	76.93%	$ 438,594	$ 11,269	$ 134,929
1030	Accrued Compensation	5,000	10,401	208.02%	3,750	6,651	(5,401)
1040	Overtime	6,000	4,500	75.00%	4,500	0	1,500
2010	FICA Taxes	45,899	33,531	73.05%	34,425	(894)	12,369
2020	Retirement Contributions	100,212	74,151	73.99%	75,159	(1,009)	26,062
2030	Life & Health Insurance	107,596	80,393	74.72%	80,697	(304)	27,203
2035	Dental Insurance	6,549	4,915	75.05%	4,911	3	1,634
2040	Workers' Compensation	1,013	1,143	112.83%	760	383	(130)
	Total Personnel Services	$ 857,062	$ 658,896	76.88%	$ 642,796	$ 16,100	$ 198,166
Operating Expense							
3490	Misc. Contractual Fees	$ 0	$ 239	0.00%	$ 0	$ 239	($239)
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	5,000	164	3.28%	3,750	(3,586)	4,836
4110	Communications	4,800	5,202	108.37%	3,600	1,602	(402)
4120	Freight and Postage	3,000	2,100	70.00%	2,250	(150)	900
4660	Equipment Maintenance	3,000	0	0.00%	2,250	(2,250)	3,000
4675	Software Maintenance	0	0	0.00%	0	0	0
4720	Outside Printing	500	464	92.72%	375	89	36
4810	Advertising	2,000	117	5.85%	1,500	(1,383)	1,883
4960	Administrative Charges	2,000	4,368	218.39%	1,500	2,868	(2,368)
4990	Miscellaneous Expenses	4,000	2,268	56.69%	3,000	(732)	1,732

Fund Title: General **Department: Finance**
Fund/Division Number: 2400 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, contd.							
5110	Office Supplies	5,000	2,727	54.54%	3,750	(1,023)	2,273
5120	EDP Supplies	5,000	1,606	32.12%	3,750	(2,144)	3,394
5410	Books,Pubs,Subscriptions & Mbrshp	1,500	1,933	128.85%	1,125	808	(433)
	Total Operating Expense	$ 40,000	$ 24,337	60.84%	$ 30,000	($5,663)	$ 15,663
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 897,062**	**$ 683,233**	**76.16%**	**$ 672,796**	**$ 10,437**	**$ 213,829**

Fund Title: General **Department: Information Technology**
Fund/Division Number: 2500 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
IT Manager	1
Media Administrator	1
GIS Analyst II	1
Systems Analyst II	2
Applications Analyst II	1
Administrative Assistant	1
Media Specialist	0
Systems Administrator	0
Total Budgeted Staffing Level	7

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 407,742	$ 325,859	79.92%	$ 305,807	$ 20,052	$ 81,884
1030	Accrued Compensation	6,000	7,748	129.14%	4,500	3,248	(1,748)
1040	Overtime	15,000	20,637	137.58%	11,250	9,387	(5,637)
2010	FICA Taxes	33,120	25,889	78.17%	24,840	1,049	7,231
2020	Retirement Contributions	72,114	59,500	82.51%	54,086	5,415	12,614
2030	Life & Health Insurance	86,685	70,460	81.28%	65,014	5,446	16,225
2035	Dental Insurance	4,695	4,155	88.49%	3,522	633	541
2040	Workers' Compensation	729	825	113.13%	547	278	(96)
	Total Personnel Services	$ 626,086	$ 515,073	82.27%	$ 469,565	$ 45,508	$ 111,014
Operating Expense							
3190	Consultant Fees	$ 40,000	$ 34,617	86.54%	$ 30,000	$ 4,617	$ 5,383
3490	Misc. Contractual Fees	1,000	6,498	649.76%	750	5,748	(5,498)
3495	Temporaty Employee Services	0	0	0.00%	0	0	0
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	5,000	4,814	96.28%	3,750	1,064	186
4110	Communications	30,000	20,287	67.62%	22,500	(2,213)	9,713
4120	Freight and Postage	500	0	0.00%	375	(375)	500
4410	Equipment Rental	10,000	0	0.00%	18,750	10,000	10,000

Fund Title: General **Department: Information Technology**
Fund/Division Number: 2500 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4651	Vehicle Parts	0	3	0.00%	0	3	(3)
4660	Equipment Maintenance	500	0	0.00%	375	(375)	500
4670	Computer Maintenance	30,000	5,335	17.78%	22,500	(17,165)	24,665
4675	Software Maintenance	450,000	379,284	84.29%	337,500	41,784	70,716
4710	Reproduction	0	0	0.00%	0	0	0
4720	Outside Printing	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	1,500	1,746	116.40%	1,125	621	(246)
5110	Office Supplies	1,200	891	74.28%	900	(9)	309
5120	EDP Supplies	9,950	3,609	36.28%	7,463	(3,853)	6,341
5150	Miscellaneous Equipment	0	732	0.00%	0	732	(732)
5210	Gas & Oil	250	0	0.00%	188	(188)	250
5410	Books,Pubs,Subscriptions & Mbrshp	500	629	125.77%	375	254	(129)
	Total Operating Expense	$ 584,600	$ 461,595	78.96%	$ 449,700	$ 40,645	$ 123,005
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 4,639	0.00%	$ 0	$ 4,639	($4,639)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 4,639	0.00%	$ 0	$ 4,639	($4,639)
	TOTAL APPROPRIATIONS	**$ 1,210,686**	**$ 981,307**	**81.05%**	**$ 919,265**	**$ 90,792**	**$ 229,379**

Fund Title: General **Department: Purchasing**
Fund/Division Number: 2600 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
Purchasing Manager	1
Purchasing Agent	2
Purchasing Specialist	1
Total Budgeted Staffing Level	4

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 205,587	$ 157,763	76.74%	$ 154,190	$ 3,573	$ 47,824
1030	Accrued Compensation	2,000	3,587	179.35%	1,500	2,087	(1,587)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	15,880	12,248	77.13%	11,910	338	3,632
2020	Retirement Contributions	34,916	27,055	77.49%	26,187	868	7,861
2030	Life & Health Insurance	26,915	20,194	75.03%	20,187	8	6,721
2035	Dental Insurance	1,300	975	74.99%	975	(0)	325
2040	Workers' Compensation	353	398	112.84%	265	134	(45)
	Total Personnel Services	$ 286,952	$ 222,221	77.44%	$ 215,214	$ 7,007	$ 64,731
Operating Expense							
3490	Misc. Contractual Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4020	Travel and Education	2,500	0	0.00%	1,875	(1,875)	2,500
4110	Communications	5,000	2,135	42.71%	3,750	(1,615)	2,865
4120	Freight and Postage	1,500	414	27.63%	1,125	(711)	1,086
4410	Equipment Rental	5,000	2,938	58.76%	3,750	(812)	2,062
4651	Vehicle Parts	100	0	0.00%	75	(75)	100
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4810	Advertising	3,000	2,933	97.78%	2,250	683	67
4990	Miscellaneous Expenses	1,000	783	78.28%	750	33	217
5110	Office Supplies	3,000	2,477	82.58%	2,250	227	523

Fund Title: General **Department: Purchasing**
Fund/Division Number: 2600 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, contd.							
5120	EDP Supplies	150	39	25.87%	113	(74)	111
5150	Miscellaneous Equipment Expense	0	0	0.00%	0	0	0
5210	Gas & Oil	50	0	0.00%	38	(38)	50
5410	Books,Pubs,Subscriptions & Mbrshp	1,000	600	60.00%	750	(150)	400
	Total Operating Expense	$22,300	$12,320	55.25%	$16,725	($4,405)	$9,980
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 309,252**	**$ 234,541**	**75.84%**	**$ 231,939**	**$ 2,602**	**$ 74,711**

Fund Title: General **Department: Planning**
Fund/Division Number: 2901 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
Planning Director	1
Assistant Planning Director	1
Planner	2
Historic Preservation Officer	1
Executive Assistant	1
Planning Systems Analyst	0
Administrative Assistant	0
Total Budgeted Staffing Level	6

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 359,237	$ 277,530	77.26%	$ 269,428	$ 8,102	$ 81,707
1030	Accrued Compensation	2,000	2,104	105.19%	1,500	604	(104)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	27,956	20,585	73.63%	20,967	(382)	7,371
2020	Retirement Contributions	60,760	46,908	77.20%	45,570	1,338	13,852
2030	Life & Health Insurance	66,919	50,245	75.08%	50,189	56	16,674
2035	Dental Insurance	3,326	2,494	75.00%	2,494	(0)	831
2040	Workers' Compensation	614	693	112.78%	461	232	(78)
	Total Personnel Services	$ 520,812	$ 400,559	76.91%	$ 390,609	$ 9,951	$ 120,252
Operating Expense							
3140	Contractual Planning	$ 20,000	$ 0	0.00%	$ 15,000	($15,000)	$ 20,000
3490	Contractual Fees	1,000	274	27.35%	750	(476)	726
3495	Temp Employee Svc	0	0	0.00%	0	0	0
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	3,750	0	0.00%	2,813	(2,813)	3,750
4110	Communications	6,000	3,472	57.87%	4,500	(1,028)	2,528

Fund Title: General **Department: Planning**
Fund/Division Number: 2901 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4120	Freight and Postage	1,500	1,165	77.67%	1,125	40	335
4410	Equipment Rental	7,500	5,455	72.73%	5,625	(170)	2,045
4651	Vehicle Parts	500	3	0.59%	375	(372)	497
4675	Software Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	0	0	0.00%	0	0	0
4720	Outside Printing	1,000	414	41.44%	750	(336)	586
4810	Advertising	7,500	12,591	167.88%	5,625	6,966	(5,091)
4990	Miscellaneous Expenses	1,000	675	67.45%	750	(76)	326
5110	Office Supplies	4,000	1,040	26.00%	3,000	(1,960)	2,960
5120	EDP Supplies	500	372	74.38%	375	(3)	128
5210	Gas and Oil	500	19	3.75%	375	(356)	481
5232	Other Supplies	500	0	0.00%	375	(375)	500
5410	Books,Pubs,Subscriptions & Mbrshp	2,000	1,437	71.85%	1,500	(63)	563
	Total Operating Expense	$ 61,450	$ 30,066	48.93%	$ 46,088	($16,022)	$ 31,384
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 582,262**	**$ 430,625**	**73.96%**	**$ 436,696**	**($6,071)**	**$ 151,637**

Fund Title: General **Department: Code Enforcement**
Fund/Division Number: 2903 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
Code Compliance Manager	1
Code Compliance Supervisor	1
Code Enforcement Officer (FT)	4
Executive Assistant	1
Admimistrative Assistant	1
Animal Control Officer	3
CodeEnforcement Officer (PT)	0
Code Enforcement/ParkingSpecialist (FT)	0
Code Enforcement/ParkingSpecialist (PT)	0
Senior Code Enforcement Officer	0
Total Budgeted Staffing Level	11

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 457,600	$ 351,258	76.76%	$ 343,200	$ 8,058	$ 106,342
1030	Accrued Compensation	1,250	12,132	970.54%	938	11,194	(10,882)
1040	Overtime	10,000	60,149	601.49%	7,500	52,649	(50,149)
2010	FICA Taxes	36,188	32,283	89.21%	27,141	5,142	3,905
2020	Retirement Contributions	78,861	67,201	85.21%	59,145	8,055	11,660
2030	Life & Health Insurance	107,123	74,700	69.73%	80,343	(5,642)	32,423
2035	Dental Insurance	5,477	3,967	72.43%	4,108	(141)	1,510
2040	Workers' Compensation	11,834	13,160	111.21%	8,876	4,285	(1,326)
	Total Personnel Services	$ 708,333	$ 614,850	86.80%	$ 531,250	$ 83,600	$ 93,483
Operating Expense							
3440	Demolition	$ 6,435	$ 200	3.11%	$ 4,826	($4,626)	$ 6,235
3449	Nuisance Abatement	80,000	6,097	7.62%	60,000	(53,903)	73,903
3450	Lot Clearing	0	0	0.00%	0	0	0
3490	Contractual Fees	7,000	4,687	66.95%	5,250	(563)	2,313
3491	Humane Society	135,000	135,817	100.60%	101,250	34,567	(817)
3492	Spay/Neuter Vouchers	30,000	15,340	51.13%	22,500	(7,160)	14,660
3495	Temp Employee Svc	0	1,260	0.00%	0	1,260	(1,260)
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel and Education	2,500	725	28.99%	1,875	(1,150)	1,775
4110	Communications	16,000	10,122	63.26%	12,000	(1,878)	5,878
4120	Freight and Postage	12,000	9,631	80.26%	9,000	631	2,369

Fund Title: General **Department: Code Enforcement**
Fund/Division Number: 2903 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4410	Equipment Rental	5,000	3,856	77.12%	3,750	106	1,144
4650	Vehicle Maintenance	1,000	0	0.00%	750	(750)	1,000
4651	Vehicle Parts	5,000	3,248	64.95%	3,750	(502)	1,752
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	9,000	10,675	118.61%	6,750	3,925	(1,675)
4680	Radio Mainteneance	0	0	0.00%	0	0	0
4710	Reproduction	0	0	0.00%	0	0	0
4720	Outside Printing	1,000	1,514	151.41%	750	764	(514)
4810	Advertising	500	0	0.00%	375	(375)	500
4960	Administrative Fees	52,000	33,362	64.16%	39,000	(5,638)	18,638
4990	Miscellaneous Expenses	2,000	3,292	164.60%	1,500	1,792	(1,292)
5110	Office Supplies	3,000	3,047	101.56%	2,250	797	(47)
5120	EDP Supplies	0	387	0.00%	0	387	(387)
5150	Miscellaneous Equipment	0	2,285	0.00%	0	2,285	(2,285)
5210	Gas and Oil	13,000	9,124	70.19%	9,750	(626)	3,876
5221	Animal Control Supplies	1,000	1,313	131.32%	750	563	(313)
5222	Animal Care & Services	5,000	3,663	73.26%	3,750	(87)	1,337
5223	Medical/Pharmaceutical Supplies	2,500	1,670	66.82%	1,875	(205)	830
5224	Animal Registrations	3,000	1,725	57.50%	2,250	(525)	1,275
5231	Safety Supplies	0	0	0.00%	0	0	0
5232	Other Supplies	2,000	1,547	77.35%	1,500	47	453
5250	Uniforms	1,000	0	0.00%	750	(750)	1,000
5253	Clean & Safe Initiative	45,800	102,663	224.15%	34,350	68,313	(56,863)
5410	Books,Pubs,Subscriptions & Mbrshp	1,000	160	16.00%	750	(590)	840
	Total Operating Expense	$ 445,935	$ 370,560	83.10%	$ 334,451	$ 36,109	$ 75,375
Capital Outlay							
6410	Equipment & Machinery	$ 0	$ 2,395	0.00%	$ 0	$ 2,395	($2,395)
6420	Furniture & Furnishings	0	2,434	0.00%	0	2,434	(2,434)
	Total Capital Outlay	$ 0	$ 4,829	0.00%	$ 0	$ 4,829	($4,829)
	TOTAL APPROPRIATIONS	**$ 1,154,268**	**$ 990,239**	**85.79%**	**$ 865,701**	**$ 124,538**	**$ 164,029**

Fund Title: General **Department: Police**
Fund/Division Number: 3000 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
Chief of Police	1
Deputy Chief of Police	2
Police Major	1
Lieutenant	7
Sergeant	15
Police Officer	98
Public Information Officer	1
Comm. Service Aide	4
Crime Scene Investigator	3
Crime Analyst	3
Evidence Technician	1
Executive Assistant	1
Grant Writer	1
Records Specialists	4
Records Supervisor	1
School Crossing Guard (p/t)	8
Administrative Assistant	3
Senior Accounting Clerk	1
Information System Administrator	1
Information Systems Analyst II	1
Accreditation Manager	1
Police Payroll Specialist	1
Fiscal Manager	0
Total Budgeted Staffing Level	159

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

Fund Title: General **Department: Police**
Fund/Division Number: 3000 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 8,919,239	$ 6,056,419	67.90%	$ 6,689,429	($633,010)	$ 2,862,819
1020	Incentive Pay	65,000	222,568	342.41%	48,750	173,818	(157,568)
1030	Accrued Compensation	50,000	266,101	532.20%	37,500	228,601	(216,101)
1040	Overtime	339,000	580,747	171.31%	254,250	326,497	(241,747)
1050	Holiday Overtime	232,000	296,689	127.88%	174,000	122,689	(64,689)
2010	FICA Taxes	734,342	552,172	75.19%	550,756	1,415	182,170
2020	Retirement/General	229,683	166,676	72.57%	172,262	(5,587)	63,007
2025	Retirement/Police Officers	941,835	742,589	78.84%	706,376	36,213	199,245
2026	Retirement/ICMA	19,213	16,053	83.55%	14,410	1,643	3,161
2030	Life & Health Insurance	1,718,378	1,153,267	67.11%	1,288,783	(135,516)	565,111
2035	Dental Insurance	91,886	63,715	69.34%	68,915	(5,200)	28,172
2040	Workers' Compensation	296,371	318,987	107.63%	222,279	96,708	(22,616)
	Total Personnel Services	$ 13,636,947	$ 10,435,982	76.53%	$ 10,227,710	$ 208,272	$ 3,200,965
Operating Expense							
3130	Professional Services	$ 27,280	$ 15,537	56.95%	$ 20,460	($4,923)	$ 11,743
3180	Medical Services	5,500	2,249	40.89%	4,125	(1,876)	3,251
3190	Consultant Fees	8,500	1,440	16.94%	6,375	(4,935)	7,060
3490	Misc. Contractual Fees	0	22,388	0.00%	0	22,388	(22,388)
3510	Crime Lab	150,425	124,303	82.63%	112,819	11,484	26,122
3530	Investigative Supplies	20,000	22,692	113.46%	15,000	7,692	(2,692)
4110	Communications	180,000	168,712	93.73%	135,000	33,712	11,288
4120	Freight & Postage	5,000	3,133	62.67%	3,750	(617)	1,867
4310	Utilities	92,000	65,237	70.91%	69,000	(3,763)	26,763
4410	Equipment Rental	8,400	7,061	84.06%	6,300	761	1,339
4420	Vehicle Rental & Towing	12,200	9,111	74.68%	9,150	(40)	3,090
4430	Equipment Lease	15,000	10,782	71.88%	11,250	(468)	4,218
4610	Building Maintenance	15,000	4,665	31.10%	11,250	(6,586)	10,336
4650	Vehicle Maintenance	40,000	33,084	82.71%	30,000	3,084	6,916
4651	Vehicle Parts	80,000	60,757	75.95%	60,000	757	19,243
4652	Tires, Tubes & Batteries	20,000	46,389	231.95%	15,000	31,389	(26,389)
4660	Equipment Maintenance	20,000	5,162	25.81%	15,000	(9,838)	14,838
4670	Computer Maintenance	10,000	6,651	66.51%	7,500	(849)	3,349
4675	Software Maintenance	108,301	119,890	110.70%	81,226	38,664	(11,589)
4680	Radio Maintenance	1,000	0	0.00%	750	(750)	1,000
4710	Reproduction	3,900	0	0.00%	2,925	(2,925)	3,900

Fund Title: General **Department: Police**
Fund/Division Number: 3000 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4720	Outside Printing	12,500	5,711	45.69%	9,375	(3,664)	6,789
4810	Advertising	0	0	0.00%	0	0	0
4820	Crime Prevention	8,000	70	0.88%	6,000	(5,930)	7,930
4830	Public Relations	10,750	13,877	129.08%	8,063	5,814	(3,127)
4930	Citizen Volunteer Program	2,500	184	7.37%	1,875	(1,691)	2,316
4980	Contingency	10,000	33,000	330.00%	7,500	25,500	(23,000)
4990	Miscellaneous Expenses	8,000	4,438	55.48%	6,000	(1,562)	3,562
5110	Office Supplies	20,000	10,979	54.90%	15,000	(4,021)	9,021
5120	EDP Supplies	9,000	17,698	196.64%	6,750	10,948	(8,698)
5150	Misc. Equipment Exp.	4,000	151	3.77%	3,000	(2,849)	3,849
5210	Gas and Oil	275,000	188,986	68.72%	206,250	(17,264)	86,014
5220	K-9 Operations	30,000	10,830	36.10%	22,500	(11,670)	19,170
5230	Cleaning Supplies	3,000	1,357	45.24%	2,250	(893)	1,643
5232	Other Supplies	3,000	1,987	66.25%	2,250	(263)	1,013
5250	Uniforms	79,770	95,993	120.34%	59,828	36,165	(16,223)
5251	Military Supplies	60,000	23,326	38.88%	45,000	(21,674)	36,674
5410	Books,Pubs,Subscriptions & Mbrshp	8,744	5,325	60.90%	6,558	(1,233)	3,419
5420	Educ Reimbursement	7,000	4,185	59.78%	5,250	(1,065)	2,815
5430	Law Enforcement Educ	25,000	20,508	82.03%	18,750	1,758	4,492
	Total Operating Expense	$ 1,398,770	$ 1,167,847	83.49%	$ 1,049,078	$ 118,769	$ 230,923
Capital Outlay							
6200	Buildings	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Improvements Other Than Bldg.	100,000	26,500	26.50%	75,000	(48,500)	73,500
6410	Office Equip & Machinery	0	1,986	0.00%	0	1,986	(1,986)
6420	Furniture & Furnishings	0	4,380	0.00%	0	4,380	(4,380)
6440	Vehicles	0	9,999	0.00%	0	9,999	(9,999)
6450	Radios	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 100,000	$ 42,865	42.86%	$ 75,000	($32,135)	$ 57,135
	TOTAL APPROPRIATIONS	**$ 15,135,717**	**$ 11,646,694**	**76.95%**	**$ 11,351,788**	**$ 294,906**	**$ 3,489,023**

Fund Title: General		Department:	Public Works
Fund/Division Number: 4002		Division:	Director's Office

		2020/21 Proposed
Budgeted Staffing Level		
	Executive Assistant	1
	Total Budgeted Staffing Level	1

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 43,493	$ 31,442	72.29%	$ 32,620	($1,178)	$ 12,051
1030	Accrued Compensation	800	1,004	125.46%	600	404	(204)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	3,388	2,469	72.87%	2,541	(72)	919
2020	Retirement Contributions	135	1,708	1269.10%	101	1,607	(1,573)
2030	Life & Health Insurance	8,944	6,366	71.17%	6,708	(342)	2,578
2035	Dental Insurance	679	311	45.80%	509	(198)	368
2040	Workers' Compensation	75	85	112.37%	56	28	(9)
	Total Personnel Services	$ 57,514	$ 43,384	75.43%	$ 57,459	$ 248	$ 14,130
Operating Expense							
3490	Contractual Fees	$ 0	$ 1,168	0.00%	$ 0	$ 1,168	($1,168)
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4010	Car Allowance	0	0	0.00%	0	0	0
4020	Travel and Education	500	1,753	350.61%	375	1,378	(1,253)
4110	Communications	50,000	49,606	99.21%	37,500	12,106	394
4120	Freight and Postage	100	7	6.53%	75	(68)	93
4410	Equipment Rental	4,000	2,103	52.57%	3,000	(897)	1,897
4651	Vehicle Parts	0	0	0.00%	0	0	0
4670	Computer Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	2,087	0.00%	0	2,087	(2,087)
4810	Advertising	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	500	112	22.45%	375	(263)	388

Fund Title: General	Department:	Public Works
Fund/Division Number: 4002	Division:	Director's Office

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
5110	Office Supplies	2,000	1,145	57.25%	1,500	(355)	855
5120	EDP Supplies	1,000	65	6.50%	750	(685)	935
5150	Miscellaneous Equipment Expense	0	327	0.00%	0	327	(327)
5210	Gas and Oil	1,100	955	86.84%	825	130	145
5231	Safety Supplies	1,000	711	71.12%	750	(39)	289
5232	Other Supplies	500	341	68.24%	375	(34)	159
5410	Books,Pubs,Subscriptions & Mbrshp	500	40	8.00%	375	(335)	460
	Total Operating Expense	$61,200	$60,421	98.73%	$45,900	$14,521	$779
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 118,714**	**$ 103,804**	**87.44%**	**$ 103,359**	**$ 14,769**	**$ 14,910**

Fund Title: General | **Department: Public Works**
Fund/Division Number: 4003 | **Division: Fleet Maintenace**

	2020/21 Proposed
Budgeted Staffing Level	
Fleet Manager	1
Garage Foreman	1
Auto Mechanic	4
Diesel Mechanic	1
Master Mechanic	2
Senior Storekeeper	1
Trolley Operator/PT	0
Total Budgeted Staffing Level	10

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 429,163	$ 262,441	61.15%	$ 321,872	($59,432)	$ 166,722
1030	Accrued Compensation	4,900	2,327	47.50%	3,675	(1,348)	2,573
1040	Overtime	4,000	5,097	127.43%	3,000	2,097	(1,097)
2010	FICA Taxes	33,512	20,236	60.38%	25,134	(4,898)	13,276
2020	Retirement Contributions	73,682	45,139	61.26%	55,262	(10,123)	28,543
2030	Life & Health Insurance	104,746	55,771	53.24%	78,560	(22,788)	48,975
2035	Dental Insurance	5,774	3,057	52.95%	4,330	(1,273)	2,717
2040	Workers' Compensation	12,266	13,723	111.88%	9,199	4,524	(1,457)
	Total Personnel Services	$ 668,043	$ 407,792	61.04%	$ 501,032	($93,241)	$ 260,251
Operating Expense							
3490	Contractual Fees	$ 4,000	$ 2,355	58.86%	$ 3,000	($645)	$ 1,645
4020	Travel and Education	0	0	0.00%	0	0	0
4410	Equipment Rental	3,000	2,256	75.19%	2,250	6	744
4651	Vehicle Parts	4,700	4,265	90.74%	3,525	740	435
4660	Equipment Maintenance	500	0	0.00%	375	(375)	500
4670	Computer Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0

Fund Title: General **Department: Public Works**
Fund/Division Number: 4003 **Division: Fleet Maintenace**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4990	Miscellaneous Expenses	250	1,324	529.52%	188	1,136	(1,074)
5120	EDP Supplies	250	0	0.00%	188	(188)	250
5150	Miscellaneous Equipment Expense	0	69	0.00%	0	69	(69)
5210	Gas and Oil	5,500	3,563	64.79%	4,125	(562)	1,937
5230	Cleaning Supplies	750	0	0.00%	563	(563)	750
5231	Safety Supplies	750	733	97.67%	563	170	17
5232	Other Supplies	3,000	2,698	89.92%	2,250	448	302
5250	Uniforms	6,000	6,882	114.70%	4,500	2,382	(882)
5260	Expendable Tools	1,250	2,396	191.68%	938	1,459	(1,146)
5410	Books,Pubs,Subscriptions & Mbrshp	500	0	0.00%	375	(375)	500
	Total Operating Expense	$ 30,450	$ 26,539	87.16%	$ 22,838	$ 3,702	$ 3,911
Capital Outlay							
6410	Office Equipment & Mach.	$ 0	$ 857	0.00%	$ 0	$ 857	($857)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 857	0.00%	$ 0	$ 857	($857)
	TOTAL APPROPRIATIONS	**$ 698,493**	**$ 435,188**	**62.30%**	**$ 523,870**	**($88,682)**	**$ 263,305**

Fund Title: General | **Department: Public Works**
Fund/Division Number: 4004 | **Division: Facilities Maintenace**

	2020/21 Proposed
Budgeted Staffing Level	
Supervisor	1
Foreman II	1
Facilities Maint Technician Asst.	3
Electrician	1
Facilities Maint Technician	3
Maint Repair Worker	2
Total Budgeted Staffing Level	11

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 406,259	$ 240,975	59.32%	$ 304,694	($63,719)	$ 165,284
1030	Accrued Compensation	4,000	1,861	46.53%	3,000	(1,139)	2,139
1040	Overtime	7,076	8,583	121.29%	5,307	3,276	(1,507)
2010	FICA Taxes	31,926	18,080	56.63%	23,945	(5,864)	13,846
2020	Retirement Contributions	63,185	36,691	58.07%	47,388	(10,698)	26,494
2030	Life & Health Insurance	136,009	72,472	53.28%	102,007	(29,535)	63,537
2035	Dental Insurance	6,695	3,674	54.87%	5,021	(1,348)	3,021
2040	Workers' Compensation	16,925	18,638	110.12%	12,694	5,944	(1,712)
	Total Personnel Services	$ 672,075	$ 400,973	59.66%	$ 504,056	($103,083)	$ 271,102
Operating Expense							
3490	Contractual Fees	$ 160,000	$ 153,200	95.75%	$ 120,000	$ 33,200	$ 6,800
3495	Temporary Employee Services	0	71,490	0.00%	0	71,490	(71,490)
4110	Communications	0	0	0.00%	0	0	0
4310	Utilities	0	0	0.00%	0	0	0
4410	Equipment Rental	2,000	599	29.93%	1,500	(901)	1,401
4610	Building Maintenance	8,000	9,364	117.05%	6,000	3,364	(1,364)
4620	Building Repair Supplies	75,000	56,331	75.11%	56,250	81	18,669
4630	Air Condition Maintenance	10,000	8,002	80.02%	7,500	502	1,998

Fund Title: General | Department: Public Works
Fund/Division Number: 4004 | Division: Facilities Maintenace

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4650	Vehicle Maintenance	0	0	0.00%	0	0	0
4651	Vehicle Parts	5,000	1,754	35.09%	3,750	(1,996)	3,246
4652	Tires, Tubes & Batteries	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	0	0	0.00%	0	0	0
5110	Office Supplies	0	0	0.00%	0	0	0
5150	Miscellaneous Equipment Expense	0	770	0.00%	0	770	(770)
5210	Gas and Oil	10,000	6,982	69.82%	7,500	(518)	3,018
5230	Cleaning Supplies	30,000	30,188	100.63%	22,500	7,688	(188)
5231	Safety Supplies	1,500	818	54.55%	1,125	(307)	682
5232	Other Supplies	5,000	1,663	33.26%	3,750	(2,087)	3,337
5250	Uniforms	2,000	0	0.00%	1,500	(1,500)	2,000
5260	Expendable Tools	3,000	0	0.00%	2,250	(2,250)	3,000
5310	Paint and Sign Supplies	10,000	1,193	11.93%	7,500	(6,307)	8,807
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	0.00%	0	0	0
	Total Operating Expense	$ 321,500	$ 342,355	106.49%	$ 241,125	$ 101,230	($20,855)
Capital Outlay							
6320	Other Improvements	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 993,575**	**$ 743,328**	**74.81%**	**$ 745,181**	**($1,853)**	**$ 250,247**

Fund Title:	**General**	**Department:**	**Public Works**
Fund/Division Number:	**4005**	**Division:**	**Parks & Grounds**

	2020/21 Proposed
Budgeted Staffing Level	
Supervisor	1
Foreman II	1
Foreman I	4
Equipment Operator III	2
Equipment Operator II	2
Maintenance Worker	5
Chief Tree Trimmer	1
Ground Maintenance Specialist	6
Chief Irrigation Specialist	1
Irrigation Specialist	1
Total Budgeted Staffing Level	24

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 825,032	$ 673,259	81.60%	$ 618,774	$ 54,485	$ 151,773
1030	Accrued Compensation	5,900	5,229	88.62%	4,425	804	671
1040	Overtime	29,000	56,504	194.84%	21,750	34,754	(27,504)
2010	FICA Taxes	65,785	54,265	82.49%	49,339	4,927	11,519
2020	Retirement Contributions	138,959	118,367	85.18%	104,219	14,147	20,592
2030	Life & Health Insurance	230,936	183,043	79.26%	173,202	9,841	47,893
2035	Dental Insurance	13,711	11,003	80.25%	10,283	720	2,708
2040	Workers' Compensation	35,515	39,465	111.12%	26,636	12,829	(3,950)
	Total Personnel Services	$ 1,344,838	$ 1,141,136	84.85%	$ 1,008,629	$ 132,507	$ 203,703
Operating Expense							
3490	Contractual Fees	$ 175,000	$ 120,660	68.95%	$ 197,000	$ 175,000	$ 175,000
3495	Temporary Employee Services	0	96,708	0.00%	0	0	0
4020	Travel and Education	500	375	75.00%	375	0	125
4310	Utilities	355,000	215,944	60.83%	266,250	(50,306)	139,056
4410	Equipment Rental	1,000	1,926	192.63%	750	1,176	(926)
4650	Vehicle Maintenance	500	0	0.00%	375	(375)	500

Fund Title: General		Department:	Public Works			
Fund/Division Number: 4005		Division:	Parks & Grounds			
		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4651	Vehicle Parts	40,000	33,736	84.34%	$ 30,000	$ 3,736	$ 6,264
4652	Tire, Tubes & Batteries	0	912	0.00%	0	912	(912)
4990	Miscellaneous Expenses	500	0	0.00%	375	(375)	500
5150	Miscellaneous Equipment Expense	0	64	0.00%	0	64	(64)
5210	Gas and Oil	65,000	38,249	58.84%	48,750	(10,501)	26,751
5231	Safety Supplies	3,000	1,362	45.39%	2,250	(888)	1,638
5232	Other Supplies	25,000	27,352	109.41%	18,750	8,602	(2,352)
5241	Horticultural Supplies	20,000	18,473	92.37%	15,000	3,473	1,527
5242	Chemicals	12,500	3,752	30.02%	9,375	(5,623)	8,748
5250	Uniforms	2,500	0	0.00%	1,875	(1,875)	2,500
5260	Expendable Tools	0	283	0.00%	0	283	(283)
5270	Parks Supplies	40,000	43,543	108.86%	30,000	13,543	(3,543)
5410	Books,Pubs,Subscriptions & Mbrshp	500	0	0.00%	375	(375)	500
	Total Operating Expense	$ 741,000	$ 603,340	81.42%	$ 621,500	$ 136,472	$ 355,028
Capital Outlay							
6430	Heavy Equipment	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6440	Vehicles	0	0	0.00%	0	0	0
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 2,085,838**	**$ 1,744,476**	**83.63%**	**$ 1,630,129**	**$ 268,978**	**$ 558,731**

Fund Title: General | **Department: Public Works**
Fund/Division Number: 4006 | **Division: Streets**

	2020/21 Proposed
Budgeted Staffing Level	
Supervisor	1
Foreman II	1
Foreman I	2
Equipment Operator IV	1
Equipment Operator III	5
Maintenance Repair Worker	4
Maintenance Worker	2
Sign Maintenance Technician	1
Total Budgeted Staffing Level	17

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 620,006	$ 448,079	72.27%	$ 465,005	($16,926)	$ 171,927
1030	Accrued Compensation	6,000	6,083	101.39%	4,500	1,583	(83)
1040	Overtime	35,000	41,414	118.33%	26,250	15,164	(6,414)
2010	FICA Taxes	50,567	36,108	71.41%	37,925	(1,817)	14,459
2020	Retirement Contributions	104,821	77,033	73.49%	78,616	(1,583)	27,788
2030	Life & Health Insurance	189,677	120,061	63.30%	142,258	(22,197)	69,617
2035	Dental Insurance	9,488	6,031	63.57%	7,116	(1,085)	3,457
2040	Workers' Compensation	67,224	74,120	110.26%	50,418	23,701	(6,895)
	Total Personnel Services	$ 1,082,783	$ 808,928	74.71%	$ 812,088	($3,159)	$ 273,855
Operating Expense							
3490	Contractual Fees	$ 15,000	$ 7,015	46.77%	$ 11,250	($4,235)	$ 7,985
3495	Temporary Employee Services	0	19,125	0.00%	0	19,125	(19,125)
4020	Travel & Education	0	0	0.00%	0	0	0
4110	Communications	0	0	0.00%	0	0	0
4310	Utilities	280,000	158,334	56.55%	210,000	(51,666)	121,666
4320	Street Light Energy	430,000	316,920	73.70%	322,500	(5,580)	113,080
4410	Equipment Rental	0	3,866	0.00%	0	3,866	(3,866)
4651	Vehicle Parts	30,000	36,870	122.90%	22,500	14,370	(6,870)
4652	Tires, Tubes & Batteries	0	316	0.00%	0	316	(316)

Fund Title: General **Department: Public Works**
Fund/Division Number: 4006 **Division: Streets**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4990	Miscellaneous Expenses	1,000	1,250	125.03%	750	500	(250)
5210	Gas and Oil	45,000	28,043	62.32%	33,750	(5,707)	16,957
5231	Safety Supplies	3,000	1,698	56.61%	2,250	(552)	1,302
5232	Other Supplies	1,500	2,423	161.53%	1,125	1,298	(923)
5242	Chemicals	1,000	967	96.71%	750	217	33
5250	Uniforms	850	0	0.00%	638	(638)	850
5260	Expendable Tools	3,000	2,700	90.01%	2,250	450	300
5310	Paint & Sign Supplies	17,000	21,169	124.53%	12,750	8,419	(4,169)
5330	Surface Patching	32,000	33,981	106.19%	24,000	9,981	(1,981)
5340	Street Supplies	33,000	34,811	105.49%	24,750	10,061	(1,811)
5350	Sidewalk/Curb Supplies	27,000	20,599	76.29%	20,250	349	6,401
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	0.00%	0	0	0
	Total Operating Expense	$ 919,350	$ 690,088	75.06%	$ 689,513	$ 575	$ 229,262
Capital Outlay							
6430	Heavy Equipment	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 2,002,133**	**$ 1,499,016**	**74.87%**	**$ 1,501,600**	**($2,584)**	**$ 503,118**

Fund Title: General **Department: Engineering**
Fund/Division Number: 4400 **Division:**

	2020/21 Proposed
Budgeted Staffing Level	
City Engineer	1
Asst. City Engineer	1
Stormwater Engineer Supervisor	1
Projects Coordinator	1
Chief Design Drafter	1
Supervisor, Engineering Inspector	1
SMU Technical Assistant/GIS	1
Executive Assistant	1
Total Budgeted Staffing Level	8

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 569,067	$ 434,748	76.40%	$ 426,800	$ 7,948	$ 134,319
1030	Accrued Compensation	6,000	1,312	21.87%	4,500	(3,188)	4,688
1040	Overtime	5,000	0	0.00%	3,750	(3,750)	5,000
2010	FICA Taxes	45,018	32,161	71.44%	33,763	(1,603)	12,857
2020	Retirement Contributions	67,301	50,150	74.52%	50,476	(326)	17,152
2030	Life & Health Insurance	106,017	90,289	85.16%	79,513	10,776	15,728
2035	Dental Insurance	5,360	4,206	78.46%	4,020	186	1,154
2040	Workers' Compensation	11,381	12,620	110.89%	8,535	4,084	(1,239)
	Total Personnel Services	$ 815,144	$ 625,485	76.73%	$ 611,358	$ 14,127	$ 189,659
Operating Expense							
3490	Contractual Fees	$ 125,000	$ 48,726	38.98%	$ 93,750	($45,024)	$ 76,274
3492	FDOT/Closed Loop	202,984	164,064	80.83%	152,238	11,826	38,920
4010	Car Allowance	8,400	6,300	75.00%	6,300	0	2,100
4020	Travel and Education	1,000	238	23.78%	750	(512)	762
4030	Conferences	0	0	0.00%	0	0	0
4110	Communications	13,000	5,408	41.60%	9,750	(4,342)	7,592
4120	Freight and Postage	500	68	13.64%	375	(307)	432

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

Fund Title: General **Department: Engineering**
Fund/Division Number: 4400 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense							
4410	Equipment Rental	4,000	3,374	84.36%	3,000	374	626
4650	Vehicle Maintenance	500	0	0.00%	375	(375)	500
4651	Vehicle Parts	1,500	128	8.54%	1,125	(997)	1,372
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4670	Computer Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	2,000	0	0.00%	1,500	(1,500)	2,000
4810	Advertising	500	0	0.00%	375	(375)	500
4990	Miscellaneous Expenses	500	535	106.92%	375	160	(35)
5110	Office Supplies	2,800	1,621	57.89%	2,100	(479)	1,179
5120	EDP Supplies	500	388	77.64%	375	13	112
5150	Misc. Equipment Expense	0	0	0.00%	0	0	0
5210	Gas and Oil	3,000	1,504	50.12%	2,250	(746)	1,496
5231	Safety Supplies	0	0	0.00%	0	0	0
5232	Other Supplies	0	0	0.00%	0	0	0
5250	Uniforms	0	0	0.00%	0	0	0
5260	Expendable Tools	0	0	0.00%	0	0	0
5320	Traffic Signal Materials	75,000	46,385	61.85%	56,250	(9,865)	28,615
5410	Books,Pubs,Subscriptions & Mbrshp	250	210	84.00%	188	23	40
	Total Operating Expense	$ 441,434	$ 278,948	63.19%	$ 331,076	($52,128)	$ 162,486
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,256,578**	**$ 904,433**	**71.98%**	**$ 942,433**	**($38,001)**	**$ 352,145**

Fund Title: General | **Department: Public Works**
Fund/Division Number: 4504 | **Division: Leisure Services**

	2020/21 Proposed
Budgeted Staffing Level	
Recreation Coordinator	1
Facilities Program Specialist	2
Tram Operator (PT)	3
Trolley Operator (PT)	1
Total Budgeted Staffing Level	7

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 177,351	$ 93,170	52.53%	$ 133,013	($39,844)	$ 84,182
1030	Accrued Compensation	1,500	1,944	129.63%	1,125	819	(444)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	13,682	6,975	50.98%	10,262	(3,287)	6,707
2020	Retirement Contributions	30,083	15,935	52.97%	22,562	(6,627)	14,148
2030	Life & Health Insurance	23,289	16,791	72.10%	17,467	(676)	6,498
2035	Dental Insurance	1,784	1,308	73.35%	1,338	(29)	475
2040	Workers' Compensation	3,308	3,675	111.11%	2,481	1,194	(367)
	Total Personnel Services	$ 250,996	$ 139,798	55.70%	$ 188,247	($48,449)	$ 111,198
Operating Expense							
3490	Contractual Services	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	10,000	0	0.00%	7,500	(7,500)	10,000
4020	Travel & Education	0	0	0.00%	0	0	0
4110	Communications	20,000	13,432	67.16%	15,000	(1,568)	6,568
4120	Postage & Freight	0	7	0.00%	0	7	(7)
4560	Insurance/Special Events	3,500	7,234	206.70%	2,625	4,609	(3,734)
4610	Building Maintenance	3,000	3,048	101.60%	2,250	798	(48)
4611	Janitorial Services	4,000	4,915	122.88%	3,000	1,915	(915)
4620	Building Supplies	500	496	99.29%	375	121	4
4651	Vehicle Parts	0	43	0.00%	0	43	(43)
4675	Software Maintenance	2,000	547	27.36%	1,500	(953)	1,453
4710	Reproduction	0	0	0.00%	0	0	0
4810	Advertising	750	0	0.00%	563	(563)	750
4940	Bad Debt/Loss Expense	0	0	0.00%	0	0	0
4960	Administrative Charge	3,000	4,686	156.20%	2,250	2,436	(1,686)
4990	Miscellaneous Expenses	1,000	982	98.20%	750	232	18
4992	Youth Activities	25,000	9,600	38.40%	18,750	(9,150)	15,400

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

Fund Title: General	Department:	Public Works
Fund/Division Number: 4504	Division:	Leisure Services

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense							
5110	Office Supplies	3,000	1,621	54.03%	3,000	3,000	3,000
5120	EDP Supplies	0	0	0.00%	0	0	0
5150	Misc. Equipment Exp.	3,000	1,920	63.98%	2,250	(330)	1,080
5210	Gas & Oil	500	226	45.21%	375	(149)	274
5232	Other Supplies	2,500	182	7.27%	1,875	(1,693)	2,318
5410	Books,Pubs,Subscriptions & Mbrshp	0	40	0.00%	0	40	(40)
	Total Operating Expense	$ 81,750	$ 48,979	59.91%	$ 62,063	($8,705)	$ 34,392
Capital Outlay							
3495	Temporary Employee Services	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 332,746**	**$ 188,776**	**56.73%**	**$ 250,310**	**($57,154)**	**$ 145,590**

Fund Title: General **Department: Administrative Services**
Fund/Division Number: 6000 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salary & Wages	$0	$0	0.00%	$ 0	$ 0	$ 0
1030	Accrued Compensation	0	0	0.00%	0	0	0
2010	FICA Taxes	0	0	0.00%	0	0	0
2020	Retirement/General Members	0	0	0.00%	0	0	0
2025	Retirement/Police Officers	400,000	0	0.00%	300,000	(300,000)	400,000
2030	Life & Health Insurance	130,000	74,473	57.29%	97,500	(23,027)	55,527
	Total Personnel Services	$ 530,000	$ 74,473	14.05%	$ 397,500	($323,027)	$ 455,527
Operating Expense							
3110	Insurance Consultant	$ 35,000	$ 6,000	17.14%	$ 26,250	($20,250)	$ 29,000
3120	Legal Fees	0	3,767	0.00%	0	3,767	(3,767)
3190	Consultant Fees	5,000	0	0.00%	3,750	(3,750)	5,000
3200	Accounting and Auditing	40,000	34,815	87.04%	30,000	4,815	5,185
3490	Contractual Fees	150,000	146,101	97.40%	112,500	33,601	3,899
4110	Communications	120,000	59,339	49.45%	90,000	(30,661)	60,661
4120	Freight and Postage	25,000	11,322	45.29%	18,750	(7,428)	13,678
4310	Utilities	370,500	283,543	76.53%	277,875	5,668	86,957
4410	Equipment Rental	0	99,500	0.00%	0	99,500	(99,500)
4430	Land Lease	0	0	0.00%	0	0	0
4510	Insurance & Fidelity Bond	950,000	897,945	94.52%	712,500	185,445	52,055
4530	Fla. Unemploy. Comp Fund	10,000	11,746	117.46%	7,500	4,246	(1,746)
4540	Workers' Comp. Claims	1,000	9,977	997.68%	750	9,227	(8,977)
4550	Liability & Property Claims	25,000	0	0.00%	18,750	(18,750)	25,000
4590	Property Damage Reimb	5,000	7,612	152.24%	3,750	3,862	(2,612)
4650	Vehicle Maintenance	0	19,540	0.00%	0	19,540	(19,540)
4651	Vehicle Parts	0	0	0.00%	0	0	0
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	185,000	166,186	89.83%	138,750	27,436	18,814
4710	Reproduction	1,000	1,166	116.64%	750	416	(166)
4810	Advertising	0	0	0.00%	0	0	0
4925	Computer Loans	15,000	6,595	43.97%	11,250	(4,655)	8,405
4935	Disaster Charges	0	0	0.00%	0	0	0
4936	Emergency Supplies	0	25,337	0.00%	0	25,337	(25,337)
4940	Bad Debt Expense	0	0	0.00%	0	0	0
4945	Refunds	0	600	0.00%	0	600	(600)
4947	Wellness	30,000	184	0.61%	22,500	(22,316)	29,816
4950	Settlements	0	0	0.00%	0	0	0
4960	Administrative Charges	1,500	360	24.00%	1,125	(765)	1,140

Fund Title: General **Department: Administrative Services**
Fund/Division Number: 6000 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4970	Inventory Adjustments	2,000	0	0.00%	1,500	(1,500)	2,000
4980	Contingency	186,110	0	0.00%	139,583	(139,583)	186,110
4985	Tax Increment Financing	3,483,899	3,485,087	100.03%	2,612,924	872,163	(1,188)
4986	Stormwater Fees	75,000	76,620	102.16%	56,250	20,370	(1,620)
4990	Miscellaneous Expenses	50,000	55,487	110.97%	37,500	17,987	(5,487)
4993	Keep Ft. Pierce Beautiful	15,000	15,211	101.41%	11,250	3,961	(211)
5110	Office Supplies	0	0	0.00%	0	0	0
5150	Miscellaneous Equipment	0	818	0.00%	0	818	(818)
5210	Gas & Oil	0	(356)	0.00%	0	(356)	356
5410	Books,Pubs,Subscriptions & Mbrshp	8,000	14,098	176.23%	6,000	8,098	(6,098)
	Total Operating Expense	$ 5,789,009	$ 5,438,600	93.95%	$ 4,341,757	$ 1,096,843	$ 350,409
Capital Outlay							
6200	Buildings	$ 0	$ 222,212	0.00%	$ 0	$ 222,212	($222,212)
6310	Roads & Bridges	0	321,771	0.00%	0	321,771	(321,771)
6315	Infrastructure Sales Tax Projects	1,500,000	1,584,816	105.65%	1,125,000	459,816	(84,816)
6320	Other Structures & Facilities	0	48,350	0.00%	0	48,350	(48,350)
6410	Office Equipment & Machinery	525,000	71,991	13.71%	393,750	(321,759)	453,009
6420	Furniture & Furnishing	0	0	0.00%	0	0	0
6430	Heavy Equipment	0	0	0.00%	0	0	0
6440	Vehicles	0	0	0.00%	0	0	0
6445	Other Equipment	0	23,958	0.00%	0	23,958	(23,958)
	Total Capital Outlay	$ 2,025,000	$ 2,273,098	112.25%	$ 1,518,750	$ 754,348	($248,098)
Grants and Aids							
8101	Weatherization/FPUA	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
8230	Economic Development Co	22,500	22,500	100.00%	16,875	5,625	0
8255	Chamber of Commerce	31,500	31,500	100.00%	23,625	7,875	0
8270	SLC Council on Aging	15,000	15,000	100.00%	11,250	3,750	0
8391	Ft. Pierce PAL	0	0	0.00%	0	0	0
8392	Special Events:			0.00%	0	0	0
	Sights & Sounds Parade	15,000	15,000	100.00%	11,250	3,750	0
	Christmas Decorations	50,000	71,422	142.84%	37,500	33,922	(21,422)
	Fireworks	20,000	22,075	110.37%	15,000	7,075	(2,075)
	Mainstreet	0	0	0.00%	0	0	0
	Lincoln Park Mainstreet	0	0	0.00%	0	0	0
	United For Animals	10,000	10,000	100.00%	7,500	2,500	0
	Youth Crime Prevention Conference	0	0	0.00%	0	0	0
	Youth & Crime Prevention Activities	10,000	350	3.50%	7,500	(7,150)	9,650
8410	Community Projects	10,000	174	1.74%	7,500	(7,326)	9,826
	Total Grants and Aids	$ 184,000	$ 188,021	102.19%	$ 138,000	$ 50,021	($4,021)

Fund Title: General **Department: Administrative Services**
Fund/Division Number: 6000 **Division:**

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
NON-OPERATING EXPENDITURES							
9125	Debt Service Series 2010 A	0	0	0.00%	0	0	0
9130	Debt Service Series 2010 B	421,683	421,683	100.00%	316,262	105,421	0
9167	Capital Improvement Series 2008B	0	0	0.00%	0	0	0
9164	Golf Course Debt Series 2004	0	0	0.00%	0	0	0
9165	Capital Improvement 2014 (Energy)	0	0	0.00%	0	0	0
9166	Capital Reserve Loan-HUD	197,057	11,797	5.99%	147,793	(135,996)	185,260
9168	Capital Improvement Series 2015	0	0	0.00%	0	0	0
9176	Debt Service Series 2016A/FPUA Adv	0	0	0.00%	0	0	0
9178	Debt Service Series 2016B-Land	0	0	0.00%	0	0	0
9179	Debt Service Series 2016C-Radios	0	0	0.00%	0	0	0
9179	Debt Service Series 2018	0	0	0.00%	0	0	0
9179	Debt Service Series 2019	2,296,250	2,296,250	100.00%	1,722,188	574,063	0
9176	Debt Service Series 2020A/2014 Energ	54,663	54,663	100.00%	40,997	13,666	(0)
9178	Debt Service Series 2020B/2016 Series	896,663	896,663	100.00%	672,497	224,166	0
9179	Debt Service Series 2020C/2018 Series	577,573	577,573	100.00%	433,180	144,393	0
9180	Capital Leases- White Fleet	396,000	0	0.00%	297,000	(297,000)	396,000
9180	Capital Leases- Police Fleet	634,634	0	0.00%	475,976	(475,976)	634,634
9184	Special Revenue/Police Grant	50,000	0	0.00%	37,500	(37,500)	50,000
9186	Special Revenue/103 CDBG	0	0	0.00%	0	0	0
9187	Special Revenue/106 Grants	50,000	0	0.00%	37,500	(37,500)	50,000
9189	Transfer to Sunrise	0	11,496	0.00%	0	11,496	(11,496)
9180	Transfer to FPRA	0	0	0.00%	0	0	0
	Total Non-Operating	$ 5,574,523	$ 4,270,125	76.60%	$ 4,180,893	$ 89,232	$ 1,304,398
	TOTAL ADMINISTRATIVE	**$ 14,102,532**	**$ 12,244,317**	**86.82%**	**$ 10,576,899**	**$ 1,667,418**	**$ 1,858,215**
TOTAL GENERAL FUND APPROPRIATIONS		**$ 43,323,874**	**$ 34,683,450**	**80.06%**	**$ 32,584,979**	**$ 2,300,555**	**$ 8,859,414**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

Fund Title: Community Redevelopment	Department:	Community Redevelopment
Fund/Division Number: 104-0000	Division:	FPRA

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Taxes							
311 10	Ad Valorem Taxes	$ 7,212,091	$ 7,306,664	101.31%	$ 5,409,068	$ 1,897,596	($94,573)
	Total Taxes	$ 7,212,091	$ 7,306,664	101.31%	$ 5,409,068	$ 1,897,596	($94,573)
Licenses and Permits							
329 20	Lot Clearing Permits	$ 0	$ 606	0.00%	$ 0	$ 606	($606)
	Total Licenses and Permits	$ 0	$ 606	0.00%	$ 0	$ 606	($606)
Intergovernmental							
347 54	Marina Dockage	$ 4,000	$ 8,611	215.28%	$ 3,000	$ 5,611	($4,611)
384 90	Other Charges	0	197	0.00%	0	197	(197)
	Total Intergovernmental	$ 4,000	$ 8,808	220.21%	$ 3,000	$ 5,808	($4,808)
Miscellaneous Revenue							
361 10	Interest on Investments	$ 500	$ 9,360	1871.91%	$ 375	$ 8,985	($8,860)
362 14	Leases	180,000	145,075	80.60%	135,000	10,075	34,925
363 10	Liens	100	4,785	4784.52%	75	4,710	(4,685)
369 31	Reimburse of Expenditures	5,000	300	6.00%	3,750	(3,450)	4,700
369 44	Reimburse - Utility Authority	0	0	0.00%	0	0	0
369 45	Sale of Surplus Land	0	0	0.00%	0	0	0
369 90	Other Misc. Revenues	500	0	0.00%	375	(375)	500
	Total Miscellaneous Revenues	$ 186,100	$ 159,519	85.72%	$ 139,575	$ 19,944	$ 26,581
Transfers							
	Transfer from General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Transfer from Construction Fund	0	0	0.00%	0	0	0
	Transfer from Police Grants Fund	208,333	0	0.00%	156,250	(156,250)	208,333
	Transfer from Restricted Fund	0	0	0.00%	0	0	0
	Total Transfers	$ 208,333	$ 0	0.00%	$ 156,250	($156,250)	$ 208,333
	Total Revenues	**$ 7,610,524**	**$ 7,475,597**	98.23%	**$ 5,707,893**	**$ 1,767,704**	**$ 135,533**
Fund Balance Appropriation		(71,907)	0	0.00%	(53,930)	53,930	(71,907)
	TOTAL RESOURCES	**$ 7,538,617**	**$ 7,475,597**	99.16%	**$ 5,653,963**	**$ 1,821,634**	**$ 63,626**

Fund Title: Community Redevelopment	Department: Community Redevelopment
Fund/Division Number: 104-0000	Division: FPRA

	2020/21 Proposed
Budgeted Staffing Level	
Police Officer	5
Total Budgeted Staffing Level	5

		2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 230,350	$ 0	0.00%	$ 172,763	($172,763)	$ 230,350
1020	Incentive Pay	0	0	0.00%	0	0	0
1030	Accrued Compensation	0	0	0.00%	0	0	0
1040	Overtime	0	0	0.00%	0	0	0
1050	Holiday Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	17,622	0	0.00%	13,216	(13,216)	17,622
2020	Retirement/General	0	0	0.00%	0	0	0
2020	Retirement/Police	30,660	0	0.00%	22,995	(22,995)	30,660
2030	Life & Health Insurance	44,754	0	0.00%	33,565	(33,565)	44,754
2035	Dental Insurance	2,133	0	0.00%	1,599	(1,599)	2,133
2040	Workers' Compensation	7,901	0	0.00%	5,926	(5,926)	7,901
	Total Personnel Services	$ 333,419	$ 0	0.00%	$ 250,064	($250,064)	$ 333,419
Operating Expense							
3120	Legal Fees	$ 0	$ 1,536	0.00%	$ 0	$ 1,536	($1,536)
3190	Consultant Fees	0	0	0.00%	0	0	0
3200	Accounting & Auditing	5,500	8,000	145.45%	4,125	3,875	(2,500)
3468	Marina Operation	10,000	5,143	51.43%	7,500	(2,357)	4,857
3490	Contractual Fees	150,000	58,030	38.69%	112,500	(54,470)	91,970
4020	Travel	0	0	0.00%	0	0	0
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	500	0	0.00%	375	(375)	500
4310	Utilities	20,000	15,801	79.00%	15,000	801	4,199
4510	Insurance	110,000	58,626	53.30%	82,500	(23,874)	51,374
4620	Site Maintenance	10,000	9,180	91.80%	7,500	1,680	820
4650	Vehicle Maintenance	0	0	0.00%	0	0	0
4651	Vehicle Parts	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4720	Outside Printing	0	0	0.00%	0	0	0
4810	Advertising	10,000	61	0.61%	7,500	(7,439)	9,939

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

Fund Title: Community Redevelopment	Department: Community Redevelopment
Fund/Division Number: 104-0000	Division: FPRA

	2020/21 Proposed	FYTD Actual	Yr. Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, cont'd						
4911 Loan Interest	0	0	0.00%	0	0	0
4940 Bad Debts	0	0	0.00%	0	0	0
4960 Administrative Fees	145,000	108,750	75.00%	108,750	(0)	36,250
4980 Contingency	124,914	0	0.00%	93,686	(93,686)	124,914
4985 Real Estate Taxes	40,000	36,259	90.65%	30,000	6,259	3,741
4990 Miscellaneous Expenses	5,000	0	0.00%	3,750	(3,750)	5,000
5110 Office Supplies	0	0	0.00%	0	0	0
5120 EDP Supplies	0	0	0.00%	0	0	0
5210 Gas and Oil	1,000	0	0.00%	750	(750)	1,000
5410 Books, Pubs, Subscriptions & Mbrshp	4,000	1,870	46.75%	3,000	(1,130)	2,130
Total Operating Expense	$ 635,914	$ 303,256	47.69%	$ 476,936	($173,680)	$ 332,658
Capital Outlay						
6100 Land	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6200 Buildings	0	0	0.00%	0	0	0
6320 Other improvements	0	20,600	0.00%	0	20,600	(20,600)
6410 Office Equip & Machinery	0	12,318	0.00%	0	12,318	(12,318)
Total Capital Outlay	$ 0	$ 32,917	0.00%	$ 0	$ 32,917	($32,917)
Other Programs & Projects						
8340 Other Grants & Aids	$ 0	$ 5,756	0.00%	$ 0	$ 5,756	($5,756)
8347 School Resorce Officers	350,000	0	0.00%	262,500	(262,500)	350,000
8391 Ft. Pierce/PAL	0	0	0.00%	0	0	0
8392 Youth Activities	20,000	0	0.00%	15,000	(15,000)	20,000
8396 MLK Comm/Lincoln Theatre	0	15,000	0.00%	0	15,000	(15,000)
Total Programs & Projects	$ 370,000	$ 20,756	5.61%	$ 277,500	($256,744)	$ 349,244
Transfers						
90 01 General-Debt Service (2010B)	$ 421,683	$ 421,683	100.00%	$ 316,262	$ 105,421	$ 0
90 01 General-Debt Service/(2008A)	0	0	0.00%	0	0	0
90 01 General-Debt Service/(2008B)	0	0	0.00%	0	0	0
90 01 General-Debt Service/(2019A)	2,066,625	2,066,625	100.00%	1,549,969	516,656	0
9118 Debt Service 2015A	1,620,840	1,620,840	100.00%	1,215,630	405,210	0
9119 Debt Service 2015B	891,760	891,760	100.00%	668,820	222,940	0
9120 Debt Service 2016-Land	0	0	0.00%	0	0	0
9120 Debt Service 2020B2-Land	248,376	248,376	100.00%	186,282	62,094	(0)
9166 Sunrise Theatre	450,000	225,000	50.00%	337,500	(112,500)	225,000
9167 General	500,000	143,418	28.68%	375,000	(231,582)	356,582
9184 Special Revenue Fund	0	125,087	0.00%	0	125,087	(125,087)
9188 HUD Grants	0	0	0.00%	0	0	0
Total Transfers	$ 6,199,284	$ 5,742,789	92.64%	$ 4,649,463	$ 1,093,326	$ 456,495
TOTAL APPROPRIATIONS	**$ 7,538,617**	**$ 6,099,718**	**80.91%**	**$ 5,653,963**	**$ 445,755**	**$ 1,438,899**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

Fund Title: Marina Fund
Fund/Division Number: 401-0000

		2020/21 Proposed	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
331 50	Disaster Relief/Federal	$0	$0	0.00%	$ 0	$ 0	$ 0
334 39	Physical Environmental Grant	0	0	0.00%	0	0	0
334 50	Disaster Relief/State	0	0	0.00%	0	0	0
	Total Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Charges for Services							
347 54	Dockage	$ 1,350,000	$ 1,045,152	77.42%	$ 1,012,500	$ 32,652	$ 304,848
347 55	Transient Dockage	525,000	569,589	108.49%	393,750	175,839	(44,589)
	Total Charges for Services	$ 1,875,000	$ 1,614,741	86.12%	$ 1,406,250	$ 208,491	$ 260,259
Miscellaneous Revenue							
361 10	Interest Earnings	$ 6,000	$ 2,546	42.43%	$ 4,500	($1,954)	$ 3,454
361 33	Other Investment Interest	0	0	0.00%	0	0	0
362 14	Leases	2,500	3,265	130.58%	1,875	1,390	(765)
362 16	Crabby's Lease	185,000	157,243	85.00%	138,750	18,493	27,757
369 31	Reimburse of Expenditures	0	0	0.00%	0	0	0
369 85	Settlement of Claims	0	0	0.00%	0	0	0
369 90	Other Misc. Revenue	7,000	8,500	121.43%	5,250	3,250	(1,500)
369 91	Gas and Oil Sales	1,100,000	992,397	90.22%	825,000	167,397	107,603
369 92	Electric Utility Sales	150,000	137,507	91.67%	112,500	25,007	12,493
369 93	Utility Fees	21,000	14,837	70.65%	15,750	(913)	6,163
369 94	Soda, Candy & Ice Sales	185,000	179,600	97.08%	138,750	40,850	5,400
369 96	Late Payment Charges	3,500	2,037	58.19%	2,625	(588)	1,463
369 97	Live Aboards	65,000	67,626	104.04%	48,750	18,876	(2,626)
369 98	Other Miscellaneous Revenues	20,000	18,921	94.61%	15,000	3,921	1,079
	Total Miscellaneous Revenue	$ 1,745,000	$ 1,584,478	90.80%	$ 1,308,750	$ 275,728	$ 160,522
	Total Revenue	$ 3,620,000	$ 3,199,219	88.38%	$ 2,715,000	$ 484,219	$ 420,781
	Appropriated Retained Earnings	680,849	0	0.00%	510,637	(510,637)	680,849
	TOTAL RESOURCES	**$ 4,300,849**	**$ 3,199,219**	**74.39%**	**$ 3,225,637**	**($26,417)**	**$ 1,101,630**

Fund Title: Marina Fund
Fund/Division Number: 401-4100-575

	2020/21 Proposed
Budgeted Staffing Level	
Marina Manager	1
Senior Accounting Analyst	1
Assistant Dockmaster	1
Marina Concierge Retailer	1
Dock Attendant	1
Storekeeper (FT)	1
Storekeeper (PT)	1
Dock Master	0
Executive Assistant	0
Marina Operations Supervisor	0
Total Budgeted Staffing Level	7

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 340,574	$ 204,782	60.13%	$ 255,431	($50,648)	$ 135,792
1030	Accrued Compensation	6,000	3,536	58.94%	4,500	(964)	2,464
1040	Overtime	5,000	2,361	47.22%	3,750	(1,389)	2,639
2010	FICA Taxes	27,217	16,244	59.68%	20,413	(4,169)	10,973
2020	Retirement Contributions	51,662	29,614	57.32%	38,746	(9,132)	22,047
2030	Life & Health Insurance	62,649	26,864	42.88%	46,987	(20,123)	35,785
2035	Dental Insurance	3,268	1,800	55.06%	2,451	(652)	1,469
2040	Workers' Comp.	10,744	12,004	111.73%	8,058	3,946	(1,260)
	Total Personnel Services	$ 507,114	$ 297,204	58.61%	$ 380,335	($83,131)	$ 209,910
Operating Expense							
3120	Legal Fees	$ 5,000	$ 0	0.00%	$ 3,750	($3,750)	$ 5,000
3190	Consulting Fees	0	0	0.00%	0	0	0
3200	Accounting & Auditing	3,000	2,861	95.36%	2,250	611	139
3490	Misc. Contract Services	200,000	11,857	5.93%	150,000	(138,143)	188,143
3495	Temp Employee Svc	195,000	160,355	82.23%	146,250	14,105	34,645
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel & Education	3,500	0	0.00%	2,625	(2,625)	3,500
4110	Communications	35,000	19,944	56.98%	26,250	(6,306)	15,056
4120	Freight and Postage	3,000	720	24.01%	2,250	(1,530)	2,280

Fund Title: Marina Fund
Fund/Division Number: 401-4100-575

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4310	Utilities	148,000	100,384	67.83%	111,000	(10,616)	47,616
4410	Equipment Rental	1,500	1,494	99.61%	1,125	369	6
4430	Land Lease	35,000	5,009	14.31%	26,250	(21,241)	29,991
4510	Insurance & Fidelity Bond	535,000	521,000	97.38%	401,250	119,750	14,000
4540	FLC Liability & Property	0	0	0.00%	0	0	0
4610	Building Maintenance	30,000	14,009	46.70%	22,500	(8,491)	15,991
4620	Restroom/Laundry Maint.	4,500	0	0.00%	3,375	(3,375)	4,500
4630	Pier Maintenance	20,000	44,783	223.92%	15,000	29,783	(24,783)
4650	Vehicle Maintenance	400	96	24.10%	300	(204)	304
4651	Vehicle Parts	400	155	38.76%	300	(145)	245
4660	Equipment Maintenance	4,500	10,267	228.15%	3,375	6,892	(5,767)
4670	Computer Maintenance	2,500	0	0.00%	1,875	(1,875)	2,500
4675	Software Maintenance	29,000	28,935	99.78%	21,750	7,185	65
4710	Reproduction	2,500	2,370	94.80%	1,875	495	130
4810	Advertising	22,000	21,889	99.50%	16,500	5,389	111
4920	Cost of Goods Sold Fuel	925,000	764,208	82.62%	693,750	70,458	160,792
4925	Cost of Events	0	0	0.00%	0	0	0
4930	Cost of Goods Sold	105,000	93,648	89.19%	78,750	14,898	11,352
4940	Bad Debt Expense	10,000	0	0.00%	7,500	(7,500)	10,000
4960	Administrative Charges	130,100	116,824	89.80%	97,575	19,249	13,276
4970	Inventory Adjustment	2,000	0	0.00%	1,500	(1,500)	2,000
4975	Taxes	39,000	18,267	46.84%	29,250	(10,983)	20,733
4990	Miscellaneous Expense	3,500	454	12.98%	2,625	(2,171)	3,046
5110	Office Supplies	7,800	3,144	40.31%	5,850	(2,706)	4,656
5120	EDP Supplies	500	0	0.00%	375	(375)	500
5150	Misc. Equipment	10,000	0	0.00%	7,500	(7,500)	10,000
5210	Gas and Oil	1,200	456	37.98%	900	(444)	744
5230	Cleaning Supplies	15,000	10,985	73.23%	11,250	(265)	4,015
5231	Safety Supplies	1,000	0	0.00%	750	(750)	1,000
5232	Other Supplies	500	0	0.00%	375	(375)	500
5241	Horticultural Supplies	1,500	288	19.22%	1,125	(837)	1,212

Fund Title: Marina Fund
Fund/Division Number: 401-4100-575

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
5250	Uniforms	2,000	263	13.13%	1,500	(1,238)	1,738
5260	Expendable Tools	2,000	1,893	94.66%	1,500	393	107
5410	Books,Pubs,Subscriptions&Mbrshp	1,500	580	38.67%	1,125	(545)	920
5900	Depreciation	1,134,572	855,202	75.38%	850,929	4,273	279,370
	Total Operating Expense	$ 3,676,172	$ 2,815,492	76.59%	$ 2,757,129	$ 58,363	$ 860,680
Capital Outlay							
6310	Other Improvements	$ 140,000	$ 15,399	11.00%	$ 105,000	($89,601)	$ 124,601
6320	Other Structures Facility	10,000	0	0.00%	7,500	(7,500)	10,000
6360	Hurricane Improvements	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	4,000	6,156	153.91%	3,000	3,156	(2,156)
6420	Furniture & Furnishings	500	0	0.00%	375	(375)	500
6445	Other Equipment	12,000	22,035	183.62%	9,000	13,035	(10,035)
	Total Capital Outlay	$ 166,500	$ 43,590	26.18%	$ 124,875	($81,285)	$ 122,910
Debt Service							
7010	Principal	$ 458,669	$ 134,493	29.32%	$ 344,002	($209,509)	$ 324,176
7020	Interest	207,136	104,640	50.52%	155,352	(50,711)	102,495
7030	Other Debt Service Cost	15,000	0	0.00%	11,250	(11,250)	15,000
	Total Debt Service	$ 680,805	$ 239,133	35.13%	$ 510,604	($271,470)	$ 441,671
Non-Operating Expenses							
9110	Transfer to General	$ 250,000	$ 187,500	75.00%	$ 187,500	$ 0	$ 62,500
9200	Loan Principal	144,923	0	0.00%	108,692	(108,692)	144,923
9300	Loan Interest	9,908	8,149	82.25%	7,431	719	1,758
	Total Non-Operating Expenses	$ 404,830	$ 195,649	48.33%	$ 303,623	($107,973)	$ 209,181
	TOTAL APPROPRIATIONS	**$ 5,435,421**	**$ 3,591,069**	**66.07%**	**$ 4,076,566**	**($485,496)**	**$ 1,844,352**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

Fund Title: Solid Waste
Fund/Division Number: 402-0000

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
331 50	Disaster Relief/Federal	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
331 50	Disaster Relief/State	0	0	0.00%	0	0	0
	Total Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Charges for Services							
343 40	Residential Service	$ 3,245,000	$ 2,510,996	77.38%	$ 2,433,750	$ 77,246	$ 734,004
343 41	Commercial Service	4,135,000	2,998,828	72.52%	3,101,250	(102,422)	1,136,172
343 43	Commercial Trash	100,000	75,968	75.97%	75,000	968	24,032
343 44	Recycling/Billing	390,000	304,445	78.06%	292,500	11,945	85,555
343 45	Other Income	0	0	0.00%	0	0	0
343 46	Recycling Program	0	13,153	0.00%	0	13,153	(13,153)
	Total Charges for Services	$ 7,870,000	$ 5,903,391	75.01%	$ 5,902,500	$ 891	$ 1,966,609
Miscellaneous Revenue							
361 10	Interest on Investments	$ 4,000	$ 866	21.64%	$ 3,000	($2,134)	$ 3,134
361 20	Interest of SBA	0	0	0.00%	0	0	0
364 41	Sale of Surplus	0	0	0.00%	0	0	0
366 90	Contributions/Private Sources	0	0	0.00%	0	0	0
369 85	Settlement of Claims	0	0	0.00%	0	0	0
369 90	Miscellaneous Revenue	0	0	0.00%	0	0	0
	Total Miscellaneous Revenue	$ 4,000	$ 866	21.64%	$ 3,000	($2,134)	$ 3,134
	Total Revenues	$ 7,874,000	$ 5,904,256	74.98%	$ 5,905,500	($1,244)	$ 1,969,744
	Appropriated Retained Earnings	(712,073)	0	0.00%	(534,055)	534,055	(712,073)
	TOTAL RESOURCES	**$ 7,161,927**	**$ 5,904,256**	**82.44%**	**$ 5,371,445**	**$ 532,811**	**$ 1,257,671**

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

	2020/21 Proposed
Budgeted Staffing Level	
Public Works Director	1
Deputy Public Works Director	1
Fleet Manager	1
Division Manager	1
Operations Manager-Fleet	1
Executive Assistant	1
Administrative Assistant	1
Sanitation Driver	20
Maintenance Worker	2
Master Mechanic	1
Diesel Mechanic	3
Inspector	1
GIS Analyst	0
Public Works Manager	0
Total Budgeted Staffing Level	34

		2020/21 Proposed	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 1,478,509	$ 938,767	63.49%	$ 1,108,882	($170,115)	$ 539,742
1030	Accrued Compensation	14,700	56,737	385.97%	11,025	45,712	(42,037)
1040	Overtime	50,000	92,477	184.95%	37,500	54,977	(42,477)
2010	FICA Taxes	118,055	81,583	69.11%	88,542	(6,958)	36,472
2020	Retirement Contributions	226,709	150,408	66.34%	170,032	(19,624)	76,301
2030	Life & Health Insurance	342,706	203,981	59.52%	257,030	(53,049)	138,726
2035	Dental Insurance	36,106	12,476	34.55%	27,079	(14,604)	23,630
2040	Workers' Comp.	77,040	86,039	111.68%	57,780	28,259	(8,999)
	Total Personnel Services	$ 2,343,826	$ 1,622,467	69.22%	$ 1,757,869	($135,402)	$ 721,358

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

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

		2020/21 Proposed	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense							
3200	Accounting & Auditing	$ 7,000	$ 6,981	99.73%	$ 5,250	$ 1,731	$ 19
3420	U.A. Customer Service Admin.	187,200	140,400	75.00%	140,400	0	46,800
3430	Landfill Contract	1,650,000	1,457,528	88.34%	1,237,500	220,028	192,472
3490	Misc. Contract Services	150,000	107,731	71.82%	112,500	(4,769)	42,269
3495	Temp Employee Svcs	200,000	322,271	161.14%	150,000	172,271	(122,271)
4010	Car Allowance	4,200	6,300	150.00%	3,150	3,150	(2,100)
4020	Travel & Education	5,000	2,740	54.81%	3,750	(1,010)	2,260
4110	Communications	50,000	10,921	21.84%	37,500	(26,579)	39,079
4120	Freight and Postage	1,000	0	0.00%	750	(750)	1,000
4310	Utilities	16,000	8,897	55.61%	12,000	(3,103)	7,103
4410	Equipment Rental	0	9,672	0.00%	0	9,672	(9,672)
4510	Insurance & Fidelity Bond	195,000	189,269	97.06%	146,250	43,019	5,731
4550	Liability & Property Claims	0	0	0.00%	0	0	0
4650	Vehicle Maintenance	5,000	1,973	39.46%	3,750	(1,777)	3,027
4651	Vehicle Parts	300,000	231,559	77.19%	225,000	6,559	68,441
4652	Tires, Tubes & Batteries	85,000	182,309	214.48%	63,750	118,559	(97,309)
4653	Unforeseeable	25,000	2,725	10.90%	18,750	(16,025)	22,275
4660	Equipment Maintenance	25,000	1,769	7.08%	18,750	(16,981)	23,231
4670	Computer Maintenance	1,000	0	0.00%	750	(750)	1,000
4675	Software Maintenance	17,000	3,964	23.31%	12,750	(8,786)	13,036
4680	Radio Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	2,500	2,165	86.62%	1,875	290	335
4810	Advertising	2,500	881	35.24%	1,875	(994)	1,619
4950	Settlement of Claims	0	0	0.00%	0	0	0
4960	Administrative Charges	80,000	60,000	75.00%	60,000	(0)	20,000
4990	Miscellaneous Expense	10,000	4,255	42.55%	7,500	(3,245)	5,745
5110	Office Supplies	5,000	2,346	46.93%	3,750	(1,404)	2,654
5120	EDP Supplies	300	0	0.00%	225	(225)	300
5150	Miscellaneous Equip Expense	0	326	0.00%	0	326	(326)

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

		2020/21 Proposed	FYTD Actual	Yr Lapse 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
5210	Gas and Oil	300,000	187,346	62.45%	225,000	(37,654)	112,654
5232	Other Supplies	6,000	6,386	106.44%	4,500	1,886	(386)
5242	Chemicals	8,000	4,261	53.26%	6,000	(1,739)	3,739
5250	Uniforms	20,000	20,860	104.30%	15,000	5,860	(860)
5260	Expendable Tools	1,500	220	14.63%	1,125	(905)	1,280
5410	Books,Pubs,Subscriptions&Mbrshp	1,000	518	51.82%	750	(232)	482
5900	Depreciation	510,000	452,183	88.66%	382,500	69,683	57,817
	Total Operating Expense	$ 3,870,200	$ 3,428,756	88.59%	$ 2,902,650	$ 526,106	$ 441,444
Capital Outlay							
6200	Buildings	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Improvements	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	0	0	0.00%	0	0	0
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6430	Heavy Equipment	0	286,859	0.00%	0	286,859	(286,859)
6440	Vehicles	0	130,461	0.00%	0	130,461	(130,461)
6445	Other Equipment	150,000	139,951	93.30%	112,500	27,451	10,049
	Total Capital Outlay	$ 150,000	$ 557,270	371.51%	$ 112,500	$ 444,770	($407,270)
Non-Operating Expense							
9110	Transfer to General	$ 860,000	$ 494,152	57.46%	$ 645,000	($150,848)	$ 365,848
9166	Transfer to Sunrise Theatre	0	225,000	0.00%	0	225,000	(225,000)
9200	Capital Loan Payment	385,000	0	0.00%	288,750	(288,750)	385,000
9200	Debt Service/Radios	62,902	0	0.00%	47,176	(47,176)	62,902
	Total Non-Operating Expense	$ 1,307,902	$ 719,152	54.99%	$ 980,926	($261,774)	$ 588,750
	TOTAL APPROPRIATIONS	**$ 7,671,927**	**$ 6,327,645**	**82.48%**	**$ 5,753,946**	**$ 573,700**	**$ 1,344,282**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

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

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Charges for Services							
347 20	Membership Dues	$ 35,000	$ 28,789	82.25%	$ 26,250	$ 2,539	$ 6,211
347 22	Other Memberships	2,000	1,635	81.77%	1,500	135	365
347 24	Golf Fees	1,080,000	851,587	78.85%	810,000	41,587	228,413
347 24	Adjustment Golf Fees	(5,000)	(4,778)	95.55%	(3,750)	(1,028)	(222)
347 25	Driving Range	30,000	21,775	72.58%	22,500	(725)	8,225
	Total Charges for Services	$ 1,142,000	$ 899,009	78.72%	$ 856,500	$ 42,509	$ 242,991
Miscellaneous Revenue							
361 10	Interest Earnings	$ 250	$ 28	11.14%	$ 188	($160)	$ 222
369 25	Pro Shop Merchandise	80,000	59,401	74.25%	60,000	(599)	20,599
369 31	Reimbursement of Expenses	6,500	6,457	99.33%	4,875	6,433	6,433
369 70	Events	0	0	0.00%	0	1,425	1,425
369 80	Food	22,504	14,117	62.73%	16,878	22,606	22,606
369 85	Settlement of Claims	0	0	0.00%	0	0	0
369 89	Alcoholic Beverages	60,000	46,895	78.16%	45,000	48,693	48,693
369 90	Misc Revenues	50,000	2,402	4.80%	37,500	5,390	5,390
369 94	Snacks & Beverages	32,000	17,078	53.37%	24,000	23,453	23,453
369 98	Other Misc Revenues	0	0	0.00%	0	600	600
	Total Miscellaneous Revenue	$ 251,254	$ 146,378	58.26%	$ 188,441	$ 107,841	$ 129,420
	Total Revenues	$ 1,393,254	$ 1,045,388	75.03%	$ 1,044,941	$ 150,350	$ 372,411
Transfers							
381 01	Transfer from General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
382 50	Transfer from Solid Waste	0	0	0.00%	0	0	0
	Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Appropriated Retained Earnings	0	0	0.00%	0	0	0
	TOTAL RESOURCES	**$ 1,393,254**	**$ 1,045,388**	**75.03%**	**$ 1,044,941**	**$ 150,350**	**$ 372,411**

Fund Title: Golf Gourse Fund
Fund/Division Number: 405-4500-572

	2020/21 Proposed
Budgeted Staffing Level	
Golf Course Manager	1
Golf Pro	2
Assistant Golf Pro	0
Superintendent	0
Cart Attendant (PT)	0
Lead Greenskeeper	0
Greenskeeper	0
Facilities Maint. Supervisor	0
Facilities Attendant	0
Total Budgeted Staffing Level	3

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 151,216	$ 115,794	76.58%	$ 113,412	$ 2,382	$ 35,422
1030	Accrued Compensation	1,400	2,761	197.21%	1,050	1,711	(1,361)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	11,675	8,902	76.24%	8,756	145	2,774
2020	Retirement Contributions	25,670	19,878	77.44%	19,253	625	5,792
2030	Life & Health Insurance	32,176	24,110	74.93%	24,132	(22)	8,066
2035	Dental Insurance	1,552	1,162	74.87%	1,164	(2)	390
2040	Workers' Comp.	2,945	3,275	111.19%	2,209	1,066	(330)
	Total Personnel Services	$ 226,635	$ 175,882	77.61%	$ 169,976	$ 5,906	$ 50,753
Operating Expense							
3190	Consultant Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3200	Accounting & Auditing	2,250	2,032	90.31%	1,688	345	218
3440	Aquatic Weed Control	0	0	0.00%	0	0	0
3490	Contractual Fees	593,268	446,693	75.29%	444,951	1,742	146,575
3495	Temp Employee Svcs	115,000	77,416	67.32%	86,250	(8,834)	37,584
4110	Communications	17,000	14,584	85.79%	12,750	1,834	2,416
4120	Freight and Postage	500	0	0.00%	375	(375)	500
4310	Utilities	45,000	37,920	84.27%	33,750	4,170	7,080

Fund Title:	Golf Gourse Fund					
Fund/Division Number: 405-4500-572						
Operating Expense contd.						
4410 Equipment Rental-Golf Carts	46,800	39,000	83.33%	35,100	3,900	7,800
4420 Land Lease	45,810	44,172	96.42%	34,358	9,814	1,638
4510 Insurance & Fidelity Bond	80,000	64,277	80.35%	60,000	4,277	15,723
4610 Building Maintenance	750	520	69.36%	563	(42)	230
4620 Building Supplies	1,000	712	71.19%	750	(38)	288
4630 Irrigation Maintenance	750	0	0.00%	563	(563)	750
4651 Vehicle Parts	0	0	0.00%	0	0	0
4660 Equipment Maintenance	1,500	1,123	74.88%	1,125	(2)	377
4670 Computer Maintenance	0	0	0.00%	0	0	0
4675 Software Maintenance	18,000	14,362	79.79%	13,500	862	3,638
4810 Advertising	15,000	10,630	70.86%	11,250	(620)	4,370
4925 Cost of Events	0	0	0.00%	0	0	0
4930 Cost of Goods Sold	13,000	14,828	114.06%	9,750	5,078	(1,828)
4932 Liquor Expense	23,000	22,140	96.26%	17,250	4,890	860
4935 Merchandise CGS	30,000	46,061	153.54%	22,500	23,561	(16,061)
4940 Bad Debt Expense	0	0	0.00%	0	0	0
4960 Administrative Charges	59,000	52,576	89.11%	44,250	8,326	6,424
4976 License and Fees	1,200	903	75.25%	900	3	297
4980 Over/Short Expense	0	(24)	0.00%	0	(24)	24
4985 Taxes	7,000	5,836	83.37%	5,250	586	1,164
4990 Miscellaneous Expense	0	5	0.00%	0	5	(5)
5110 Office Supplies	1,000	757	75.74%	750	7	243
5120 EDP Supplies	0	0	0.00%	0	0	0
5150 Misc Equipment Expense	0	0	0.00%	0	0	0
5210 Gas and Oil	24,000	25,060	104.41%	18,000	7,060	(1,060)
5231 Safety Supplies	1,000	849	84.93%	750	99	151
5232 Other Supplies	5,000	5,444	108.87%	3,750	1,694	(444)
5235 Maintenance Supplies	0	0	0.00%	0	0	0
5240 Golf Supplies	4,000	4,625	115.62%	3,000	1,625	(625)
5241 Horticultural Supplies	0	0	0.00%	0	0	0
5242 Chemicals	7,000	7,000	100.00%	5,250	1,750	0
5243 Turf Supplies	0	0	0.00%	0	0	0
5244 Fertilizer	0	0	0.00%	0	0	0
5250 Uniforms	750	818	109.02%	563	255	(68)
5410 Books,Pubs,Subscriptions&Mbrshp	3,400	1,581	46.50%	2,550	(969)	1,819
5900 Depreciation	140,500	105,567	75.14%	105,375	192	34,933
Total Operating Expense	$ 1,302,478	$ 1,047,467	80.42%	$ 976,859	$ 70,608	$ 255,012

Fund Title: Golf Gourse Fund Fund/Division Number: 405-4500-572							
Capital Outlay							
6200	Buildings	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Structures Facility	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	0	496	0.00%	0	496	(496)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6445	Other Equipment	0	20,000	0.00%	0	20,000	(20,000)
	Total Capital Outlay	$ 0	$ 20,496	0.00%	$ 0	$ 20,496	($20,496)
Non-Operating Expense							
9110	Transfer to General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
9300	Loan Principal	4,597	0	0.00%	3,448	(3,448)	4,597
9010	Loan Interest	44	0	0.00%	33	(33)	44
	Total Non-Operating Expense	$ 4,641	$ 0	0.00%	$ 3,481	($3,481)	$ 4,641
	TOTAL APPROPRIATIONS	**$ 1,533,754**	**$ 1,243,845**	**81.10%**	**$ 1,150,316**	**$ 93,529**	**$ 289,909**

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

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

	2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants						
331 00 00 Federal Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
334 70 10 State Grant/DCF	0	31,794	0.00%	0	31,794	(31,794)
Total Grants	$ 0	$ 31,794	0.00%	$ 0	$ 31,794	($31,794)
Charges for Services						
347 56 10 Ticket Sales	$ 1,400,000	$ 164,549	11.75%	$ 1,050,000	($885,451)	$ 1,235,451
347 56 11 Ticket Sales - Rentals	440,000	222,893	50.66%	330,000	(107,107)	217,107
347 56 15 Ticket Handling Fees	120,000	38,470	32.06%	90,000	(51,530)	81,530
347 56 50 Sponsorship Fees	30,000	0	0.00%	22,500	(22,500)	30,000
347 56 80 Memberships	125,000	24,650	19.72%	93,750	(69,100)	100,350
347 56 90 Donations & Pledges	15,000	5,947	39.64%	11,250	(5,304)	9,054
Total Charges for Services	$ 2,130,000	$ 456,509	21.43%	$ 1,597,500	($1,140,991)	$ 1,673,491
Miscellaneous Revenue						
361 10 00 Interest Earning	$ 600	$ 0	0.00%	$ 450	($450)	$ 600
362 14 00 Rents and Royalties	47,500	67,879	142.90%	35,625	32,254	(20,379)
369 11 00 Souvenir Sales	0	283	0.00%	0	283	(283)
369 31 00 Reimb. of Expenditures	53,948	41	0.08%	40,461	(40,420)	53,907
369 70 00 Events	25,000	0	0.00%	18,750	(18,750)	25,000
369 89 00 Packaged Sales	140,000	42,340	30.24%	105,000	(62,660)	97,660
369 90 00 Miscellaneous Revenues	1,000	179	17.95%	750	(571)	821
369 95 00 Commission/Tips/Merch.	3,000	0	0.00%	2,250	(2,250)	3,000
369 96 00 Late Payment Charges	0	0	0.00%	0	0	0
Total Miscellaneous Revenues	$ 271,048	$ 110,723	40.85%	$ 203,286	($92,563)	$ 160,325
Other Resources						
381 01 00 Transfer from General	$ 0	$ 11,496	0.00%	$ 0	$ 11,496	($11,496)
381 91 00 Transfer from FPRA	450,000	225,000	50.00%	337,500	(112,500)	225,000
381 89 00 Transfer from Restricted Fund	0	139,991	0.00%	0	139,991	(139,991)
382 50 00 Transfer from Solid Waste	0	225,000	0.00%	0	225,000	(225,000)
Total Other Resources	$ 450,000	$ 601,488	133.66%	$ 337,500	$ 263,988	($151,488)
Appropriated Retained Earnigs	0	0	0.00%	0	0	0
TOTAL RESOURCES	**$ 2,851,048**	**$ 1,200,514**	42.11%	**$ 2,138,286**	**($937,772)**	**$ 1,650,534**

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

	2020/21 Proposed
Budgeted Staffing Level	
Executive Director	1
Technical/Facilities Manager	1
Box House/Operations Manager	1
Marketing & Development Manager	1
Box Office Clerk	1
Administrative Assistant	1
Public Relations & Development Mgr	0
Marketing & Public Relations Mgr	0
Executive Assistant	0
Total Budgeted Staffing Level	6

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 332,446	$ 122,918	36.97%	$ 249,334	($126,416)	$ 209,527
1030	Accrued Compensation	6,000	2,246	37.44%	4,500	(2,254)	3,754
1040	Overtime	5,000	0	0.00%	3,750	(3,750)	5,000
2010	FICA Taxes	26,595	9,545	35.89%	19,946	(10,401)	17,050
2020	Retirement Contributions	57,768	12,758	22.09%	43,326	(30,567)	45,009
2030	Life & Health Insurance	59,029	17,325	29.35%	44,272	(26,947)	41,704
2035	Dental Insurance	3,063	1,011	33.00%	2,297	(1,287)	2,052
2040	Workers' Comp	6,148	6,883	111.96%	4,611	2,272	(735)
	Total Personnel Services	$ 496,048	$ 172,687	34.81%	$ 372,036	($199,349)	$ 323,361
Operating Expense							
3120	Legal Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3200	Accounting & Auditing	4,600	4,854	105.53%	3,450	1,404	(254)
3490	Misc. Contract Services	81,000	68,709	84.83%	60,750	7,959	12,291
3491	Custodial	50,000	13,092	26.18%	37,500	(24,408)	36,908
3492	House Crew	63,000	12,734	20.21%	47,250	(34,516)	50,266
3493	Support Staff	65,000	41,404	63.70%	48,750	(7,346)	23,596
3495	Temp Employee Svc	60,000	6,623	11.04%	45,000	(38,377)	53,377

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

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
3499	Security	15,000	0	0.00%	11,250	(11,250)	15,000
4010	Car Allowance	4,200	3,150	75.00%	3,150	0	1,050
4020	Travel & Education	3,500	100	2.86%	2,625	(2,525)	3,400
4040	Hospitality/Entertainment	1,500	120	7.97%	1,125	(1,005)	1,380
4043	Food	45,000	0	0.00%	33,750	(33,750)	45,000
4044	Transportation	2,000	0	0.00%	1,500	(1,500)	2,000
4045	Lodging	1,000	0	0.00%	750	(750)	1,000
4110	Communications	40,000	18,938	47.34%	30,000	(11,062)	21,062
4120	Freight and Postage	5,000	203	4.06%	3,750	(3,547)	4,797
4310	Utilities	130,000	49,057	37.74%	97,500	(48,443)	80,943
4410	Equipment Rental	13,500	11,024	81.66%	10,125	899	2,476
4411	Audio Gear	500	0	0.00%	375	(375)	500
4412	Backline	25,000	10,133	40.53%	18,750	(8,617)	14,867
4413	Lighting	4,500	0	0.00%	3,375	(3,375)	4,500
4414	Rigging	500	0	0.00%	375	(375)	500
4415	Visual	1,000	0	0.00%	750	(750)	1,000
4510	Insurance & Fidelity Bond	275,000	229,897	83.60%	206,250	23,647	45,103
4540	FLC Liability & Property	7,200	0	0.00%	5,400	(5,400)	7,200
4610	Building Maintenance	4,500	1,174	26.08%	3,375	(2,201)	3,326
4640	A/C Maintenance	9,000	2,640	29.33%	6,750	(4,110)	6,360
4645	Building Repair Supplies	1,000	0	0.00%	750	(750)	1,000
4646	Theatre Supplies	1,000	831	83.08%	750	81	169
4660	Equipment Maintenance	1,000	0	0.00%	750	(750)	1,000
4670	Computer Maintenance	1,000	0	0.00%	750	(750)	1,000
4675	Software Maintenance	3,500	4,468	127.66%	2,625	1,843	(968)
4710	Reproduction	1,000	0	0.00%	750	(750)	1,000
4720	Outside Printing	5,000	0	0.00%	3,750	(3,750)	5,000
4810	Advertising	315,000	35,360	11.23%	236,250	(200,890)	279,640

THIRD QUARTER FINANCIAL REPORT - MONTH ENDING JUNE 30, 2021

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

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4925	Cost of Events	800,000	39,694	4.96%	600,000	(560,306)	760,306
4926	Cost of Events/Rent Reimb	150,000	116,946	77.96%	112,500	4,446	33,054
4932	Packaged Sales	30,000	4,595	15.32%	22,500	(17,905)	25,405
4933	Concession Supplies	6,000	1,800	29.99%	4,500	(2,700)	4,200
4940	Bad Debt Expense	0	0	0.00%	0	0	0
4945	Refunds	0	46,574	0.00%	0	46,574	(46,574)
4950	Settlement of Claims	0	0	0.00%	0	0	0
4960	Administrative Charges	110,000	40,112	36.47%	82,500	(42,388)	69,888
4976	Licenses & Fees	2,500	2,150	86.00%	1,875	275	350
4985	Taxes	500	0	0.00%	375	(375)	500
4990	Miscellaneous Expense	1,500	835	55.66%	1,125	(290)	665
5110	Office Supplies	4,000	1,167	29.17%	3,000	(1,833)	2,833
5120	EDP Supplies	1,000	0	0.00%	750	(750)	1,000
5150	Misc Equipment Expense	1,000	5,605	560.54%	750	4,855	(4,605)
5230	Cleaning Supplies	6,000	2,509	41.82%	4,500	(1,991)	3,491
5410	Books,Publications,Subs&Mbrshp	2,500	1,523	60.91%	1,875	(352)	977
5900	Depreciation	546,500	410,177	75.06%	409,875	302	136,323
	Total Operating Expense	$ 2,901,500	$ 1,188,197	40.95%	$ 2,176,125	($987,928)	$ 1,713,303
Capital Outlay							
6200	Other Structures Facilities	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Improvements	0	120,735	0.00%	0	120,735	(120,735)
6410	Office Equip & Mach	0	10,348	0.00%	0	10,348	(10,348)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 131,083	0.00%	$ 0	$ 131,083	($131,083)
Transfers							
9110	Transfer to General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 3,397,548**	**$ 1,491,967**	**43.91%**	**$ 2,548,161**	**($1,056,194)**	**$ 1,905,581**

Fund Title: Building Inspection Fund
Fund/Division Number: 420-2902

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Licenses and Permits							
322 10	Permits-Building Dept.	$ 2,000,000	$ 1,966,554	98.33%	$ 1,500,000	$ 466,554	$ 33,446
322 20	Inspections	15,000	11,040	73.60%	11,250	(210)	3,960
322 90	Other Permit Fees	1,000,000	1,451,941	145.19%	750,000	701,941	(451,941)
329 40	Contractor's License	55,000	21,500	39.09%	41,250	(19,750)	33,500
	Total Licenses and Permits	$ 3,070,000	$ 3,451,035	112.41%	$ 2,302,500	$ 1,148,535	($381,035)
Grants							
331 10	General Government	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Charge for Services							
341 40	Cert, Copying, Rcd Search	$ 2,000	($160)	-7.98%	$ 1,500	($1,660)	$ 2,160
341 60	Administration Fees	0	0	0.00%	0	0	0
341 61	Demo & Flood Plain Mgmnt	25,000	0	0.00%	18,750	(18,750)	25,000
341 94	Credit Card Process Fees	25,000	149,561	598.24%	18,750	130,811	(124,561)
	Total Charges for Services	$ 52,000	$ 149,402	287.31%	$ 39,000	$ 110,402	($97,402)
Fines & Forfeits							
354 60	Unlicensed Contracting	$ 10,000	$ 1,500	15.00%	$ 7,500	($6,000)	$ 8,500
354 70	Violation of Local Ordinance	30,000	71,757	239.19%	22,500	49,257	(41,757)
	Total Fines & Forfeits	$ 40,000	$ 73,257	183.14%	$ 30,000	$ 43,257	($33,257)
Miscellaneous Revenue							
361 10	Interest on Investments	$ 25,000	$ 6,396	25.58%	$ 18,750	($12,354)	$ 18,604
361 33	Other Investment Interest	0	0	0.00%	0	0	0
369 31	Reimbursement of Expeditures	0	1,138	0.00%	0	1,138	(1,138)
369 57	St. Lucie County	25,000	67,248	268.99%	18,750	48,498	(42,248)
369 90	Other Misc. Revenues	30,000	34,383	114.61%	22,500	11,883	(4,383)
	Total Miscellaneous Revenues	$ 80,000	$ 109,165	136.46%	$ 60,000	$ 49,165	($29,165)
	Total Revenues	$ 3,242,000	$ 3,782,859	116.68%	$ 2,431,500	$ 1,351,359	($540,859)
Interfund Transfers							
381 10	General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL Interfund Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Appropriated Retained Earnings	0	0	0.00%	0	0	0
	TOTAL RESOURCES	**$ 3,242,000**	**$ 3,782,859**	**116.68%**	**$ 2,431,500**	**$ 1,351,359**	**($540,859)**

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

	2020/21 Proposed
Budgeted Staffing Level	
Building Official	1
Deputy Building Official	1
Building Department Coordinator	1
CRS Coordinator	1
Executive Assistant	1
Administrative Assistant	1
Building Inspector /Investigator	7
Senior Permit Specialist	1
Permit Specialist	4
Plan Examiner	0
Building Inspector	0
Building Inspector/Plans Examiner (3 p/t)	0
Total Budgeted Staffing Level	18

	2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services						
1010 Salaries and Wages	$ 939,890	$ 741,487	78.89%	$ 704,918	$ 36,569	$ 198,403
1030 Accrued Compensation	7,000	5,809	82.98%	5,250	559	1,191
1040 Overtime	5,000	15,765	315.30%	3,750	12,015	(10,765)
2010 FICA Taxes	73,141	55,754	76.23%	54,856	898	17,387
2020 Retirement Contributions	160,108	127,300	79.51%	120,081	7,219	32,808
2030 Life & Health Insurance	196,097	153,619	78.34%	147,073	6,547	42,478
2035 Dental Insurance	11,040	8,583	77.75%	8,280	303	2,457
2040 Workers' Compensation	17,751	19,730	111.15%	13,313	6,416	(1,979)
Total Personnel Services	$ 1,410,027	$ 1,128,046	80.00%	$ 1,057,520	$ 70,526	$ 281,981
Operating Expense						
3120 Legal Fees	$ 2,000	$ 0	0.00%	$ 1,500	($1,500)	$ 2,000
3170 Examination Fees	1,629	0	0.00%	1,222	(1,222)	1,629
3200 Accounting & Auditing	1,500	1,272	84.79%	1,125	147	228
3490 Contractual Fees	457,194	24,704	5.40%	342,896	(318,192)	432,490

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

		2020/21 Proposed	FYTD Actual	YR. LAPSE 75%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating contd.							
3495	Temp Employee Svcs	120,000	75,475	62.90%	90,000	(14,525)	44,525
4010	Car Allowance	4,200	0	0.00%	3,150	(3,150)	4,200
4020	Travel and Education	75,000	10,422	13.90%	56,250	(45,828)	64,578
4110	Communications	30,000	24,217	80.72%	22,500	1,717	5,783
4120	Freight and Postage	5,000	1,873	37.45%	3,750	(1,877)	3,127
4410	Equipment Rental	15,000	6,991	46.61%	11,250	(4,259)	8,009
4510	Liability	15,000	12,961	86.41%	11,250	1,711	2,039
4650	Vehicle Maintenance	2,500	3,956	158.23%	1,875	2,081	(1,456)
4651	Vehicle Parts	2,500	2,453	98.12%	1,875	578	47
4652	Tires & Batteries	2,500	0	0.00%	1,875	(1,875)	2,500
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4670	Computer Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	500,000	32,558	6.51%	375,000	(342,442)	467,442
4710	Reproduction	5,000	6,488	129.76%	3,750	2,738	(1,488)
4720	Outside Printing	5,000	6,521	130.42%	3,750	2,771	(1,521)
4810	Advertising	500	378	75.50%	375	3	122
4945	Refunds	0	0	0.00%	0	0	0
4960	Administrative Fees	275,000	304,876	110.86%	206,250	98,626	(29,876)
4981	Contingency	10,000	0	0.00%	7,500	(7,500)	10,000
4990	Miscellaneous Expenses	5,000	17,089	341.78%	3,750	13,339	(12,089)
5110	Office Supplies	5,000	6,660	133.19%	3,750	2,910	(1,660)
5120	EDP Supplies	1,000	3,749	374.90%	750	2,999	(2,749)
5150	Misc. Equipment	119,806	19,055	15.90%	89,855	(70,800)	100,751
5210	Gas and Oil	15,000	11,234	74.89%	11,250	(16)	3,766
5232	Other Supplies	1,000	0	0.00%	750	(750)	1,000
5410	Books, Pubs, Subscriptions&Mbrshp	7,500	9,578	127.70%	5,625	3,953	(2,078)
5900	Depreciation	70,000	64,862	92.66%	52,500	12,362	5,138
	Total Operating Expense	$ 1,753,829	$ 647,370	36.91%	$ 1,315,372	($668,001)	$ 1,106,459
Capital Outlay							
6320	Other Improvements	$ 0	$ 45,489	0.00%	$ 0	$ 45,489	($45,489)
6410	Office Equipment & Mach	5,500	81,461	1481.11%	4,125	77,336	(75,961)
6440	Vehicles	75,000	72,159	96.21%	56,250	15,909	2,841
6420	Furniture & Furnishings	50,000	13,082	26.16%	37,500	(24,418)	36,918
	Total Capital Outlay	$ 130,500	$ 212,191	162.60%	$ 97,875	$ 114,316	($81,691)
Non-operating Expenses							
9201	Debt Service/Radios	$ 7,364	$ 7,364	100.00%	$ 5,523	$ 1,841	$ 0
	Total Non-Operating Expenses	$ 7,364	$ 7,364	100.00%	$ 5,523	$ 1,841	$ 0
	TOTAL APPROPRIATIONS	**$ 3,301,720**	**$ 1,994,972**	**60.42%**	**$ 2,476,290**	**($481,319)**	**$ 1,306,749**

City of Fort Pierce
Financial Position/Resources and Uses
JUNE 30, 2021
3rd Quarter Fiscal 2021

	001 General	401 Marina	402 Solid Waste	405 Golf Course	406 Sunrise Theatre	420 Building Code
Avail. Resources Sept. 30, 2020	**9,826,138**	**689,620**	**1,298,304**	**(873,920)**	**(1,405,597)**	**1,728,066**
Less:						
10% Budget Reserve	(4,332,387)					
2021 Budget Appropriation	0	(680,849)	712,073	0	0	0
10/01/2020 Unrestricted Resources	**5,493,751**	**8,771**	**2,010,377**	**(873,920)**	**(1,405,597)**	**1,728,066**
3rd Quarter Revenues	40,148,082	3,199,219	5,904,256	1,045,388	1,200,514	3,782,859
2021 Budget Appropriation	0	680,949	(712,073)	0	0	0
2022 Budget Appropriation	(600,000)	0	0	0	0	0
10/01/20 thru 6/30/21 Resources	39,548,082	3,880,168	5,192,183	1,045,388	1,200,514	3,782,859
3rd Quarter Expenses	34,683,450	3,591,069	6,327,645	1,243,845	1,491,967	1,994,972
Less Accum. Depreciation	0	(855,202)	(452,183)	(105,567)	(410,177)	(64,862)
Total Uses	34,683,450	2,735,867	5,875,462	1,138,278	1,081,790	1,930,110
FY 2021 Net Resources	**4,864,632**	**1,144,301**	**(683,279)**	**(92,890)**	**118,724**	**1,852,749**
Total Resources Available	**10,358,383**	**1,153,072**	**1,327,098**	**(966,810)**	**(1,286,873)**	**3,580,815**

City of Fort Pierce
Urban Redevelopment
Financial Position/Resources and Uses
30-Jun-21
3rd Quarter Fiscal 2021

***

	104 CRA	103 CDBG	105 SHIP	106 Grant HHR
Avail. Resource Sept. 30, 2020	**1,507,899**	**676,807**	**519,469**	**408,795**
Less:				
Reserve				
Budget Appropriation				
10/01/2020 Restricted (***) and Unrestricted Resources	**1,507,899**	**676,807**	**519,469**	**408,795**
3rd Quarter Revenues	7,475,597	140,136	144,073	15,701
10/01/20 thru 6/30/21 Resources	7,475,597	140,136	144,073	15,701
3rd Quarter Expenses	6,099,718	404,907	398,440	(0)
Total Uses	6,099,718	404,907	398,440	(0)
FY 2021 Net Resources	**1,375,879**	**(264,772)**	**(254,367)**	**15,701**
Total Resources Available	**2,883,778**	**412,035**	**265,102**	**424,496**

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

Meeting Date: 08/16/2021

Re: Law Enforcement Memorial Park

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approve request from the Fort Pierce Police Department Charitable Trust, Inc. to initiate an Open Call for Submissions for the Naming of a Facility identified as the small park area at the SW corner of vacant property across from the FPPD Main Station at 920 S US Highway 1.

SUMMARY:

Staff received a request from the FPPD Charitable Trust to dedicate the area to recognize Sgt. Danny Parrish who was killed in the line of duty 30 years ago and for whom no memorial has been established. See attached request.

RECOMMENDATION:

Initiate the open call for the naming of the park.

ALTERNATIVES:

Do not initiate the request for submissions.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mike Reals, Director of Public Works

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

Request

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:54 AM

Form Started By: Linda Cox Started On: 08/03/2021 02:16 PM

Final Approval Date: 08/11/2021

REQUEST TO MAYOR AND CITY COMMISSION TO INITIATE AN OPEN CALL FOR SUBMISSIONS FOR THE NAMING OF A PUBLIC FACILITY

Date of Request:	July 30, 2021
Requestor:	Bruce A. Murray, Secretary, FPPD Charitable Trust, Inc. An independent 501c3 Florida Corporation
Requestor Address:	1710 Francis Court, Fort Pierce, FL 34949
Requestor Phone:	772-285-1755
Requestor Email:	Bam36mail@gmail.com
Facility or location proposed to be named:	Current small park area dedicated as "Law Enforcement Memorial Park" in May 1993, in SW corner of vacant property across from FPPD Main Station at 920 S. U. S. Hwy 1.
Brief summary of project:	The Charitable Trust has raised over $50,000 so far to create a memorial for FPPD Sgt. Danny Parrish, who was killed in the line of duty 30 years ago and for whom no memorial has been established. A life sized statue of a fully uniformed Officer saluting the flag is currently being cast and will be placed in front of the Main Station in November. It is proposed to rename the small park recognizing Sgt. Parrish and expanding the name to encompass all first responders. The Trust will be submitting a proposed name in response to the call for public nominations. Contact me directly for further information if necessary.

Please submit to any of the following for placement on Consent Agenda of upcoming City Commission meeting:

Nick Mimms, City Manager, nmimms@cityoffortpierce.com or 772-467-3032

Linda Cox, City Clerk, lcox@cityoffortpierce.com or 772-467-3065

Mike Reals, Director of Public Works, mreals@cityoffortpierce.com or 772-467-3795

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

Meeting Date: 08/16/2021

Re: Fisherman's Wharf Agreement

SUBJECT:

Approval of Agreement for Purchase and Development of Fisherman's Wharf with Pierce 1 Marina, LLC which was approved by the FPRA Board on August 10, 2021.

SUMMARY:

At the Special Fort Pierce Redevelopment Agency Meeting on March 22, 2021, the FPRA Board evaluated the two highest-ranked proposals received in response to RFP 2020-023 for the Redevelopment of Fisherman's Wharf. The FPRA Board voted to enter into negotiations with Shelli Associates. The 90-day negotiation period was set to expire on June 20, 2021. At the FPRA Board Meeting on June 8, 2021, staff requested and was granted a 60-day extension for the negotiation period. The negotiation has concluded, and the Agreement for Purchase and Development of Fisherman's Wharf was approved by the FPRA Board on August 10, 2021. It is now being presented for the review and consideration of the City Commission.

RECOMMENDATION:

Staff recommends the approval of the Agreeement for Purchase and Development of Fisherman's Wharf with Pierce 1 Marina, LLC.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager
Shyanne Harange, Economic Development Manager

COORDINATED WITH:

Tanya Earley, Interim City Attorney

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Amount:	$5,000,000

OTHER INFORMATION:

n/a

Attachments

Shelli Associates Proposal

Agreement for Purchase and Development of Fisherman's Wharf
Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:48 AM

Form Started By: Linda Cox
Started On: 08/09/2021 01:46 PM
Final Approval Date: 08/11/2021

RESPONSE TO
REQUEST FOR PROPOSAL NO. 2020-023
REDEVELOPMENT OF FISHERMAN'S WHARF



RESPECTFULLY SUBMITTED TO THE
CITY OF FORT PIERCE AND
FORT PIERCE REDEVELOPMENT AGENCY
BY
SHELLI ASSOCIATES, LLC
JANUARY 25, 2021

SHELLI ASSOCIATES, LLC
REAL ESTATE & COMMERCIAL FINANCING

www.shelliassociates.com

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c. Architect
d. Engineering Team
e. Construction Team
f. Legal
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h. Public Relations

Section 3. Preliminary Development Plan

Section 4. Economic Feasibility

a. Development Cost Budget
b. Total Rental Income
c. Economic Impact Analysis

Section 5. Acquisition/Financing Plan

Section 6. Development Timeline

Section 7. Letters of Support

Section 8. Addendum

SHELLI
ASSOCIATES, LLC
REAL ESTATE & COMMERCIAL FINANCING

January 25, 2021

City of Fort Pierce & Fort Pierce Redevelopment Agency
Ms. Gelencia Carter, Purchasing Manager
Purchasing Department
Fort Pierce City Hall
100 North US Highway 1
Fort Pierce, FL 34950

Re: Request for Proposal – RFP No. 2020-23 – For the redevelopment of approx. 3.2 acres of parcel generally known as Fisherman's Wharf.

Concept: A 308 rack, fully automated rental dry stack marina, residential opportunities, retail, dining and recreational activities

Dear Evaluation Committee,

We are excited to submit our response to the above-mentioned RFP. Our team consists of extremely talented professionals, local and nationally known companies, who are all uniquely qualified to complete a successful redevelopment of Fisherman's Wharf that meets the needs and wants of the community. We believe that we have created a project with all the design elements, financial capabilities, engineering, construction, management, and promotional criteria that will deem this project a success for the City of Fort Pierce and its residents. While we the developers are Shelli Associates, we have formed a new company for branding purposes and have named the project "Pierce 1 Marina".

In my bio in the following pages, you will see that Shelli Associates has been a part of some of the country's largest development projects. Over the past 40 years, Ronald Shelli has partnered on hundreds of significant projects throughout the United States. I myself have been an integral part of the company, as lead project manager, for more than 15 years. You will also be guaranteed of our financial capabilities to ensure the success of this project both in developmental stages and in the ongoing operations and future economic feasibility of the project.

As stated in our RFQ, our team is passionate about this project and are committed to bringing the necessary manpower, expertise, and attentiveness to this project to ensure a successful completion and future management. Thank you for allowing me the opportunity to respond and I hope that our concept is as exciting to you as it is to us.

Sincerely,

Chris Shelli
Developer, Pierce 1 Marina

100 South 2nd St., Suite 202, Fort Pierce, FL 34947 Phone: 518.858.1790
www.shelliassociates.com

SHELLI
ASSOCIATES, LLC
REAL ESTATE & COMMERCIAL FINANCING

QUALIFICATIONS AND EXPERIENCE OF PROPOSER

Developer

Shelli Associates, LLC and Pierce1Marina

Chris Shelli
100 South 2nd St., Suite 202
Fort Pierce, FL 34947
Phone: 518.858.1790



Christopher (Chris) M. Shelli is a well-known and successful developer, financier and businessman who is interested in redeveloping the Fisherman's Wharf area in Fort Pierce, FL into a shopping, dining, residential, entertainment, and marina venue.

In 2006, Shelli Associates was formed by Ronald S. Shelli, CEO, and his son, Chris Shelli, President. Ronald Shelli has more than 40 years' experience as a CPA and in financing major projects throughout the United States. Since then, Shelli Associates has worked with clientele providing financial recommendations, assistance in obtaining loans for large scale commercial projects throughout the country, and managing contracts and development projects. Chris Shelli grew up in the industry and has been directly involved for more than 15 years with the company's large commercial projects, including condominiums, hotels, restaurants, marinas, and more. Chris has retained strong relationships with investors and financiers and is called upon often to utilize his expertise in the financial and commercial development business on an as needed basis in many of the country's most significant projects, including The Cosmopolitan, Las Vegas, NV.

A few of the major projects Chris has been involved in include:

- 560 9th St. South, Naples, FL 26,000 sq. ft. mixed use building - $10 million project
- Hyde Park Resort Condominium, Hollywood, FL - $240 Million project
- Fisher Island Miami, FL continued development with Jon Melk - $20 Million project
- Canyon Ranch, Miami, FL Condominium - $150 Million project
- The Continuum, South Beach, FL 2 Hi-Rise Towers - $160 Million each, Total $320 Million
- The River's Edge Hotel & Restaurant, Alexandria Bay, NY - $10 Million project
- Many projects with Jorge Perez, The Related Group – Worth Millions of Dollars

Owning businesses from New York to Kentucky, Chris has developed several commercial properties from raw land to commercial completion in New York and Kentucky. Chris currently owns 3 equine businesses, including Fort Christopher's Thoroughbreds, LLC in Fort Edward, New York; Fort Christopher's Kentucky, LLC; and Fort Christopher's Stable, LLC. He is passionate about the horse business and developed in Kentucky and New York.

Fort Christopher's New York farm was initially 100 acres of completely raw land. Chris developed it in its entirety, including 14 fenced paddocks or fields, 2 state-of-the-art barns housing 60 horses, offices, employee housing, and the only radiant heated foaling barn in the State of

PIERCE 1 MARINA

New York. Chris did the planning, site plans, construction, financing and project management of the entire project. This is one of the most successful and sought-after farms in the Saratoga - Fort Edward, New York region. This project enjoys great success and an incredible reputation.



The Kentucky Farm was initially 150 acres of raw land, and now includes 2 homes, 3 barns housing 80 horses, an indoor riding arena, and 20 fenced paddocks. Once again, Chris did the planning, site plans, construction, financing, and project management of the entire project. This project enjoys great success and an incredible reputation.



Fort Christopher's Stable is a racing partnership developed by Chris. He brings together community residents who are passionate about horses and horse-racing, to form racing partnerships. This also includes fund raising events for non-profits, something else that Chris is passionate about.

With a finance degree and real estate construction management degree from the University of Denver, Daniels College of Business, one of the country's most prestigious business schools, Chris expanded and grew his businesses, despite a critical downturn in the economy which saw other similar businesses close.

Chris, a leader in the thoroughbred horse market, more than doubled his business through expansion, utilizing the latest technology and farming methods, and building state-of-art facilities. His business and marketing acumen enables him to read the market and determine best use for a particular piece of property that will benefit the community and local economy.

Chris also grew up working in the marina industry and is a life-long boat owner, boating competitor and boat racer.

Chris has purchased a home here and is excited for him and his family to be a part of the Treasure Coast community.

With more than 20 years-experience in the business arena, Chris has the background and expertise necessary to bring this project to successful completion and operation.

PIERCE 1 MARINA

Shelli Associates Projects



560 S. 9th St., Naples



The River's Edge Hotel and Restaurant, Alexandria Bay



560 S. 9th St., Naples (night time)



The Continuum in South Beach



Canyon Ranch, Miami

SHELLI
ASSOCIATES, LLC
REAL ESTATE & COMMERCIAL FINANCING

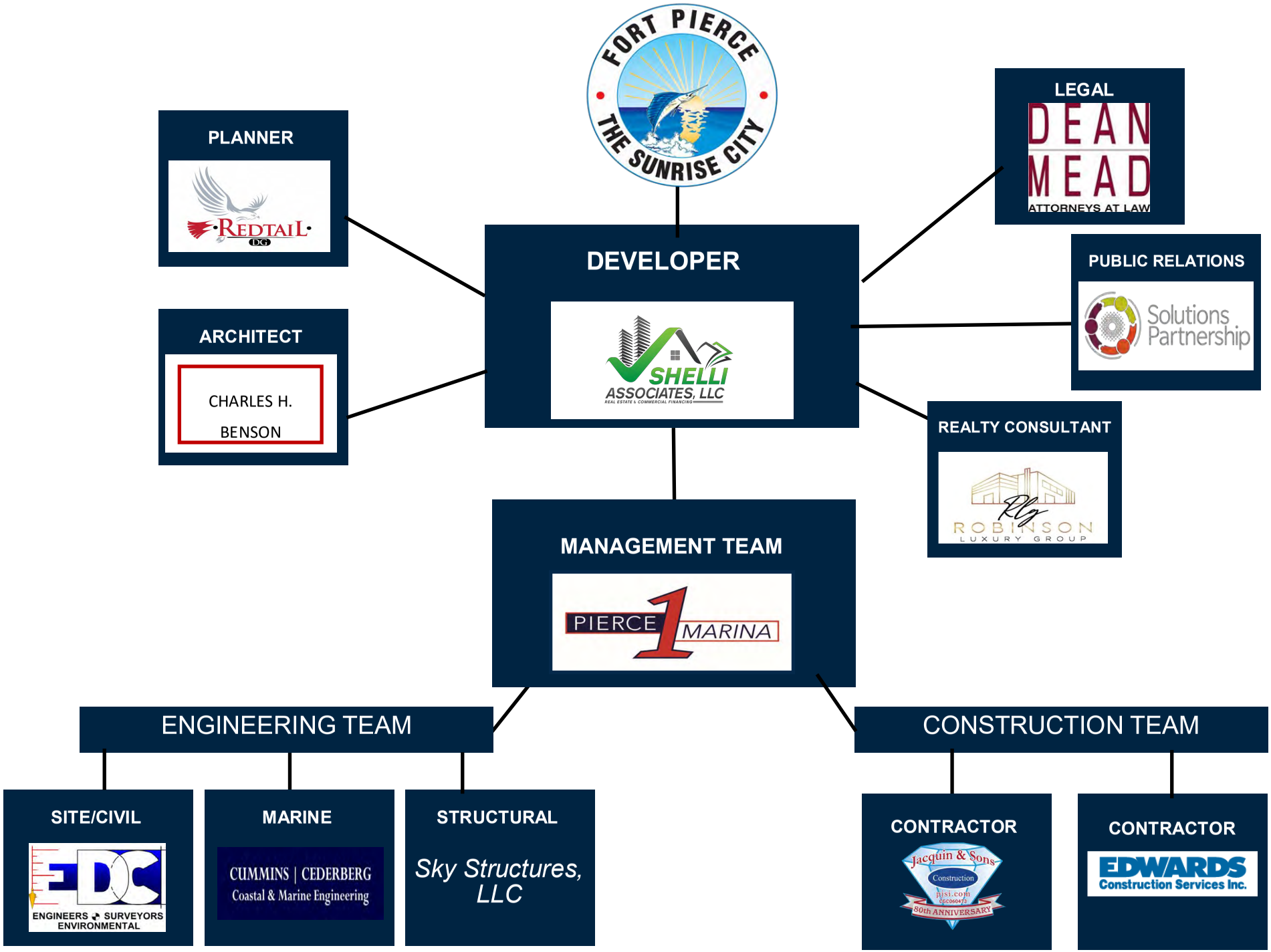
DEVELOPER

AND

MANAGEMENT TEAM

PIERCE 1 MARINA

SHELLI ASSOCIATES, LLC./ PIERCE 1 MARINA



Management Team

Pierce1Marina

Steven Rice
100 South 2nd St., Suite 202
Fort Pierce, FL 34947



Steve Rice's career includes twenty-five years in retail and commercial banking in various roles from lending to senior management. His most recent banking role was part of an eight-person team hired to work out and turnaround a four billion-dollar Midwest lending institution from 2009-2016. He left after completion of the task to relocate his family to South Florida to take on a new venture in management and development of automated marinas.

The Pierce1Marina project will be another joint venture with his friend and partner, Chris Shelli. Together with partners at Maff-stack, Sky Structures, Maffett Loftus Engineering, Trutegra Controls, Marina Funding and Shelli Associates, they worked seamlessly as a team to bring a state-of-the-art product into local high-end boating communities -particularly those found in hurricane threatened environments. Their team takes projects through initial design, entitlement, permitting, complete construction, finance, and management.

Rice's most recent role was as Vice President of a marina development team for a large firm on a project in Fort Lauderdale. In addition, he manages and operates The Port Marina in Fort Lauderdale, Florida. The Port Marina is the only Category 4+ hurricane-rated, high rise, automated dry stack marina of its kind in the World. It is proven and tested over time and uses the fastest automated dry stack technology available in marketplace today. It was designed and engineered by Maff-stack (Mark Williams, Bill Maffett and Brian Maffett) and opened in 2005.

In 2016, Mr. Rice was hired to step into a role to complete a financial and operational turnaround of the Port Marina Condominium Association. That task was completed within months. He then began his journey to improve the technology of what existed as state-of-the-art and make it even better. He invested in Trutegra, an industry-leading partner in automated controls, that meshed with Maff-Stack's already unique product to improve upon it. The precision of the new controls now allows vessels to pass within inches of each other while moving in three dimensions utilizing an overhead crane with absolutely no sway. At the time he began working for The Port Marina, they could move 35,000 lb. vessels from rack to water in 14-17 minutes in a high-rise environment. It is now capable of completing that operation in four (4) minutes or less and the technology and efficiency are improved upon every day. It is clearly the gold standard in dry stack marinas worldwide.

With his partners, they created operational efficiencies, greatly reduced downtime and costs, and nearly eliminated damage found in most common dry stack facilities throughout the world. Rice's personal goal is to not only improve upon the technology but make the marina itself energy self-sufficient by incorporating solar to power the entire operation while utilizing its footprint to possibly supply excess power to the community.

It is with this technology and efficiencies that Mr. Rice wants to bring to the Pierce1Marina "BoatHouse", and to put Fort Pierce on the map along with just a few other marina's using this technology in the world. The creation of this partnerships only improves upon a product that is going to be a game changer in the marina industry.

Management Team

Pierce1Marina

Mitchell R. Milesi

100 South 2nd St., Suite 202
Fort Pierce, FL 34947



Mitchell “Mitch” Robert Milesi is a South Florida native, who has been successful in many business endeavors. A resident of Fort Lauderdale, Mitch is excited to partner with Shelli Associates on a project in Fort Pierce.

Work History

1994 – 2016

SunDance Marine

Mitch became partners with Joseph Clawges of SunDance Marine. After merging with Mr. Clawges, they quickly expanded their footprint throughout the East coast of Florida, owning and operating marinas from Miami to Melbourne, handling everything from sale to storage, and service to financing. They sold the business, while retaining ownership of all real estate. Mitch continued to manage SunDance Marine during the transition of ownership.

Prior to 1994

Restaurant Owner

Learning the business from the ground up, Mitch owned and operated three successful restaurants.

Commercial Real Estate

Having earned his real estate license during his restaurant endeavors, Mitch proceeded to branch out to commercial real estate investment opportunities, specifically in the Marine Industry.

Immediately after college, Mitch joined The Harris Corporation

College

Colorado State University Bachelor’s Degree in Business Marketing

Mitch currently resides in Fort Lauderdale with his lovely wife of 25 years, Judi. His two sons, Justin Milesi and Brady Cobb also reside in Fort Lauderdale. He has two grandchildren and one more on the way.

PLANNER



Planner

Redtail Design Group

Tod Mowery
100 South 2nd St. Suite
Fort Pierce, FL 34947
Phone: 772.742.1555



Company Profile

In 2013, Tod Mowery left a large South Florida Planning and Landscape Architectural firm to begin a similarly oriented firm on the Treasure Coast. The firm's success is due to a willingness to diligently assist clients in finding solutions and to create successful projects. As the firm continued to grow, so did the client base. Retail shopping centers, residential subdivisions and multifamily developments, industrial buildings, high end residential landscape designs, waterfront designs, fast food facilities and so many other types of development became the norm. By 2017, municipal clients also began seeking out the assistance of Redtail and that is also when the staffing needs began to grow.

In 2020 the need for 3D Digital services became quite apparent and thus the successful acquisition of a 19-year-old digital 3D firm named Blue Sky Digital. New talented staff and new community development needs are now collectively met through the talent of two great companies. Both firms work to excel at meeting the needs for both public and private sector clients.

Tod Mowery
President

Mr. Mowery is President of both Redtail DG and Blue Sky Digital. He has 32 years of professional planning and government experience and in 2005, became a certified planner through the American Planning Association. His background includes former experiences as the chairman of the St. Lucie County Board of Commissioners, a city manager for 3 cities, an assistant town manager, a regional director of a south Florida planning firm and a private planning and management consultant. His professional career has allowed him to work in several different states, along with experiences in Geneva Switzerland and Zambia, Africa. One notable project includes his organizing efforts in the successful $670 million dollar recruitment of the world's largest non profit bioscience institute, the Scripps Research Institute, to North Palm Beach County. He loves assisting in overseas humanitarian efforts, especially in places like Haiti, where he has been 43 times.

Mr. Mowery services several of Florida's largest builders/developers in governmental affairs, urban planning and design, 3D renderings/videos, project management, permitting, land use and zoning approvals. He has become a key player in facilitating successful project approvals for all types of development projects and also provides full-service contract planning services for small Florida municipalities. He has authored 12 municipal zoning ordinances and 4 comprehensive plans

ARCHITECT

Charles. H. Benson & Assoc.

Architect

Charles H. Benson & Associates

Charles H. Benson
1665 Washington Ave.
Miami Beach, FL 33139
Phone: 305.532.6161



Charles H. Benson & Associates, Architects, P.A., was founded in 1996 by Architect Charles H. Benson. Its office is in the heart of South Beach in Miami Beach, Florida. With over twenty-five years of experience, the firm's solidity is undoubtedly reflected by its savoir-faire and continued growth and success. The practice works on commercial, industrial, and residential projects; providing full architectural and partial interior designing as well as master planning and development for the private sector. The practice's diverse built portfolio includes condominiums, garages, historic renovations, hotels, lounges, clubs, offices, residential, restaurants, retail, shopping centers, schools, place of worship, and warehouse facilities.

The firm has had the pleasure of collaborating on various local projects with world-renowned international architects and interior design firms which have brought international recognition from the industry. Amongst the practice's major recent works are the renowned 1111 Lincoln Road parking garage and Artech condominium project collaborations with world-renowned firm Herzog & De Meuron and world-renowned Uruguay architect Carlos Ott, respectively. The practice has also had the distinct pleasure of working on projects for notables such as actors Cameron Diaz and Danny DeVito and clothing designer Roberto Cavalli.

The firm has garnered a few award recognitions from some of the exciting projects it has worked on. Most recently, the firm was awarded in 2013 the Outstanding Historic Renovation award by Dade Heritage Trust for the Breakwater and Edison Hotels renovation and in 2007 it was awarded the Project of the Year award in the Landmark Category by Developers & Builders Alliance for the Artech project. The Juvia restaurant project was awarded in 2013 the Best Restaurant Design or Renovation in North America since January 1, 2010 award by the James Beard Foundation. As well as awards, some of the practice's projects have been featured in numerous magazine articles. Such magazine publications include The New Yorker, Architectural Record, Hospitality Design, and Ocean Drive, among many others. It is a rewarding and humbling experience for the firm of the many mentions of its projects through the different media outlets.

Architect Charles Benson is a Miami Beach Native and Florida educated. Benson graduated cum laude with his Bachelor of Architecture degree from Florida A&M University in Tallahassee, FL in 1988 and minored in Interior Design at Florida State University. He is also a licensed Architect in the states of Georgia and New York, a member of The National Council of Architecture Registration Board (NCARB), a Florida licensed Real Estate Associate, and a Florida licensed General Contractor.

PROJECT ENGINEERS

CIVIL ENGINEER

SITE PLANNING,PLATTING AND PERMITTING

ENGINEERS SURVEYORS
ENVIRONMENTAL

Engineering-Civil

EDC

Rod Kennedy, PE
Bradley Currie, AICP
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida, 34987
Phone:772..462.2455





EDC, Inc. was established in 2003, incorporated in St. Lucie County, FL, with our headquarters located in Port St. Lucie, FL. We hold occupational licenses in the City of Port St. Lucie, St. Lucie County and Martin County. Our staff consists of professional engineers, professional surveyors, certified planners, engineering interns, survey technicians, CAD technicians, project coordinators, other management and clerical staff. Our staff brings with it over 100 years of experience collectively, in the local municipalities and governments and the private sectors.

In 2015, EDC, Inc., merged its civil engineering firm with Geomatic Services, Inc. and Atlantic Design Group of Florida, Inc. This merger allows our customers to have the convenience of turn-key service which includes civil engineering, surveying, and planning services under one roof.

In 2016, EDC, Inc., merged with Crossroads Environmental, Inc. This merger enables our customers to benefit from expert level experience in wetland permitting, Phase I Assessments, indoor air quality, remediation, economic analysis, GIS mapping, secure facility review, NEPA documentation, Section 7 permitting and more.

Our ultimate goal is to build a firm that is considered an industry leading company for providing employee satisfaction. Ultimately, this atmosphere will continue to encourage our staff to provide the highest level of client service leading to long term clients.

Roderick Kennedy, PE

President and Founder of EDC, Inc. Mr. Kennedy is a Florida registered Professional Engineer with over 24 years of pertinent civil engineering experience working with both the public and private sectors. He has a Bachelor of Science in Civil Engineering from the University of Central Florida and is LEED AP Certified. His work has spanned the entire breadth of civil engineering (water, wastewater, stormwater, roadway and drainage).

Bradley Currie, AICP

Vice President of EDC, Inc., Mr. Currie is a Certified Planner with over 23 years of pertinent planning experience. In addition to overseeing Planning Services, he is responsible for a variety of land planning projects that encompass site planning, master planning and application submittals. As a Planner, Brad has extensive knowledge with regards to rezoning applications and Comprehensive Plan Amendments, as well as coordinating applications with clients and the public sector. Brad has also provided expert testimony in over 100 public hearings regarding land use and planning and the application and interpretation of comprehensive plans and zoning codes.

ENGINEERS SURVEYORS
ENVIRONMENTAL

Relevant Projects



Camping World / Gander Outdoors –

Site planning, platting coordination and permitting associated with a proposed 17,750 Camping World Retail & Sales Building and 15,035 sf service building. This project also included the planning and permitting of a 47,456 sf Gander Outdoors building with associated site improvements. The total project area associated with this site totals 45 acres. This project included permitting and approval through state and local governmental agencies.



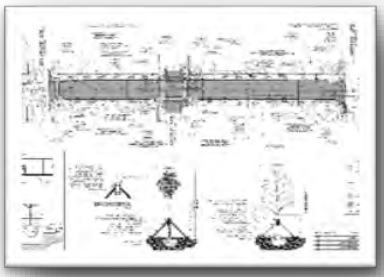
City Electric –

Site planning and permitting associated with a 37.87-acre, 403,380 sf commercial development which included permitting and approval through the CDD, Tradition Commercial Association, state and local governmental agencies. This project also included mass grading permitting and approval through state and local agencies.



King's Landing –

Site Planning, Civil Engineering, and permitting of a multi-use project in Downtown Fort Pierce featuring easily accessible walk-up commercial space, unique single-family residences and a low profile, boutique-style hotel. The project will include a phased complementary mixture of hotel, retail, restaurant and residential. EDC will be providing all Planning, Civil Engineering, Environmental and surveying services for this project.



City of Fort Pierce – 5th Street Construction –

Professional services regarding design services associated with approximately 600' +/- of South 5th Street from Boston Avenue to Delaware Avenue in Fort Pierce, FL. This includes design services associated with the redevelopment of the roadway including drainage, on-street parking along with pedestrian connectivity and landscaping and irrigation. The scope of service will include deliverables at the 60% and 100% design stage.

Marine and Environmental Engineers

Engineering and Permitting Waterfront

CUMMINS | CEDERBERG
Coastal & Marine Engineering

Engineering-Coastal & Marine
Cummins - Cederberg

Jason Cummins
888 S. Andrews Ave., Suite 206
Fort Lauderdale, Florida 33316
Phone: 954.880.1646



Jason Cummins is a Coastal Engineer with significant experience in inspections, planning, engineering, regulatory permitting and construction of coastal and waterfront development and infrastructure projects in Florida, Caribbean and Latin America. He is a registered Professional Engineer in the U.S., capable of designing marine facilities, shoreline stabilization and coastal structures. He is proficient in the application of numerical models, including the Danish Hydraulics Institute (DHI) MIKE-21 suite of numerical modeling tools, structural analysis tools and Federal State and Local design codes. In addition to his professional achievements, Jason presently serves on the non-profit Board for Bill Baggs Cape Florida State Park.

Relevant Experience:

Port Everglades Slip 2 Expansion, Fort Lauderdale, Florida. Prepared and designed weld connection between anchor bearing plate, whalers and combi-wall system as part of marine engineering services for a new bulkhead anchor bearing plate installation.

Seahaven Superyacht Marina, Dania Beach, Florida. Engineer of Record for new marina design and construction administration services for approximately 1,200 feet of new bulkhead for a deep-water yacht basin located in the Dania Cut-Off Canal. Part of the canal was excavated to create a new marina basin connected to the canal for this 40-slip superyacht marina. Bulkhead consists of steel sheet piling with concrete batter piles and reinforced concrete capping beams. Design criteria for a floating dock was also prepared including anticipate mooring loads.

Derecktor Megayacht Yard Travel Lift Piers, Dania Beach, Florida. Marine engineering services for the extension and relocation of existing travel lift piers located at the Derecktor shipyard. Designed pier extensions associated with 900-ton travel lift and new piers for relocation of a 200-ton travel lift. Managed the bidding process, assisted, and made recommendations for contractor selection

Vertical Yacht Club at Marina Mile, Fort Lauderdale, Florida. Prepared design of bulkhead and docks for boats up to 70 feet for the redevelopment of the Vertical Yacht Club marina facility located on the New River in Fort Lauderdale. Prepared engineering studies and communicated with environmental agencies relative to project approval. Conducted a site-specific flushing analysis to assess potential impacts of dredging on water circulation and quality.

Paraiso Marina, Miami, Florida. Engineering design of marina utilizing all timber structural members. Marina located along the western shore of Biscayne Bay in Miami.

Leeward Mega-Yacht Marina, *Turks & Caicos.* Inspection of mega-yacht marina following impacts from Hurricane Maria. The marina is located in 25 feet of water within an existing tidal channel connected ocean side to the shallower sand banks resulting in extreme currents. An inspection was conducted of all floating docks and pile to understand if components had ben overstressed during the extreme conditions.

CUMMINS | CEDERBERG
Coastal & Marine Engineering

Engineering-Coastal & Marine
Cummins - Cederberg

Penny Cutt
888 S. Andrews Ave., Suite 206
Fort Lauderdale, Florida 33316
Phone: 954.880.1646



Penny Cutt applies 26 years of experience in the fields of environmental monitoring, assessment, planning and regulatory permitting to support the firms' commitment to sustainability. She applies this project management experience to ensure timeliness and accuracy of deliverables for projects being managed. She has a proven track record negotiating complex technical issues, particularly regarding aquatic and coastal ecosystems. The first half of Penny's career was in the public sector administering federal, state, and county environmental regulatory programs. This government expertise has been paramount to her success in the more recent half of her career assisting public and private clients in the private sector. Recently, Penny served on the Broward County Climate Change Task Force where she assisted in the recommendations for a coordinated county-wide strategy in mitigating the causes and addressing the local implications of climate change and sea level rise.

Relevant Projects:

Islamorada Fish Company Maintenance Dredging and Bass Pro Shops Resiliency Upgrades, Bass Pro Shops, Islamorada, Florida. Many slips within the Bass Pro Shops Marina basin were silted in and emergent at low tide. Conducted a benthic survey delineating the limits of ecological resources including seagrasses and mangroves. Environmental permits were secured authorizing maintenance dredging in this ecologically sensitive area within the Florida Keys National Marine Sanctuary (FKNMS). The Islamorada Fish Company was suffering from deferred maintenance and increased frequency of king tides, with the commercial dock unsafe and the dining area being partially submerged several times a year. Secured environmental permits for shoreline stabilization, dock replacement, and elevating the peninsula that supports restaurant dining and the bar, within the FKNMS.

Williams Island Marina, Miami-Dade County, Florida. Project Manager for redesign of existing marina to better accommodate typical slip mix and optimize amenities for typical vessel occupancy. Managed environmental permitting and engineering design to include limitations based on manatee protection plan restrictions.

Currie Park Staging Docks, West Palm Beach, Florida. Project manager responsible for the permitting of an Environmental Resource Permit, Corps Individual Permit, U.S Coast Guard PATON Permit, and FWC Uniform Waterway Marker Permit for the staging docks, dredging and channel markers adjacent to Currie Park in West Palm Beach, Florida. Also conducted the marine resource survey and seagrass mapping for the planning and design of the project and coordinated with engineering for preparation of permit and construction drawings.

Melbourne Riverwalk Marina Project, Brevard County, Florida. Project Manager responsible for researching applicable grants for the proposed marina redesign and contributing to the Marina Feasibility Study and Master Plan. Responsible for conducting a marine resource survey of the submerged lands within and surrounding the proposed marina.

CUMMINS | CEDERBERG
Coastal & Marine Engineering

STRUCTURAL ENGINEER BOATHOUSE

Sky Structures, LLC

Engineering-Structural

Sky Structures, LLC

Mark Williams

8830 S Maryland Parkway, Suite 115
Las Vegas, NV 89123
Phone: 702.629.1900



Mark Williams is a Registered Professional Engineer in eleven states and the U.S. Virgin Islands. He is registered as Professional Civil Engineer as well as Professional Structural Engineer. Mark has expertise in dry-stack marinas, hazardous material warehouses, hurricane wind loading, and seismic design.

Mark has professional registrations in eleven states, and is registered in both Civil and Structural Engineering. He has a wide range of experience in the Structural and Civil Engineering fields and has 35 years of experience. He has provided engineering on more than 50 dry-stack storage buildings and 6 classified large scale projects for the US Department of the Navy, four of which won accommodation for engineering excellence.

The government of Argentina specifically requested his help for the design and project management of the Planta Productora De Aluminio Primario project (a government project intended to withstand a large scale accidental explosion). Mark has a long history of managing projects that have been completed on time and under budget. Included in this group are specialized military projects for the Department of the Navy, and the Department of Underwater Warfare.

Mr. Williams demonstrated innovated engineering of concrete structures for blast containment on military bases. He has provided structural engineering services for industrial, commercial, manufacturing, Hazardous/Flammable, Hazardous/Waste, High Tech, Heavy Manufacturing, and Blast Resistant structures.

Mr. Williams specializes in dry-stack boat storage. His marine engineering services include the world's first fully automated dry stack storage building. Designs have included structures in high seismic areas as well as structures in hurricane wind zones with velocities as high as 215 mph

PROFESSIONAL REGISTRATIONS
Alaska, Arkansas, Arizona, Maine, Florida, Nevada, North Carolina, South Carolina, Tennessee, Texas, and Utah.

PATENTS
Mr. Williams and his partner Brian Maffett have two patents which include without limitation U.S. Patent No. 6,007,288, which relates to a watercraft storage system and U.S. Provisional Patent Application Serial No. 60/490,066

PROFESSIONAL AFFILIATIONS
Structural Engineering Certification Board
National Society of Professional Engineers
American Association for Wind Engineering

BUSINESSES
Sky Structures, LLC
Las Vegas, Nevada
President

Maff-Stack, LLC
Las Vegas, Nevada
Vice President

STRUCTURAL ENGINEER

BOATHOUSE AUTOMATED TECHNOLOGY

MAFFETT LOFTIS
ENGINEERING, LLC

Engineering—BoatHouse Building

Maffett Loftis Engineering, LLC

Brian Maffett, P.E.
Gary Loftis, P.E.
1 South Jefferson Ave., Suite 101
Cookeville, TN, 38501
Phone:931.544.3762

Executive Summary
Brian D. Maffett, P.E.
President/Co-Owner

Brian Maffett is President and co-owner of Maffett Loftis Engineering. He is a mechanical engineer with over 30 years of experience in the construction industry.

He is the Engineering and Business manager responsible for all company operations including marketing, employee relations, business development, engineering design, plans and specifications generation, customer service and relations, quality control, contractor interface, construction observations, billing, and company financing.

Maffett also oversees and responsible for the design of mechanical, plumbing, and fire protection systems for commercial, industrial, and marine construction projects. He also manages the activities of designers and draftsmen with accountability for goals, objectives, and operational policies.

Gary Loftis
Co-Owner/Principal Electrical Engineer

Gary Loftis has co-owned Maffett Loftis Engineering since 2008. He is an Electrical Engineer with over 27 years of experience in the field. He is responsible in all facets of Maffett Loftis' operations including R&D, design, prototypes, production manufacturing, product installation, employee management, business development, engineering design, plans and specifications generation, inspection, customer service and relations, quality control, contractor interface, construction observations.

Loftis oversees and is responsible for the design of power, lighting, and fire alarm systems for commercial, industrial, and marina construction projects. He manage the activities of designers and draftsmen with accountability for goals, objectives, and operational policies.

MAFFETT LOFTIS ENGINEERING, LLC

CONSTRUCTION TEAM

Construction

Restaurants, Residential and Retail

Jacquin & Sons
Construction
pjsi.com
CGC060473
80th ANNIVERSARY

Construction

Paul Jacquin & Sons, Inc.

Mike Jacquin
Chris Singley
7348 Commercial Circle
Fort Pierce, FL 34951
Phone: 772.465.2475



Executive Summary

Paul Jacquin & Sons, Inc., was founded in 1940 by Paul John Jacquin. Born in 1911, he began his construction career in his teenage years. The heritage has been carried forward by his son, Paul Edward Jacquin; and his grandsons, Paul Raymond Jacquin, Michael Edward Jacquin and Robert Alan Jacquin. In 1975, the name "Paul Jacquin & Son, Inc." came into existence as a trade name for the business. Since that time, the business has grown immensely on the Treasure Coast and the name has become synonymous with honesty, integrity and reliability. In 1996 the name was changed to read "Paul Jacquin & Sons, Inc." with Paul Edward Jacquin as the current CEO and the addition of his second son to the firm.

The business is now going on four generations and the philosophy has remained stable through all this time. Paul John Jacquin, founder of the company, instilled strong ethical values in his son, which he has passed along to his sons which will constitute the ethical values of the company in the future.

Michael Jacquin
President

Michael Jacquin President Michael.Jacquin@PJSI.com Experience prior to Paul Jacquin & Sons included 20 years in school districts, which included 5 years with Martin County Schools as Director of Maintenance. Worked as a Project Manager while at St. Lucie County Schools. Chris' duties performing as a Project Manager for a replacement school of Fairlawn Elementary. While at PJSI Chris served as a PM for multiple school projects along with projects for private and municipalities in the area. Chris Singley Senior Project Manager Chris.Singley@PJSI.com

Chris Singley
Senior Project Manager

Experience prior to Paul Jacquin & Sons included 20 years in school districts, which included 5 years with Martin County Schools as Director of Maintenance. Worked as a Project Manager while at St. Lucie County Schools. Chris' duties performing as a Project Manager for a replacement school of Fairlawn Elementary. While at PJSI Chris served as a PM for multiple school projects along with projects for private and municipalities in the area.

Paul Jacquin & Son's Relevant Projects



City of Fort Pierce, A.E. Backus Museum and Gallery



Pelican Yacht Club Dock Master Office



St. Lucie County School District Administration Building



St. Lucie County Tax Collector at Tradition



Crabby's Dockside



Smithsonian Marine Station at Fort Pierce



Christ Fellowship Church (formerly Digital Domain). Tradition

Construction
The BoatHouse

EDWARDS
Construction Services Inc.

Construction—BoatHouse

Edwards
Patrick Kenny
4301 Vineland Rd., Suite E12
Orlando, FL 32811
Phone: 407.872.1812



Executive Summary
Edwards Construction Services, Inc., a recognized leader in the construction industry, has been in business since 1978. Longstanding working relationships with Fortune 500 companies and smaller development firms, have led to the company's expansion from Texas to the Carolinas. Founded in Florida, Edwards provides unrivaled expertise in Construction Management, Design/Build and General Contracting services to clients across the Southeast. A recent merger with REX Engineering Group adds a new suite of in-house services including Structural and MEP Engineering. Whether design-build or construction management, Edwards offers flexibility in project delivery methods.

Patrick Kenny
President
As president, Patrick is responsible for all company activities. He participates in major contract negotiations, final review of each project budget, and the ongoing monitoring and review of each project. Patrick also places particular emphasis on the firm's client relations, as well as the development and implementation of company policies and the annual business plan. Patrick is certified in OSHA Safety and Intensive Monthly Walsh Safety Program.

PROJECT	CONTRACT	SIZE (SF)
Mural Park – Chicago, IL		200,000 SF
Private Residence – 445 West Superior – Chicago, IL		
The Boulevard – St. Louis, MO		
Wells Street Hotel – Chicago, IL		
1608 S Wabash Mixed Use Building – Chicago, IL		57,000 SF
Evanston Senior Living – Evanston, IL		
Cambria Hotel + Mixed Use Development – San Antonio, TX	$39M	
University Apartments – Student Housing Renovation		
Adaptive Reuse Loft Office – Pilsen, IL	$10M	100,000 SF
Holiday Inn Renovation – Carol Stream, IL	$2M	
Madison Capital – (4) Adaptive Reuse Historic Office Buildings	$20M	
1571 Maple Ave – Evanston, IL	$26M	121,000 SF
Holiday Inn – Cleveland Clinic	$40M	
32 West Randolph Adaptive Reuse	$39M	
Aloft Hotel, New Construction	$27M	7-story
Hilton Garden Inn – Chicago, IL	$26M	26-story
Motor Club Building Adaptive Reuse – Chicago, IL	$20M	
100 West Monroe Adaptive Reuse - Chicago, IL	$37.7M	23-story

LEGAL



Legal

Dean Mead

W. Lee Dobbins
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947
Phone: 772.464.7700



Lee Dobbins is the Managing Shareholder of Dean Mead's Fort Pierce office. He practices in the areas of zoning, land use and commercial real estate transactions in the Fort Pierce, Stuart and Port St. Lucie communities. He represents property owners in the acquisition and development of land, including negotiating complex purchase contracts, due diligence, financing, title issues, closings and obtaining zoning and land use and site plan approvals from the local municipalities. Mr. Dobbins has assisted clients in taking residential, commercial and mixed-use developments from the purchase of raw land through obtaining final development approvals. He also has experience in obtaining economic development incentive grants and tax abatements, resolving utility issues, concurrency, debt restructuring transactions and drafting and negotiating complex commercial leases throughout the Treasure Coast.

Representative Experience

- Negotiated and drafted a 50-year ground lease for a mega-yacht maintenance and repair facility at the Port of Fort Pierce.
- Negotiated and drafted a development agreement for the King's Landing project in downtown Fort Pierce.
- Assisted a hotel developer with drafting and obtaining approval of amendments to the St. Lucie County Land Development Code creating a new zoning category for hotel resorts and allowing for condo-hotels.
- Negotiated and obtained approval of a development order for LTC Ranch West, a 2000 acre DRI in the City of Port St. Lucie.
- Obtained approval of The Atlantic, an $80M ocean-front luxury drug and alcohol treatment facility in St. Lucie County.
- Drafted and negotiated agreements with the City of Port St. Lucie for the construction of park improvements in the Riverland development in exchange for park impact fee credits.
- Negotiated and drafted several agreements between developers and St. Lucie County for the construction of road improvements or donation of road right-of-way, in exchange for road impact fee credits.
- Reviewed and negotiated multiple utility agreements with St. Lucie County, the City of Port St. Lucie and the Fort Pierce Utility Authority.
- Assisted in drafting the Planned Development zoning section of the Fort Pierce Land Development Code.
- Represented a private school in obtaining approvals to redevelop property in downtown Fort Pierce.
- Obtained development approvals and drafted and negotiated agreements with the City of Fort Pierce and St. Lucie County for the development of the 500 acre Village at Midway mixed-use project.
- Obtained development approvals and drafted and negotiated agreements with St. Lucie County addressing utilities and traffic concurrency for the 500 acre St. Lucie Commerce Center industrial park.
- Helped obtain development approvals and resolved permitting issues for the 1400 acre Tesoro luxury golf community in the City of Port St. Lucie.
- Negotiated and drafted an agreement with the St. Lucie County School Board for the donation of a school site in the LTC Ranch development, in exchange for school impact fee credits.
- Obtained approval of a 645 acre aggregates mine in western St. Lucie County.

DEAN MEAD
ATTORNEYS AT LAW

REAL ESTATE CONSULTANT

ROBINSON
LUXURY GROUP

Real Estate Consultant

Robinson Luxury Group

Luther Robinson
4590 PGA Boulevard #108
Palm Beach Gardens, FL 33418
Phone: 305.922. 3322



Luther Robinson II, team leader of Robinson Luxury Group, is an established real estate professional with deep roots in the South Florida community. Robinson has dedicated his life to his real estate career and establishing Robinson Luxury Group as a leader in the luxury residential and commercial real estate market in St. Lucie, Palm Beach, Broward and Miami-Dade Counties.

Robinson was born and raised in Fort Pierce, Florida, where his family instilled values within him such as hard work and dedication. As an example of his dedication to his childhood goal, upon graduating from Fort Pierce Westwood High School, Robinson was awarded a full football scholarship to the illustrious University of Miami. Throughout his tenure at the University, Robinson equally devoted himself to his football career and academic studies. Robinson completed his studies at the University of Miami with a Bachelor's Degree in Liberal Arts and transitioned from collegiate football to a professional football career, where he played for the Green Bay Packers and San Diego Chargers.

While pursuing his professional football career he focused on long-term success and decided to pursue a career in Real Estate. With an already established network and his fundamental dedication to hard work he was bound for success.

As a real-estate professional for the past 4 years, he has established himself as a multi-million-dollar producer and has the privilege to work with different celebrities and high net worth clients. As an agent and lifetime Florida resident, Robinson has extensive market knowledge and can assist clients looking for residential and commercial investments.

Under his leadership, the Robinson Luxury Group leads not only in transactions but also in professionalism and superior customer service. Robinson has established a corporate culture that takes pride in service and communication to clients'. In addition to providing residential real estate services, team members are experienced and qualified to provide commercial investment consultations in an effort to establish and expand clients commercial market portfolio.

ROBINSON LUXURY GROUP

COLDWELL BANKER

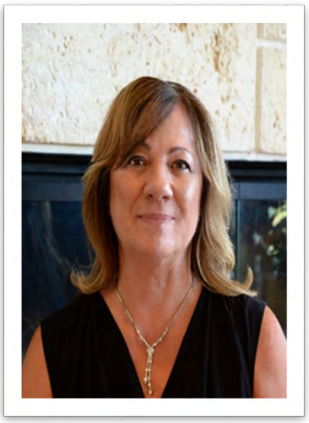
PUBLIC RELATIONS

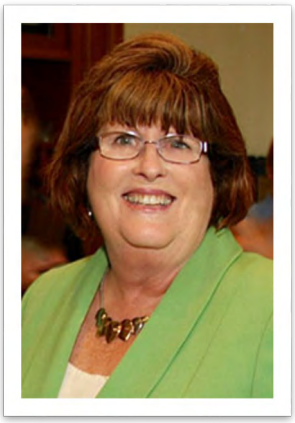


Public Relations

Solutions Partnership

Jeannette Weiss
Patricia Christensen
1391 NW St. Lucie West Blvd., Ste. 190
Port St. Lucie, FL 34986
Phone: 772.370.8122





Executive Summary

Solutions Partnership, LLC was established in 2014, in St. Lucie County, headquartered in Port St. Lucie. We are insured and licensed to operate in the City of Port St. Lucie, St. Lucie County and the State of Florida.

Our partners have decades of experience with marketing, advertising, copywriting, media buying, video production, business advocacy, public outreach and public and political campaigns — locally, regionally and statewide. Solutions Partnership offers comprehensive advertising and campaign management from strategy development through on-the-ground execution.

Our clients have included The St. Lucie County Fire District, Aviator College of Aeronautical Science and Technology, St. Lucie West Services District, Treasure Coast Classical Academy, Metro Group Development (Cumberland Farms), Treasure Coast Regional League of Cities, Waste Pro, the St. Lucie County Economic Development Council, St. Lucie County Transit, the City of Port St. Lucie and many successful political campaigns.

Over the years, our partners have built a strong, extensive network throughout the Treasure Coast. We believe that relationships and trust matter. Our mission is to fulfill our clients' needs while providing the highest level of professional service.

Jeannette Weiss
Jeannette Weiss grew up in Fort Pierce and now resides in Port St. Lucie. She has been an active member of the community for more than 40 years, having served on many boards including Main Street Fort Pierce, The St. Lucie County Tourism Development Council, The St. Lucie County Chamber of Commerce, St. Lucie Leadership, Class 17, The Roseann Gregory Cancer Foundation, the St. Lucie County Economic Development Council Event Committee, and the Port St. Lucie Sunset Rotary Club.

Jeannette was the Community Relations Manager for the Fort Pierce Tribune from 2000-2004. In 2005 she became the principal owner of a large marketing company, which she eventually sold. She has won many awards including ADDY Awards for brochure design, ad design, PR campaign, ad campaign; Freedom Communications awards for public service, promotion and branding; and Big Brothers Big Sisters video design and production award.

Patricia Christensen
Patricia Christensen, a native of Rhode Island, has been an active member of the community since arriving in Port St. Lucie in 1987. She served the City of Port St. Lucie for 14 years, both as Councilmember and as Mayor. She has also been a member of numerous boards and committees, non-profit organizations and an active participant in Rotary, honored as a Double Paul Harris Sustaining Member.

She is currently serving her 4th term on the St. Lucie County Chamber Board of Directors. Other committees she serves on are Leadership Alumni, PSL Area Council, and Chamber Ambassadors. She was awarded the Chamber Ambassador of the Year in 2014 and has received several networking awards. Christensen is also a graduate of St. Lucie Leadership, Class 32. Patricia has been a member of the Port St. Lucie Historical Society and is in her third year as chairwoman.

Solutions Partnership

SHELLI
ASSOCIATES, LLC
REAL ESTATE & COMMERCIAL FINANCING

DEVELOPMENT PLAN


Existing
County Pond
Fountain
Pond
Clubhouse
Pool
1st floor
Clubhouse
1st floor Retail
2 floors Residential
1st floor Retail
2 floors Residential
Roundabout and Valet Parking
for the Restaurant
2 story Signature
Restaurant
Green Wall
Exhibit
2 story Signature
Restaurant
High-Visibility
Crosswalk
Festive
Waterfront
Marina - Boat and
Jet Ski Rental
Open Bar over Water
Water Taxi
Lighthouse Tower with
Viewing Platform
Two Boat Ramps
Elevated Boardwalk over Boat
Ramps and BoatHouse Opening
BoatHouse Valet Slips
To County
Parking Lot
BoatHouse
Valet Entrance
Solar Panel
Roof Sections
The BoatHouse
Elevated switchback ramp connecting
pedestrian walkway from yacht club
to new lighthouse
40
58
21
13
N
FISHERMAN'S WHARF
FORT PIERCE, FLORIDA

Development Concept

Pierce 1 Marina and Shelli Associates understand that the community has invested a great deal of time, money, energy and passion into creating the Port of Fort Pierce Master Plan and the Fort Pierce Redevelopment Agency Community Redevelopment Plan. Our plan addresses the crucial elements of those plans, including the following:

- Allows for continued public access to the area through waterfront accessibility, living, dining, shopping, boating and other leisure activities;
- Creates a destination area for residents and visitors;
- Creates an event space for the community;
- Creates an additional tax base;
- Creates jobs for local residents;
- Is a financially sound and feasible project;
- Is environmentally thoughtful.



Aerial view of the site looking east to west

We have designed this project with the history and character of Fort Pierce in mind, through touches of historical elements like the PP Cobb Building, through murals and art reflective of Fort Pierce's fishing and boating history, and with colors that mimic the area's lovely beaches and waterways. At the same time, this project brings a fresh, young vibrancy to the area through its design.

The Fisherman's Wharf area of Fort Pierce has long been believed to be the crowning jewel of Fort Pierce and much thought, over many years, and by hundreds of residents, has gone into what the community would like to see there. It has been pointed out in the Port of Fort Pierce Master Plan that any project that is developed at the Wharf has to meet certain criteria, including boosting the tax base, adding jobs, creating public access and giving benefit to the residents and visitors of the City of Fort Pierce. We believe that our project, Pierce 1 Marina, meets all those criteria and delivers more.

Fort Pierce is a charming Old Florida town, rich with history and graced with natural amenities not found in many communities. The history of fishing and boating in Fort Pierce is long and storied. The character of the community is varied in its architecture, with tributes to the Mizner era, Art Deco buildings like the "Denmark" building, the early 1900's style of the PP Cobb building and the Mediterranean design of Old City Hall. To classify one style as most significant, is to do an injustice to all.



Aerial view of the site looking west to east.

Pierce 1 Marina gives a nod to all those architectural styles, yet manages to bring an entirely new look to Fisherman's Wharf with a fresh, vibrant coastal feel. The many facets of the project provide an opportunity to highlight Fort Pierce's history while at the same time pointing brightly to her future. The mixed-use development of Pierce 1 Marina will offer the residents and visitors alike shopping, dining, living spaces, public access to water activities, and a destination for events and relaxation. Our careful arrangement of amenities encourages pedestrian traffic and creates community vibrancy.

The "BoatHouse" will provide safe, environmentally friendly storage for hundreds of boats. And the boardwalk and water taxi will provide real connectivity to downtown Fort Pierce and other locales.

Let us take you on a virtual tour of the project in the following pages, a stroll of the boardwalk, beginning on the North end of the proposed property, to give you clear insight into Pierce 1 Marina.

Signature Restaurant #1

At the very end of the northeastern property, alongside the beautiful Indian River Lagoon, will sit a 2-story restaurant with outdoor seating and the area's first and only rooftop bar. The rooftop bar will be perfect for private events or a romantic ending to a wonderful dinner. Offering a culinary experience, the elegant restaurant will give patrons expansive views of the water, of sailboats gliding along the Lagoon, yachts pulling into the docks and fishermen with their catches.

The restaurant will be modern, with upscale finishes and lighting. The kitchen will be built to the highest standards with professional grade appliances. For ease of parking and convenience of customers, free



valet service will be offered for those visiting the restaurant.

Tiki Bar

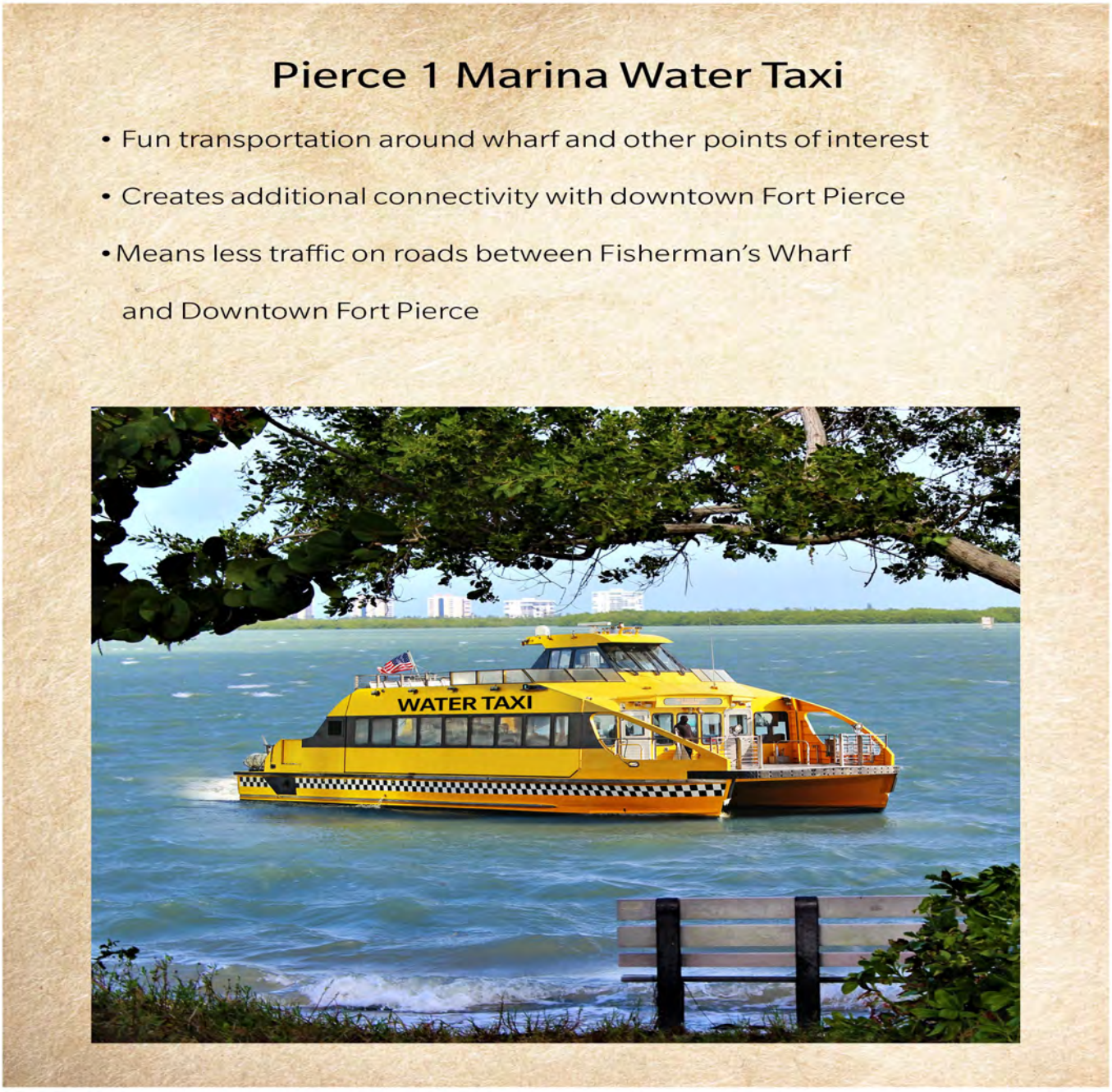
Directly across from the restaurant will be a pier, at the end of which will sit a fun, lively Tiki Bar. Patrons will find this a trendy place to meet friends for drinks after a day at work or for boaters to catch up with each other after a day on the water. We are in very positive discussions with a local restaurant/bar operator to operate the Tiki Bar.

Marina and Water Taxi

Continue west on the boardwalk along the waterfront, which by day will be sunny with views of the water and at night will be lit with undermounted colored lights, allowing glimpses of fish and other wildlife. At this point will be a marina for jet ski and kayak rentals and the dock for the Pierce 1 Marina Water Taxi. Boaters will be able to dock their boats and enjoy the variety of amenities at Pierce 1 Marina, including shopping, dining and entertainment.

Visitors and residents alike will be able to rent jet skis and kayaks to enjoy a day on the local waterways.

And here, people will be able to hop on and off the water taxi to get to various locations throughout the area. We envision patrons walking on the boardwalk in downtown Fort Pierce, going to Pierce 1 Marina to dine and stroll, then taking the water taxi back to their vehicle or vice-versa. We are currently in the process of determining where these water taxi stops will be, but are also willing to work with city staff to



ascertain the best routes for the taxi.

Living Accommodations & Retail Establishments



Continuing along the boardwalk, just east of the restaurant and marina, you'll find a mixed-use 43,000+ square foot building with first floor retail spaces, and 18 two and three story 1,200 square foot luxury residential units. Careful consideration has been given to the design of the building, a cross-pollination of maritime and coastal character, blending the community's vision with modern, fresh, yet timeless elements. Painted in a rich palette of soft, subtle colors, the retail and residential units share a style reminiscent of Nantucket, Maine or Charleston, South Carolina.

The first-floor retail will house local businesses, which could include businesses like an ice-cream/sandwich shoppe, a second location for a local bait and tackle shop (we're in discussion with the city's most popular bait shop with fresh, live bait), a gallery for Highway Men paintings, and other shoppes. We have several local business owners that are extremely interested in either opening a second location or a new business in these shoppes. Shoppers will be able to meander along the boardwalk, sit alongside the water and enjoy their morning coffee while watching the sunrise or eating an ice cream cone on a sunny afternoon. Fishermen will have easy access to the best live bait in town, close to where they will launch their boats, and a place to purchase drinks, sandwiches, snacks, ice and other sundries and quickly be on their boats for a day of fishing.



The beautiful 2 & 3 story residential units will all include covered balconies with exceptional views of the water, upgraded finishes and state-of-the-art appliances. Each unit will come with its own private ground floor parking accommodations.

Residents will have access to a beautiful private clubhouse and pool located on the west end of the building and surrounded by lush tropical foliage. The pool will be buffered from traffic with a fountain pond to the west.

The popularity of living atop retail and dining is growing in cities around the world. Residents will be able to enjoy getting to know the retailers and restaurant owners on a first name basis. They will be able to walk to nearby coffee shops in the morning before work, or pop over to the Tiki Bar for a drink with friends after work. They'll walk their dogs along the waterfront, or stroll with their children looking at boats, and watching for manatees and dolphins. These residential units will provide a delightful, convenient, yet charming lifestyle for their residents.

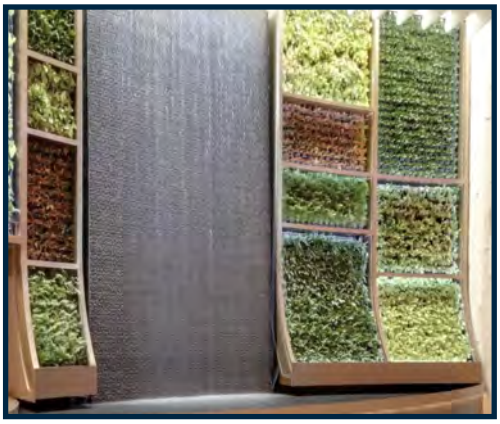
12A Boyd

Green Wall Waterfall

The importance of the environment has been at the forefront of our minds when designing this project. Nestled along the boardwalk between the mixed-use building and the second restaurant will be an innovative green wall waterfall and seating.

This unique feature will be a wall of living plants, with a waterfall and changing LED lighting, creating an ambiance that will complement the area's natural beauty.

For those walking along the boardwalk, this mood setting fountain will offer ambient background sound and a gorgeous area to pause and take in the scenery.



Example of a Green Wall Waterfall (above and below)



Rendering of the Pierce 1 Marina Green Wall Waterfall



Signature Restaurant #2

Continuing along the boardwalk and located just west of the green wall, is a second restaurant. While smaller than the first restaurant, this quaint dining spot will also offer indoor and outdoor seating. While the exterior will resemble a fish house, this restaurant will also be designed with modern technology, upscale finishes, professional grade kitchen and comfortable seating.

The restaurant will sit directly across from the marina, giving boaters easy access to the restaurant. Patrons will have the pleasure of enjoying dining near the waterfront, watching boaters and those strolling along the waterfront.

We expect this to be a lively, fun venue with a menu featuring locally caught fresh seafood. We are in discussion with a very popular local seafood restaurant regarding the tenancy of this location.



Rendering of Signature Restaurant #2

Boat Ramp

Just south of the tower will be constructed two newer, better and safer boat ramps. Moving the boat ramp from its current location means less concern about the tides and swift moving currents. This ramp will be constructed with top grade materials, utilizing the latest data and information to make using the ramp a great boating experience.

The area's local waterways, as well as its inhabitants are precious and some endangered. We will work closely with our environmental engineers to create an environment that does not negatively impact the ecosystem.

Boaters will have access to nearby parking for their trailers, and a safer means of launching and retrieving their boats and trailers. There will be ample parking spaces designated for boat trailers that will not impact shopping and dining parking.

We believe this new boat ramp is in the best interests of everyone, including pedestrians, boaters, kayakers and more.



Rendering of Boat Ramps and Marina Tower

Pierce 1 Marina Towers

A creatively designed tower will sit next to the boat ramp. Pedestrians will enter the tower, and will cross 20 feet over the boat ramp, giving pedestrians a safe way to continue their journey along the boardwalk. At the top of the tower will be a viewing platform for sightseers to view our beautiful waterway to the Atlantic Ocean.

The BoatHouse



Significant to the project is the BoatHouse, located just south of the new boat ramps. Heading south along the boardwalk, creatively we have put great consideration in how to navigate pedestrians along the boardwalk, out of the way of boats coming in to the BoatHouse, and get them safely to the other side of the building to continue their walk on the boardwalk, under the bridge, and on to downtown Fort Pierce. Pedestrians will walk along an elevated ramp that would take them 20' above the boat entry area and down the other side. At the top of the ramp will be windows in the BoatHouse, which will allow pedestrians an opportunity to view inside the building and watch this amazing state-of-the-art technology at work. Pedestrians will continue walking south, and utilizing a switchback, can continue under south bridge and follow the boardwalk to downtown Fort Pierce.

Design of the BoatHouse has been extremely important to Shelli Associates and Pierce 1 Marina. Looking at the building, one would think it's a beautiful residential building, with balconies, windows and canopies. But the BoatHouse will be storage for approximately 308 boats up to 50 feet in LOA with a 12.5' beam and up to 15 feet in height and hold a wet weight of up to 35,000 pounds. The BoatHouse will be approximately 160 feet wide by 300 feet in length and approximately 5 boat stories high.

The proposed BoatHouse will utilize the most advanced proprietary software in the world. The fully automated crane technology provided by Maff-Stack, LLC will maximize the facility's dry storage capabilities and minimize boat retrieval time to the fastest in the world. The technology being incorporated within this building is the kind of technology that every boating magazine in the world will write articles about. We are so excited with the idea that Fort Pierce will be named and mentioned in every single one of those publications. This system will allow boats to be launched and retrieved within three minutes per boat. This crane technology is superior to conventional forklift truck systems. It is much safer and en-





vironmentally friendly as it does not expel diesel exhaust. Additionally, this crane system is quieter, safer and has no negative effects to the environment when compared to a traditional forklift system.

The importance of this BoatHouse to the boating community cannot be overlooked. The building will be only the third fully automated dry stack facility of its kind in the world. It will be a state-of-the-art facility that will be able to house vessels at the high end of the market, as well as week-end boaters and fishing vessels. It is expected to provide boat owners convenience, time savings and overall better boating experiences. Boaters will also enjoy greater safety, lower boat maintenance cost, engine longevity, and better insurance rates. In addition, without the use of human-operated fork lifts, hull damage is reduced, helping to preserve the owner's boat warranties. The BoatHouse will offer prime water access with close proximity to the Fort Pierce inlet and the Atlantic Ocean.

Just as important is the hurricane resistant design. The marina will be constructed to withstand winds up to approximately 250 miles per hour and have adequate generator power to be self-sufficient in the event of a power outage. This is one of the biggest advantages for the Fort Pierce boating community. With this design, insurance companies will insure 100% of the boats within this building. We will also be able to provide Fort Pierce community boaters with a hurricane plan with the ability to keep their boats on trailers inside the building in the event of such a hurricane. We cannot reiterate enough how much a game changer this is within this boating community.

We also intend to offer housing to local first responder vehicles in the event of an impending storm. Imagine a category 4 or 5 hurricane obliterating buildings that house these vehicles. We will be able to house a firetruck, boat and EMS vehicles and vehicles belonging to city police, county sheriff and state highway patrol. Fort Pierce will be able to take advantage of this offer at no charge.



In addition to the BoatHouse will be a marina offering 14 wet slips for staging and transient boaters, on-site fuel service, and a climate controlled private lounge and locker room. We will offer concierge service, giving our clients VIP treatment when they reserve their space at the BoatHouse, including valet service when they arrive with their families to take their boats out for the day.

On the marina site adjacent to the BoatHouse will be a boat show room to display several new boats. We will be discussing options with local boat manufacturers and dealers. But this will be a prime location to showcase our local boat builders' and manufacturers' new models and boating technology.

Pierce 1 Marina in Fort Pierce will be unique in offering comprehensive facilities and services. As such, the Project will be positioned in the market to tap an affluent segment of boat owners that is more immune to the relative effects of economic downturns while offering all boat owners a safe haven for their boats. However, the way that this rack system is designed we can also offer a competitive price point for the local community for fishing boaters and weekend-use boaters.

Most importantly, the guiding philosophy behind the entire development is the job creation across several sectors. Downtown Fort Pierce and the surrounding community will benefit greatly from the amount of people utilizing this boating facility. More boats equals more jobs. This transcends the marine and boating industries, and spills into the hospitality and tourism industry of Fort Pierce. This type of project is the type of boating experience where people would relocate and move to Fort Pierce to have access to. These clients will also shop, dine and support the local downtown Fort Pierce businesses.

Rockin' the Wharf

Imagine coming to Fisherman's Wharf once a month for an event called Rockin' the Wharf, an event with artisans, food trucks, musical entertainment, cultural events and more. This event would not compete with any other current events but would create additional activities along the waterfront for the community.

We are currently in discussion with a nearby restauranter to formally co-host these types of events at Pierce 1 Marina and along 2nd Street.



In Closing

In closing, we believe that we have met all the criteria, needs and wants, of the community, the charrettes, and the Fisherman's Wharf plan. Our project brings jobs, creates additional taxes, provides for easy, safe access to the water, provides residential opportunities as well as shopping and dining. Our proposed event, Rockin' the Wharf, will help to make Pierce 1 Marina and Fisherman's Wharf a destination. After all, bringing people together at multigenerational events is at the heart of a community. Breaking bread and sharing drinks with family and friends at locally owned restaurants are events themselves. Memories will be made and new traditions will begin at Pierce 1 Marina.

We sincerely hope you see our vision and choose our Pierce 1 Marina project for the redevelopment of Fisherman's Wharf.



ECONOMIC FEASIBILITY PLAN

SHELLI ASSOCIATES, LLC
Pierce 1 Marina - Development Cost Budget

Building	Gross SF	Cost Per SF	Cost Per Rack	Total Cost
Boat Storage Facility				
The Boathouse	49,000	$ 196.11	$ 31,200.00	$ 9,609,600
Signature Restaurant 1	6,650	$ 326.00		$ 2,167,900
Signature Restaurant 2	4,500	$ 326.00		$ 1,467,000
Ground Floor Retail	15,500	$ 237.00		$ 3,673,500
Ground Floor Club House	6,200	$ 240.00		$ 1,488,000
Second Floor Residential	14,400	$ 138.00		$ 1,987,200
Third Floor Residential	7,200	$ 138.00		$ 993,600
Total Square Feet	43,300			
Site Work and Landscaping				$ 1,500,000
Landmark Tower - Boardwalk				$ 1,000,000
Engineering and Architect at 3%				$ 720,000
Financing Costs				$ 1,568,000
Development Cost Budget	103,450			$ 26,174,800
Development Summary				
The Boathouse Facility		49,000		$ 9,609,600
Signature Restaurant Space		6,650		$ 2,167,900
Signature Restaurant Space		4,500		$ 1,467,000
Retail Space		15,500		$ 3,673,500
Residential Space		21,600		$ 2,980,800
Clubhouse and Pool		6,200		$ 1,488,000
Site Work and Landscaping				$ 1,500,000
Landmark Tower - Boardwalk				$ 1,000,000
Engineering and Architect at 3%				$ 720,000
Financing Costs				$ 1,568,000
Total Gross Development SF		103,450.00		$ 26,174,800

SHELLI ASSOCIATES, LLC
Pierce 1 Marina - Total Rental Income

Building	Gross SF	Monthly Income	Annual Income
The Boathouse Facility	49,000	$ 246,400	$ 2,956,800
Signature Restaurant 1	6,650	$ 15,517	$ 186,200
Signature Restaurant 2	4,500	$ 11,250	$ 135,000
Ground Floor Retail	15,500	$ 15,000	$ 180,000
Ground Floor Club House	6,200	N/a	
Second Floor Residential 12 units	14,400	$ 14,400	$ 172,800
Third Floor Residential 6 units	7,200	$ 10,800	$ 129,600
Total Square Feet	43,300		
Total Rental Income	103,450	$ 313,367	$ 3,760,400

Total Income Per Group

The Boathouse	$ 2,956,800
Signature Restaurant	$ 186,200
Signature Restaurant	$ 135,000
Retail Space	$ 180,000
Second Floor Residential	$ 172,800
Third Floor Residential	$ 129,600
Total Rental Income	**$ 3,760,400**

JOBS ANALYSIS
PREPARED BY THE
St. Lucie County
Economic Development Council

St. Lucie EDC

Economic Impact Analysis

Fisherman's Wharf Redevelopment

Proposed by Pierce 1 Marina and Shelli Associates



Prepared by

ECONOMIC DEVELOPMENT COUNCIL OF ST. LUCIE COUNTY, INC.

500 NW California Blvd., Bldg. F, Suite 109

Port St. Lucie, Florida 34986

772.336.6250 I www.youredc.com

FISHERMAN'S WHARF
FORT PIERCE, FLORIDA

Fisherman's Wharf Redevelopment
Fort Pierce, Florida
Proposed by Pierce 1 Marina and Shelli Associates

Pierce 1 Marina and Shelli Associates is proposing a mixed-use project for the redevelopment of Fisherman's Wharf. The concept for design and proposal was developed in accordance with the Port of Fort Pierce Master Plan and the Fort Pierce Redevelopment Agency Community Redevelopment Plan.

The proposed project is a mix of retail, residential, restaurants, public spaces, boat ramp and a dry stack boat storage facility. The plan is designed to meet the criteria as laid out in the Port of Fort Pierce Master Plan including boosting the tax base, adding jobs, creating public access and giving benefit to the residents and visitors of the City of Fort Pierce.

I - NEW CONSTRUCTION: BOATHOUSE

The new Boathouse construction with an estimated investment of **$9.609 million** will translate into a total output of **$14.5 million** in the local economy by the completion of the project and will create a total of **68.07 direct**, **19.61 indirect**, and **14.07 induced jobs** and a total labor income of **$4.25 million** during construction.

One Time Economic Impact - NEW BOATHOUSE CONSTRUCTION

The new facility construction is a "one-time" impact that creates economic activity during construction period, but then goes away once the project is completed.

	Output **(Sales)**	Labor Income **(Payroll)**	Employment
New Construction Impact			
- Direct Effect	$9.609M	$2.91M	68.07
- Indirect Effect	$3.058M	$823k	19.61
- Induced Effect	$1.882M	$514k	14.07
Total	**$14.55M**	**$4.25M**	**101.75**

* M=Millions **K=Thousands

II - NEW CONSTRUCTION: RESTAURANT #1

The new Restaurant #1 construction with an estimated investment of **$2.167 million** will translate into a total output of **$3.28 million** in the local economy by the completion of the project and will create a total of **15.36 direct**, **4.42 indirect**, and **3.18 induced jobs** and a total labor income of **$959 thousand** during construction.

One Time Economic Impact - RESTAURANT #1 CONSTRUCTION

The new facility construction is a "one-time" impact that creates economic activity during construction period, but then goes away once the project is completed.

	Output **(Sales)**	Labor Income **(Payroll)**	Employment
New Construction Impact			
- Direct Effect	$2.167M	$658k	15.36
- Indirect Effect	$690k	$185k	4.42
- Induced Effect	$424k	$116k	3.18
Total	**$3.28M**	**$959k**	**22.96**

* M=Millions **K=Thousands

III - NEW CONSTRUCTION: RESTAURANT #2

The new Restaurant #2 construction with an estimated investment of **$1.467 million** will translate into a total output of **$2.22 million** in the local economy by the completion of the project and will create a total of **10.39 direct**, **2.99 indirect**, and **2.15 induced jobs** and a total labor income of **$649 thousand** during construction.

One Time Economic Impact - RESTAURANT #2 CONSTRUCTION

The new facility construction is a "one-time" impact that creates economic activity during construction period, but then goes away once the project is completed.

	Output **(Sales)**	Labor Income **(Payroll)**	Employment
New Construction Impact			
- Direct Effect	$1.467M	$445k	10.39
- Indirect Effect	$467k	$125k	2.99
- Induced Effect	$287k	$78k	2.15
Total	**$2.22M**	**$649k**	**15.53**

* M=Millions **K=Thousands

IV- NEW CONSTRUCTION: RETAIL #1

The new Retail #1 construction with an estimated investment of **$2.2 million** will translate into a total output of **$3.3 million** in the local economy by the completion of the project and will create a total of **15.61 direct**, **4.5 indirect**, and **3.23 induced jobs** and a total labor income of **$975 thousand** during construction.

One Time Economic Impact - RETAIL #1 CONSTRUCTION

The new facility construction is a "one-time" impact that creates economic activity during construction period, but then goes away once the project is completed.

	Output (Sales)	Labor Income (Payroll)	Employment
New Construction Impact			
- Direct Effect	$2.2M	$669k	15.61
- Indirect Effect	$701k	$188k	4.5
- Induced Effect	$431k	$118k	3.23
Total	**$3.3M**	**$975k**	**23.34**

* M=Millions **K=Thousands

V- NEW CONSTRUCTION: RETAIL #2

The new Retail #2 construction with an estimated investment of **$1.46 million** will translate into a total output of **$2.2 million** in the local economy by the completion of the project and will create a total of **10.41 direct**, **3 indirect**, and **2.15 induced jobs** and a total labor income of **$650 thousand** during construction.

One Time Economic Impact - RETAIL #2 CONSTRUCTION

The new facility construction is a "one-time" impact that creates economic activity during construction period, but then goes away once the project is completed.

	Output (Sales)	Labor Income (Payroll)	Employment
New Construction Impact			
- Direct Effect	$1.46M	$446k	10.41
- Indirect Effect	$467k	$126k	3
- Induced Effect	$287k	$78k	2.15
Total	**$2.22M**	**$650k**	**15.56**

* M=Millions **K=Thousands

The total new construction impacts with an estimated investment of **$16.9 million** will translate into a total output of **$25.57 million** in the local economy by the completion of the project and will create a total of **179.14 jobs** and a total labor income of **$7.48 million** during construction.

ANNUAL RECURRING JOB CREATION IMPACTS

I - ANNUAL RECURRING ECONOMIC IMPACT FROM NEW BOATHOUSE JOB CREATION

The boathouse project will create **39.72 new jobs** and has an ongoing annual economic impact in the local economy of **$6.69 million** in annual output. The project will create a total of **10.8 direct, 25.04 indirect** and **3.88 induced** recurring jobs and a total recurring annual labor income of **$1.19 million.**

Annual Recurring Economic Impact - BOATHOUSE JOB CREATION

	Output (Sales)	Labor Income (Payroll)	Employment
Recurring New Job Creation Impacts			
- Direct Effect	$2.969M	$428K	10.8
- Indirect Effect	$3.2M	$622K	25.04
- Induced Effect	$518k	$141K	3.88
Total	**$6.69M**	**$1.19M**	**39.72**

* M=Millions **K=Thousands

II - ANNUAL RECURRING ECONOMIC IMPACT FROM NEW RECREATIONAL ACTIVITY JOB CREATION

The recreational activities of the project will create 4.98 **new jobs** and has an ongoing annual economic impact in the local economy of **$328 thousand** in annual output. The project will create a total of **4 direct, .53 indirect** and **.44 induced** recurring jobs and a total recurring annual labor income of **$137 thousand.**

Annual Recurring Economic Impact - RECREATIONAL ACTIVITY JOB CREATION

	Output (Sales)	Labor Income (Payroll)	Employment
Recurring New Job Creation Impacts			
- Direct Effect	$190K	$103K	4
- Indirect Effect	$78K	$17K	.53
- Induced Effect	$59K	$16K	.44
Total	**$328K**	**$137K**	**4.98**

* M=Millions **K=Thousands

III - ANNUAL RECURRING ECONOMIC IMPACT FROM NEW WATER TAXI JOB CREATION

The water taxi activity of the project will create **11.7 new jobs** and has an ongoing annual economic impact in the local economy of **$2.216 million** in annual output. The project will create a total of **4 direct, 6.65 indirect** and **1.05 induced** recurring jobs and a total recurring annual labor income of **$332 thousand.**

Annual Recurring Economic Impact - WATER TAXI JOB CREATION

	Output (Sales)	Labor Income (Payroll)	Employment
Recurring New Job Creation Impacts			
- Direct Effect	$1.322M	$60k	4
- Indirect Effect	$754k	$234k	6.65
- Induced Effect	$140k	$38k	1.05
Total	**$2.216M**	**$332k**	**11.70**

* M=Millions **K=Thousands

IV - ANNUAL RECURRING ECONOMIC IMPACT FROM NEW RESTAURANT #1 JOB CREATION

The restaurant #1 project will create **47.01 new jobs** and has an ongoing annual economic impact in the local economy of **$4 million** in annual output. The project will create a total of **37.5 direct, 5.19 indirect** and **4.32 induced** recurring jobs and a total recurring annual labor income of **$1.357 million.**

Annual Recurring Economic Impact - RESTAURANT #1 JOB CREATION

	Output (Sales)	Labor Income (Payroll)	Employment
Recurring New Job Creation Impacts			
- Direct Effect	$2.646M	$1.013M	37.5
- Indirect Effect	$777k	$186k	5.19
- Induced Effect	$577k	$158k	4.32
Total	**$4M**	**$1.357M**	**47.01**

* M=Millions **K=Thousands

V - ANNUAL RECURRING ECONOMIC IMPACT FROM NEW RESTAURANT #2 JOB CREATION

The restaurant #2 project will create **29.67 new jobs** and has an ongoing annual economic impact in the local economy of **$1.964 million** in annual output. The project will create a total of **25 direct, 2.55 indirect** and **2.12 induced** recurring jobs and a total recurring annual labor income of **$666 thousand.**

Annual Recurring Economic Impact - RESTAURANT #2 JOB CREATION

	Output (Sales)	Labor Income (Payroll)	Employment
Recurring New Job Creation Impacts			
- Direct Effect	$1.299M	$497k	25
- Indirect Effect	$381k	$91k	2.55
- Induced Effect	$284k	$78k	2.12
Total	**$1.964M**	**$666k**	**29.67**

* M=Millions **K=Thousands

VI - ANNUAL RECURRING ECONOMIC IMPACT FROM NEW RETAIL #1 JOB CREATION

The retail #1 project will create **58.89 new jobs** and has an ongoing annual economic impact in the local economy of **$7.480 million** in annual output. The project will create a total of **36 direct, 16.23 indirect** and **6.67 induced** recurring jobs and a total recurring annual labor income of **$2.03 million.**

Annual Recurring Economic Impact - RETAIL #1 JOB CREATION

	Output (Sales)	Labor Income (Payroll)	Employment
Recurring New Job Creation Impacts			
- Direct Effect	$4.608M	$1.29M	36
- Indirect Effect	$1.980M	$496k	16.23
- Induced Effect	$892k	$247k	6.67
Total	**$7.480M**	**$2.03M**	**58.89**

* M=Millions **K=Thousands

Note: The Retail #1 job impacts were prepared using a project illustration of 9,000 square feet (1,000 square feet each) and comprised of nine business units. The retail activities identified for economic impact analysis were prepared as three units for food and beverage activity, three units for professional services, and three units for general merchandise retail.

VII - ANNUAL RECURRING ECONOMIC IMPACT FROM NEW RETAIL #2 JOB CREATION

The retail #2 project will create **25.66 new jobs** and has an ongoing annual economic impact in the local economy of **$3.820 million** in annual output. The project will create a total of **14 direct, 7.94 indirect** and **3.73 induced** recurring jobs and a total recurring annual labor income of **$1.142 million.**

Annual Recurring Economic Impact - RETAIL #2 JOB CREATION

	Output **(Sales)**	Labor Income **(Payroll)**	Employment
Recurring New Job Creation Impacts			
- Direct Effect	$2.372M	$780k	14
- Indirect Effect	$949k	$226k	7.94
- Induced Effect	$499k	$136k	3.73
Total	**$3.820M**	**$1.142M**	**25.67**

* M=Millions **K=Thousands

Note: The Retail #2 job impacts were prepared using a project illustration of 6,000 square feet (1,000 square feet each) and comprised of six business units. The retail activities identified for economic impact analysis were prepared as one unit for food and beverage activity, one unit for professional services, and four units for general merchandise retail.

The total annual recurring impacts will translate into a total output of **$26.498 million** in the local economy will create a total of **217.64 jobs** and a total labor income of **$6.854 million** recurring annually.

Glossary of Terms

Direct effects: changes in the targeted businesses for which a final demand change was provided. Direct effects refer to jobs and sales of the targeted company.

Indirect effects: changes in inter-company purchases as they respond to the new demands of the directly affected sectors of St. Lucie County. Indirect effects are generated from sales among other firms in St. Lucie County as a result of the targeted company's new presence or expansion. These sales directly benefit vendors and suppliers of the company.

Induced effects: changes in spending from households as income increases or decreases due to changes in production. Induced effects are additional spending in local businesses of various sectors from payroll generated from benefitting companies. These sales directly benefit existing small businesses in the community.

Multiplier Effects: Economic impact does not end with direct hiring by a targeted company. Each direct job from a target business creates additional jobs throughout the community as dollars from the increased sales and payroll make their way through the local economy. The IMPLAN© model is based on annually updated input-output information specific to the area. Its method is usually referred to as multiplier analysis or "the multiplier effect". A dollar increase in final demand implies increased demand for inputs to produce the required output. This increase demand and income triggers further demand and income increases.

About IMPLAN© and Impact Analysis IMPLAN©

Created by the University of Minnesota, is software that allows the user to estimate the economic impact of different actions. The model is based on input-output information specific to the area and its basic driver is changes in final demand. Its method is usually referred to as multiplier analysis. A dollar increase in final demand implies increased demand for inputs to produce the required output. A dollar increase in final demand also implies increased income for labor. This increased demand and income triggers further demand and income increases. Every round is a fraction of the previous. In the limit, the original dollar will have generated more than a dollar of economic activity. IMPLAN© is one of the most widely used tools for this sort of evaluation. Data comes from the Bureau of Labor Statistics and other federal agencies and is tailored to the local geography, in our case St. Lucie County, not a statewide measurement. IMPLAN© allows the St. Lucie Economic Development Council to evaluate benefits to existing small businesses – both one-time and recurring stimulus impact through new sales that support additional jobs.

Source: The data collection for the Fisherman's Wharf economic impact analysis was provided by Pierce 1 Marina and Shelli Associates. This analysis is exclusive of construction for residential property and public spaces ; the analysis was performed solely on the annual recurring job creation elements of the project (January 2021).



Acquisition and Financing Plan

Financing & Acquisition

Financing:

Shelli Associates, LLC as the developer of Pierce 1 Marina, LLC is privately funding the equity for this project and has secured 100% of the equity for investment in the project.

Acquisition:

Upon approval of the RFP from the City of Fort Pierce, Shelli Associates will seek facilitations from the City of Fort Pierce.

We will negotiate and enter a Long-Term Lease on the property known as Fisherman's Wharf.

Negotiate Tax Incremental Financing (TIF) with a credit over a 5-year period.

SHELLI ASSOCIATES, LLC
Pierce 1 Marina - Economic Feasibility
Sources and Uses of Funds

Source of Funds:

Shelli Associates, LLC & Equity Partners	20%	$	5,200,000
Senior Construction Loan	60%	$	15,600,000
Pace Construction Loan	20%	$	5,200,000
Long Term Land Lease		$	6,000,000
Total Sources of Funds		**$**	**32,000,000**

Use of Funds:

Hard Costs	$	22,240,000
Soft Costs	$	2,200,000
Financing Costs	$	1,560,000
Long Term Land Lease	$	6,000,000
Use of Funds	**$**	**32,000,000**



SHELLI ASSOCIATES, LLC
Pierce 1 Marina - Cash Flow Analysis

	2022	2023	2024	2025	2026
The Boathouse Storage	$ 2,956,800	$ 3,045,504	$ 3,136,869	$ 3,230,975	$ 3,327,904
Gross Potential Revenue Retail	$ 180,000	$ 185,400	$ 190,962	$ 196,691	$ 202,592
Gross Potential Revenue Restaurants	$ 321,200	$ 330,836	$ 340,761	$ 350,984	$ 361,513
Gross Potential Revenue Residential	$ 302,400	$ 311,472	$ 320,816	$ 330,441	$ 340,354
Gross Revenue	$ 3,760,400	$ 3,873,212	$ 3,989,408	$ 4,109,091	$ 4,232,363
Vacancy Allowance (10%)	$ 376,040	$ 387,321.20	$ 398,940.84	$ 410,909.06	$ 423,236.33
Effective Gross Revenue	$ 3,384,360	$ 3,485,890.80	$ 3,590,467.52	$ 3,698,181.55	$ 3,809,127.00
Operating Expenses					
Real Estate Taxes 1.24% of Development Cost	$ 310,000.00	$ 316,200.00	$ 322,524.00	$ 328,974.48	$ 335,553.97
Insurance Expense 0.05% of Development Cost	$ 125,000.00	$ 127,500.00	$ 130,050.00	$ 132,651.00	$ 135,304.02
Payroll Manager	$ 100,000.00	$ 102,000.00	$ 104,040.00	$ 106,120.80	$ 108,243.22
Payroll - Other Employees	$ 160,000.00	$ 163,200.00	$ 166,464.00	$ 169,793.28	$ 173,189.15
Payroll Taxes 12.70%	$ 33,020.00	$ 33,680.40	$ 34,354.01	$ 35,041.09	$ 35,741.91
Utilities Expense 0.08% of Development Cost	$ 75,000.00	$ 76,500.00	$ 78,030.00	$ 79,590.60	$ 81,182.41
Repairs and Maintenance 1.60%	$ 55,587.84	$ 56,699.60	$ 57,833.59	$ 58,990.26	$ 60,170.07
Leasing and Marketing 0.004% of Development Cost	$ 100,000.00	$ 102,000.00	$ 104,040.00	$ 106,120.80	$ 108,243.22
General and Admin 0.0036% of Development Cost	$ 90,000.00	$ 91,800.00	$ 93,636.00	$ 95,508.72	$ 97,418.89
		$ -	$ -	$ -	$ -
Total Operating Expenses	$ 1,048,607.84	$ 1,069,580.00	$ 1,090,971.60	$ 1,112,791.03	$ 1,135,046.85
		$ -	$ -	$ -	$ -
Net Operating Income	$ 2,335,752.16	$ 2,382,467.20	$ 2,430,116.55	$ 2,478,718.88	$ 2,528,293.26

SHELLI ASSOCIATES, LLC
Pierce 1 Marina - Financing Costs

Construction Lender @ 60 % LTC	$ 15,600,000	
Lender Origination Fee @ 1%		$ 156,000
Pace Construction Lender @ 20% LTC	$ 5,200,000	
Pace Origination Fee @ 1%		$ 52,000
Interest Reserve for 1.5 Years		$ 1,000,000
Lender Survey, Appraisal, Title, Recording Fees, Legal 1.5%		$ 360,000
Total Financing Costs		**$ 1,568,000**

SHELLI ASSOCIATES, LLC
Pierce 1 Marina - Economic Feasability
Value at 5 Year Stabilazation

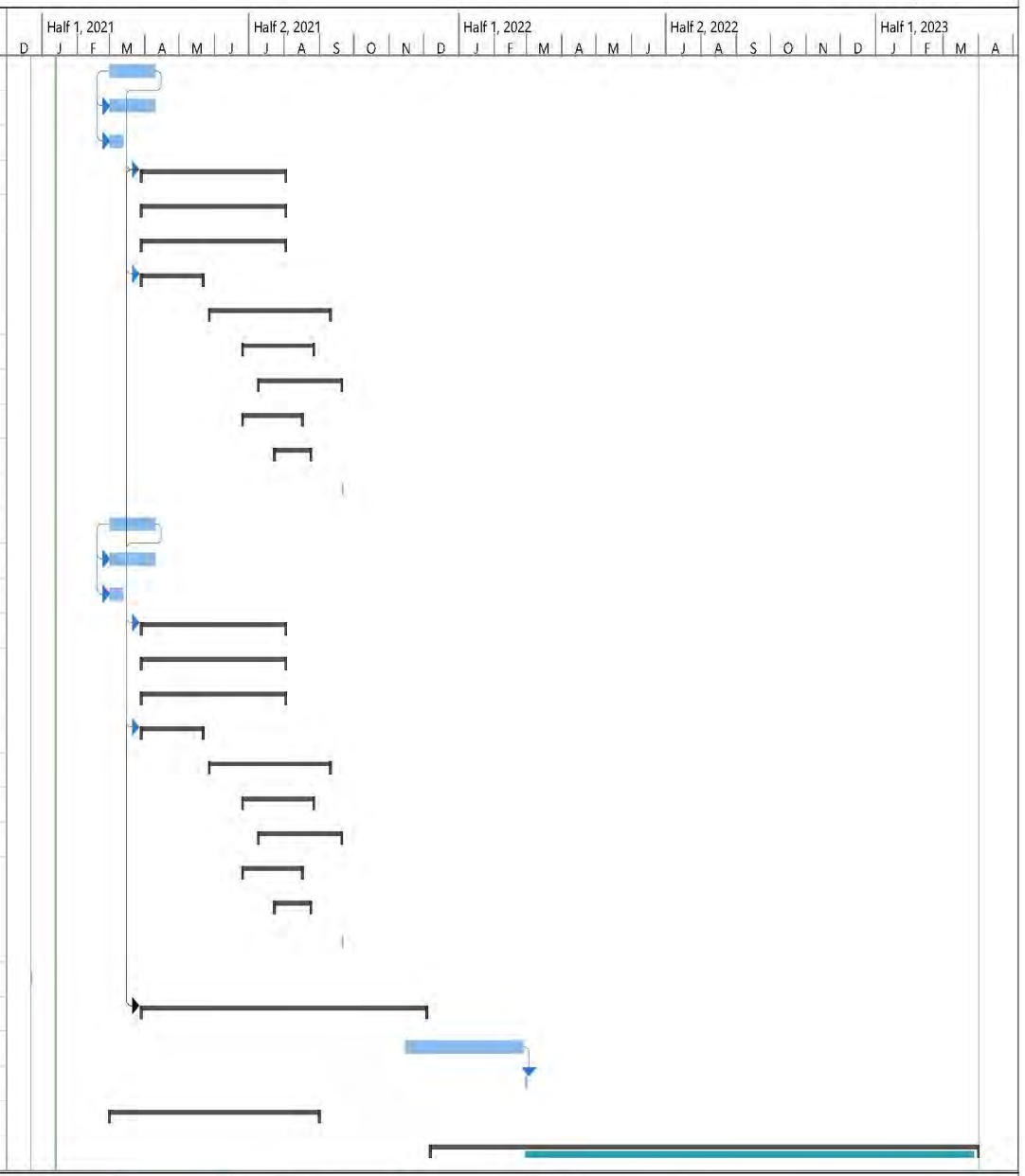
Debt Coverage on Development Project:

Senior Construction Loan @ 60% LTC, $15,600,000 Fixed Rate of 5.75%, 30 Years		
Interest Only Thru Year 5 Then Fully Amortizated	$	897,000.00
Pace Construction Loan @ 20% LTC, $ 5,200,000 Fixed Rate of 6.25%, 30 Years		
Interest Only Thru Year 5 Then Fully Amortizated	$	325,000.00
Long Term Land Lease, $ 6,000,000 at 5.0%	$	300,000.00
Total Annual Debt Service	**$**	**1,522,000.00**
Net Operating Income End of Year 5 2026	$	2,528,293.26
DEBT COVERAGE RATIO AT STABILIZATION		**1.66**

SHELLI
ASSOCIATES, LLC
REAL ESTATE & COMMERCIAL FINANCING

Development Timeline

ID	Task Mode	Task Name	Duration	Start	Finish
1		Preparation of Survey	30 days	Mon 3/1/21	Fri 4/9/21
2		Preparation of Landscape Plan	30 days	Mon 3/1/21	Fri 4/9/21
3		Preparation of Environmental Impact Report	2 wks	Mon 3/1/21	Fri 3/12/21
4		Development Review Application	90.5 days	Mon 3/29/21	Mon 8/2/21
13		Design Review Application	90.5 days	Mon 3/29/21	Mon 8/2/21
20		Concurrency Review Application	90.5 days	Mon 3/29/21	Mon 8/2/21
27		St. Lucie Couinty Fire District Site Plan Approval	40 days	Mon 3/29/21	Fri 5/21/21
32		City Site Work Permit	76 days	Thu 5/27/21	Fri 9/10/21
39		Fort Pierce Farms Water Control District	44.5 days	Fri 6/25/21	Thu 8/26/21
45		SFWMD ERP	51 days	Fri 7/9/21	Mon 9/20/21
52		FPUA Approval	36.5 days	Fri 6/25/21	Mon 8/16/21
58		St. Lucie County ROW Permit	22 days	Fri 7/23/21	Tue 8/24/21
63		Civil Entitlements - Construction Commencement	1 day	Mon 9/20/21	Tue 9/21/21
64		Preparation of Survey	30 days	Mon 3/1/21	Fri 4/9/21
65		Preparation of Landscape Plan	30 days	Mon 3/1/21	Fri 4/9/21
66		Preparation of Environmental Impact Report	2 wks	Mon 3/1/21	Fri 3/12/21
67		Development Review Application	90.5 days	Mon 3/29/21	Mon 8/2/21
76		Design Review Application	90.5 days	Mon 3/29/21	Mon 8/2/21
83		Concurrency Review Application	90.5 days	Mon 3/29/21	Mon 8/2/21
90		St. Lucie Couinty Fire District Site Plan Approval	40 days	Mon 3/29/21	Fri 5/21/21
95		City Site Work Permit	76 days	Thu 5/27/21	Fri 9/10/21
102		Fort Pierce Farms Water Control District	44.5 days	Fri 6/25/21	Thu 8/26/21
108		SFWMD ERP	51 days	Fri 7/9/21	Mon 9/20/21
115		FPUA Approval	36.5 days	Fri 6/25/21	Mon 8/16/21
121		St. Lucie County ROW Permit	22 days	Fri 7/23/21	Tue 8/24/21
126		Civil Entitlements - Construction Commencement	1 day	Mon 9/20/21	Tue 9/21/21
127		GC/OWNER DB CONTRACT -Design Phase	1 day	Tue 12/22/20	Tue 12/22/20
128		GC - DESIGN PHASE			
136		BUILDING PERMITTING	75 days	Mon 11/15/21	Fri 2/25/22
137		NOTICE OF COMMENCEMENT	2 days	Mon 2/28/22	Tue 3/1/22
138		GENERAL SITE WORK	132 days	Mon 3/1/21	Tue 8/31/21
151		CONSTRUCTION	344 days	Tue 12/7/21	Fri 3/31/23



Project: Fisherman's Wharf
Pierce 1 Marina and Amenities

Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress

SHELLI
ASSOCIATES, LLC
REAL ESTATE & COMMERCIAL FINANCING

LETTERS OF SUPPORT

St. Lucie EDC

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January 22, 2021

Mayor Linda Hudson
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce FL 34949

Re: Fisherman's Wharf Redevelopment Project – Fort Pierce

Dear Mayor and Commissioners:

On behalf of the Economic Development Council of St. Lucie County, Inc. (EDC), I am incredibly pleased to support the Pierce 1 Marina and Shelli Associates submittal. We believe this project will certainly generate extremely positive benefits for Fort Pierce and St. Lucie County from an economic and tourism development perspective.

As you are aware, the above-mentioned team has created a mixed-use project for the redevelopment of Fisherman's Wharf. This was done in accordance with the Port of Fort Pierce Master Plan and the Fort Pierce Redevelopment Agency Community Redevelopment Plan. This project is a mix of retail, residential, restaurants, public spaces, a boat ramp, and a dry stack boat storage facility.

This plan fits the criteria as laid out in the Port of Fort Pierce Master Plan including boosting the tax base, adding jobs, creating public access, and giving benefit to the residents and visitors of the City of Fort Pierce. It is a financially feasible and sustainable project.

As detailed in the attached EDC's IMPLAN economic impact analysis, the abovementioned project will create substantial capital investment, expand the tax base, and provide hundreds of quality jobs. For example, the annual recurring job creation and economic impact of the project will generate 217 jobs and have an ongoing annual economic impact of $26.498 million, respectively.

The Pierce 1 Marina concept in our view is an extremely important mixed-use redevelopment project and plays a critical role in the further commercial and aesthetic enhancement of the Port. As we enter a post COVID-19 environment, this project will certainly bolster Fort Pierce's reputation as a premier tourist destination and further diversify our growing economy.

We urge your favorable consideration on this matter. Please call me at (772) 336-6254 or ptesch@youredc.com if you have any questions or comments.

Sincerely,

Peter J. Tesch,
President

Attachment

Larry Lee Jr, Agent

4075 Virginia Avenue
Ft Pierce, FL 34981-5557
Bus 772 461 6622
larry.lee.caov@statefarm.com

Fort Pierce Redevelopment Association
City of Fort Pierce
100 Avenue A
Fort Pierce, FL 34950

Dear Sir or Madame,

As a Fort Pierce native, local business owner and former State Representative, District 84, I am extremely interested in the redevelopment of Fisherman's Wharf in Fort Pierce.

This area has long needed to be redeveloped and could be the catalyst, if done correctly, to a positive future for our community. Having been involved with many charrettes and planning meetings over the years, I believe that I understand what elements are critical to a successful project at this location. First and foremost, this project HAS to be financially feasible. We can not tolerate a project failing and leaving unfinished buildings, or empty storefronts. The project must also increase the tax base and provide jobs. It needs to have public access, including dining, shopping and living. And it needs to provide safe access to the water for boaters.

I have had more than one meeting with Mr. Chris Shelli, Shelli Associates, and I believe that his project, Pierce 1 Marina, is the only one with merit. It provides all the elements I mentioned above and it is financially feasible. In addition, Mr. Shelli has the financial wherewithal to be successful.

I am hopeful that you choose Shelli Associates for the redevelopment of Fisherman's Wharf.

Respectfully submitted,

Larry Lee, Jr.
4075 Virginia Ave.
Fort Pierce, FL 34981

Fort Pierce Redevelopment Association
City of Fort Pierce
100 Avenue A
Fort Pierce, FL 34950

To whom it may concern,

We are partners in a group called "Fishmongers, LLC". We own a parcel located on Fisherman's Wharf that we currently use as boat/vehicle storage.

We have had several discussions with Mr. Chris Shelli, Shelli Associates and Pierce 1 Marina, regarding him purchasing or leasing this parcel from us.

If Mr. Shelli is awarded the RFP, we will be happy to continue this discussion with him.

We believe that a project of this magnitude is what Fort Pierce needs to improve our image, increase our tax base and move the City of Fort Pierce forward in a positive way.

Respectfully submitted,

Joey Miller
45 Lajean Drive
Fort Pierce, FL 34952

Larry Lee
4075 Virginia Ave.,
Fort Pierce, FL 34981

Carrol Frischkorn
1651 Binney Drive
Fort Pierce, FL 34949

Ray McLendon
Florida Highwaymen Art Gallery
1935 14th Avenue
Vero Beach, FL 32960

Fort Pierce Redevelopment Association
City of Fort Pierce
100 Avenue A
Fort Pierce, FL 34950

To Whom It May Concern:

I wanted to write to the commissioners of the city of Fort Pierce and express my unwavering support for the RFP project proposed by Shelli & Associates for Fisherman's Wharf. I believe a paramount quality for the successful future of Fort Pierce is to find young developers who have amazing vision for the city's future. I believe Chris Shelli and his vision for Fisherman's Wharf is what this city needs and is ready for.

I was truly inspired by his ideas to create a vibrant, festive retail, and boardwalk joining the downtown to Fisherman's Wharf. The fact that his ideas will unite the community in a common space on the waterfront is amazing. I also believe the state-of-the-art boat storage building will attract many people to the area who will support the local business's and bring revenue into a city in need of it. The hurricane rated boat building will also allow local boating enthusiasts a safe place to store their valuable boats and feel comfort in the fact they can now have insurance on these boats. The wharf is also in need of waterfront dining like there used to be. Locals have great memories of the restaurants that use to be on the Whart.

I hope that you can see Mr. Chris Shelli's passion for Fort Pierce and his vision for the future of the city as I do. He has my support and the Highwaymen Artist community support. I hope you choose Shelli & Associates as the winner for the RFP on Fisherman's Wharf and allow a real visionary with passion for the community to develop here.

Respectfully,

Ray McLendon
Owner / Artist
Florida Highwaymen Art Gallery
12-15-20

Crocadillo's

Fort Pierce Redevelopment Association
City of Fort Pierce
100 Avenue A
Fort Pierce, FL 34950

Dear Fort Piece City Commissioners and staff,

My name is Rick Godbee and I am the owner of Crockadillo's, located at 109 Fisherman's Wharf. Naturally, as a business owner on the Wharf, I have been very interested in what's happening there so I've read the RFQ's that were submitted last year (2020) for the redevelopment of Fisherman's Wharf. I can honestly say that the best possible project in my opinion is the Shelli Associates bid.

I am always looking for new ways to bring patrons to my restaurant and bar. As you may know, I host an event every year for motorcycle enthusiasts, blocking off an area of the Wharf, and hosting hundreds of people. It brings people to the area, they spend money not just at my business, but at other businesses, and they return again and again. In speaking with Mr. Chris Shelli, he told me about his idea called "Rockin' the Wharf". If he is awarded the bid, he intends to have a monthly event with musical entertainment, food trucks and other activities for families. He and I have discussed co-hosting the event, something that would be great for the community. I do not believe his project competes with my business; in fact, I like the idea of working with him to create a destination area on this side of the bridge.

I also like his idea of having a water taxi that will take residents and visitors alike to different areas around the water, including Harbor Town Marina, Fisherman's Wharf, and downtown Fort Pierce around the marina. Between that and his proposed boardwalk, he will create real connectivity between the downtown area and the Wharf.

I ask that you seriously consider his project during your evaluations.

Respectfully submitted,

Rick Godbee

Rick Godbee
Owner, Crockadillo's
109 Fisherman's Wharf
Fort Pierce, FL 34952

SSS INLET BAIT TACKLE
JAY SOHAN
927 N US HWY
Fort Pierce, FL 34950

12-18-20

Fort Pierce Redevelopment Association
City of Fort Pierce
100 Avenue A
Fort Pierce, FL 34950

To Whom It May Concern:

I am a local business owner of SSS Inlet Bait Tackle, and my name is Jay Sohan. As someone who owns and operates a local business in Fort Pierce, watching what happens to future development of Fisherman's Wharf is of serious concern to me. In my opinion, Fisherman's Wharf and its proximity to the inlet is a crown jewel to the city of Fort Pierce.

As someone who pays attention to city development, I have reviewed all the proposals for the RFP regarding Fisherman's Wharf. I have serious concerns about many of the proposals and find that I can only support one of the proposals. The proposal that I think is crucial for the city commissioners to choose, is that of the proposed project by Shelli & Associates. This proposal will renew the very heritage that this city was founded on which is boating and fishing.

I believe the vision Chris Shelli has for the future of Fisherman's Wharf is a clear vision to benefit the community. Between the new restaurants, better boating ramps, and a vibrant festive boardwalk, this shows amazing connectivity from the downtown to Fisherman's Wharf.

I am a great example of someone who could potentially expand my local business into one of his retail shops. I am known locally as a leader in the fishing community regarding my live bait sales. After talking to all my clientele, the fishing community of Fort Pierce also supports this project in its entirety. Please choose Shelli & Associates as the developer of the Wharf.

Sincerely,

Jay Sohan

Dorina Jenkins-Gaskin

2310 Jo Haywood Drive• Fort Pierce, FL 34946• Phone: 772-464-3691• Cellular: 772-323-4487

January 8, 2021

City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Letter of Support for the Shelli Associates' project
Development of Fisherman's Wharf – RFQ-P NO. 2020-023

To Whom It May Concern:

It is my pleasure to write a letter of support for the Shell's Associates proposed project for the development of Fisherman's Wharf, Fort Pierce, FL.

Shelli Associates' proposed project will not only provide employment opportunities to Fort Pierce, St. Lucie County residents, but this project will also offer a mentorship program for community youth, and an internship in the boating industry for local college students. Additionally, there are plans to construct multifamily units, retail and restaurants. Members of this team were born and raised in Fort Pierce, and has return to offer positive resources to help with the enhancement of our community. They are aware of the need and is fully aware of the impact a project such as this will provide growth to the community.

In conclusion, I fully support Shelli Associates efforts as they seek approval of their Mixed Use Development to offer employment opportunities and services to our youth and young adults.

Sincerely,

Dorina Jenkins-Gaskin
/djg

Fort Pierce Redevelopment Association
City of Fort Pierce
100 Avenue A
Fort Pierce, FL 34950

To whom it may concern,

We have been watching with great interest the ongoing process of redeveloping Fisherman's Wharf in Fort Pierce. As the owners of PHATZ Restaurants (located in Fort Pierce and Vero Beach), we try to keep up with what is happening in our community, especially as it pertains to our business. While we watch for and welcome new restaurants to our area, we are also interested in other types of businesses and how they benefit our community.

After reviewing the published RFQ's submitted by the respondents, we are happy to throw our support behind the Shelli Associates project. The benefits we see to our community are many and varied, including:

- Support of our large boating and fishing industry;
- The attraction of boaters from out of the area;
- The addition of 2 restaurants, that will not compete with our business, but rather offer new options;
- A new event space for our community;
- Job creation;
- Increase in our tax base;
- Create waterfront living;
- Create waterfront shopping;
- Access to the waterfront, including the addition of a water taxi;
- Create an area that everyone, of all ages and demographics, can enjoy, not just a chosen few.

Please support this project by choosing Shelli Associates to redevelop Fisherman's Wharf.

Thank you.

Regards,

Tessa Adams

Co-Owner, PHATZ Restaurants

Antoine Barber

Co-Owner, PHATZ Restaurants

Phatz Restaurants, 412 US-1, Fort Pierce, FL 34950 772-882-4838 https://www.phatzchicken.com/



ADDENDUMS

DELIVER TO: City of Fort Pierce 100 North U.S. 1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR QUALIFICATIONS/ PROPOSALS**
Contact: Purchasing Division, 772-467-3749	RFQ/P No: 2020-023
Pre-Qualification Conference Date: June 24, 2020 at 2pm	RFQ/P Title: FISHERMAN'S WHARF
Pre-Qualification Location: City Hall 2nd Floor Conference Room 100 North U.S. 1 Fort Pierce, Florida 34950	RFQ/P Opening Location: City of Fort Pierce Purchasing Division 100 North U.S. 1, 1st Floor Fort Pierce, Florida 34950
RFQ Due Date & Time: July 8, 2020 at 3pm RFP Due Date & Time: TBD	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: Chris Shelli Mailing Address: 100 S. 2nd St. # 202 Fort Pierce, FL 34950	I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer. X C. M. *Authorized Signature (Manual)*
City, State, Zip Code: Fort Pierce, FL 34950	Typed or Printed Name: Chris Shelli
Type of Entity (Circle One): Corporation Partnership Proprietorship ✓	Title: Owner
Incorporated in the State of: FL Year: 2020	Delivery in _____ days, ARO
Phone Number: 518-858-1790	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 85-3904609
E-Mail Address: info@fortchristophers.com	Local Business: ✓ Y _____ N MWBE: _____ Y _____ N
Bid Security is attached, when required, in the amount of $ _____ *F.O.B. DESTINATION*	If returning as a "No Bid" state reason:

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline ~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page completed, signed and attached?	✓	
Include proof of proper licensing as stated in qualification documents.	✓	
Is Drug-Free Workplace form signed and enclosed (if applicable)?	✓	
Is Declaration of Interest form signed and enclosed?	✓	
Are 6 complete packages included? (1 orginial, 5 printed copies and 1 digital copy)	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH QUALIFICATION

C. M. Mc

Proposer's Signature

1-13-21

Date

Notary Public State of Florida
Jeannette C Weiss
My Commission GG 189289
Expires 02/22/2022

Jeannette C 01/13/2021

DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

Pierce 1 Marina

Name of Firm, Individual or Corporation

C. M. M

Signature

Signature

Owner

(Title)

(Title)

Notary Public State of Florida
Jeannette C Weiss
My Commission GG 189289
Expires 02/22/2022

01/13/2021

Signature

Signature

(Title)

(Title)

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that Pierce 1 Marina does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

C. M.

Proposer's Signature

1-13-21

Date

Notary Public State of Florida
Jeannette C Weiss
My Commission GG 189289
Expires 02/22/2022

Jeannette

01/13/2021

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF

THIS AGREEMENT (the "**Agreement**") is made and entered into as of this ___ day of _____, 2021, by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, the City of Fort Pierce and the FPRA are the record owners, as their record interests may appear, of fee simple title to the unimproved real property described on **Exhibit "A"**, attached hereto and made a part hereof (the "**Real Property**"); and

WHEREAS, the City issued a request for proposals ("**RFP**") requesting that qualified developers submit proposals for the development of the Real Property; and

WHEREAS, after evaluating the responses submitted in the competitive procurement process in response to the City's RFP, the City found that Pierce has submitted the most advantageous proposal; and

WHEREAS, Pierce has proposed the development of the Fisherman's Wharf Project, as more generally set forth in the Response to Request for Proposal No. 2020-023, Redevelopment of Fisherman's Wharf, submitted to the City of Fort Pierce on January 25, 2021 (the "**Project**"); and

WHEREAS, the City and Pierce both desire to enter into an agreement, allowing Pierce to proceed with obtaining land development approvals more specifically setting forth the master plan and development standards for the Project, providing for the conveyance of the Real Property to Pierce subject to the terms and conditions hereof, and allowing for the construction of the Project on the Real Property in phases, as more specifically set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and the mutual benefits hereunder, and for other good and valuable

considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Agreement to Convey and Develop. The City agrees to convey the Real Property to Pierce, and Pierce agrees to develop the Real Property in accordance with the terms and conditions set forth herein. The term "Property" shall include the Real Property described in **Exhibit "A"**, together with all right, title and interest, if any, of the City in and to (i) any improvements to the Real Property, (ii) any condemnation award relating to the Real Property, and (iii) all easements, rights-of-way and appurtenances benefitting or appurtenant to the Real Property.

2. Purchase Price and Method of Payment; Deposits. Subject to offsets, prorations, and adjustments as contemplated herein, Pierce shall pay the City the sum of Five Million and No 00/100 Dollars ($5,000,000.00) in immediately available funds at closing.

3. Due Diligence Period. Pierce, its agents, employees and contractors shall have one-hundred and twenty (120) days from and after the Effective Date (which period is hereinafter referred to as the "Due Diligence Period") within which to undertake engineering and other tests, borings, studies, investigations and assessments of and concerning the Property, at Pierce's sole cost and expense, as Pierce determines may be necessary or desirable in order to determine and evaluate (i) compliance of the Property with all zoning, environmental and other codes, ordinances, statutes, rules and regulations affecting the same, (ii) soil compaction, drainage and other physical characteristics of the Property, (iii) the feasibility of developing the Property for Pierce's intended use, including preparing draft site plans, drainage plans, utility plans and financial feasibility studies, and (iv) any other matters as shall be deemed by Pierce, in Pierce's sole and absolute discretion, to be necessary for Pierce to determine the feasibility of Pierce proceeding with the development of the Property. The City hereby grants to Pierce, its agents, employees, contractors and engineers, a right of entry upon the Property and any part thereof during the Due Diligence Period for the purposes of assisting such inspections and review, including environmental studies, soil compaction studies, soil borings and other physical inspections, and to show the Property to third parties (including, without limitation, architects, attorneys, insurers, financial institutions and other lenders or investors), and the City hereby agrees to cooperate with Pierce's studies and investigations, as reasonably required. Pierce shall be responsible for prompt payment for such inspections and for repair of damage to and restoration of the Property resulting from such studies and inspections. Pierce shall not subject the Property to any liens in connection with such studies and investigations and Pierce shall immediately discharge any liens which may be recorded against the Property resulting from such studies and investigations. Pierce agrees to indemnify and hold harmless the City from all losses, damages, penalties, attorney's fees and costs arising out of property damage, personal injury or wrongful death caused by Pierce, or Pierce's agents or contractors, in connection with any inspections of the Property. No later than five (5) days after the end of the Due Diligence Period, Pierce may, at Pierce's sole discretion and for any reason, terminate this Agreement by giving written notice thereof to the City, in which event this Agreement shall be terminated, and all rights and liabilities of the parties pursuant to the Agreement shall be terminated. No later than fifteen (15) days after such termination of this Agreement, Pierce shall deliver to the City

copies of any reports of studies and investigations procured by Pierce relative to the Property during the Due Diligence Period.

4. Copies of Reports. The City agrees to deliver to Pierce, within five (5) days following the Effective Date of this Agreement, copies of (a) any leases, lease amendments, contracts, licenses, governmental or quasi-governmental permits or permit applications, and (b) all reports, studies and investigations (including, without limitation, any environmental, engineering or water quality assessments or reports, title abstracts and policies, permits, surveys and soil tests) relating to the Property.

5. Land Development Approvals and Certain Conditions to Closing.

a. Approval Period. If Pierce has not terminated this Agreement in connection with the closure of the Due Diligence Period as contemplated hereinabove, then for two hundred and seventy (270) days after the expiration of the Due Diligence Period, Pierce (and, to a certain extent as provided herein below, the City) shall work diligently to secure all approvals necessary in Pierce's sole but reasonable discretion to permit the development of the Project. Such period shall be hereinafter referred to as the "**Development Approval Period**" and such approvals shall be hereinafter referred to as the "**Development Approvals**". The Development Approvals must be secured and found to be satisfactory to Pierce (in its sole but reasonable discretion) and will include, without limitation: (i) necessary zoning for the Project; (ii) necessary site plan and/or preliminary plat approval for the Project; (iii) necessary permits from all applicable governmental authorities and governmental permitting agencies; (iv) any required concurrency approvals; (v) sewer and water approval, including all water, sewer, and/or utility capacity, connection rights, rights issued, tap rights, and all drainage rights and allocations; (vi) necessary agreements with applicable governmental authorities regarding school capacity, utilities, and roadway improvements necessary for the Project; (vii) all necessary and final, non-appealable site plan approvals issued by local, county, state and/or federal governmental or quasi-governmental authorities required to proceed with the uninterrupted construction of the Project including, without limitation from the Florida Department of Environmental Protection (and its local counterparts), Florida Fish and Wildlife Conservation Commission, the US Army Corps of Engineers, the South Florida Water Management District; and (viii) any required permits regarding listed species located on the Property, and (ix) all other necessary approvals from all applicable governmental authorities required to allow construction of the Project.

b. City Obligations. In furtherance of securing all necessary Development Approvals, the City at its sole cost and expense (except as otherwise expressly provided below), shall undertake the following work. The following shall be, and are hereby deemed, conditions to Closing (such conditions together with the other preconditions to Closing contemplated herein shall be collectively referred to as the "**Conditions to Closing**"):

i. The City will give its best efforts to support amending the Comprehensive Plan of the City of Fort Pierce to change the future land use designation of the Property to a land use designation appropriate for the development of the Project and mutually acceptable to the City and Pierce. The City shall be responsible for completing and filing any

required applications and paying any filing fees associated with processing the approval of the foregoing future land use amendment, both at the City level and at the State level. The foregoing change in the Property's future land use designation shall be a Condition to Closing, which if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

ii. The City shall give its best efforts to support changing the zoning of the Property to an appropriate zoning category which is mutually satisfactory to the City and Pierce, and such zoning category shall allow the height required for the Project. The City shall be responsible for completing and filing any required applications and paying any filing fees associated with processing the approval of the foregoing zoning change. The foregoing change of the Property's zoning shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

iii. City shall give its best efforts to support entering into an interlocal agreement with the County to improve adjacent County properties for parking for the Project. Pierce will pay for the cost of the improvements including paying any local match due under any grant funding. Entering into the foregoing interlocal agreement shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

c. Pierce Obligations. In furtherance of securing all necessary Development Approvals, Pierce at its sole cost and expense (except as otherwise expressly provided below), shall undertake the following work. The following shall be, and are hereby deemed, additional Conditions to Closing:

i. Pierce will provide necessary documentation to the City to apply for and obtain approval of a site plan and phasing plan for the Project in substantial conformity with the RFP, and the City will cooperate in filing the application as the Property owner. No application fee shall be due and payable for submittal of the foregoing site plan application. Pierce shall proceed diligently through the site plan approval process, until a final site plan and phasing plan for the Project is approved by the City.

ii. Pierce will obtain approval from the County and/or City, as needed for the relocation of the exsiting boat ramp (the "Boat Ramp") from the Property to a location outside of the Property. If Pierce does not terminate this Agreement as set forth in Paragraph 5.d below, then Pierce will be responsible for the entire cost to relocate the Boat Ramp and to repay the amount due to the Florida Inland Navigational District ("FIND") with respect to the grant for the existing Boat Ramp.

iii. Pierce will enter into an agreement with the City for the construction of any improvements required to Fisherman's Wharf (the street), with the understanding that the City will seek to obtain any available grant funding for such improvements. Pierce will be responsible for the cost of such improvements, including paying any local match due under any grant funding.

iv. Pierce will obtain all approvals required from the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, or any other Development Approvals required in order to allow Pierce 1 to construct and operate the Project. The City, as the property owner, will cooperate with Pierce in the filing and processing of any applications, at Pierce's cost.

d. Right to Terminate. In the event that all of the foregoing Conditions to Closing have not been completed within the Development Approval Period, to the reasonable satisfaction of Pierce, then Pierce shall have the option of (i) terminating this Agreement by giving written notice thereof to the City no later than three (3) days after the end of the Development Approval Period , whereupon this Contract will be null and void or (ii) if Pierce does not give the foregoing notice to the City, then Pierce shall be deemed to have waived this contingency and shall proceed to close on the Property as set forth herein. Concurrent but not coterminous in time with the foregoing right to terminate, Pierce shall have a separate and unrelated right to terminate this Agreement by giving written notice thereof to the City no later than two-hundred and forty (240) days after the Effective Date of this Agreement, if Pierce determines, in Pierce's sole discretion, that it will be cost-prohibitive for the Project to relocate the Boat Ramp to a location outside of the Property, and to repay the amount due to FIND with respect to the grant for the existing Boat Ramp.

e. Right to Extend. As an alternative, provided that Pierce is making commercially reasonable efforts to satisfy the Conditions to Closing set forth in Paragraph 5.c above, then Pierce may extend the Development Approvals Period by no more than two (2) sixty (60) day periods, which may be exercised independently and consecutively (and, if timely made, shall extend the Development Approvals Period by a total of 120 days). Such election will be made by Pierce through written notice to the City delivered prior to 11:59 PM EST on the then last day of the Development Approvals Period.

Notwithstanding any of Pierce's elections as stated above, the City shall also have the corresponding right to extend the Development Approval Period for one (1) sixty (60) day period. The City may exercise such right at any point at which the Development Approval Period is set to expire and Pierce has either not yet exercised its right to extend the Development Approval Period or Pierce has already expended its options to extend such period and has none further. The City, to exercise such right, shall provide written notice to Pierce delivered prior to 11:59 PM EST on the last day of the Development Approval Period. Any such timely election by the City shall supersede any election by Pierce to terminate this Agreement. Any such timely election by the City shall also supersede any election by Pierce to extend the Development Approval Period, and Pierce shall be deemed to still have such right as if Pierce had not so elected. Upon such election by the City, Pierce and the City shall continue with reasonable diligence to satisfy the yet to be completed Conditions to Closing as otherwise contemplated herein. At the end of such extension period, if Pierce has not yet exercised all of its rights of extension as contemplated hereinabove, Pierce may elect to do so by timely delivering written notice of such election to the City prior to 11:59 PM EST on the then last day of the Development Approval Period. If no further rights of extension exist, then Pierce shall have the option of (i) terminating this Agreement by giving written notice thereof to the City no later than three (3) days after the end of the Development Approval Period, whereupon this Contract will

be null and void or (ii) if Pierce does not give the foregoing notice to the City, then Pierce shall be deemed to have waived this contingency and shall proceed to close on the Property, as set forth herein.

Notwithstanding any term or provision to the contrary herein, with specific respect to any permits from the Army Corps of Engineers ("ACOE"), if all other Conditions to Closing have been satisfied, or waived by Pierce in writing, prior to the expiration of the Development Approval Period, the Development Approval Period shall automatically extend for the additional period necessary for ACOE to issue its permits, not to exceed an additional one hundred eighty (180) days after the date that would otherwise have been the expiration of the Development Approval Period (as extended by either party as provided hereinabove).

6. Evidence of Title. Within forty-five (45) days after the Effective Date, Pierce shall obtain, at Pierce's expense, a Title Insurance Commitment (the "**Commitment**") for an Owner's Title Insurance Policy (the "**Policy**") issued by a Florida licensed title insurer (the "**Title Company**") evidencing that the City is vested with fee simple title to all of the Real Property, free and clear of all liens, encumbrances, exceptions or qualifications whatsoever save and except for: (a) "Permitted Exceptions" as defined hereinbelow; and (b) those exceptions to title which are to be discharged by the City at or before the Closing. The Commitment shall also evidence that upon the execution, delivery and recordation of the Deed to be delivered pursuant to the provisions of this Agreement and the satisfaction of all requirements specified in Schedule B, Section 1 of the Commitment, Pierce shall acquire fee simple title to the Real Property, subject only to the Permitted Exceptions.

Pierce shall have a period of thirty (30) days after receipt of the Commitment within which to cause the same to be examined and to notify the City in writing of any objections that would render title to the Real Property unmarketable or would prevent development of the Project on the Real Property; provided, however, that in the event of any such notice by Pierce, Pierce shall provide the City with a copy of the Commitment together with Pierce's written objections. The City, upon written notification thereof, shall use reasonable diligence to remove, discharge or correct such objections, and shall have a period of sixty (60) days after receipt of notice in which to do so. If the City shall be unable to remove or discharge such objections within the foregoing sixty (60) day period, then Pierce may, within ten (10) days from the expiration of the sixty (60) day period, give notice to the City to either (a) terminate this Agreement, (b) grant the City additional time to cure such title objection, not to exceed an additional ninety (90) days or (c) agree to accept a conveyance of title at Closing in its then existing condition. If Pierce shall elect to terminate this Agreement, then neither the City nor Pierce shall have any further rights or obligations hereunder. Any items shown in the Commitment which Pierce does not timely object to, or which Pierce agrees to accept, in accordance with this paragraph, shall be deemed to be "**Permitted Exceptions**." The foregoing notwithstanding, if title defects are in the nature of liens or encumbrances arising by, through or under the City which can be discharged by the payment of money and are liquidated in amount (i.e., not contingent or unliquidated), then Pierce shall have the option to pay and discharge the same at or prior to Closing, in which event, a credit for the cost thereof shall be given to Pierce as part of the adjustments and prorations at the Closing.

Pierce may, prior to the date of Closing, obtain an update of the Commitment, and may reexamine title to the Real Property and deliver to the City written objection to any matter revealed by such title reexamination ("**Subsequent Title Defect**") other than the Permitted Exceptions. In the event that Pierce gives the City written objection to a Subsequent Title Defect, then the provisions set forth in the foregoing paragraph shall apply from and after the date of Pierce's notice thereof to City.

7. Survey. Within ninety (90) days after the Effective Date, Pierce may, at Pierce's sole cost and expense, have the Property surveyed by a registered Florida surveyor (the "**Survey**"). Pierce shall have a period of twenty (20) days after receipt of the Survey within which to cause the same to be examined and to notify the City in writing of any encroachment or any matter which would prevent development of the Project on the Property; provided, however, that in the event of any such notice by Pierce, Pierce shall provide the City with a copy of the Survey together with Pierce's written objections. The Survey objections shall be treated in the same manner as title objections are treated as stated hereinabove. Pierce's failure to have the Property timely surveyed in accordance with this paragraph or deliver timely notice of survey objections shall be deemed a waiver of Pierce's rights to object to survey defects as provided in this paragraph.

8. Closing and Conveyance of Property. At Closing (as defined below), the City of Fort Pierce shall first convey its interest in the Property to FPRA, and then FPRA shall convey all of the Property to Pierce. The closing for the conveyance of the Property from FPRA to Pierce (the "**Closing**") shall be at a date, time and place mutually agreed to by the City and Pierce, but within the municipal limits of the City of Fort Pierce, no earlier than thirty (30) days after the Conditions to Closing have all been satisfied and no later than sixty (60) days after the Conditions to Closing have all been satisfied. At the time of the Closing hereunder, FPRA shall convey fee simple title to the Property to Pierce by Special Warranty Deed, in the form attached hereto as **Exhibit "B"** (the "**Deed**"). The conveyance of the Property shall be free and clear of all liens, encumbrances, exceptions or qualifications whatsoever, save and except only the following:

a. Ad valorem real property taxes and assessments for the year of closing and subsequent years.

b. Local zoning ordinances and regulations.

c. Permitted Exceptions, as defined in Paragraph 6 above.

d. The Reverter, as defined in Paragraph 11.a below and as set forth in the Deed.

9. Closing Costs. Pierce shall pay for the cost of: (a) all documentary stamp taxes required to be paid with respect to the Deed and other instruments of conveyance, (b) the Title Policy, (c) all recording fees with respect to those closing documents which are to be recorded (not including, however, the cost of curative title instruments which are to be paid exclusively by the City), (d) any closing costs associated with third party financing, and (e) the

Survey. The City shall pay all costs to obtain and record any documents required to cure any title defects or survey defects objected to by Pierce as provided hereinabove. Any real property taxes and assessments shall be prorated as of the date of the Closing.

10. Development Timeline. The Project shall be constructed in phases in accordance with a site plan and phasing plan for the Project, submitted to the City, and subject to review and approval by the City, as a part of the Development Approvals (collectively, the "**Site Plan**"). As a part of the first phase of construction, Pierce shall construct the boat storage building, repair the sea wall, and construct parking and other related infrastructure, as more specifically set forth in the Site Plan. Pierce shall commence construction of the first phase , within six (6) months after the Closing. For the purpose of determining the Development Timeline set forth in this Paragraph 10, the terms "Commence Construction" or "Commencing Construction" shall mean beginning substantial physical site work, such as clearing, excavating or grading the Property in preparation for pouring foundations and/or installing utilities, or the installation of best management practices such as silt fences and turbidity barriers.

As a part of the second phase of construction, Pierce shall construct the restaurant, residential, and retail space and related infrastructure, as more specifically set forth in the Site Plan. The construction of the second phase must be commenced by Pierce within nine (9) months after the completion (as evidenced by the issuance of a certificate of completion or certificate of occupancy (or its equivalent)) of the aforementioned boat storage building contemplated in the first phase of construction.

11. Default.

a. Possibility of Reverter. When the Property is conveyed by the City to Pierce at Closing, the Deed will contain language stating that the City will retain a "possibility of reverter", giving the City the right to re-enter and retake the property if Pierce defaults on its obligations set forth in this Agreement (the "**Reverter**"). In the event that the City exercises the Reverter, upon reconveyance of the Property to the City, the City shall refund the Purchase Price to Pierce, less any transaction costs paid by the City with respect to the reconveyance.

b. Release of Reverter for Construction Loan. The construction loan for each of the phases of development of the Project will be secured by a mortgage on all or a portion of the Property. Prior to the closing of the construction loan for each phase, the City will (a) review the loan documents to confirm to the City's reasonable satisfaction that the loan is for the construction of one or more phases of the Project in accordance with the approved Site Plan, (b) confirm issuance of the required performance bond as described hereinbelow, and (c) sign an instrument releasing from the encumbrance of the Reverter, all or the relevant portion of the Property which will be encumbered by the mortgage securing the construction loan for that particular phase, and such instrument will be recorded in the public record at the time of the closing of the construction loan, so that the construction lender will acquire a construction mortgage securing the construction loan free and clear of the City's Reverter.

c. Performance Bond. Pierce shall obtain a performance bond for the construction of the each phase of the Project that equals or exceeds the estimated cost of the

construction of such phase. Each bond shall be in substantially the form attached hereto as **Exhibit "C"**, unless Pierce and the City mutually agree to a different form. Each bond may be released at the time that a certificate of occupancy or certificate of completion is issued for the bonded construction project.

d. Default by Pierce. In the event of a default or breach of this Agreement by Pierce, the City may proceed at law or in equity to enforce its rights under this Agreement against Pierce, including but not limited to the right of specific performance. In addition, the City may exercise its rights pursuant to the Reverter, as defined above.

e. Default by City. In the event of a default or breach of this Agreement by the City, Pierce may proceed at law or in equity to enforce its rights under this Agreement against the City, including, but not limited to, the right of specific performance.

f. Right to Cure. The foregoing provisions of this Paragraph notwithstanding, neither the City nor Pierce shall be deemed to be in default and/or breach under this Agreement, unless (i) the party alleging such default and/or breach shall have provided written notice of the alleged default and/or breach to the other party, (ii) the alleged defaulting and/or breaching party shall have failed within a period of thirty (30) days after receipt of such notice to cure said default and/or breach and (c) the alleging party is in compliance with the provisions of this Agreement.

12. Successors and Assigns. The terms herein contained shall bind and inure to the benefit of the City and its successors and assigns, and Pierce and its successors and assigns. No assignment of this Agreement by Pierce shall be effective unless and until such assignment shall be approved by the City in writing. The foregoing notwithstanding, Pierce may collaterally assign its rights under this Agreement to any lender providing financing for the development of the Project, and the City shall execute any acknowledgement of such collateral assignment as may be reasonably required by such lender, in a form reasonably acceptable to the City.

13. Tax Increment Financing. The FPRA collects certain tax increment revenue ("**TIR**") from the ad valorem real property taxes paid with respect to property located within the City of Fort Pierce Community Redevelopment Area. Pierce shall pay all ad valorem real property taxes, non-ad valorem real property taxes, special assessments and any other taxes on the Property as they become due and within the year in which they are first due. After confirming that such taxes have been paid with respect the Property, FPRA shall rebate to Pierce fifty percent (50%) of all TIR received by FPRA with respect to the Property each year until a total of One Million Dollars ($1,000,000.00) has been reimbursed to Pierce. Such rebate payments shall be delivered to Pierce no later than thirty (30) days after FPRA receives from the County Tax Collector the applicable tax increment revenue for the Property. Notwithstanding any covenant or provision to the contrary set forth herein, the right to receive TIR rebate payments set forth in this Paragraph shall benefit and be enforceable only by Pierce, and by any successor developer acquiring Pierce's rights and obligations under this Agreement, provided that Pierce assigns its right to receive TIR rebate payments to such successor developer pursuant to a written instrument delivered to the FPRA and recorded in the public records of St. Lucie

County. In the event that any part of the Property is subdivided pursuant a subdivision plat or divided into condominium units pursuant to the Florida condominium statutes, Pierce, or a successor developer as set forth above, shall continue to have the right to receive the entire amount of the foregoing TIR rebate payments, unless and until such time as Pierce, or such successor developer, no longer owns any portion of the Property. The owners of the platted lots or condominium units shall not have any right to receive any portion of the TIR rebate payments unless they are the successor developer having been assigned such right to receive TIR rebate payments as set forth above.

14. Impact Fees. The City shall waive all City impact fees relating to the development of the Project on the Property. In addition, the City shall support Pierce's efforts to have St. Lucie County waive or reduce their impact fees relating to the same.

15. Easement for Public Access. Pierce shall grant an easement giving public access through the Project to the waterfront, and along the Project's boardwalks, boat slips and marina basin. The location of such easement shall be set forth in the Site Plan and subject to review and approval by the City pursuant to the City's site plan review and approval process.

16. Force Majeure. Neither Pierce nor the City shall be considered in breach of this Agreement to the extent that performance of their respective obligations is prevented by a Force Majeure Event (defined below) that arises after the Effective Date. Deadlines set forth in this Agreement, including the deadlines set forth in Paragraph 10 above, shall be extended by a period of time equal to the period of interruption caused by the Force Majeure Event as provided herein. As used herein, a "**Force Majeure Event**" shall mean a governmental moratorium, pandemic, unavailability of utilities (e.g. power or water), fire (including wildfires), explosion or similar casualty, sabotage, theft, vandalism, riot or civil commotion, hurricane, tropical storm, tornado or flooding through no fault of the affected party. Any extension of any date or deadline set forth in this Agreement due to a Force Majeure Event shall be only for the delay in performance that is an actual and direct result of such Force Majeure Event. The party prevented from carrying out its obligations hereunder shall give notice to the other party of a Force Majeure Event as soon as practicable but in no event shall such notice exceed fifteen (15) business days after the Force Majeure Event for which such claim is being made (absent a catastrophic Force Majeure Event affecting both parties to this Agreement).

17. Covenants Running With the Land. The rights, agreements, duties and obligations set forth in this Agreement shall run with the Property and shall be binding upon and benefit the parties hereto as herein specified and their successors, assigns, legal representatives and successors-in-title. Any transferee of any portion of the Property shall automatically be deemed, by acceptance of the title to said property, to have assumed all obligations of this Agreement relating thereto to the extent of its interest in said property. The foregoing notwithstanding, in the event that a part of the Property is subdivided pursuant to a subdivision plat or divided into condominium units pursuant to the condominium statutes, in order to create residential units, the purchasers of such residential units shall have no duties or obligations under this Agreement. This Agreement will be recorded in the public records of St. Lucie County.

18. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience of reference only and in no way define, describe, extend or limit the scope or content of this Agreement nor the intent of any provision hereof.

19. Notices. All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by hand delivery, United States certified mail, postage prepaid, return receipt requested or by overnight courier service (e.g FedEx, UPS) to the party to be notified at the addresses set forth hereinbelow or at such other addresses as the parties shall designate to each other in the manner prescribed for notice herein:

To Pierce:

Pierce Development, Inc.
3093 County Road 46
Fort Edward, NY 12828
Attn: Christopher Shelli

With a copy to:

Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Ft. Pierce, FL 34947
Attention: W. Lee Dobbins, Esq.

To City of Fort Pierce:

City of Fort Pierce
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: City Manager

With a copy to:

Fort Pierce Redevelopment Agency
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: Fort Pierce Redevelopment Agency Director

Any notice shall be deemed received on the date of actual receipt or refusal. Changes of address shall be effective when provided in writing to the other party in the manner described herein.

20. Governing Law and Binding Effect. The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida and shall bind, and the benefits and advantages shall inure to and be enforceable by, Pierce and the City as well as their respective successors and assigns. Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS ATTACHED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY. Venue for any claim arising from this Agreement shall lie in the courts of St. Lucie County, Florida.

21. Survival of Obligations. This Agreement shall survive said Closing and shall not merge with the delivery of the Deed and other closing documents.

22. Integrated Agreement, Waiver and Modifications. This Agreement represents the complete and entire understanding and agreement between and among the parties hereto with regard to all matters involved in this Agreement and supersedes any and all prior or contemporaneous agreements, representations, covenants, or memoranda, whether written or oral, made by any party hereto. This Agreement may not be modified or amended, nor may any provision contained herein be waived, except in writing signed by all parties hereto.

23. Interpretation. The parties hereto acknowledge and agree that this Agreement has been negotiated at arm's length and between parties equally sophisticated and knowledgeable in the matters dealt with in this Agreement, and that each party has been advised by counsel of its choosing with respect hereto. Accordingly, any rule of law or legal decision that would require interpretation of any ambiguities in this Agreement against the party that has drafted it is not applicable and is hereby waived. The terms of this Agreement shall be interpreted in a reasonable manner in order to effect the intent of the parties as set forth herein.

24. Computation of Time. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. (where the Property is located) of the next business day. Time shall be of the essence as to all dates and times of performance under this Agreement.

25. Counterparts. This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the day and year first above written.

WITNESSES:

"Pierce"

PIERCE ONE MARINA, LLC., a Florida limited liability company

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2021, by _____ as _____ of PIERCE ONE MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

WITNESSES:

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

_____

Print Name: _____

By:_____
Linda Hudson, Mayor

_____

Print Name: _____

APPROVED AS TO FORM AND CORRECTNESS**:**

By: _____
Peter Sweeney, City Attorney

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2021, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____day of _____, 2021, by _____ as _____ of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

Fisherman's Wharf



July 20, 2021

1:2,257

0 90 180 360 ft

0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

ONLY THE PORTION OF THIS TAX PARCEL LYING NORTH OF SEAWAY DRIVE IS SUBJECT TO THIS AGREEMENT

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

Property Identification

Site Address: 600 N INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-801-0026-000-0
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 16214
Map ID: 24/10N
Zoning: General &

Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954



Legal Description

INDIAN RIVER MEMORIAL PARK THAT PART DESIGNATED ON PLAT AS PROPOSED CITY PARK-LESS SR A1A ANDLESS PUMP STATION NO 1 LOCATED IN SE COR OF SD PARK AND LESS TO FT PIERCE YACHT CLUB INC- (MAP 24/10A) (OR 261-614)

Current Values

Just/Market Value:	$11,898,600
Assessed Value:	$11,898,600
Exemptions:	$11,898,600
Taxable Value:	$0

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):	18,191
Gross Sketched Area (SF):	31,105
Land Size (acres):	13.49
Land Size (SF):	587,511

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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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Property Identification

Site Address: 125 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-432-0002-000-4
Jurisdiction: Fort Pierce

Use Type: 8900
Account #: 15868
Map ID: 24/03S
Zoning: Marine Com

Ownership

Fort Pierce Redevelopment Agency
PO Box 1480
Fort Pierce, FL 34954



Legal Description

3 35 40 FROM A CONC MONU AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN`S WHARF 528.45 FT TO POB, TH CONT E ALG FISHERMAN`S WHARF DR 151.52FT, THS 01 DEG 15 MIN 12 SEC W 118.23 FT, TH S 89 DEG 18 MIN 28 SEC E 48.97 FT TO NE COR OF TRACT `A` OF IND RIV MEMORIAL PARK, TH S 26DEG 20 MIN 26 SEC W ALG E LI OF SD TRACT `A` 60.17 FT, TH S 18 DEG 32 MIN 31 SEC E 95.94 FT TO SE COR OF SD TRACT `A`, TH S 72 DEG 31 MIN 30 SEC W ALG S LI SD TRACT A 109.19 FT, TH N 18 DEG 5.5 MIN W 314.09 FT TO POB (0.81AC) (OR 2821-1379)

Current Values

Just/Market Value:	$593,200
Assessed Value:	$593,200
Exemptions:	$593,200
Taxable Value:	$0

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):	6,206
Gross Sketched Area (SF):	6,206
Land Size (acres):	0.81
Land Size (SF):	35,283

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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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Property Identification

Site Address: 201 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-432-0003-000-1
Jurisdiction: Fort Pierce

Use Type: 8900
Account #: 15869
Map ID: 24/03S
Zoning: Marine Com

Ownership

Fort Pierce Redevelopment Agency
PO Box 1480
Fort Pierce, FL 34954

Legal Description

3 35 40 FROM CONC MON AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN`S WHARF 679.97FT TO POB, TH CONT ELY ON S R/W FISHERMAN`S WHARF 333.43 FT TO PT, TH S 01 DEG 14 MIN 30 SEC W 106.97 FT, TH S 89 DEG 18 MIN 28 SEC W 333.64 FT, TH N 01 DEG 15 MIN 12 SEC E 118.23 FT TO POB (0.86 AC) (OR 2821-1379)



Current Values

Just/Market Value:	$521,800
Assessed Value:	$521,800
Exemptions:	$521,800
Taxable Value:	$0

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):	0.86
Land Size (SF):	37,556

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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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EXHIBIT "B"

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification No.:_____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of _____, 20___, by the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 ("**Grantor**"), to PIERCE 1 MARINA, LLC, a Florida limited liability company, whose address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 20___, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

PROVIDED THAT in the event that Grantee defaults on its obligations set forth in that certain Agreement for Purchase and Development of Fisherman's Wharf, by and between the City of Fort Pierce, the Fort Pierce Redevelopment Agency and Grantee, dated _____ _____, 202__, and recorded in Official Records Book _____, Page _____, of the Public Records of St. Lucie County, Florida, then Grantor shall have the right to re-enter and retake possession of the Land, and fee simple title to such Land shall revert to the Grantor, in accordance with the terms of the foregoing agreement.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 20____, by _____ as _____ of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

EXHIBIT "C"
Performance Bond Form

BOND NUMBER _____

AIA DOCUMENT A312-2010

Performance Bond

CONTRACTOR:
(Name, legal status and address)

SURETY:

OWNER:
(Name, legal status and address)

SAMPLE

CONSTRUCTION CONTRACT
Date:

Amount:

Description: *(Name and Location)*

BOND
Date:

Amount:

Modifications to this Bond: ☐ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
X: _____		X: _____	
Name and Title:		Name and Title:	

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY—Name, Address and telephone

AGENT or BROKER:

OWNER'S REPRESENTATIVE:
(Architect, Engineer or Other Party)

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract:

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

SAMPLE

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

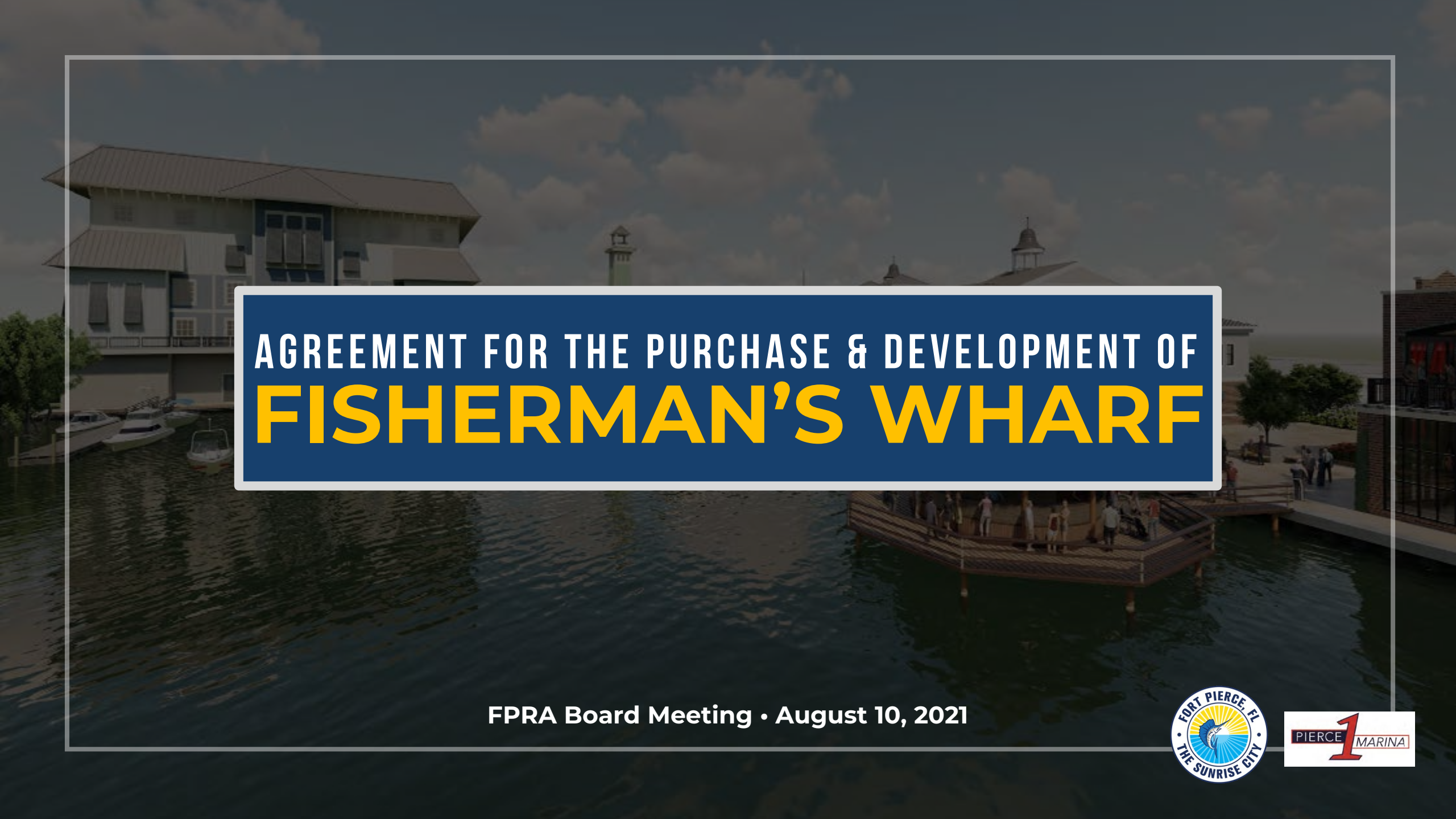
SAMPLE

§ 16 Modifications to this bond are as follows:

SAMPLE

(Space is provided for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
X:_____		X: _____	
Name and Title:		Name and Title:	



AGREEMENT FOR THE PURCHASE & DEVELOPMENT OF FISHERMAN'S WHARF

FPRA Board Meeting • August 10, 2021

FORT PIERCE, FL • THE SUNRISE CITY •

PIERCE 1 MARINA

NEGOTIATION PROCESS



MARCH 22, 2021
FPRA Board Evaluation

APRIL 14, 2021
First Negotiation Meeting

JUNE 8, 2021
Approval to Extend Negotiation Period

AUGUST 10, 2021
Presentation of Development Agreement

CONDITIONS TO CLOSING





CLOSING AND CONVEYANCE OF PROPERTY

- Purchase Price of $5,000,000 in immediately available funds at closing.
- Easement for public access to the waterfront – boardwalks, boat slips and marina basin.

PROJECT PROTECTIONS

- **POSSIBILITY OF REVERTER** – When property is conveyed to Pierce, the deed will contain reverter language which will give the city the right to retake the property if Pierce defaults on its obligations.

- **PERFORMANCE BOND** – Pierce will obtain a performance bond for construction of each phase of the project that equals or exceeds the estimated cost of construction.

- **RELEASE OF REVERTER** – Upon closing of construction loan, city will review loan documents, confirm issuance of performance bond and release the reverter for all or relevant portion of property.



INCENTIVES

TAX INCREMENT REVENUE

FPRA rebates 50% of all TIR with respect to the property each year until $1M has been reimbursed to Pierce.

IMPACT FEES

City shall waive all City impact fees.



PUBLIC IMPROVEMENTS

- Enhanced public access to the waterfront
- Relocation of public boat ramp
- ROW improvement of Fisherman's Wharf (street)
- Improved Public Parking



DEVELOPMENT TIMELINE



PHASE I:
Commence construction within 6 months of closing.

- Boat storage building
- Repair seawall
- Construct parking and other related infrastructure

PHASE 2:
Commence construction within 9 months after completion of Phase I.

- Restaurant
- Residential
- Retail space
- Related infrastructure

Subject to change based on Site Plan approval



RECOMMENDATION:

Staff recommends approval of the Agreement for Purchase and Development of Fisherman's Wharf with Pierce 1 Marina, LLC.

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

Meeting Date: 08/16/2021

Re: Street Resurfacing Program - Bid No. 2020-044 - Change Order No. 2

SUBJECT:

Approval of Change Order No. 2 to Bid No. 2020-044 Street Resurfacing Program for CW Roberts Contracting, Inc. in the amount of $44,000.00 for the construction of traffic calming speed tables on Bayshore Drive.

SUMMARY:

CW Roberts Contracting, Inc. has provided a proposal for the removal of three existing speed bumps and replacement with three speed tables on Bayshore Drive. The proposed work will remove the existing speed bumps, construct three relocated speed tables to conform to current Mannual for Uniform Traffic Control Devices (MUTCD) standards. Construction will also include all signage and pavement markings.

RECOMMENDATION:

Engineering recommends approval of change order No. 2.

ALTERNATIVES:

Seek additional quotes.

RESPONSIBLE STAFF:

Edward Seissiger, Engineering Project Manager

COORDINATED WITH:

Rick Sloan, CW Roberts Contracting Project Manager

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	Road Impact Fees
Amount:	$44,000.00

FISCAL IMPACT:

Funds to be encumbered by Road Impact Fees

Attachments

Speed Table Plans and Locations

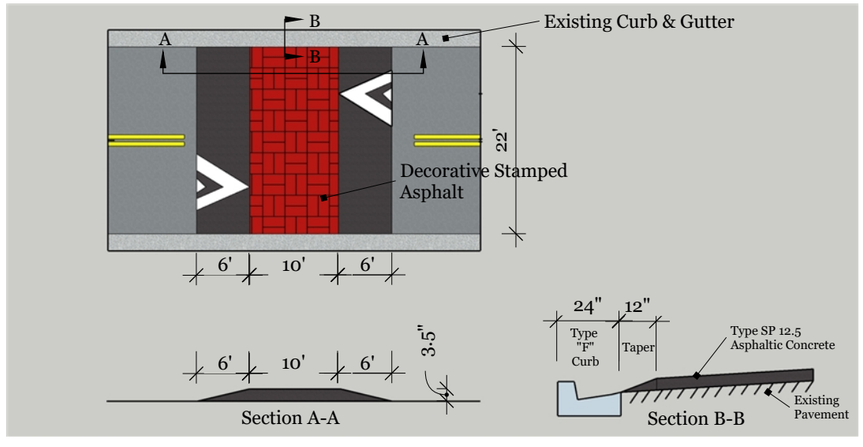
Street Resurfacing CO# 2

Street Resurfacing CO# 1

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/11/2021 01:57 PM
City Manager	Nick Mimms	08/11/2021 03:17 PM
Form Started By: John Andrews		Started On: 08/10/2021 02:25 PM
Final Approval Date: 08/11/2021		





Proposed project includes the removal of 3 existing speed bumps and replacement with 3 relocated speed tables complete with stamped colored pavement, appropriate speed table pavement markings and signage.

1	__/__/__	...	
2	__/__/__	...	
3	__/__/__	...	
4	__/__/__	...	
5	__/__/__	...	

REMARKS

MM/DD/YY

THE CITY OF FORT PIERCE Florida
ENGINEERING DEPARTMENT

Preliminary Layout

Proposed Speed Tables - Bayshore Drive

A	01

CHANGE ORDER NO. 2

2020 Street Resurfacing Program

Bid No. 2020-044

DATE: June 28, 2021

CONTRACTOR: C.W. Roberts Contracting, Inc.

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 263,948.80
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	**$ 270.668.80**
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 44,000.00**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 314,668.00**
CURRENT CONTRACT EXPIRATION DATE	:	July 30, 2021
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	August 30, 2021

CHANGES ORDERED:

I. GENERAL:

This Change Order includes compensation for replacement of existing speed bumps on Bayshore Drive to be added to the original contract.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	Unit	QTY	Unit Price	Amount
1. Mobilization	LS	1	$5,000.00	$5,000.00
2. Maintenance of Traffic	Day	2	$1,500.00	$3,000.00
3. Remove, Replace Traffic Table	EA	3	$12,000.00	$36,000.00
NET INCREASE BY THIS CHANGE ORDER				**$44,000.00**

III. JUSTIFICATION:

Remove existing speed bumps on Bayshore Drive and replace with traffic tables including signage to meet new MUTCD (Manual on Uniform Traffic Control Devices) specifications for roadway speed reduction. Drawing and plan attached.

IV. PAYMENT:

This change order work will increase the existing contract price by $44,00.00 which will be funded by Road Impact fees.

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 8/10/21

APPROVED AS TO FORM AND CORRECTNESS:

Tanya Earley
Interim City Attorney

By: _____
Signature

Date: _____

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

W. Todd Castleberry, Vice President/Area Manager
C.W. Roberts Contracting, Inc.

By: _____
Signature

Date: 8/10/2021

Purchases 10K to 50K **1. 0.**

Meeting Date: 06/01/2021

Re: Change Order No. 1 to Bid No. 2020-044 Street Resurfacing Program

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Change Order No. 1 to Bid No. 2020-044 Street Resurfacing Program for CW Roberts Contracting, Inc.in the amount of $6,720.00. Pending City Attorney approval.

SUMMARY:

C.W. Roberts Contracting, Inc has submitted a change order to Bid No. 2020-044 in the amount of $6,720.00. The Contractor used an additional 60 tons of asphalt to complete paving operations. The additional asphalt was needed for the leveling course to allow for a smooth transition for the final paving course. We are seeking approval of Change Order No. 1 and the increase of Purchase Order No. 21-0577 in the amount of $6,720.00.

RECOMMENDATION:

Approval



ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Ed Seissiger, Engineering Project Manager

COORDINATED WITH:

Rick Sloan - CW Roberts Contracting Inc.

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2020/21

Account: 114-1111-519-6310

Amount: $6,720.00

OTHER INFORMATION:

The funds for this Cahnger Order will be encumbered by the SUR tax account 114-1111-519-6310.

Attachments

Change Order No 1

CHANGE ORDER NO. 1

2020 Street Resurfacing Program

Bid No. 2020-044

DATE: January 21, 2021

CONTRACTOR: C.W. Roberts Contracting, Inc.

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 263,948.80
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 263,948.80
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 6,720.00**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 270.668.80**
CURRENT CONTRACT EXPIRATION DATE	:	June 02, 2021
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	N/A

CHANGES ORDERED:

I. GENERAL:

This Change Order includes compensation for additional Superpave Asphaltic Concrete to be added to the original contract.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	*Unit*	*Qty*	*Unit Price*	*Amount*
3. Asphalt Type SP-9.5	TN	60	$112.00	$6,720.00
NET INCREASE BY THIS CHANGE ORDER				**$6,720.00**

III. JUSTIFICATION:

The additional asphalt tonnage was needed to complete the project as contracted. The Contractor used additional asphalt during the leveling course operations and provided a smoother roadway after final lift paving.

IV. PAYMENT:

This change order work will increase the existing contract price by $6,720.00 which will be funded by Sur Tax Proceeds Account No. 114-1111-519-6310.

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 4/20/21

APPROVED AS TO FORM AND CORRECTNESS:

Peter J. Sweeney
City Attorney

By: _____
Signature

Date: 4/6/2021

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

W. Todd Castleberry, Vice President/Area Manager
C.W. Roberts Contracting, Inc.

By: _____
Signature

Date: 4/14/2021

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

Meeting Date: 08/16/2021

Re: FEMA Hazard Mitigation Grant Agreement modification #1 for the North 17th Stree (Orange Ave to Ave D) Drainage Improvements Project

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of FEMA Hazard Mitigation Grant Agreement modification #1 for the North 17th Street (Orange Ave to Ave D) Drainage Improvements Project.

SUMMARY:

The North 17th Street (Orange Ave to Ave D) Roadway Improvement Project is funded through a FEMA Hazard Mitigation Grant Agreement that is managed by the Florida Division of Emergency Management (FDEM). The grant agreement's period of performance was set to expire on March 31, 2021. A time extension was requested on January 28, 2021. We have received approval to modify the grant agreement's period of performance to December 31, 2021.

RECOMMENDATION:

Staff recommends approval of the agreement. Federal funding for the project will be withheld.

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Venetia Barnes

COORDINATED WITH:

Florida Division of Emergency Management (FDEM)

Fiscal Impact

OTHER INFORMATION:

No fiscal impact

Attachments

North 17th Street FEMA Grant Agreement Modification #1

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 11:48 AM

Form Started By: Venetia Barnes Started On: 08/10/2021 01:26 PM

Final Approval Date: 08/11/2021

Contract Number: H0108

Project Number: 4283-67-R

MODIFICATION TO SUBGRANT AGREEMENT BETWEEN THE DIVISION OF EMERGENCY MANAGEMENT AND CITY OF FORT PIERCE

This Modification Number One made and entered into by and between the State of Florida, Division of Emergency Management ("the Division"), and the City of Fort Pierce ("the Sub-Recipient") to modify Contract Number H0108, dated, April 1, 2019 ("the Agreement").

WHEREAS, the Division and the Sub-Recipient have entered into the Agreement, pursuant to which the Division has provided a subgrant to the Sub-Recipient under the Hazard Mitigation Grant Program of $856,198.00, in Federal Funds; and

WHEREAS, the Division and the Sub-Recipient desire to modify the Agreement; and

WHEREAS, the Agreement expired on March 31, 2021; and

WHEREAS, the Division and the Sub-Recipient desire to reinstate and extend the terms of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the parties agree as follows:

1. The Agreement is hereby reinstated and extended as though it had never expired.

2. Paragraph 8 of the Agreement is hereby amended to read as follows:

   (8) PERIOD OF AGREEMENT

   This Agreement shall begin April 1, 2019 and shall end December 31, 2021, unless terminated earlier in accordance with the provisions of Paragraph (17) of this Agreement.

3. The Budget and Scope of Work, Attachment A to the Agreement, are hereby modified as set forth in 1st Revision Attachment A to this Modification, a copy of which is attached hereto and incorporated herein by reference.

4. All provisions of the Agreement being modified and any attachments in conflict with this Modification shall be and are hereby changed to conform with this Modification, effective on the date of execution of this Modification by both parties.

5. All provisions not in conflict with this Modification remain in full force and effect and are to be performed at the level specified in the Agreement.

6. Quarterly Reports are due to the Division no later than 15 days after the end of each quarter of the program year and shall be sent each quarter until submission of the administrative close-out report. The ending dates for each quarter of the program year are March 31, June 30, September 30 and December 31.

IN WITNESS WHEREOF, the parties hereto have executed this Modification as of the dates set out below.

SUB-RECIPIENT: CITY OF FORT PIERCE

By:_____

Name and Title: _____

Date: _____

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By:_____

Name and Title: Kevin Guthrie, Director

Date: _____

Attachment A

(1st Revision)

Budget and Scope of Work

STATEMENT OF PURPOSE:

The purpose of this Scope of Work is to improve drainage of North 17th Street, in Fort Pierce, St. Lucie County, Florida, funded through the Hazard Mitigation Grant Program (HMGP) **DR-4283-67-R**, as approved by the Florida Division of Emergency Management (Division) and the Federal Emergency Management Agency (FEMA).

The Sub-Recipient, City of Fort Pierce, agrees to administer and complete the project per sealed engineering designs and construction plans as submitted by the Sub-Recipient and subsequently approved by the Division and FEMA. The Sub-Recipient shall complete the work in accordance with all applicable Federal, State and Local Laws, Regulations and Codes.

PROJECT OVERVIEW:

As a Hazard Mitigation Grant Program project, the Sub-Recipient proposes to improve the drainage of North 17th Street, from Orange Avenue to Avenue D, extending approximately 0.38 miles, in Fort Pierce, Florida, 34950. Coordinates: Begins North 17th & Orange Avenue (27.447283, -80.341469); and Ends at North 17th & Avenue D (27.453094, -80.341658).

The HMGP construction scope of work proposes drainage improvements of North 17th Street. The proposed project shall include the installation of pipes, drain inlets, manholes, connection of new piping to existing drainage structures, and roadway re-construction/upgrade. All activities are part of stormwater conveyance improvements for flood abatement.

The project shall provide protection against a 100-year storm event. Activities shall be completed in strict compliance with Federal, State and Local applicable Rules and Regulations.

TASKS & DELIVERABLES:

A) Tasks:

1) The Sub-Recipient shall procure the services of a qualified and licensed Florida contractor and execute a contract with the selected bidder to complete the scope of work as approved by the Division and FEMA. The Sub-Recipient shall select the qualified, licensed Florida contractor in accordance with the Sub-Recipient's procurement policy as well as all federal and state laws and regulations. All procurement activities shall contain sufficient source documentation and be in accordance with all applicable regulations.

   The Sub-Recipient shall be responsible for furnishing or contracting all labor, materials, equipment, tools, transportation and supervision and for performing all work per sealed engineering designs and construction plans presented to the Division by the Sub-Recipient and subsequently approved by the Division and FEMA.

   The Sub-Recipient and contractor shall be responsible for maintaining a safe and secure worksite for the duration of the work. The contractor shall maintain all work staging areas in a neat and presentable condition.

   The Sub-Recipient shall ensure that no contractors or subcontractors are debarred or suspended from participating in federally funded projects.

The selected contractor shall have a current and valid occupational license/business tax receipt issued for the type of services being performed.

The Sub-Recipient shall provide documentation demonstrating the results of the procurement process. This shall include a rationale for the method of procurement and selection of contract type, contractor selection and/or rejection and bid tabulation and listing, and the basis of contract price.

The Sub-Recipient shall provide an executed "Debarment, Suspension, Ineligibility, Voluntary Exclusion Form" for each contractor and/or subcontractor performing services under this agreement.

Executed contracts with contractors and/or subcontractors shall be provided to the Division by the Sub-Recipient.

The Sub-Recipient shall provide copies of professional licenses for contractors selected to perform services. The Sub-Recipient shall provide a copy of a current and valid occupational license or business tax receipt issued for the type of services to be performed by the selected contractor.

2) The Sub-Recipient shall monitor and manage the installation to improve the drainage and provide flood protection.

The project shall be implemented in accordance with sealed engineering designs and construction plans previously presented to the Division by the Sub-Recipient and subsequently approved by the Division and FEMA. The Sub-Recipient shall ensure that all applicable state, local and federal laws and regulations are followed and documented, as appropriate.

The project consists of the general construction and furnishing of all materials, equipment, labor and fees to minimize recurring flooding and reduce repetitive flood loss to structures and roadways.

The Sub-Recipient shall fully perform the approved project, as described in the submitted documents, in accordance with the approved scope of work, budget line item, allocation of funds and applicable terms and conditions indicated herein. The Sub-Recipient shall not deviate from the approved project terms and conditions.

Construction activities shall be completed by a qualified and licensed Florida contractor. All construction activities shall be monitored by the professional of record. The Sub-Recipient shall complete the project in accordance with all required permits. All work shall be completed in accordance with applicable codes and standards.

Upon completion of the work, the Sub-Recipient shall schedule and participate in a final inspection of the completed project by the local municipal or county official, or other approving official, as applicable. The official shall inspect and certify that all installation was in accordance with the manufacturer's specifications. Any deficiencies found during this final inspection shall be corrected by the Sub-Recipient prior to Sub-Recipient's submittal of the final inspection request to the Division.

Upon completion of Task 2, the Sub-Recipient shall submit the following documents with sufficient supporting documentation and provide a summary of all contract scope of work and scope of work changes, if any. Additional documentation for closeout shall include:

a) Signed and Sealed As-built project plans (drawings) by the Professional of Record, two hard copies and an electronic version (via email or CD).

b) Letter of Completion:

1. Affirming that the project was completed in conformance with the approved project drawings, specifications and scope; and
2. Certifying Compliance with all applicable codes.

c) Archeological Materials – Project affects undisturbed ground – potential for presence of archeological resources. Projects that involve groundbreaking shall need written verification from the Sub-Recipient for compliance during project construction.

1. Letter verifying compliance with the National Historic Preservation Act, to include if archaeological materials or human remains were encountered during project activities, if so, that they were handled in accordance with Florida Statutes, Section 872.05.
2. Or a letter stating no archeological materials were discovered during project construction.

d) Permit(s) and verification of compliance:

1. Water Management Districts.
2. United States Army Corps of Engineers (USACE).
3. Department of Environmental Protection (DEP).
4. Department of Transportation (DOT).
5. Local jurisdiction(s).

NOTE: If no permit was needed – a letter stating "no permit required".

e) Best Management Practices were utilized – Submit letter at closeout.

f) National Pollutant Discharge Elimination System (NPDES) storm water permit – Required for any drainage **over one acre**. Include

1. Storm Water Pollution Prevention Plan (SWPPP);
2. Notice of Intent (NOI), awarded by the Florida Department of Environmental Protection (FDEP);
3. Notice of Termination (NOT); terminates the NOI (from FDEP);

OR If the area of disturbance was **less than one** acre, a letter stating the extent of the ground disturbance (by site).

g) Ground Dewatering Activities at the construction site:

1. Provide documentation of coverage under FDEP "Generic Permit for the Discharge of Produced Ground Water from any Non-Contaminated Site Activity";
2. **OR** Letter stating that "No ground dewatering activities took place at this project's site".

h) Proof of compliance with Project Conditions and Requirements contained herein.

3) During the course of this agreement the Sub-Recipient shall submit requests for reimbursement. Adequate and complete source documentation shall be submitted to support all costs (federal share and local share) related to the project. In some cases, all project activities may not be fully complete prior to requesting reimbursement of costs incurred in completion of this scope of work; however, a partial reimbursement may be requested.

The Sub-Recipient shall submit an Affidavit signed by the Sub-Recipient's project personnel with each reimbursement request attesting to the completion of the work, that disbursements or payments were made in accordance with all agreement and regulatory conditions, and that

reimbursement is due and has not been previously requested.

The Sub-Recipient shall maintain accurate time records. The Sub-Recipient shall ensure invoices are accurate and any contracted services were rendered within the terms and timelines of this agreement. All supporting documentation shall agree with the requested billing period. All costs submitted for reimbursement shall contain adequate source documentation which may include but not be limited to: cancelled checks, bank statements, Electronic Funds Transfer, paid bills and invoices, payrolls, time and attendance records, contract and subcontract award documents.

Construction Expense: The Sub-Recipient shall pre-audit bills, invoices, and/or charges submitted by the contractors and subcontractors and pay the contractors and subcontractors for approved bills, invoices, and/or charges. Sub-Recipient shall ensure that all contractor/subcontractor bills, invoices, and/or charges are legitimate and clearly identify the activities being performed and associated costs.

Project Management Expenses: The Sub-Recipient shall pre-audit source documentation such as payroll records, project time sheets, attendance logs, etc. Documentation shall be detailed information describing tasks performed, hours devoted to each task, and the hourly rate charged for each hour including enough information to calculate the hourly rates based on payroll records. Employee benefits shall be clearly shown.

The Division shall review all submitted requests for reimbursement for basic accuracy of information. Further, the Division shall ensure that no unauthorized work was completed prior to the approved project start date by verifying vendor and contractor invoices. The Division shall verify that reported costs were incurred in the performance of eligible work, that the approved work was completed, and that the mitigation measures are in compliance with the approved scope of work prior to processing any requests for reimbursement.

Review and approval of any third-party in-kind services, if applicable, shall be conducted by the Division in coordination with the Sub-Recipient. Quarterly reports shall be submitted by the Sub-Recipient and received by the Division at the times provided in this agreement prior to the processing of any reimbursement.

The Sub-Recipient shall submit to the Division requests for reimbursement of actual construction and managerial costs related to the project as identified in the project application, sealed engineering designs, and construction plans. The requests for reimbursement shall include:

a) Contractor, subcontractor, and/or vendor invoices which clearly display dates of services performed, description of services performed, location of services performed, cost of services performed, name of service provider and any other pertinent information;

b) Proof of payment from the Sub-Recipient to the contractor, subcontractor, and/or vendor for invoiced services;

c) Clear identification of amount of costs being requested for reimbursement as well as costs being applied against the local match amount.

The Sub-Recipient's final request for reimbursement shall include the final construction project cost. Supporting documentation shall show that all contractors and subcontractors have been paid.

B) <u>Deliverables:</u>

Mitigation Activities consist of drainage improvements to 17th Street from Orange Avenue to Avenue D, approximately 0.38 miles in Fort Pierce, Florida 34950, to include installation of

pipes, drain inlets, manholes, connection of new piping to existing drainage structures, and roadway re-construction/upgrade.

The completed project shall provide protection against a 100-year storm event.

Provided the Sub-Recipient performs in accordance with the Scope of Work outlined in this Agreement, the Division shall reimburse the Sub-Recipient based on the percentage of overall project completion.

PROJECT CONDITIONS AND REQUIREMENTS:

C) Engineering:

1) The Sub-Recipient shall submit to the Division an official letter stating that the project is 100% complete and ready for the Division's Final Inspection of the project.
2) The Sub-Recipient shall submit a signed and sealed final copy of the completed project's As-built drawings and all necessary supporting documentation and provide a summary of all contract scope of work changes, if any.
3) The Sub-Recipient shall provide a copy of the Notice of Commencement, and any local official Inspection Report and/or Final Approval, as applicable.
4) The Sub-Recipient shall submit a certified letter of completion from Engineer of Record. The Sub-Recipient's Engineer of Record shall provide a formal certificate or letter affirming that the project has been completed in conformance with the approved project drawings, specifications, scope, and applicable codes.
5) All installations shall be done in strict compliance with the Florida Building Code or any local codes and ordinances. All materials shall be certified to exceed the wind and impact standards of the current local codes.
6) The Sub-Recipient shall follow all applicable State, Local and Federal Laws, Regulations and requirements, and obtain (before starting project work) and comply with all required permits and approvals. Failure to obtain all appropriate Federal, State, and Local permits and clearances may jeopardize federal funding.

D) Environmental:

1) Sub-Recipient shall follow all applicable state, local and federal laws, regulations and requirements, and obtain (before starting project work) and comply with all required permits and approvals. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding. If project work is delayed for a year or more after the date of the categorical exclusion (CATEX), then coordination with and project review by regulatory agencies shall be redone.
2) Any change, addition or supplement to the approved Scope of Work that alters the project (including other work not funded by FEMA, but done substantially at the same time), regardless of the budget implications, shall require re-submission of the application to FEMA through the Division for National Environmental Policy Act (NEPA) re-evaluation before starting project work.
3) The Sub-Recipient shall monitor ground disturbing activities during construction, and if any potential archeological resources are discovered, shall immediately cease construction in that area and notify the Division and FEMA.

   If human remains or intact archaeological deposits are uncovered, work in the vicinity of the discovery shall stop immediately and all reasonable measures to avoid or minimize harm to

the finds shall be taken. The Sub-Recipient shall ensure that archaeological discoveries are secured in place, that access to the sensitive area is restricted, and that all reasonable measures are taken to avoid further disturbance of the discoveries.

The Sub-Recipient's contractor shall provide immediate notice of such discoveries to the Sub-Recipient. The Sub-Recipient shall notify the Florida Division of Historic Resources, the Division's State Environmental Liaison Officer and FEMA within 24 hours of the discovery. Work in the vicinity of the discovery may not resume until FEMA and the Division have completed consultation with SHPO, Tribes, and other consulting parties as necessary.

In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with ***Florida Statutes, Section 872.05***.

4) Construction vehicles and equipment used for this project shall be maintained in good working order to minimize pollutant emissions.

5) Best management practices shall be used during project work to minimize soil erosion, sediment migration and turbidity with special focus on work in or around wetlands and other sensitive areas.

6) A National Pollutant Discharge Elimination System (NPDES) stormwater permit shall be obtained (if area of disturbance shall be greater than one acre). The Sub-Recipient shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the Notice of Intent (NOI) submitted to use the State of Florida Generic Permit for stormwater discharge from construction activities; response letter from Florida Department of Environmental Protection (FDEP) if provided; and a copy of the Notice of Termination (NOT) shall be submitted at project closeout, as applicable.

7) An Environmental Resource Permit shall be obtained prior to any construction activities. Verification of compliance and copies of all permits shall be provided at project closeout.

E) <u>Programmatic:</u>

1) A change in the scope of work *must* be approved by the Division and FEMA in advance regardless of the budget implications.

2) The Sub-Recipient must notify the Division as soon as significant developments become known, such as delays or adverse conditions that might raise costs or delay completion, or favorable conditions allowing lower costs or earlier completion.

3) The Sub-Recipient must "obtain prior written approval for any budget revision which would result in a need for additional funds" [44 CFR 13(c)], from the Division and FEMA.

4) Project is approved with the condition that the enclosed list of deliverables shall be submitted, 30 days prior to the Period of Performance date, for review and approval by the Division, for submittal to FEMA for closeout.

5) Any extension of the Period of Performance shall be submitted to FEMA 60 days prior to the expiration date. Therefore, any request for a Period of Performance Extension shall be in writing and submitted, along with substantiation of the new expiration date and a new schedule of work, to the Division a minimum of seventy (70) days prior to the expiration date, for Division processing to FEMA.

6) The Sub-Recipient must avoid duplication of benefits between the HMGP and any other form of assistance, as required by Section 312 of the Stafford Act, and further clarification in 44 CFR 206.191.

7) A copy of the executed subcontract agreement must be forwarded to the Division within 10 days of execution.

8) If the Sub-Recipient is not the current title holder of the affected properties, the Sub-Recipient shall provide documentation confirming the property acquisition and easement rights were obtained voluntarily. If condemnation or eminent domain is used to obtain easement rights, FEMA shall not pay for any associated costs or payments to the property owner. Furthermore, FEMA shall not consider it an eligible contribution to the non-Federal cost share requirement and shall not financially participate in that component of a project if land or easements are obtained involuntarily.

This is FEMA project number **4283-67-R.** It is funded under HMGP, FEMA-4283-DR-FL and must adhere to all program guidelines established for the HMGP in accordance with the PAS Operational Agreement for Disaster 4283.

FEMA awarded this project on July 9, 2018; with a Pre-Award date of October 8, 2016; this Agreement was executed on April 1, 2019, and the Period of Performance for this project shall end on **December 31, 2021**.

F) FINANCIAL CONSEQUENCES:

If the Sub-Recipient fails to comply with any term of the award, the Division shall take one or more of the following actions, as appropriate in the circumstances:

1) Temporarily withhold cash payments pending correction of the deficiency by the Sub-Recipient;

2) Disallow all or part of the cost of the activity or action not in compliance;

3) Wholly or partly suspend or terminate the current award for the Sub-Recipient's program;

4) Withhold further awards for the program; or

5) Take other remedies that may be legally available.

SCHEDULE OF WORK:

State Contracting:	3	Months
Construction Plan/Technical Specifications:	3	Months
Bidding / Local Procurement:	3	Months
Permitting:	5	Months
Construction / Installation:	16	Months
Local Inspections / Compliance:	3	Months
State Final Inspection / Compliance:	4	Months
Closeout Compliance:	4	Months
Total Period of Performance:	**41**	**Months**

BUDGET

Line Item Budget*

	Project Cost	Federal Cost	Non-Federal Cost
Materials:	$859,315.00	$644,486.00	$214,829.00
Labor:	$150,000.00	$112,500.00	$37,500.00
Fees:	$114,682.00	$86,012.00	$28,670.00
**Pre-Award:	$17,600.00	$13,200.00	$4,400.00
Initial Agreement Amount:	**$1,141,597.00**	**$856,198.00**	**$285,399.00**
***Contingency Funds:	$0.00	$0.00	$0.00
Project Total:	**$1,141,597.00**	**$856,198.00**	**$285,399.00**

***Any line item amount in this Budget may be increased or decreased 10% or less, with the Division's approval, without an amendment to this Agreement being required, so long as the overall amount of the funds obligated under this Agreement is not increased.*

****This project has a Pre-Award, approved by FEMA in the amount of $17,600.00 project costs with a start date of **October 8, 2016.***

***** This project has an estimated $0.00 in contingency funds.** *Per FEMA Hazard Mitigation Assistance Guidance Part VI, D.3.4 – Contingency funds are not automatically available for use. Prior to their release, contingency funds must be re-budgeted to another direct cost category and identified. Post-award changes to the budget require prior written approval from the Division (FDEM). The written request should demonstrate what unforeseen condition related to the project arose that required the use of contingency funds.*

Project Management costs are included for this project in the amount of $102,182.00.

Funding Summary Totals

Federal Share:	$856,198.00	(75.00%)
Non-Federal Share:	$285,399.00	(25.00%)
Total Project Cost:	**$1,141,597.00**	**(100.00%)**

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

Meeting Date: 08/16/2021

Re: Presentation and Public Hearing for Community Development Block Grant (CDBG 2021 Annual Action Plan DRAFT

Submitted For: Sheila Wise, Reporting and Grants Specialist, Finance Department

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SUBJECT:

Presentation and Public Hearing on the 2021 Annual Action Plan Draft.

SUMMARY:

The 5-year 2021-2025 Consolidated Plan has been approved and now the Action Plan Draft must be approved and submitted.

The 2021 Action Plan DRAFT is available for public review and comment from July 14, 2021 - August 14, 2021. This is the second public hearing as required by HUD. The Plan will be submitted to HUD by August 16.

RECOMMENDATION:

Allow presentation and public hearing for the 2021 Annual Action Plan Draft.

ALTERNATIVES:

Do not allow the presentation and Public Hearing.

RESPONSIBLE STAFF:

Sheila Wise, Interim Manager Grants Administration Division

COORDINATED WITH:

Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2021
Account:	10390025548340
Amount:	574,173

OTHER INFORMATION:

Funds will be received upon approval of 2021 Annual Action Plan by HUD, submitted on August 16, 2021.

Attachments

2021 Annual Action Plan DRAFT

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/11/2021 11:39 AM
City Manager	Nick Mimms	08/11/2021 11:47 AM
Form Started By: Sheila Wise		Started On: 08/02/2021 02:36 PM
Final Approval Date: 08/11/2021		

2021 Action Plan – Proposed Activities

$574,173

Economic Development – $110,000	**$ 20,000 – Job Fair & Lincoln Park Business Expo** **$ 30,000 – Marketing/Advertising for Small Businesses, Commercial Façade Grants** **$ 30,000 – Technical Assistance / Grants for Small Business** **$ 30,000 –Small Business Educational Workshops; Small Business Startups**
Public Services $60,000 (<20% CAP)	**$10,000 - Grants for nonprofit public service organizations** **$50,000 - PSA Grants**
Public Facilities - $50,000	**Improvements to Playgrounds, Parks, Public Facilities, i.e., Community Gardens**
Owner-Occupied Housing Rehab Assistance - $60,000	**$20,000 - Weatherization Program** **$40,000 - World Changers and Paint Our Town Programs**
Neighborhood Revitalization - $179,339	**$ 49,339 – Promotion of Local Arts and Cultural Heritage** **$ 30,000 – Commercial Façade Grants / Code Enforcement Grants** **$100,000 – Community Based Development Organizations (MSFP and LPMS)**
Program Administration $114,834 (20% CAP)	**Management, Coordination, Oversight of Program; Fair Housing Workshops**

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

Meeting Date: 08/16/2021

Re: Conditional Use - Orange Blossom Storage - 4204 Okeechobee Road

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SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by Property Owner, School Board of St. Lucie County Florida, and Representative, HJA Design Studio, to operate a self-storage business at 4204 Okeechobee Road in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID: 2418-434-0001-000-9

SUMMARY:

- In accordance with Sections 125-187, 125-200, and 125-237 of the City Code, the applicant and representative HJA Design Studio, and the property owner, School Board of St. Lucie County Florida, are seeking a Conditional Use with No New Construction approval to operate a 1,290-unit self-storage facility at 4204 Okeechobee Road.
- The property is 11.93 acres and is part of the Orange Blossom Business Center complex.
- The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).
- The Planning Board at thier meeting on July 14, 2021 voted 6-0 to approve the request as presented.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

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

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification

Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:56 AM

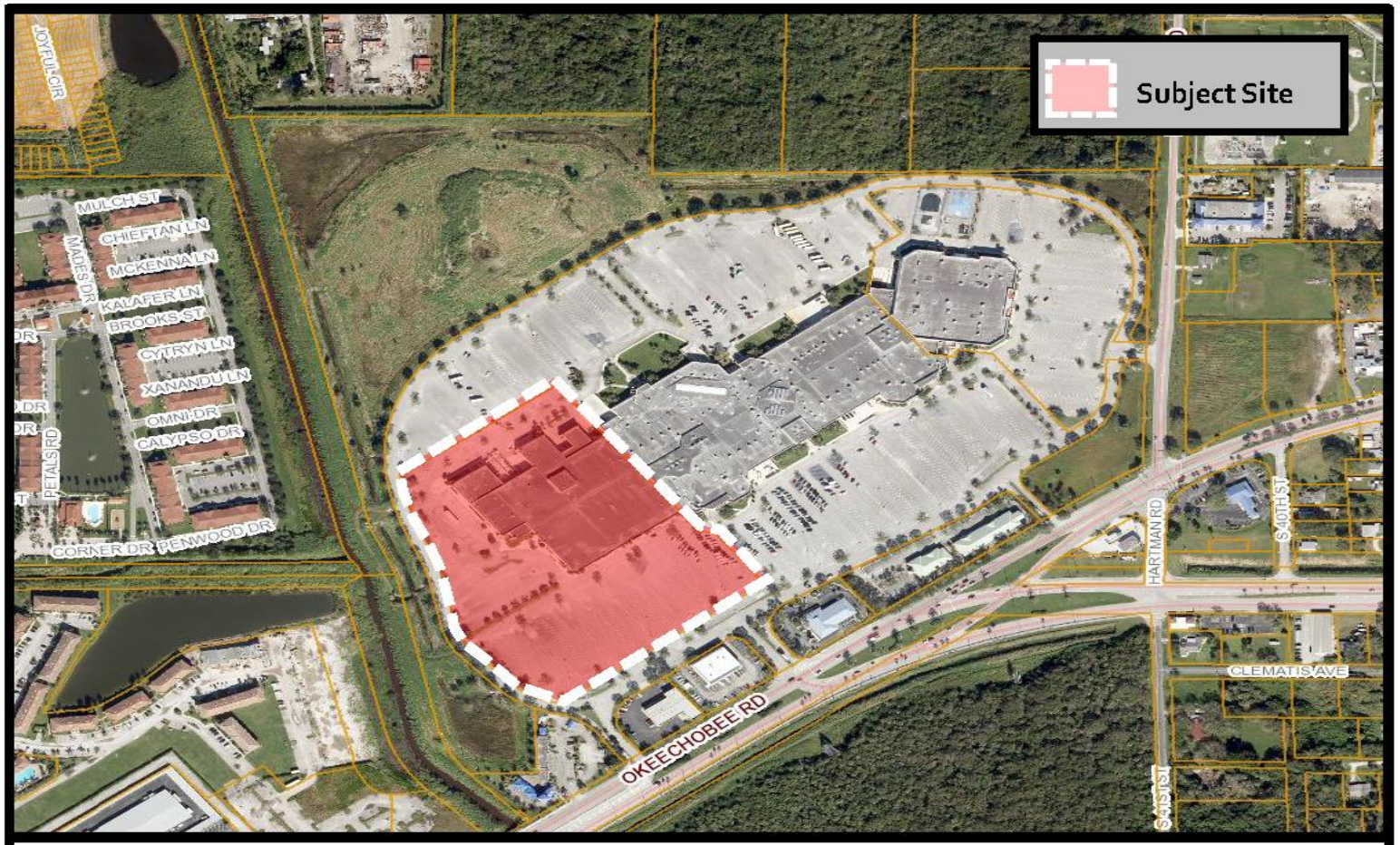
Form Started By: Brandon Creagan
Started On: 08/04/2021 03:07 PM
Final Approval Date: 08/11/2021

Conditional Use



4204 Okeechobee Road

Site Map


Subject Site
JOYFUL CIR
MULCH ST
CHIEFTAN LN
MCKENNA LN
KALAFER LN
BROOKS ST
CYTRYN LN
XANANDU LN
OMNI DR
CALYPSO DR
MADES DR
PETALS RD
CORNER DR
PENWOOD DR
HARTMAN RD
S 40TH ST
CLEMATIS AVE
OKEECHOBEE RD
S 43RD ST
THE SUNRISE CITY
FORT PIERCE
Florida
Conditional Use
4204 Okeechobee Road
Aerial Map
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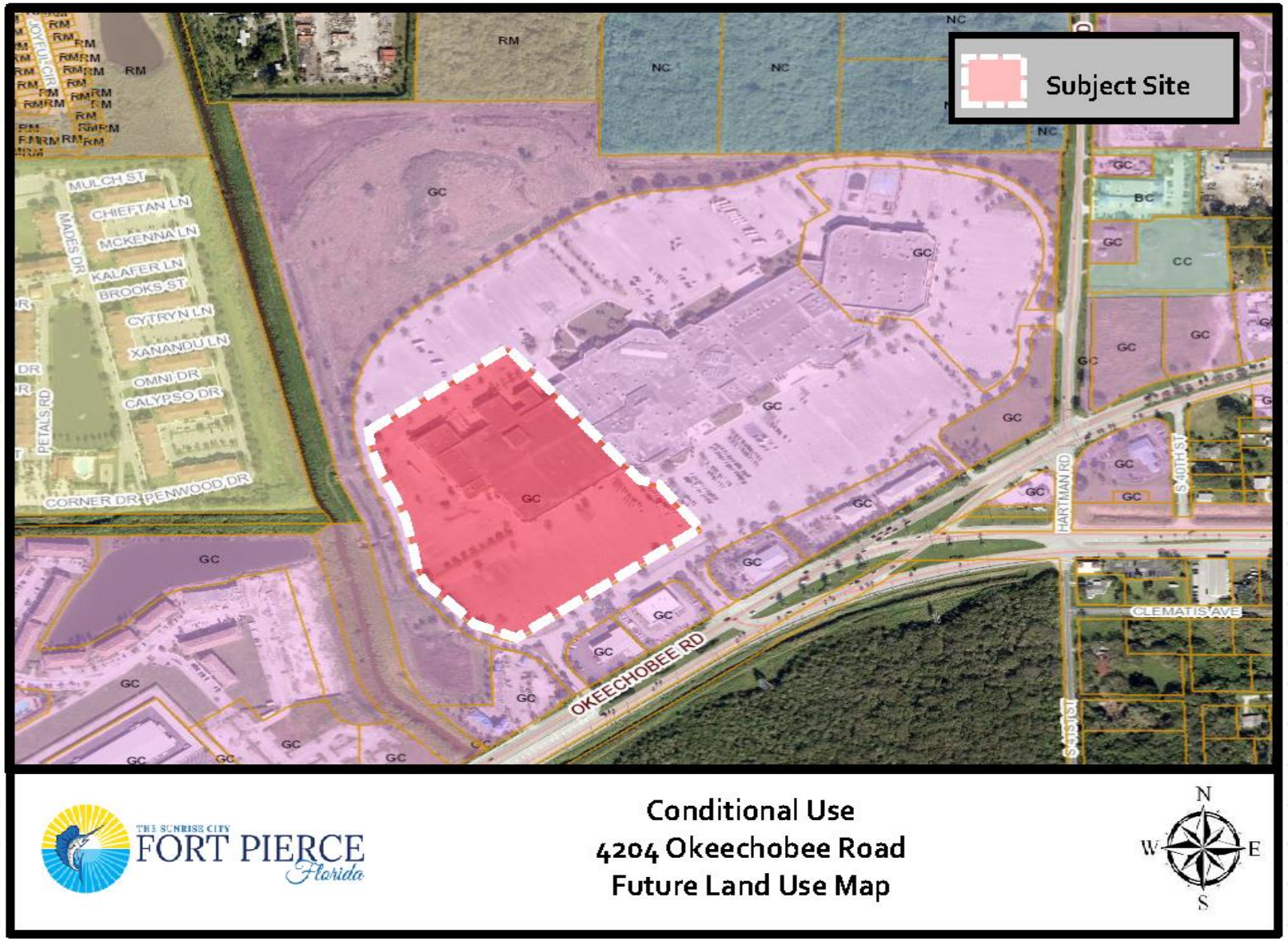
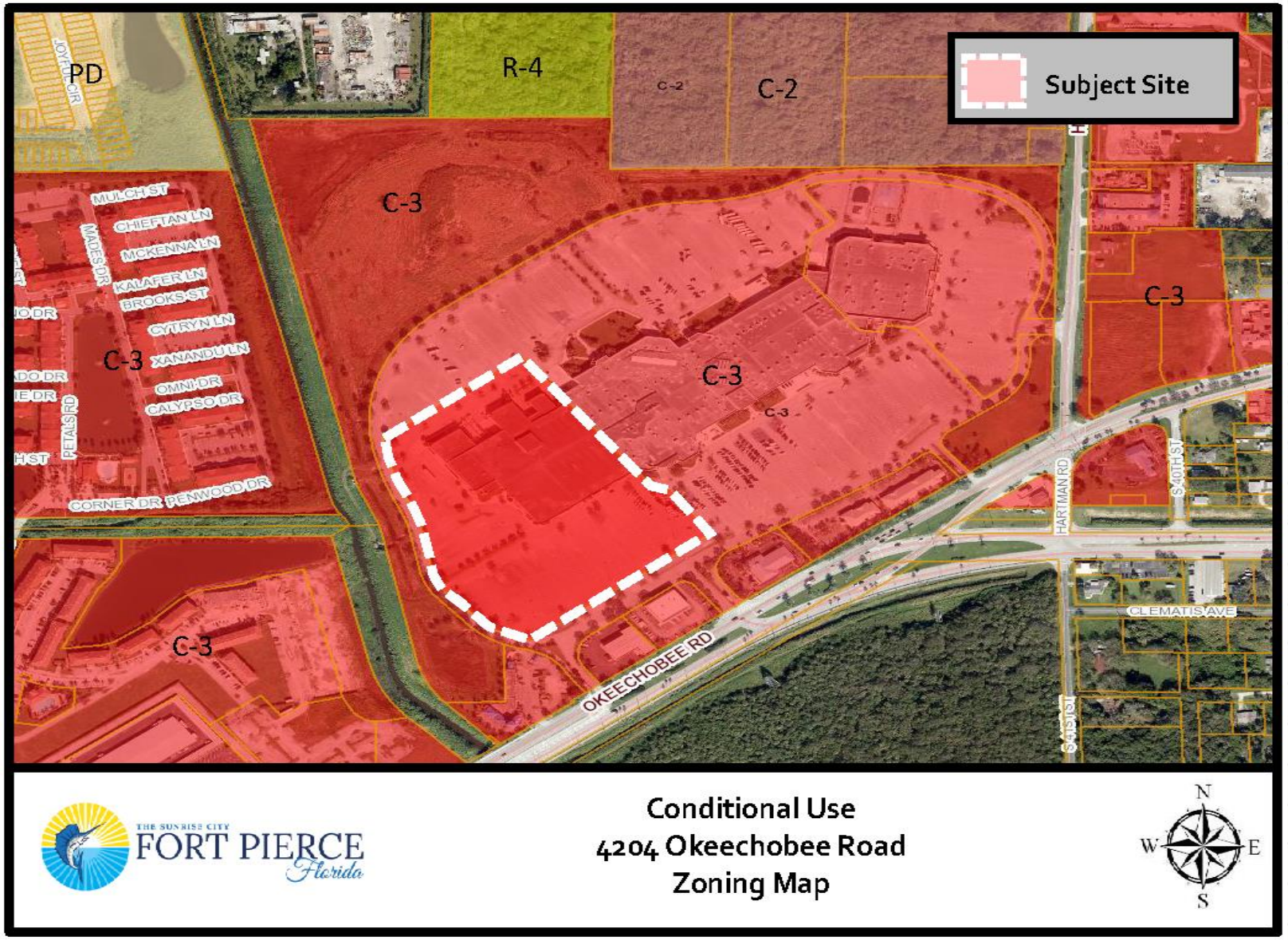
Future Land Use Map



Zoning Map


PD
R-4
C-2
C-2
Subject Site
C-3
C-3
C-3
C-3
C-3
C-3
MULCH ST
CHIEFTAN LN
MCKENNA LN
KALAFER LN
BROOKS ST
CYTRYN LN
XANANDU LN
OMNI DR
CALYPSO DR
MADES DR
PETALS RD
CORNER DR
PENWOOD DR
HARTMAN RD
S 40TH ST
CLEMATIS AVE
OKEECHOBEE RD
S 41ST ST
THE SUNRISE CITY
FORT PIERCE
Florida
Conditional Use
4204 Okeechobee Road
Zoning Map
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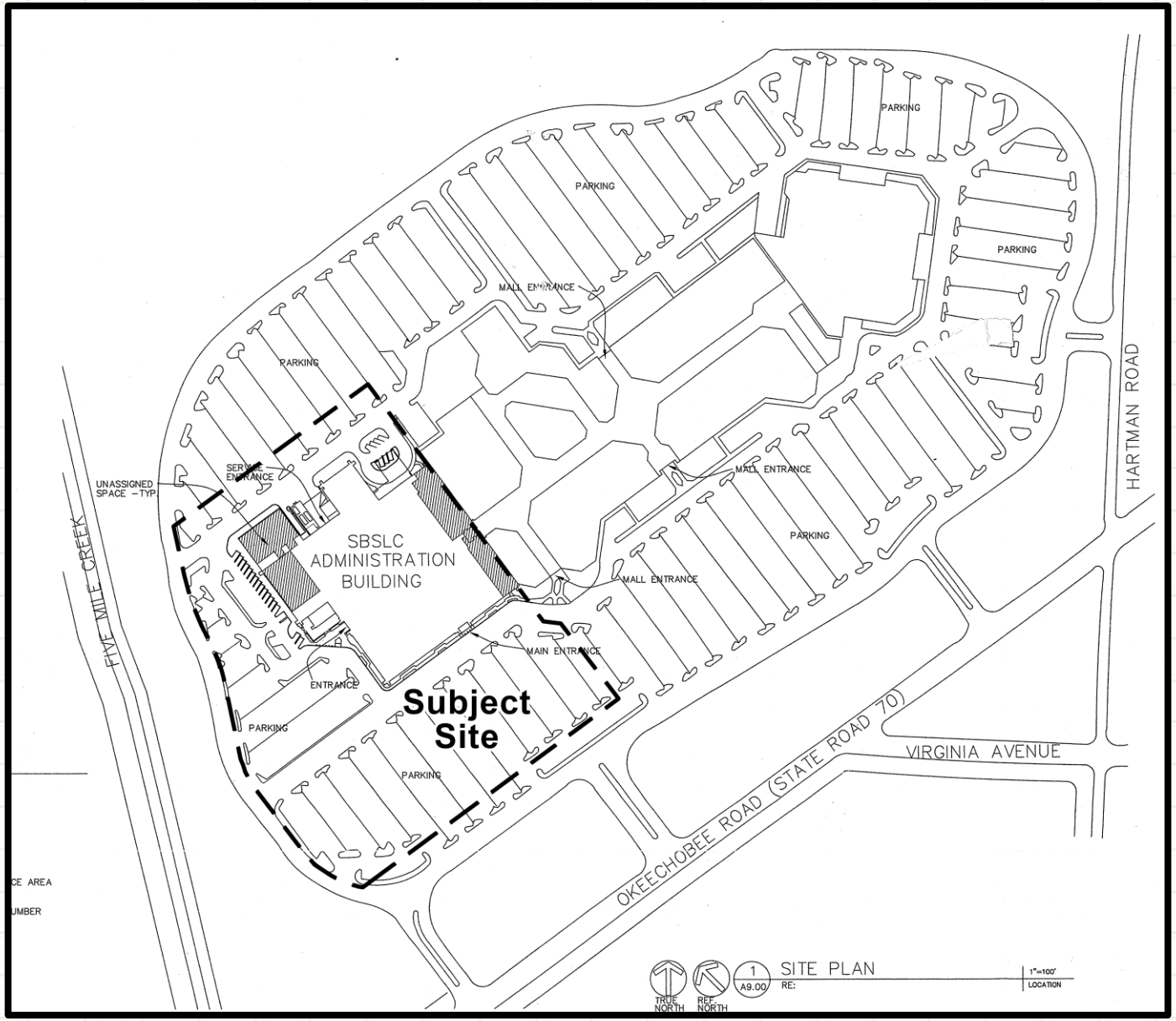
Request

Conditional Use approval to operate a 1,290-unit self-storage business.

- Staff recommends **Approval** of the request
  - ❑ Consistent with the surrounding uses and zoning
  - ❑ Consistent with Section 125-237 of the City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare
  - ❑ Planning Board voted 6-0 to recommend approval of the request as presented

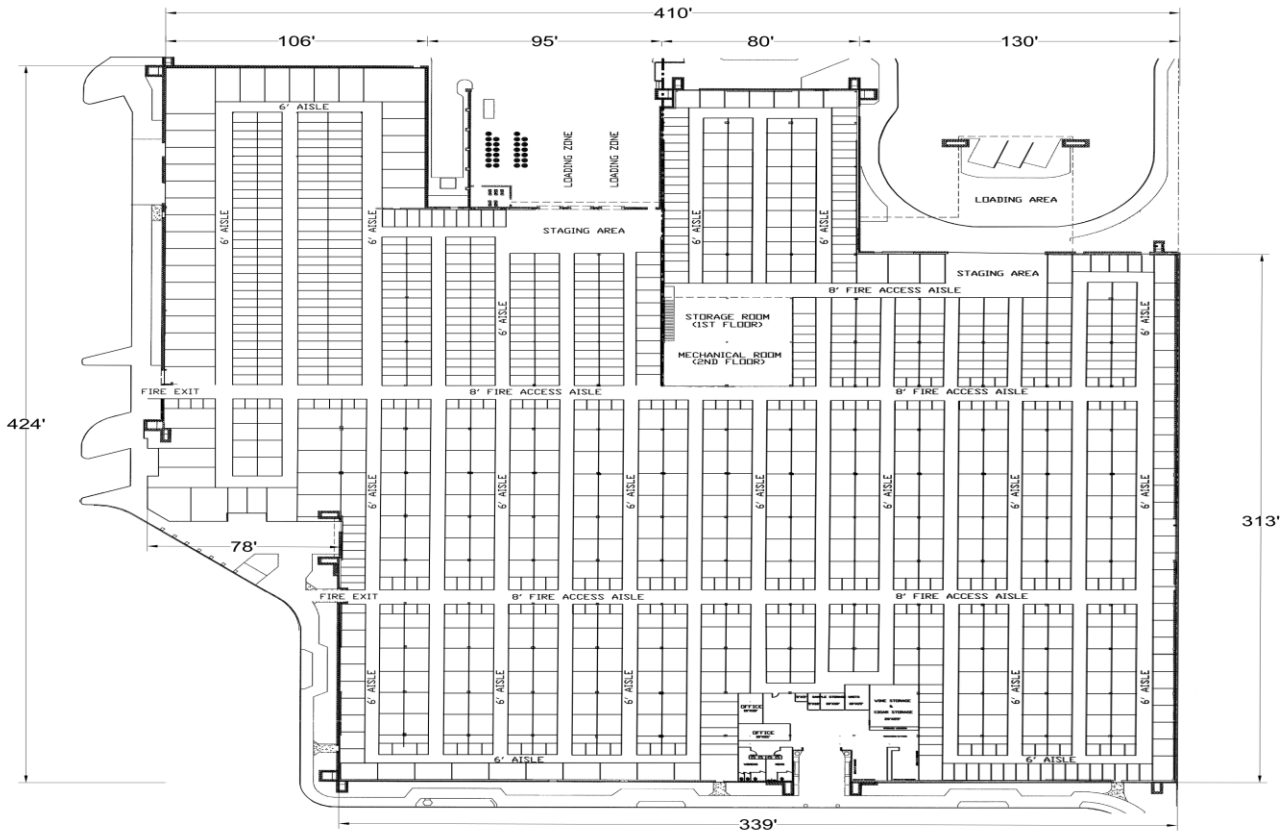
Site Plan



Site Plan Details

- The use will be internal to the building and will not change the look or character of the outside of the building.
- The master HOA that governs the site will be responsible for updating all landscaping and lighting in cooperation and coordination with the applicant.
- As part of any renovation to the inside of the building, the applicant will be responsible for bringing the building up to any applicable building codes and will be responsible for ensuring the building is compliant with flood protection standards at the time of Building Permit.
- Entire Orange Blossom site contains 800+/- parking spaces.

Floor Plan



Self-Storage Unit Breakdown

Building Gross Area= +/- 141,894 SF

137,612 SF of finished floor and under-air facility

4,282 SF of covered loading and porte-cochere areas

Proposed Storage Units = ± 1,290 Units

Number of units is based on the industry standard of 30% hallways and other non-leasable area, and 70% storage units (80 Sq. Ft. typ)

(137,612 Sq. ft. x 70% = 88,361.70 / 80 sf)

Planning Board Recommendation

The Planning Board at their meeting on July 14, 2021, voted 6-0 to recommend approval of the request as presented.

Public Notification

13 Letters were mailed out to property owners with 500 feet of the subject property on August 4, 2021.

Staff Recommendation

The requested Application for Conditional Use with No New Construction meets the criteria specified in Section 125-237 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project as presented.

Conditional Use

Possible actions of the City Commission:

- **APPROVE** of the proposed Conditional Use, with no changes
  - Staff recommends approval of the request as proposed
  - Planning Board voted 6-0 to recommend approval
- **APPROVE** of the proposed Conditional Use, with changes.
- **DISAPPROVE** of the proposed Conditional Use

Conditional Use

4204 Okeechobee Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner
RE:	**Application for Conditional Use – Orange Blossome Self-Storage** **4204 Okeechobee Road**
BOARD DATE:	August 16, 2021

STAFF REPORT

Property Owner:	School Board of St. Lucie County Florida 9461 Brandywine Lane Port St. Lucie, FL 34986
Applicant/ Representative	HJA Design Studio 50 East Ocean Blvd, Suite 101 Stuart, FL 34994
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate a self-storage business.
Location(s):	4204 Okeechobee Road
Parcel ID:	2418-434-0001-000-9
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

	North	East	South	West
Surrounding FLUM:	GC	GC	GC	GC
Surrounding Zoning:	C-3	C-3	C-3	C-3

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, and 125-237 of the City Code, the applicant and representative HJA Design Studio, and the property owner, School Board of St. Lucie County Florida, are seeking a Conditional Use with No New Construction approval to operate a 1,290-unit self-storage facility at 4204 Okeechobee Road. The property is 11.93 acres and is part of the Orange Blossom Business Center complex. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The subject building was constructed in 1984 and is approximately 141,894 square feet. This building was formally apart of the Orange Blossom Mall and this building specifically was where Sears was located. Eventually the building was sold to the St. Lucie County School Board where they used it as their main campus until 2017 when hurricane damage from Hurricane Maria caused flooding to the building. The applicant will be providing 1,290 self-storage units that will be completely enclosed within the building. All of these units will be climate controlled and no direct access to any unit will be provided on the outside of the building. Two loading and unloading access areas are located on the rear exterior of the building and main customer access will be provided at the front of the building. The access to the building will be limited and customers will need a pin or access code to enter the non-public areas of the building. 24/7 access by police and fire is being provided through a Knox-box at main access door to the building.

The property currently has approximately 800 parking spaces on site. The code does specifically list parking requirements for self-storage, the use parking category that is most similar to this would be the parking requirements for manufacturing, wholesale trade, and warehouse establishments. The parking calculation pursuant to City Code 125-315 (d)(3) for these uses would be 1 (one) parking space per 600 square feet of gross floor area. As such, the parking requirement for the proposed used would be approximately 235 parking spaces. Historically self-storage uses do not generate the amount of traffic at any one time that would warrant the need for 235 parking spaces. However, since this is being proposed within an already existing commercial center the parking spaces are already present and available to the business should they need to use them. Based on the amount or parking spaces available in and around the site this proposed use fully meets the requirements of the city parking code.

The whole entire Orange Blossom site will be undergoing a complete renovation and rehabilitation. This site has a master HOA that controls all of the development in and around the site. The Master HOA will be responsible for updating all of the landscaping and lighting in cooperation and coordination with this applicant. This proposed use is only the first of a multi-step and multi-year process to redevelop this site so that that it can once again become an active and central part of the city. The landscaping and lighting will be addressed through the Building Permit process.

Zoning & Land Use

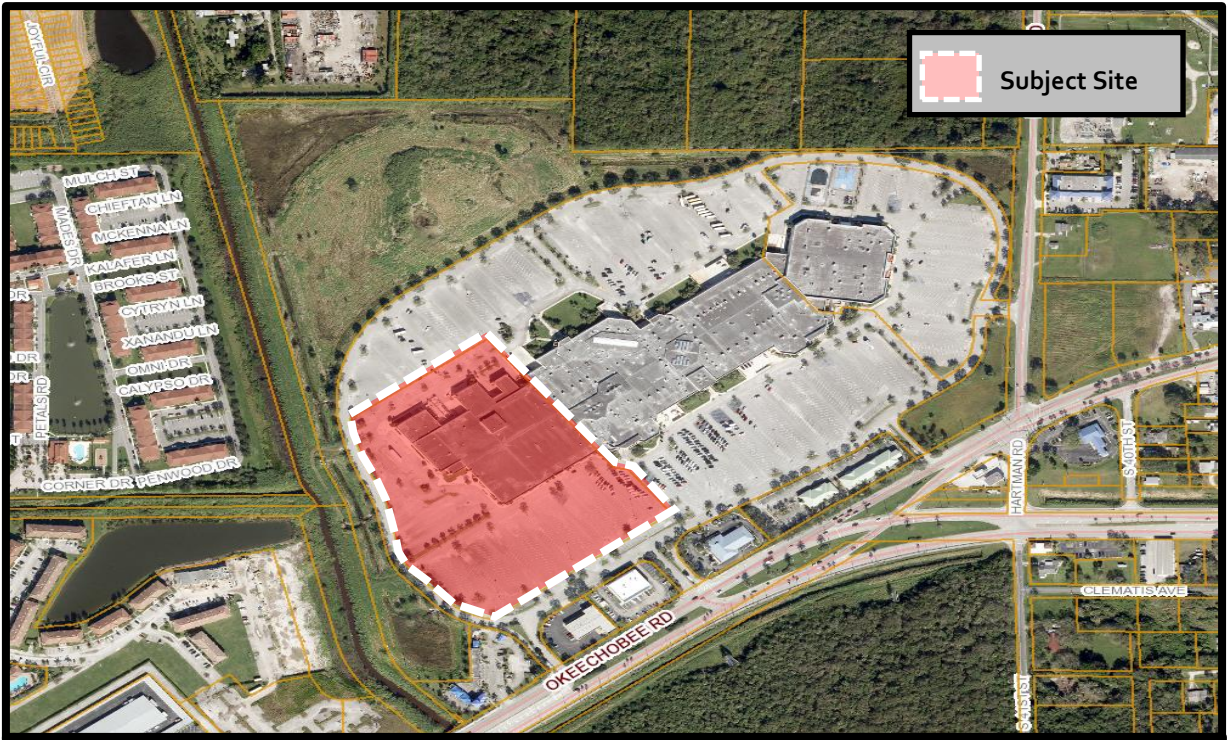
The site is located within the C-3 District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. The proposed use presents an indoor limited access self-storage facility, that will be secured and monitored 24/7. The site itself is an existing commercial space with existing landscaping, parking, and lighting features that will be brought up to current City standards as the site is being renovated and re-retrofitted to meet the needs of the citizens of the area.

Technical Review Committee
All affected City and County Departments have reviewed the proposed Conditional Use and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board
The Planning Board at their meeting on July 14, 2021, voted 6-0 to recommend approval of the request as presented.

Public Notification
14 Letters were mailed out to property owners with 500 feet of the subject property on August 4, 2021.

Staff Recommendation
The requested Application for Conditional Use with No New Construction meets the criteria specified in Section 125-237 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project as presented.



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use
4204 Okeechobee Road
Aerial Map

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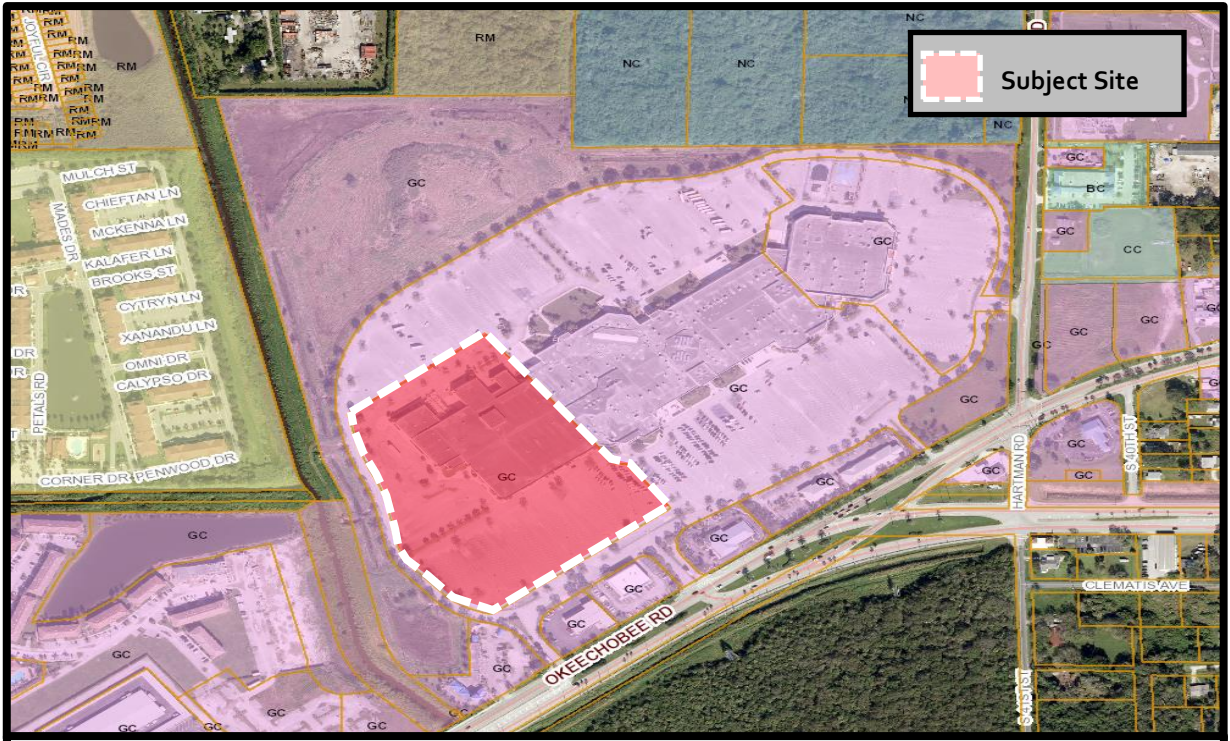

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
4204 Okeechobee Road
Future Land Use Map

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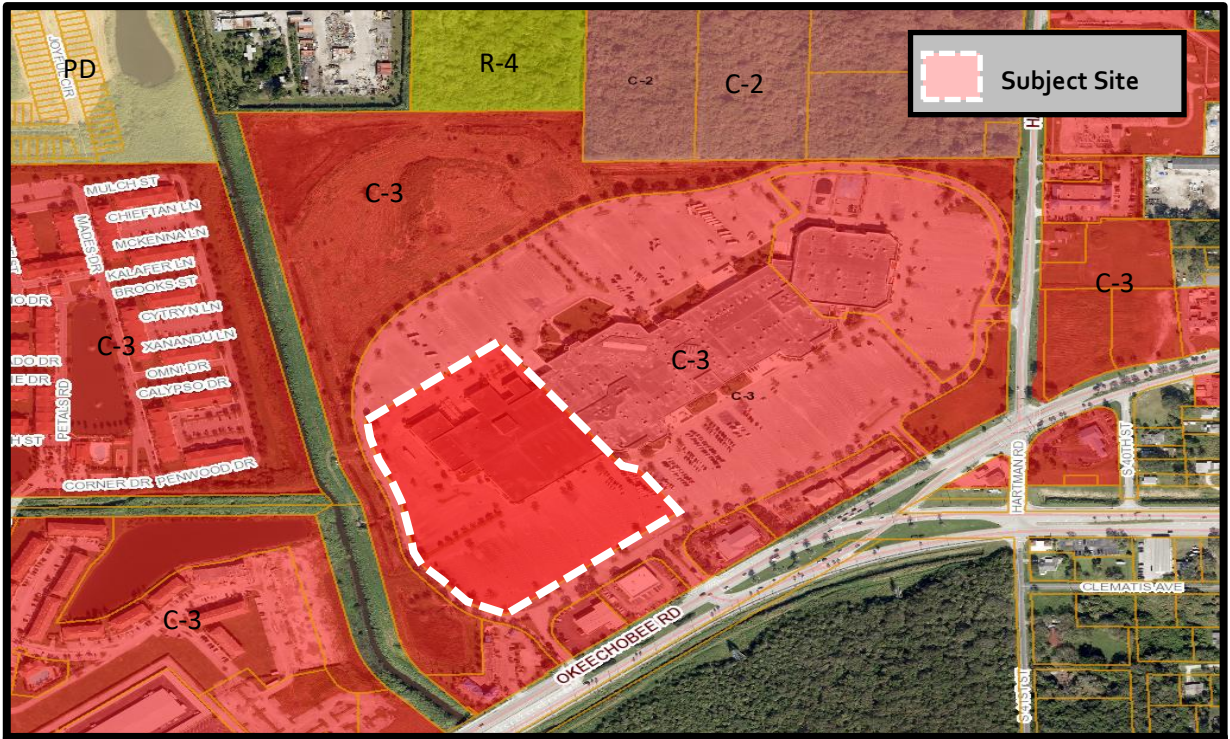

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use
4204 Okeechobee Road
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 20, 2020

Erika Beitler Jr
50 East Ocean Blvd, Suite 101
Stuart, FL 34994

Subject: **Conditional Use Self Storage – Orange Blossom Business Center**
Technical Review Project # 20-04000026

Fort Pierce Planning:

1. It is staffs understanding that the self-storage use will be 100% contained inside the existing building and that there will be no exterior improvements to the building except for a sign.
2. Provide a detailed project narrative that explains the project and what it entails.
3. Are there any landscaping improvements proposed for the site?
4. How many storage units will be contained in the building?
5. Provide a floor plan for how the proposed used will be laid out in the building.
6. What are the anticipated daily trips to and from the site?

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

TO : Brandon Creagan, Planner

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

RE : Orange Blossom Business Center CU – 4202 Okeechobee Road
TRC No. 20-04000026

DATE : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 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] No comments

JRA/tst/tst

Q:\ENGINEERING\Site Development Projects\O\Orange Blossom Mall\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Technical Review Committee meeting

January 21st, 2021

Case # 20-04000026

Planner: Brandon Creagan

Rezoning and Future Land Use

4204 Okeechobee Rd., Ft. Pierce (Orange Blossom Business Center)

Comments:

Please ensure the parking lot and building exterior are illuminated to or beyond the standards set forth by city code.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20-04000026

Conditional Use – Orange Blossom Business Center – 4204 Okeechobee Road

Comments

FPUA W/WW Engineering: Approved as noted, is no objection to the application.
For additional information, please contact:

John Biggs
Environmental Engineer
W/WW Engineering Department
1701 S. 37th Street,
Fort Pierce, FL 34947
jbiggs@fpua.com
Office: 772.466.1600 Ext. 3474

FPUA Electric & Gas Engineering: Approved.
If the owner/occupant 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

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: Orange Blossom Business Center (4204 Okeechobee Road)

REVIEW DATE: 1/11/2021

PLANNER: BRANDON CREAGAN

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

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

5. **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.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

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.*

Marvin E. Sanders

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of December, 2020, by Marvin E. Sanders who is personally known to me ~~or has produced~~ _____ as identification.

Signature of Notary (seal)

JUDY A. HAMM
Notary Public - State of Florida
Commission # GG 216927
My Comm. Expires Jun 20, 2022
Bonded through National Notary Assn.

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_____

_____

_____

_____

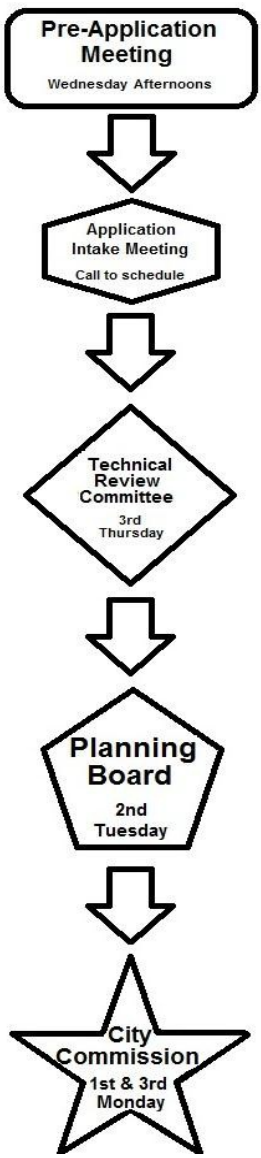
Intake Date Stamp

❑ 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:_____
(i.e. 137, 612 sq. ft. under air)

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.

Via FedEx
1st Resubmittal Date: March 15, 2021
2nd Resubmittal Date: June 23, 2021

Jennifer Hofmeister,
Planning Director
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE: Conditional Use Self Storage – Orange Blossom Business Center
Resubmittal

Technical Review Project # 20-04000026

Dear Jennifer,

This is a resubmittal of the Conditional Use application for a portion of the Orange Blossom Mall site as reference above. In response to the January 21, 2021 staff report, please find revised detailed responses as required to facilitate the processing of this conditional use application.

Response to Planning Department Comments

1. It is staffs understanding that the self-storage use will be 100% contained inside the existing building and that there will be no exterior improvements to the building except for a sign.
   Response: Yes, that is correct.

2. Provide a detailed project narrative that explains the project and what it entails.
   Response: A detailed project narrative is included in this resubmittal.

3. Are there any landscaping improvements proposed for the site?
   Response: Landscape areas outside of the building will be updated.

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772.678.7200 F 772.678.7201

4. How many storage units will be contained in the building?
   Response: There will be approximately 1,290 storage units per the industry standard calculation. *(30% hallways and other leasable area, & 70% storage unites at 80 square feet typical unit size) (137,612 SF x 70% = 88,361.7 / 80 SF)*

5. Provide a floor plan for how the proposed used will be laid out in the building.
   Response: See the conceptual floor plan attached.

6. What are the anticipated daily trips to and from the site?
   Response: See the attached trip generation chart provided be Susan O'Rourke.

Response to Police Department Comments

1. Please ensure the parking lot and building exterior are illuminated to or beyond the standards set forth by city code.
   Response: Understood. The parking lot and building exterior will be illuminated to or beyond the standards set forth by city code.

We look forward to hearing that this application is complete and working with you on this Conditional Use application to the Orange Blossom Mall project. Thank you for your assistance with this application.

Sincerely,



Michael Houston
President, HJA Design Studio

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772.678.7200 F 772.678.7201

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Sincerely,



Michael Houston
President, HJA Design Studio

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772.678.7200 F 772.678.7201

Alejandro Zurita

To: David Brongo
Subject: RE: Self storage use

From: terri wilkin <orangeblossombc@gmail.com>
Sent: Wednesday, June 9, 2021 12:13 PM
To: David Brongo <dbrongo@puglieseco.com>
Cc: David Ellis <dellis@primerockencap.com>; apugliese3@puglieseco.com; Michael O'Neill <moneill@primerockencap.com>
Subject: Re: Self storage use

David

Orange Blossom Investments LLC is in full support of Pugliese having a Self-storage facility at 4204 Okeechobee Road which has been included into the declarations sent to you last evening.

Please review and get back to us with any concerns. Upon approval, I will sign and submit to the school board. In the interim, I would advise you make a call to Marty Saunders reiterating how important it is for him to be on board with this agreement.

Respectfully,

Terri Wilkin
Property Manager, Broker

Tel: (772) 429-1200
Fax: (772) 429-1202
Mob: (772) 486-3686
A: 4146 Okeechobee Rd, Ft. Pierce FL 34947
Web: www.orangeblossombusinesscenter.com

ORANGE BLOSSOM BUSINESS CENTER

> On Jun 4, 2021, at 12:46 PM, David Brongo <dbrongo@puglieseco.com> wrote:
>
> Terri,
>
> I order to get the city to process our approval application while we work on revise the POA documents with Primerock we need to provide written communication from you stating the Orange Blossom Investment LLC supports self-storage in the building at 4204 Okeechobee Road.

Please provide a letter with the proper signature block, which I provide below. An email may work but a letter will definitely get the city to proceed with our application.

Signature Block:
"ORANGE BLOSSOM INVESTMENT, L.L.C., a Florida limited liability company

_____ By: _____
Print Name _____ Terri Wilkin, Authorized Representative"

David A. Brongo Jr.
101 Pinapple Grove Way
Suite 200
Delray Beach, FL 33444
Office: 561-454-1620
Mobile: 954-258-3152

-----Original Message-----
From: Michael O'Neill <moneill@primerockencap.com>
Sent: Thursday, June 3, 2021 4:54 PM
To: David Brongo <dbrongo@puglieseco.com>
Cc: David Ellis <dellis@primerockencap.com>; terri wilkin <orangeblossombc@gmail.com>
Subject: Self storage use

Dear david.
I really enjoyed meeting with you and Anthony today, and look forward to working next to you. As we discussed, we will support Self Storage in your building and will memorialize it as part of the revised POA which will cover overall uses, parking areas, common areas, and common area maintenance. The updates will insure the quality of the complex and bring the documents up to today's contemplated uses. It will need to be signed by the Board of Education, Puglissi, Orange Blossom, and Prime Rock. I hope we can wrap up the final document in the next week. Let me know your comments to the draft revisions and we will work in good faith to get it done quickly. Based on where we are, the City should feel comfortable proceeding with your approvals, final approval subject to the fully executed revised POA.

Sent from my iPad

PROPOSED SELF-STORAGE AT THE ORANGE BLOSSOM BUSINESS CENTER

Land America, LLC proposes to establish a limited-access self-storage facility in the existing +/- 141,894 gross square feet building, located at 4204 Okeechobee Road. The building, currently unoccupied, is composed of 137,612 square feet of finished floor and under-air facility, and 4,282 square feet of covered loading and porte-cochere areas which are located along the rear side of the existing building. The subject building is an old Sears department store as it used to be owned by Sears, Roebuck & Company, which was a major anchor at the former Orange Blossom Mall. Today, the entire +/- 51-acre mall is being rebranded as the Orange Blossom Business Center. The subject 11.93-acre site containing the former 141,894 gross square feet building Sears department store is currently owned by the Saint Lucie County School Board.

The establishment of the proposed self-storage use requires CU (Conditional Use) approval from the City of Fort Pierce City Council. The current building layout provides for three existing customer loading and/or access areas which will be used for self-storage clients without any external modifications to the exiting building. Two loading and/or access areas are located at the rear of the existing building. The third access area to the building for customer pick-up and drop-off is located along the front of the building. The facility would provide approximately 1,290 storage units which are all located in the interior of the existing building. No exterior storage doors to individual units or outside storage areas are proposed. The objective of the layout of the proposed climate controlled, limited-access self-storage facility is to provide minimal disruption to the surrounding properties. The existing landscape areas around the building will be restored and enhanced with new landscaping materials in accordance with Code. Security is very important to the proposed self-storage facility, both outside and inside the building. Normal daily use and access will be closely monitored with limited access to the building. The exterior emergency doors are designed to be used to exit the building and do not have door handles on the outside of the building to prohibit unauthorized access. A key switch and/or Knox-box is proposed at the main access door to allow for 24/7 fire and/or police access into the facility.

The proposed self-storage facility will serve the City of Fort Piece growing population and supply the demand for a climate-controlled storage facility in the City and surrounding neighborhoods. In addition, the self-storage use minimizes traffic on the surrounding roads since storage facilities are low traffic generators compared to commercial retail uses. Market feasibility and traffic studies/statements accompany the subject application for CU approval. The use is compatible with the commercial areas and residential neighborhoods surrounding the property. Land America, LLC believes that the proposed limited-access self-storage use complies with the CU criteria for approval. We firmly believe this is a perfect use for the existing building.

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

Property Identification

Site Address: 4204 OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2418-434-0001-000-9
Jurisdiction: Fort Pierce

Use Type: 8300
Account #: 27303
Map ID: 24/18S
Zoning: General Co

Ownership

School Board Of St Lucie Co Fl

9461 Brandywine LN
Port St Lucie, FL 34986



Legal Description

18/19 35 40 FROM SE COR SEC 18 RUN N 01 28 11 E 358.41 FT TO INT OF NELY EXT OF NWLY R/W OKEE RD, TH S 52 39 19 W 1042.23 FT, TH N 37 20 41 W 291.16 FT TO POB, TH S 52 39 19 W 653.41 FT, TH N 76 33 50 W 5.35 FT TO PC OF CURVE CONC NELY, R 229 FT AND CA 39 13 09, TH NWLY 156.75 FT TO P OF T, TH N 37 20 41 W 155.55 FT TO PC OF CURVE CONC ELY, R 139 FT AND CA 24 29 05, TH NLY 59.40 FT TO P OF T, TH N 12 51 36 W 151.85 FT TO PC OF CURVE CONC WLY, R 436 FT AND CA 15 05 01, TH NLY 114.78 FT TO P OF T, TH N 27 56 37 W 3.71 FT TO PC OF CURVE CONC ELY, R 464 FT AND CA 15 29 15, TH NLY 125.42 FT TO P OF T, TH N 12 27 22 W 67.47 FT TO PC OF CURVE CONC ELY, R 464 FT AND CA 04 28 35, TH NLY 36.25 FT, TH N 52 39 19 E 492.21 FT, TH S 37 20 41 E 607.53 FT, TH S 82 20 41 E 35.36 FT, TH S 37 20 41 E 193.84 FT TO POB (11.93 AC) (OR 1422-2930)

Current Values

Just/Market Value:	$7,036,700
Assessed Value:	$7,036,700
Exemptions:	$7,036,700
Taxable Value:	$0

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):	126,231
Gross Sketched Area (SF):	141,894
Land Size (acres):	11.93
Land Size (SF):	519,670.8

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 3, 2001	1422 / 2930	XX01	WD	Fort Pierce Properties LLC,	$1,650,000
Feb 24, 2000	1283 / 2743	XX00	WD	Sears Roebuck and Co	$750,000
Apr 1, 1983	0400 / 0601	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 126,231 SF

Gross Sketched Area: 141,894 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: LROF	Year Built: 1984	Frame:
Grade: Y_C	Effective Year: 2000	Primary Wall: Perma Stone
Story Height: 1 Story	No. Units: 2	Secondary Wall:

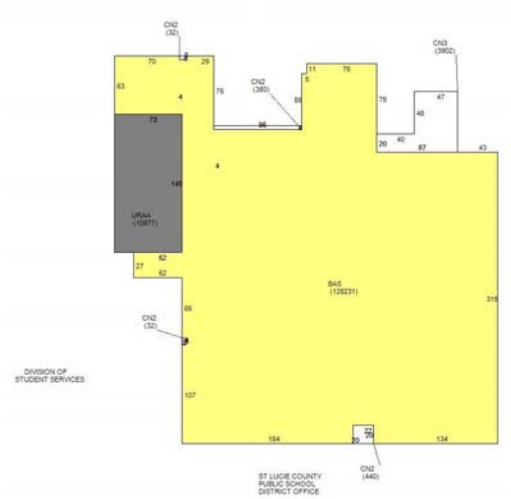
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	126231	126231	1966
CN2	CANOPY	884	0	330
CN3	CANOPY	3902	0	306
URAA	Utility Room Attached Average	10877	0	444

Special Features and Yard Items

Type	Qty	Units	Year Blt
TRIPLE LIGHT	1	4	1975
DOUBLE LIGHT	1	1	1975
ASP1 HIGH	1	300000	1975
CEMENT CURB	1	3840	1975
CEMENT CURB	1	77	1984

Current Year Values

Current Values Breakdown

Building:	$5,854,400
Land:	$1,182,300
Just/Market:	$7,036,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$7,036,700
Exemption(s):	$7,036,700
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2002	8600	Board of Public Instruction	$7,036,700

Current Year Special Assessment Breakdown

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	$7,036,700	$7,036,700	$7,036,700	$0
2019	$7,106,800	$7,106,800	$7,106,800	$0
2018	$7,176,800	$7,176,800	$7,176,800	$0

Permits

Number	Issue Date	Description	Amount	Fee
F90000431D	Apr 1, 1990	Demolition	$1,000	$1,000
F91000011	Jan 4, 1991	Alterations/Remodeling	$3,000	$3,000
F92-000567	May 15, 1992	Alterations/Remodeling	$42,000	$42,000
F92-000901	Jul 24, 1992	Alterations/Remodeling	$30,000	$30,000
BP14-1620	Jun 23, 2014	Electric	$3,950	$155
BP14-2140	Aug 13, 2014	Electric	$1,000	$178

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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/

Market Demand Study

Self-Storage @ Orange Blossom Business Center

4204 Okeechobee Road
Ft. Pierce, Florida 34947
February 17, 2021

Purpose

To provide a Self-Storage Market Study for a proposed location at the Orange Blossom Business Center in the City of Fort Pierce, Florida. This study provides an offsite examination of the subject location which consists of a snapshot of the self-storage competitors in the surrounding market and the demographic profile of the subject market. This information is used to determine the need and development feasibility of additional self-storage in the area.

Site Review

ACCESS & VISIBILITY:

The subject facility is proposed on the north side of Okeechobee Road, approximately 1 mile east of Interstate 95 and just west of the Okeechobee Road/Virginia Avenue intersection. The subject site is the old Sears & Roebuck department store property which is located on the westernmost portion (11.93 acres) of the Orange Blossom Business Center, formerly known as the Orange Blossom Mall. The 126,231 gross square foot building is currently vacant. The 11.93-acre property is currently owned by the Saint Lucie County School Board.

AERIAL VIEW



TRAFFIC COUNTS:

The subject site is located along the Okeechobee Road corridor, which appears to be one of the most heavily traveled roadways within the City of Fort Pierce with 30,500 AADT (per FDOT - 2021) and will have a high level of visibility.

LOCATION RELATIVE TO COMPETITORS:

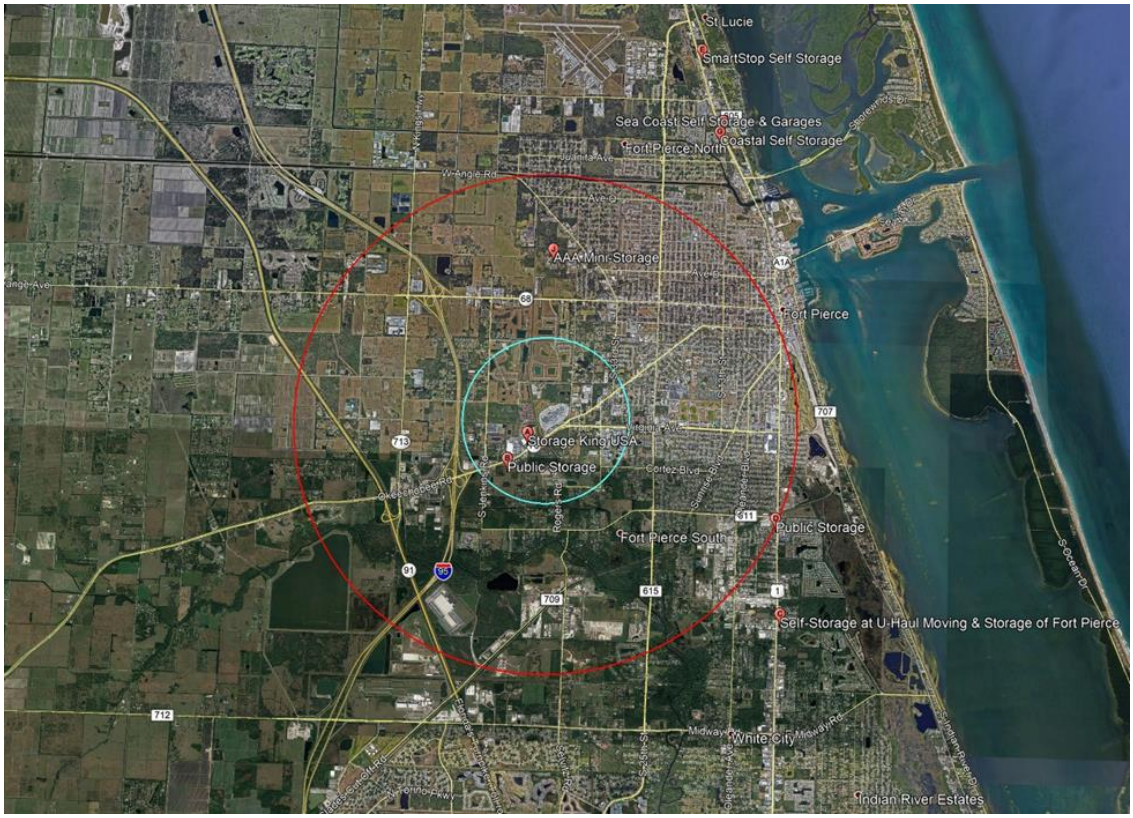
The subject facility is in an ideal location for self-storage as there is only two competitors (Public Storage located at 5221 Okeechobee Road and Storage King located at 4892 Okeechobee Road) within a 1-mile radius of the site and only 4 competitors within a 3-mile radius. The two closest facilities are single story, multiple garage style buildings that were built over 30 years ago. The proposed facility would be state-of-the-art; completely enclosed single-story building, providing 100% climate-controlled units. Once constructed, the subject facility will be the only 100% climate-controlled self-storage facility in Fort Pierce.

1-Mile Radius

Name of Facility	Street Address	City, State	Total Square Footage	Climate Controlled Sq. Ft.	Non-Climate Controlled Sq. Ft.
Public Storage	5221 Okeechobee Rd	Ft Pierce, Florida	42,535	14,000	28,535
Storage King	4892 Okeechobee Rd	Ft Pierce, Florida	58,500	35,900	22,600

3-Mile Radius

Name of Facility	Street Address	City, State	Total Square Footage	Climate Controlled Sq. Ft.	Non-Climate Controlled Sq. Ft.
Public Storage	3125 S US Highway 1	Ft Pierce, Florida	74,000	5,000	69,000
AAA Mini Storage	4400 Metzger Rd	Ft Pierce, Florida	43,160	16,900	26,260
Public Storage	5221 Okeechobee Rd	Ft Pierce, Florida	42,535	14,000	28,535
Storage King	4892 Okeechobee Rd	Ft Pierce, Florida	58,500	35,900	22,600



FEASIBILITY REPORT:

The industry standard for determining if a market can support additional self-storage facilities is based on the square foot per person. Markets that can presumably support additional self-storage facilities will have a square foot per person of 12 or less. Markets that are deemed saturated will have a square foot per person more than 12. As you can see in the charts below, the square foot per person within the 1 and 3-mile radius are well below 12 persons per square foot prior to the proposed facility being approved. If the proposed facility is approved and constructed, the persons per square foot would be below 7 within the 1 and 3-mile radius for all the climate- controlled facilities. Therefore, the market area can support the proposed facility.

Chart indicating the existing Self-Storage facilities within the market area:

All Facilities not incl. Proposed:		
Radius	**1-mi.**	**3-mi.**
Gross SF of A/C Facilities	**49,900**	**71,800**
Efficiency	**0.7**	**0.7**
Net Sq. Ft. of All Facilities	**86,065**	**196,655**
Total Population	**19,957**	**30,060**
SF/Person of All Facilities	**4.31**	**6.54**
SF/Person A/C Only	**1.75**	**1.67**

Chart indicates the market area after the proposed 126,231 sq. ft. facility is built:

All Facilities (Including the 126,231 Proposed Facility)		
Radius	**1-mi.**	**3-mi.**
Gross SF of A/C Facilities	**176,131**	**198,031**
Efficiency	**0.7**	**0.7**
Net Sq. Ft. of All Facilities	**174,427**	**285,017**
Total Population	**19,957**	**30,060**
SF/Person of All Facilities	**8.74**	**9.48**
SF/Person A/C Only	**6.18**	**4.61**

MARKET RENTS:

Utilizing the unit mix (size of the storage bays) that we have developed over the years, the following chart indicates a snapshot of today's rents showing that the market rates are above $14.25 per square foot.

Summary of Unit Mix and Rental Structure (1st Floor)									
				Leasable SF					
Type	**% of Units**	**Length**	**Width**	**Per Unit**	**Current Rent**	**Units**	**Monthly Rent**	**Annual Rent**	**Total SF**
Indoor, Climate Controlled	0.17	5	5	25	$32.00	17.00	544.00	$6,528	425
Indoor, Climate Controlled	0.33	5	10	50	$73.33	33.00	2,420.00	$29,040	1,650
Indoor, Climate Controlled	0.33	10	10	100	$115.67	33.00	3,817.00	$45,804	3,300
Indoor, Climate Controlled	0.12	10	15	150	$158.67	12.00	1,904.00	$22,848	1,800
Indoor, Climate Controlled	0.05	10	20	200	$204.00	5.00	1,020.00	$12,240	1,000
Summary of Unit Mix and Rental Structure (Above 1st Floor)									
Number of Floors Above 1st Floor	**0**								
				Leasable SF					
Type	**% of Units**	**Length**	**Width**	**Per Unit**	**Current Rent**	**Units**	**Monthly Rent**	**Annual Rent**	**Total SF**
Indoor, Climate Controlled	0.17	5	5	25	$0.00	-	-	$0.00	-
Indoor, Climate Controlled	0.33	5	10	50	$0.00	-	-	$0.00	-
Indoor, Climate Controlled	0.33	10	10	100	$0.00	-	-	$0.00	-
Indoor, Climate Controlled	0.12	10	15	150	$0.00	-	-	$0.00	-
Indoor, Climate Controlled	0.05	10	20	200	$0.00	-	-	$0.00	-
Summary of Unit Mix and Rental Structure (Total/Average)									
				Leasable SF					
Type	**% of Units**	**Length**	**Width**	**Per Unit**	**Current Rent**	**Units**	**Monthly Rent**	**Annual Rent**	**Total SF**
Indoor, Climate Controlled	0.17	5	5	25	$32.00	17.00	544.00	$6,528	425
Indoor, Climate Controlled	0.33	5	10	50	$73.33	33.00	2,420.00	$29,040	1,650
Indoor, Climate Controlled	0.33	10	10	100	$115.67	33.00	3,817.00	$45,804	3,300
Indoor, Climate Controlled	0.12	10	15	150	$158.67	12.00	1,904.00	$22,848	1,800
Indoor, Climate Controlled	0.05	10	20	200	$204.00	5.00	1,020.00	$12,240	1,000
Total								$116,460	8,175
Average Rent PSF	**$ 14.27**								

Note: This market rent analysis is only a snapshot in time and is not based on historical, pro forma, or trend analysis.

Market Review

The City of Fort Pierce is located within the Port St. Lucie Metropolitan Statical Area (MSA) and was named as one of the top 20 metropolitan areas with the largest net increases in population due to migration. As of 2019, Fort Pierce, Florida's estimated population is 46,103 which is an increase of 9.9% over the past 10 years along with a median household income is $35,198.

DEMOGRAPHIC PROFILE - FORT PIERCE, FL				
Population			**Education**	
Population estimates, July 1, 2019, (V2019)	46,103		High school graduate or higher, percent of persons age 25 years+, 2015-2019	78.70%
Population estimates base, April 1, 2010, (V2019)	41,942		Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	16.10%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	9.90%		Health	
Population, Census, April 1, 2010	41,590		With a disability, under age 65 years, percent, 2015-2019	10.20%
			Persons without health insurance, under age 65 years, percent	23.70%
Age and Sex				
Persons under 5 years, percent	6.80%		**Economy**	
Persons under 18 years, percent	23.80%		In civilian labor force, total, percent of population age 16 years+, 2015-2019	56.60%
Persons 65 years and over, percent	17.90%		In civilian labor force, female, percent of population age 16 years+, 2015-2019	54.30%
Female persons, percent	51.30%		Total accommodation and food services sales, 2012 ($1,000)(c)	105,724
			Total health care and social assistance receipts/revenue, 2012 ($1,000)(c)	536,750
Race and Hispanic Origin			Total manufacturers shipments, 2012 ($1,000)(c)	108,772
White alone, percent	53.10%		Total merchant wholesaler sales, 2012 ($1,000)(c)	224,990
Black or African American alone, percent(a)	41.40%		Total retail sales, 2012 ($1,000)(c)	919,193
American Indian and Alaska Native alone, percent(a)	0.40%		Total retail sales per capita, 2012(c)	$21,555
Asian alone, percent(a)	0.90%			
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.30%		**Transportation**	
Two or More Races, percent	1.70%		Mean travel time to work (minutes), workers age 16 years+, 2015-2019	25.2
Hispanic or Latino, percent(b)	22.80%			
White alone, not Hispanic or Latino, percent	33.50%		**Income & Poverty**	
			Median household income (in 2019 dollars), 2015-2019	$35,198
Population Characteristics			Per capita income in past 12 months (in 2019 dollars), 2015-2019	$19,388
Veterans, 2015-2019	2,210		Persons in poverty, percent	29.40%
Foreign born persons, percent, 2015-2019	18.10%			
			Businesses	
Housing			Total employer establishments, 2018	X
Housing units, July 1, 2019, (V2019)	X		Total employment, 2018	X
Owner-occupied housing unit rate, 2015-2019	46.10%		Total annual payroll, 2018 ($1,000)	X
Median value of owner-occupied housing units, 2015-2019	$113,600		Total employment, percent change, 2017-2018	X
Median selected monthly owner costs -with a mortgage, 2015-2019	$1,178		Total nonemployer establishments, 2018	X
Median selected monthly owner costs -without a mortgage, 2015-2019	$443		All firms, 2012	3,696
Median gross rent, 2015-2019	$943		Men-owned firms, 2012	1,731
Building permits, 2019	X		Women-owned firms, 2012	1,546
			Minority-owned firms, 2012	1,902
Families & Living Arrangements			Nonminority-owned firms, 2012	1,564
Households, 2015-2019	16,718		Veteran-owned firms, 2012	369
Persons per household, 2015-2019	2.67		Nonveteran-owned firms, 2012	3,081
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	86.90%			
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	29.40%		**Geography**	
Computer and Internet Use			Population per square mile, 2010	2,021.90
Households with a computer, percent, 2015-2019	85.20%		Land area in square miles, 2010	20.57
Households with a broadband Internet subscription, percent, 2015-2019	72.80%		FIPS Code	1224300

The City of Fort Pierce is expected to continue growing thanks to its modest home prices and the rising costs within the City of Port St. Lucie and neighboring Martin and Palm Beach Counties. The future population growth of Fort Pierce will be fueled by younger families as development continues along the City's western boundaries.

Executive Summary

On or about January 2021, we conducted a Self-Storage Market Study for a specific location in the City of Fort Pierce, FL market. The study included an offsite examination of the subject property, a review of the self-storage competitors in the market and the demographic profile of the subject market.

It is our opinion that the market is extremely favorable for the development of additional self-storage space.

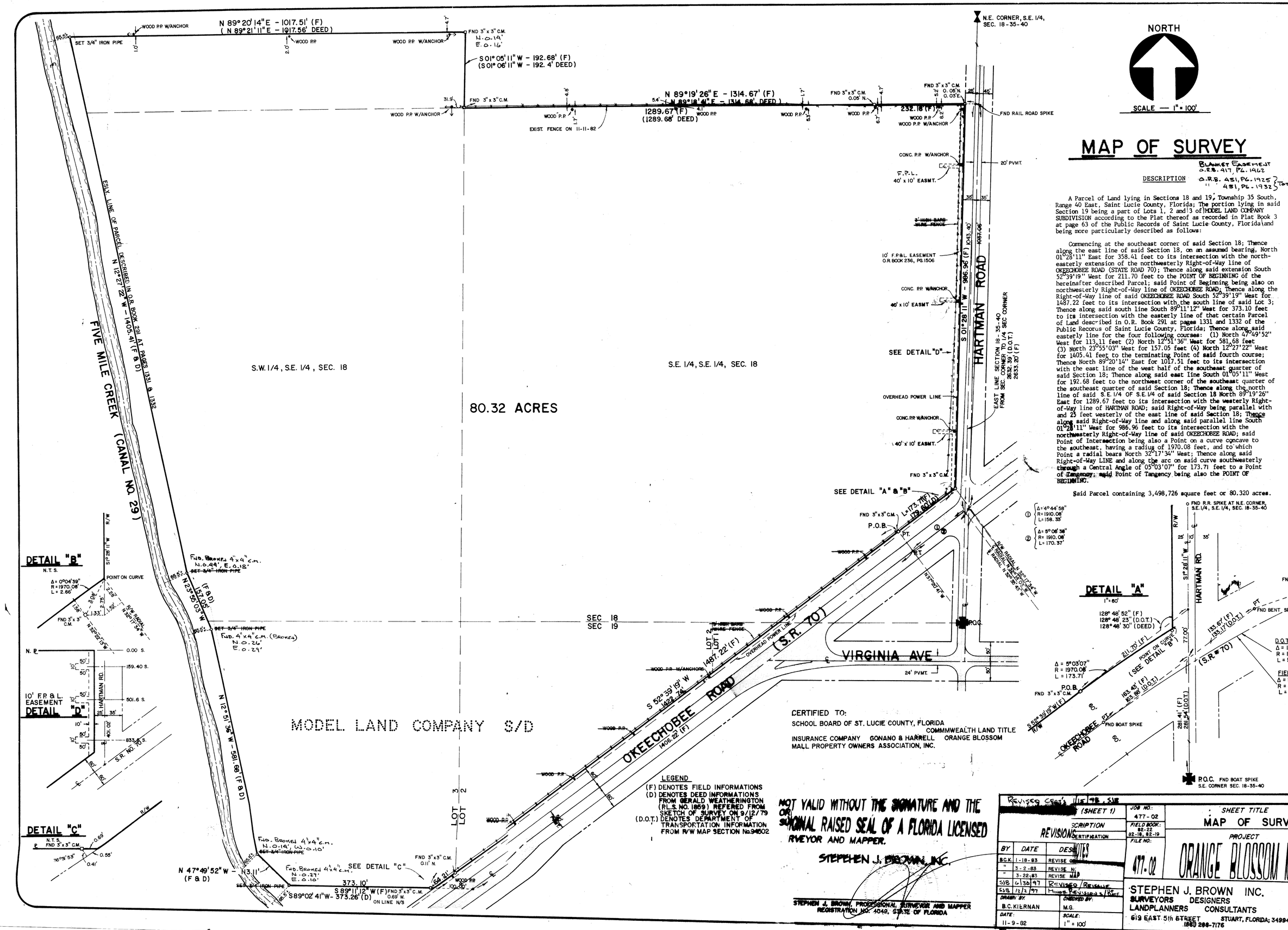
Our opinion is based on the following:

- The subject site does enjoy an advantage over most of the market competitors as the site is along the Okeechobee Road corridor, which is one of the most heavily traveled roadways within the City of Fort Pierce.

- The population density in proximity to the subject site is at moderately high numbers and there is nominal population and household growth projected over the next five years to support an additional self-storage facility within the subject market.

- The square foot demand calculations would appear to indicate that the subject market is under-supplied and that the anecdotal evidence of higher rental rates among the competitors would support this conclusion.

- The moderately high market rental rates for storage space would support new self-storage development of an institutional nature assuming the land costs and development costs were not overly excessive.



MAP OF SURVEY

BLANKET EASEMENT O.R.B. 417, PG. 1462

DESCRIPTION O.R.B. 451, PG. 1925 } TOTAL SITE
" 451, PG. 1932 }

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; Thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70); Thence along said extension South 52°39'19" West for 211.70 feet to the POINT OF BEGINNING of the hereinafter described Parcel; said Point of Beginning being also on northwesterly Right-of-Way line of OKEECHOBEE ROAD; Thence along the Right-of-Way line of said OKEECHOBEE ROAD South 52°39'19" West for 1487.22 feet to its intersection with the south line of said Lot 3; Thence along said south line South 89°11'12" West for 373.10 feet to its intersection with the easterly line of that certain Parcel of Land described in O.R. Book 291 at pages 1331 and 1332 of the Public Recorus of Saint Lucie County, Florida; Thence along said easterly line for the four following courses: (1) North 47°49'52" West for 113.11 feet (2) North 12°51'36" West for 581.68 feet (3) North 23°55'03" West for 157.05 feet (4) North 12°27'22" West for 1405.41 feet to the terminating Point of said fourth course; Thence North 89°20'14" East for 1017.51 feet to its intersection with the east line of the west half of the southeast quarter of said Section 18; Thence along said east line South 01°05'11" West for 192.68 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 18; Thence along the north line of said S.E. 1/4 OF S.E. 1/4 of said Section 18 North 89°19'26" East for 1289.67 feet to its intersection with the westerly Right-of-Way line of HARTMAN ROAD; said Right-of-Way being parallel with and 25 feet westerly of the east line of said Section 18; Thence along said Right-of-Way line and along said parallel line South 01°28'11" West for 986.96 feet to its intersection with the northwesterly Right-of-Way line of said OKEECHOBEE ROAD; said Point of Intersection being also a Point on a curve concave to the southeast, having a radius of 1970.08 feet, and to which Point a radial bears North 32°17'34" West; Thence along said Right-of-Way LINE and along the arc on said curve southwesterly through a Central Angle of 05°03'07" for 173.71 feet to a Point of Tangency; said Point of Tangency being also the POINT OF BEGINNING.

Said Parcel containing 3,498,726 square feet or 80.320 acres.

REVISIONS	DESCRIPTION	BY	DATE
(SHEET 1)	REVISE GEN. NOTES	B.G.K.	1-18-83
	REVISE TITLE	"	3-2-83
	REVISE MAP	"	3-22-83
	RE-VISED / REISSUE	SJB	6/30/97
	Minor Revisions & Reissue	SJB	12/1/97

DRAWN BY: B.C. KIERNAN	CHECKED BY: M.G.
DATE: 11-9-82	SCALE: 1" = 100'

JOB NO.:	477-02
FIELD BOOK:	82-22
	82-16, 82-19
FILE NO:	477.02

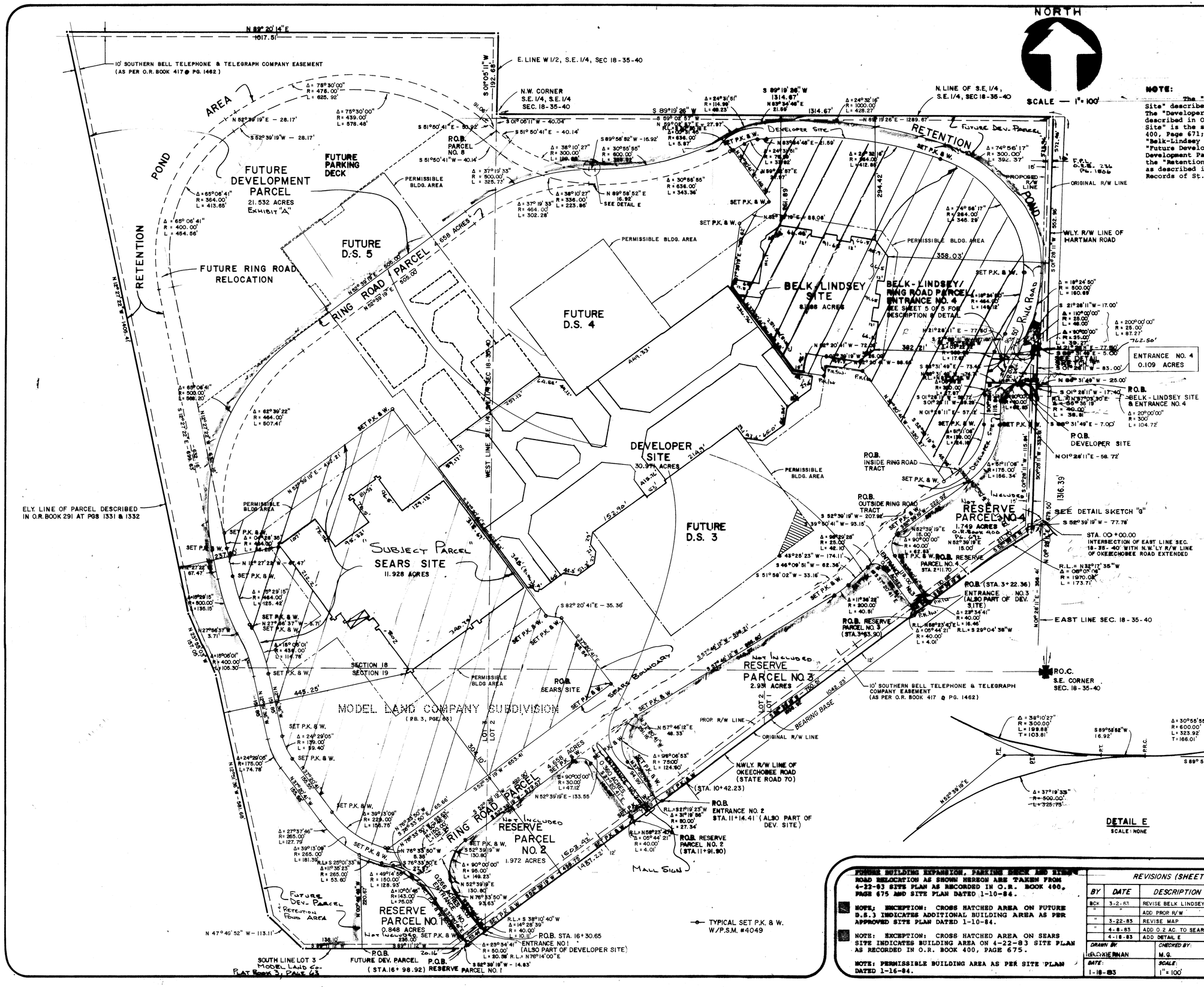
SHEET TITLE: MAP OF SURVEY

PROJECT: ORANGE BLOSSOM MALL

STEPHEN J. BROWN INC.
SURVEYORS DESIGNERS
LANDPLANNERS CONSULTANTS
619 EAST 5th STREET STUART, FLORIDA; 34994
(561) 288-7176

SHEET NO: 1 OF: 5

REISSUED 12/10/99 SJB, UPDATE 8/10/00 SJB, REISSUE 7/13/01



NOTE:

The "Complete Site" is the same as the "Complete Site" described in O.R. Book 400, Pages 664 through 667; The "Developer Site" is the same as the "Developer Site" described in O.R. Book 400, Pages 668 through 670; the "Sears Site" is the same as the "Sears Site" described in O.R. Book 400, Page 671; the "Belk-Lindsey Site" is the same as the "Belk-Lindsey Site" described in O.R. Book 400, Page 672; the "Future Development Parcel" is the same as the "Future Development Parcel" described in O.R. Book 400, Page 673; the "Retention Pond Area" is the same as the "Retention Ponds" as described in O.R. Book 400, Page 674, all in the Public Records of St. Lucie County, Florida.

THE FOLLOWING DENOTES THOSE PARCELS WHICH ARE COINCIDENT WITH EACH OTHER

Parcel	Coincident With
Belk-Lindsey Site	Developer Site Reserve Parcel No. 4 Retention Pond Area Hartman Road R/W Ring Road Parcel
Sears Site	Developer Site Ring Road Parcel
Developer Site	Belk Lindsey Site Sears Site Reserve Parcels 1 - 4 Future Development Parcel Retention Pond Area Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 1	Developer Site Retention Pond Area Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 2	Developer Site Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 3	Developer Site Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 4	Developer Site Belk Lindsey Site Okeechobee Road R/W Hartman Road R/W Ring Road Parcel
Future Development Parcel	Developer Site Canal No. 29 Ring Road Parcel
Retention Pond Area (Part of Future Development Parcel)	Belk Lindsey Site Developer Site Reserve Parcel No. 1 Hartman Road R/W Canal No. 29
Ring Road Description (Part of Developer Site)	Belk Lindsey Site Sears Site Future Development Parcel Reserve Parcels 1 - 4 Retention Pond Area Belk Lindsey/Ring Road Parcel/ Entrance No. 4

FUTURE BUILDING EXPANSION, PARKING DECK AND RING ROAD RELOCATION AS SHOWN HEREON ARE TAKEN FROM 4-22-83 SITE PLAN AS RECORDED IN O.R. BOOK 400, PAGE 675 AND SITE PLAN DATED 1-10-84.

NOTE; EXCEPTION: CROSS HATCHED AREA ON FUTURE D.S.3 INDICATES ADDITIONAL BUILDING AREA AS PER APPROVED SITE PLAN DATED 1-10-84.

NOTE: EXCEPTION: CROSS HATCHED AREA ON SEARS SITE INDICATES BUILDING AREA ON 4-22-83 SITE PLAN AS RECORDED IN O.R. BOOK 400, PAGE 675.

NOTE: PERMISSIBLE BUILDING AREA AS PER SITE PLAN DATED 1-16-84.

REVISIONS (SHEET 2)		
BY	DATE	DESCRIPTION
BCK	3-2-83	REVISE BELK LINDSEY SITE
"	"	ADD PROP. R/W
"	3-22-83	REVISE MAP
"	4-8-83	ADD 0.2 AC. TO SEARS SITE
	4-18-83	ADD DETAIL E

DRAWN BY: E.C. KIERNAN
CHECKED BY: M.G.
DATE: 1-18-83
SCALE: 1" = 100'

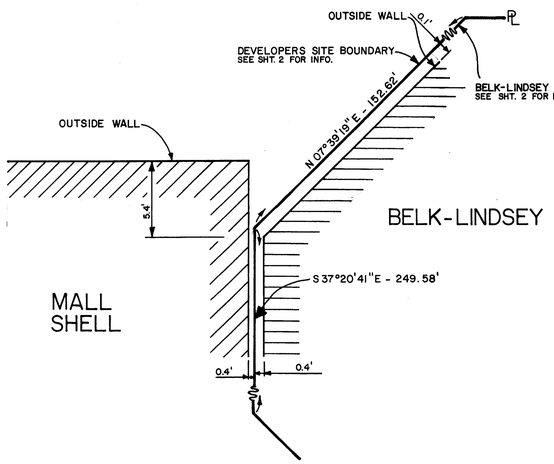
JOB NO.: 477-02
FIELD BOOK:
FILE NO.: 477-02

SHEET TITLE: SKETCH TO ACCOMPANY LEGAL DESC.

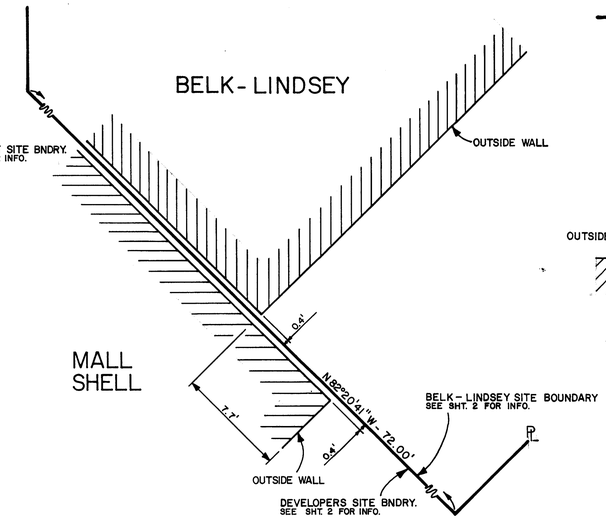
PROJECT: ORANGE BLOSSOM MALL

STEPHEN J. BROWN INC.
SURVEYORS DESIGNERS
LANDPLANNERS CONSULTANTS
619 EAST 5th STREET STUART, FLORIDA; 34994
(561) 288-7176

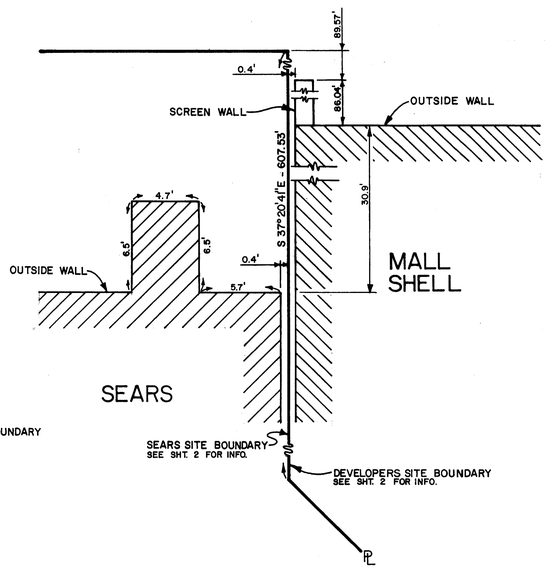
SHEET NO.: 2 OF: 5



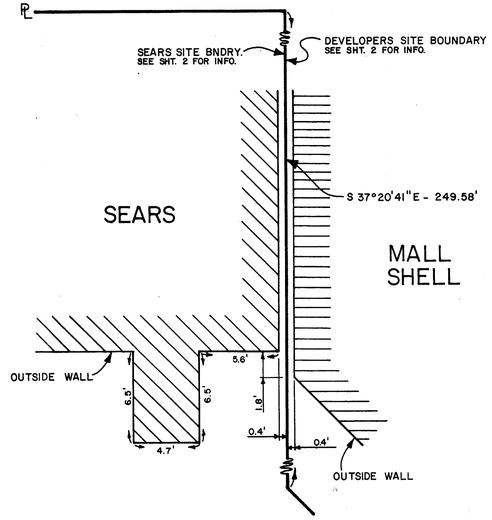
DETAIL 1



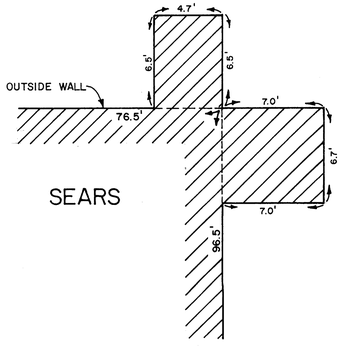
DETAIL 2



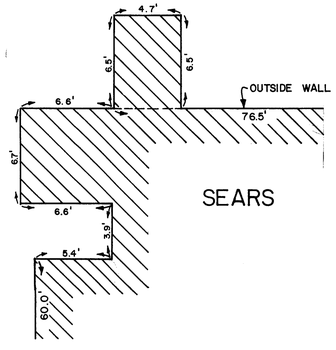
DETAIL 3



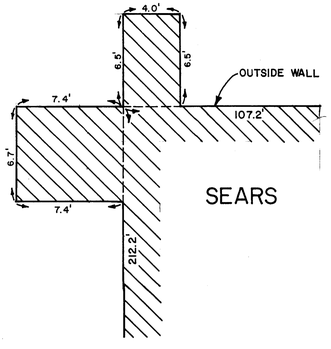
DETAIL 4



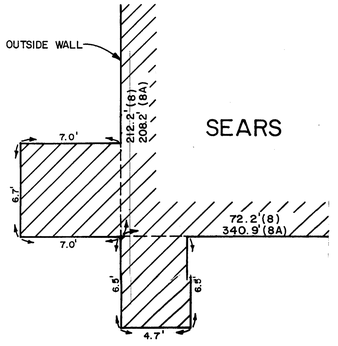
DETAIL 5



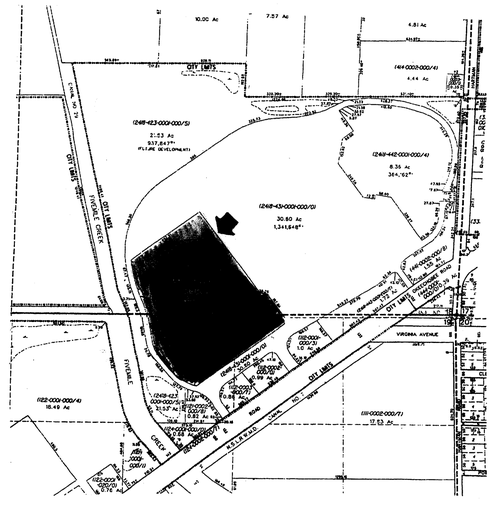
DETAIL 6



DETAIL 7



DETAIL 8 & 8A



LOCATION MAP

PARKING: 2799 + 43 HANDICAP = 2,842 TOTAL
BUILDING AREA: BELK LINDSEY = 83,119 S/F ±
SEARS = 128,938 S/F ±
MALL = 275,707 S/F ±

NOTE: PARKING, BUILDING DIMENSIONS & AREAS TAKEN FROM AS BUILT DRAWINGS "SITE WORK, ORANGE BLOSSOM MALL" H.J.N.R.+W.; WILLIAM HATTRUP, P.E. SHEETS, SP-1 - SP-4, DATED 3/1/84

REISSUED 7/13/01
LAST REVISED 1/20/98 REISSUED 12/10/94 SJB
REVISED 1/15/98 RE-ISSUED 11-13-84
RE-ISSUE 6/30/97

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the south line of subject property Platted as S 52° 39' 19" W all others relative there to.
4. Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map Panel No. 12111C0186 F, dated Aug 19th 1991 locates the parcel in Zone AE,X, base flood elevation 17NA feet; subject to any scaling and interpolation factors associated with mapping of this accuracy.
7. EXISTING ELEVATION 16.50 FOR THE SEARS BUILDING.

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN BY: M. MCCUE	CHECKED BY: M.G.
DATE: 6-22-84	SCALE: 1" = 100'

JOB NO.: 477-02
FIELD BOOK:
FILE NO: 477-02

SHEET TITLE: DETAIL SHEET
PROJECT: ORANGE BLOSSOM MALL

STEPHEN J. BROWN INC.
SURVEYORS DESIGNERS
LANDPLANNERS CONSULTANTS
619 EAST 5th STREET, STUART, FLORIDA; 34994
(561) 288-7176

SHEET NO.: 2B OF: 5

DESCRIPTION: BELK-LINDSEY SITE "NOT INCLUDED"

A Parcel of Land lying in Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 679.50 feet; thence North 88°31'49" West for 25.00 feet to the Point of Intersection with the westerly Right-of-Way Line of HARTMAN ROAD; said Point being also the POINT OF BEGINNING; thence along the westerly line of said HARTMAN ROAD South 01°28'11" West for 17.40 feet to the Point of Intersection with a curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 57°03'30" East; thence along the Arc of said Curve, through a Central Angle of 55°35'19" Northwesterly for 38.81 feet; thence North 88°31'49" West for 81.71 feet to the Point of Intersection with a curve concave to the Southeast, having a Radius of 300.00 feet and to which Point a radial line bears North 83°12'28" West; thence along the Arc of said Curve, through a Central Angle of 05°19'21", Southerly for 27.87 feet to a Point of Tangency; thence South 01°28'11" West for 69.29 feet to a Point of Curvature of a curve concave to the Southeast and having a radius of 139.00 feet; thence along the Arc of said curve, through a Central Angle of 51°11'08" Southerly and Southwesterly for 124.18 feet to a Point of Tangency; thence South 52°39'19" West for 45.96 feet; thence North 37°20'41" West for 320.27 feet; thence North 82°20'41" West for 85.68 feet; thence South 07°39'19" West for 26.00 feet; thence North 82°20'41" West for 72.00 feet; thence North 37°20'41" West for 245.58 feet; thence North 07°39'19" East for 152.62 feet; thence North 52°39'19" East for 88.08 feet; thence North 37°20'41" West for 149.36 feet to the Point of Intersection with a Curve concave to the South, having a Radius of 636.00 feet and to which Point a Radial Line bears South 30°25'18" East; thence along the Arc of said Curve, through a Central Angle of 0°31'45", Northeasterly for 5.87 feet to a Point of Tangency; thence North 59°02'57" East for 27.97 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51", Easterly for 33.82 feet to a Point of Tangency; thence North 83°34'48" East for 21.59 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32' 16", Easterly for 412.85 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17", Southeasterly for 345.29 feet to a Point of Compound Curve of a Curve concave to the West and having a radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50", Southerly for 149.12 feet to a Point of Tangency; thence South 21°28'11" West for 47.95 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 03°22'32", Southwesterly for 17.67 feet; thence South 88°31'49" East for 73.46 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Easterly and Northerly for 39.27 feet; thence South 88°31'49" East for 5.00 feet to its intersection with the westerly Right-of-Way Line of said HARTMAN ROAD; thence along said R/W Line South 01°28'11" West for 83.00 feet to the POINT OF BEGINNING.

Containing 8.388 Acres.

DESCRIPTION: SEARS SITE "SUBJECT PARCEL"

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°39'19" West for 1042.23 feet; thence North 37°20'41" West for 291.16 feet to the POINT OF BEGINNING: thence South 52°39'19" West for 653.41 feet; thence North 76°33'50" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" northerly for 156.75 feet to a Point of Tangency; thence North 37°20'41" West for 155.55 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" northerly for 59.40 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" northerly for 114.78 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" northerly for 125.42 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35" for 36.25 feet; thence North 52°39'19" East for 492.21 feet; thence South 37°20'41" East for 607.53 feet; thence South 82°20'41" East for 35.36 feet; thence South 37°20'41" East for 193.84 feet to the POINT OF BEGINNING.

Containing 11.928 Acres.

DESCRIPTION: DEVELOPER SITE

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 679.50 feet; thence North 88°31'49" West for 65.00 feet to the POINT OF BEGINNING; Said POINT OF BEGINNING being also the Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Westerly, Southwesterly and Southerly for 62.83 feet to a Point of Tangency; thence South 01°28'11" West for 57.12 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Southwesterly for 156.34 feet to a Point of Tangency; thence South 52°39'19" West for 207.92 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 62.83 feet to a Point of Tangency, thence South 37°20'41" East for 119.00 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Southeasterly for 16.46 feet to its intersection with the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said R/W Line South 52°39'19" West for 41.54 feet to the Point of Intersection with a curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 58°23'40" East; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Northwesterly for 4.01 feet to a Point of Tangency; thence North 37°20'41" West for 125.51 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 96°29'28", Northwesterly, Westerly and Southwesterly for 42.10 feet to a Point of Tangency; thence South 48°09'51" West for 62.36 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of 11°36'22" Southwesterly for 40.51 feet to a Point of Tangency; thence South 57°46'12" West for 548.27 feet to the Point of Curvature of a Curve concave to the East and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°06'53" Southwesterly, Southerly and Southeasterly for 124.50 feet to a Point of Tangency; thence South 37°20'41" East for 94.99 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 31°19'56" Southeasterly for 27.34 feet to its intersection with the northwesterly Right-of-Way Line of said OKEECHOBEE ROAD; thence along said R/W Line South 52°39'19" West for 77.49 feet to the Point of Intersection with a Curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 58°23'40" East; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Northwesterly for 4.01 feet to a Point of Tangency; thence North 37°20'41" West for 166.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly, Westerly and Southwesterly for 47.12 feet to a Point of Tangency; thence South 52°39'19" West for 315.22 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 95.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 149.23 feet to a Point of Tangency; thence South 37°20'41" East for 95.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 14°28'39", Southeasterly for 10.11 feet to its intersection with the Right-of-Way Line of said OKEECHOBEE ROAD; thence along said R/W Line South 52°39'19" West for 53.44 feet to the Point of Intersection with a Curve concave to the West, having a Radius of 50.00 feet and to which Point a Radial Line bears North 76°14'00" East; thence along the Arc of said Curve, through a Central Angle of 23°34'41", Northwesterly for 20.58 feet to a Point of Tangency; thence North 37°20'41" West for 85.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said Curve, through a Central Angle of 10°01'46" Northwesterly for 25.03 feet to a Point of Reverse Curve of a Curve concave to the Northeast and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55", Northwesterly and Westerly for 128.93 feet to a Point of Tangency; thence North 76°33'50" West for 27.97 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 39°13'09", Northwesterly for 181.39 feet to a Point of Tangency; thence North 37°20'41" West for 155.55 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°29'05", Northwesterly for 74.78 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°05'01" Northwesterly for 105.30 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°29'15" Northerly for 135.15 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 565.00 feet; thence along the Arc of said Curve, through a Central Angle of 65°06'41", Northerly and Northeasterly for 568.20 feet to a Point of Tangency; thence North 52°39'19" East for 505.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 37°14'33" Easterly for 325.73 feet to a Point of Reverse Curve of a Curve concave to the North and having a Radius of 600.00 feet; thence along the Arc of said Curve, through a Central Angle of 30°55'55" Easterly for 323.92 feet to a Point of Tangency; thence North 59°02'57" East for 27.97 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51" Easterly for 49.23 feet to a Point of Tangency; thence North 83°34'48" East for 21.59 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 1000.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Easterly for 428.27 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17", Southeasterly for 392.37 feet to a Point of Compound Curve of a Curve concave to the West and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50" Southerly for 160.69 feet to a Point of Tangency; thence South 21°28'11" West for 17.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 110°00'00", Southwesterly, Southerly and Southeasterly for 48.00 feet to a Point of Tangency; thence North 88°31'49" West for 73.46 feet to the Point of Intersection with a Curve concave to the East, having a Radius of 300.00 feet and to which Point a Radial Line bears North 1°54'21" West; thence along the Arc of said Curve, through a Central Angle of 03°22'32" Northerly for 17.67 feet to a Point of Tangency; thence North 21°28'11" East for 47.95 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50", Northerly for 149.12 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17" Northerly, Northwesterly and Westerly for 345.29 feet to a Point of Compound Curve of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Westerly for 412.85 feet to a Point of Tangency; thence South 83°34'48" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle 24°31'51" Southwesterly for 33.82 feet to a Point of Tangency; thence South 59°02'57" West for 27.97 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 636.00 feet; thence along the Arc of said Curve, through a Central Angle of 0°31'45", Southwesterly for 5.87 feet; thence South 37°20'41" East for 149.36 feet; thence South 52°39'19" West for 88.08 feet; thence South 07°39'19" West for 152.62 feet; thence South 37°20'41" East for 249.58 feet; thence South 82°20'41" East for 72.00 feet; thence North 07°39'19" East for 26.00 feet; thence South 82°20'41" East for 88.68 feet; thence South 37°20'41" East for 320.27 feet; thence North 52°39'19" East for 45.96 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 139.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northeasterly and Northerly for 124.18 feet to a Point of Tangency; thence North 01°28'11" East for 69.29 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 03°22'32", Northerly for 17.67 feet to a Point of Tangency; thence North 21°28'11" East for 47.95 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50", Northerly for 149.12 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17" Northerly, Northwesterly and Westerly for 345.29 feet to a Point of Compound Curve of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Westerly for 412.85 feet to a Point of Tangency; thence South 83°34'48" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle 24°31'51" Southwesterly for 33.82 feet to a Point of Tangency; thence South 59°02'57" West for 27.97 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 636.00 feet; thence along the Arc of said Curve, through a Central Angle of 0°31'45", Southwesterly for 5.87 feet; thence South 37°20'41" East for 149.36 feet; thence South 52°39'19" West for 88.08 feet; thence South 07°39'19" West for 152.62 feet; thence South 37°20'41" East for 249.58 feet; thence South 82°20'41" East for 72.00 feet; thence North 07°39'19" East for 26.00 feet; thence South 82°20'41" East for 88.68 feet; thence South 37°20'41" East for 320.27 feet; thence North 52°39'19" East for 45.96 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 139.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northeasterly and Northerly for 124.18 feet to a Point of Tangency; thence North 01°28'11" East for 69.29 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 05°19'21", Northerly for 27.87 feet; thence South 88°31'49" East for 74.71 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL OF SEARS SITE more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°39'19" West for 1042.23 feet; thence North 37°20'41" West for 291.16 feet to the POINT OF BEGINNING: thence South 52°39'19" West for 653.41 feet; thence North 76°33'50" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" northwesterly for 156.75 feet to a Point of Tangency; thence North 37°20'41" West for 155.55 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" northerly for 59.40 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" northerly for 114.78 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" northerly for 125.42 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35" for 36.25 feet; thence North 52°39'19" East for 492.21 feet; thence South 37°20'41" East for 607.53 feet; thence South 82°20'41" East for 35.36 feet; thence South 37°20'41" East for 193.84 feet to the POINT OF BEGINNING.

Said Developer Site containing 30.971 Acres.

DESCRIPTION: RESERVE PARCEL NO. 1 (NOT INCLUDED)

A Parcel of Land lying in Section 19, Township 35 South, Range 40 East, Saint Lucie County, Florida, being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line and along said R/W Line South 52°39'19" West for 1698.92 feet to the Point of Intersection with the south line of said Lot 3; said Point being also the POINT OF BEGINNING: thence along the south line of said Lot 3 South 89°11'12" West for 235.00 feet; thence North 00°48'48" West for 220.67 feet to the Point of Intersection with a curve concave to the Northeast, having a Radius of 265.00 feet and to which Point a Radial Line bears South 25°01'33" West; thence along the Arc of said Curve, through a Central Angle of 11°35'23" Southeasterly for 53.60 feet to a Point of Tangency; thence South 76°33'50" East for 27.97 feet to a Point of Curvature of a curve concave to the southwest and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55" Southeasterly for 128.93 feet to a Point of Reverse curve of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said curve, through a Central Angle of 10°01'46", Southeasterly for 25.03 feet to a Point of Tangency; thence South 37°20'41" East for 85.00 feet to the Point of Curvature of a Curve concave to the West and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Southeasterly for 20.58 feet to its intersection with said northwesterly R/W Line of OKEECHOBEE ROAD; thence along said R/W Line South 52°39'19" West for 14.83 feet to the POINT OF BEGINNING.

Containing 0.848 Acres.

DESCRIPTION: RESERVE PARCEL NO. 2 (NOT INCLUDED)

A Parcel of Land lying in Section 19, Township 35 South, Range 40 East, Saint Lucie County, Florida, being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line and along said R/W Line South 52°39'19" West for 1191.90 feet to the POINT OF BEGINNING: thence continuing along said R/W Line South 52°39'19" West for 438.75 feet to the Point of Intersection with a Curve concave to the North, having a Radius of 40.00 feet and to which Point a Radial Line bears South 38°10'40" West; thence along the Arc of said Curve, through a Central Angle of 14°28'39" Northwesterly for 10.11 feet to a Point of Tangency; thence North 37°20'41" West for 95.00 feet to the Point of Curvature of a Curve concave to the east and having a Radius of 95.00 feet; thence along the Arc of said Curve through a Central Angle of 90°00'00" Northwesterly, Northerly and Northeasterly for 149.23 feet to a Point of Tangency; thence North 52°39'19" East for 315.22 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve through a Central Angle of 90°00'00" Northeasterly, Easterly and Southeasterly for 47.12 feet to a Point of Tangency; thence North 37°20'41" East for 166.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northeasterly and Northerly for 124.18 feet to a Point of Tangency; thence North 01°28'11" East for 69.29 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 03°22'32", Northerly for 17.67 feet to a Point of Tangency; thence North 21°28'11" East for 47.95 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50", Northerly for 149.12 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17" Northerly, Northwesterly and Westerly for 345.29 feet to a Point of Compound Curve of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Westerly for 412.85 feet to a Point of Tangency; thence South 83°34'48" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle 24°31'51" Southwesterly for 33.82 feet to a Point of Tangency; thence South 59°02'57" West for 27.97 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 636.00 feet; thence along the Arc of said Curve, through a Central Angle of 0°31'45", Southwesterly for 5.87 feet; thence South 37°20'41" East for 149.36 feet; thence South 52°39'19" West for 88.08 feet; thence South 07°39'19" West for 152.62 feet; thence South 37°20'41" East for 249.58 feet; thence South 82°20'41" East for 72.00 feet; thence North 07°39'19" East for 26.00 feet; thence South 82°20'41" East for 88.68 feet; thence South 37°20'41" East for 320.27 feet; thence North 52°39'19" East for 45.96 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 139.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northeasterly and Northerly for 124.18 feet to a Point of Tangency; thence North 01°28'11" East for 69.29 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 05°19'21", Northerly for 27.87 feet; thence South 88°31'49" East for 74.71 feet to the POINT OF BEGINNING.

Containing 1.972 Acres.

DESCRIPTION: RESERVE PARCEL NO. 3 (NOT INCLUDED)

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1 and 2 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line and along said R/W Line South 52°39'19" West for 363.90 feet to the POINT OF BEGINNING: thence along said R/W Line continuing South 52°39'19" West for 750.51 feet to the Point of Intersection with a Curve concave to the northeast, having a Radius of 50.00 feet and to which Point a Radial Line bears South 21°19'23" West; thence along the Arc of said Curve, through a Central Angle of 31°19'56" Northwesterly for 27.34 feet to a Point of Tangency; thence North 37°20'41" West for 94.99 feet to a Point of Curvature of a Curve concave to the east and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°06'53", Northwesterly, Northerly and Northeasterly for 124.50 feet to a Point of Tangency; thence North 57°46'12" East for 548.27 feet to a Point of Curvature of a Curve concave to the Northwest having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of 11°36'22" Northeasterly for 40.51 feet to a Point of Tangency; thence North 46°09'51" East for 62.36 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 96°29'28" Northeasterly, Easterly and Southeasterly for 42.10 feet to a Point of Tangency; thence South 37°20'41" East for 125.51 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Southeasterly for 4.01 feet to the POINT OF BEGINNING.

Containing 2.931 Acres.

DESCRIPTION: RESERVE PARCEL NO. 4 (NOT INCLUDED)

A Parcel of Land lying in Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line South 52°39'19" West for 211.70 feet to the POINT OF BEGINNING: thence along said R/W Line South 52°39'19" West for 110.66 feet to the Point of Intersection with a Curve concave to the Northeast, having a Radius of 40.00 feet and to which Point a Radial Line bears South 29°04'38" West; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Northwesterly for 16.46 feet to a Point of Tangency; thence North 37°20'41" West for 119.00 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly, Northerly and Northeasterly for 62.83 feet to a Point of Tangency; thence North 52°39'19" East for 207.92 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northeasterly for 156.34 feet to a Point of Tangency; thence North 01°28'11" East for 57.12 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northeasterly and Easterly for 62.83 feet to a Point of Tangency; thence South 88°31'49" East for 7.00 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 55°35'19" Southeasterly for 38.81 feet to its intersection with the westerly Right-of-Way Line of HARTMAN ROAD: thence along said R/W Line South 01°28'11" West for 333.61 feet to the Point of Intersection with the northwesterly Right-of-Way Line of said OKEECHOBEE ROAD and with a Curve concave to the Southeast, having a Radius of 1970.08 feet and to which Point a Radial Line bears North 32°17'35" West; thence along the Arc of said Curve and along the northwesterly Right-of-Way Line of said OKEECHOBEE ROAD, through a Central Angle of 05°03'07", Southwesterly for 173.71 feet to the POINT OF BEGINNING. Containing 1.749 Acres.

REISSUED 7/13/01 SSB DETAIL 8/10/00
REISSUED 12/16/99 SSB
REISSUED 4/30/97 SSB
REVISED 11-13-84

REVISIONS (SHEET 3)		
BY	DATE	DESCRIPTION
BK	3-2-83	RE-LABELED PARCELS
"	"	BELK LINDSEY
"	"	DEVELOPER SITE
"	3-22-83	REVISE DESC
"	4-3-83	DEVELOPER SITE, SEARS SITE

DRAWN BY: B.C. KIERNAN | CHECKED BY: M.G.
DATE: 1-18-83 | SCALE:

JOB NO.: 477-02
FIELD BOOK:
FILE NO: 477-02

SHEET TITLE: DESCRIPTION COMPOSITE
PROJECT: ORANGE BLOSSOM MALL

STEPHEN J. BROWN INC.
SURVEYORS DESIGNERS
LANDPLANNERS CONSULTANTS
619 EAST 5th STREET, STUART, FLORIDA; 34994
(561) 288-7176

SHEET NO.: 3 OF: 5

FUTURE DEVELOPMENT PARCEL

DESCRIPTION: PARCEL #1

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension South 52°39'19" West for 1698.92 feet to its intersection with the south line of said Lot 3; thence along said south line South 89°11'12" West for 235.00 feet to the POINT OF BEGINNING; thence continuing along said south line of said Lot 3 South 89°11'12" West for 138.10 feet to its intersection with the easterly line of that certain Parcel of Land described in O.R. Book 291 at pages 1331 and 1332 of the Public Records of Saint Lucie County, Florida; thence along said easterly line for the four following courses: (1) North 47°49'52" West for 113.11 feet (2) North 12°51'36" West for 581.68 feet (3) North 23°55'03" West for 157.05 feet (4) North 12°27'22" West for 1405.41 feet to the terminating Point of said fourth course; thence North 89°20'14" East for 1011.51 feet to its intersection with the east line of the west half of the southeast quarter of said Section 18; thence along said east line South 01°05'11" West for 192.68 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 18; thence along the north line of the southeast quarter of the southeast quarter of said Section 18 North 89°19'26" East for 289.67 feet to its intersection with the westerly Right-of-Way Line of HARTMAN ROAD; said Right-of-Way being parallel with and 25 feet westerly of the east line of said Section 18; thence along said Right-of-Way Line and along said parallel line South 01°28'11" West for 552.96 feet; thence North 88°31'49" West for 5.00 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 200°00'00" Southerly, Southwesterly, Westerly, Northwesterly, and Northerly for 87.27 feet to a Point of Tangency; thence North 21°28'11" East for 17.00 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50" Northerly for 160.69 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17", Northwesterly for 392.37 feet to a Point of Compound Curve of a Curve concave to the South and having a Radius of 1,000.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Westerly for 428.27 feet to a Point of Tangency; thence South 83°34'48" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51" for 49.23 feet to a Point of Tangency; thence South 59°02'57" West for 27.97 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 600.00 feet; thence along the Arc of said Curve, through a Central Angle of 30°55'55", Westerly for 323.92 feet to Point of Reverse Curve of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 37°19'33" Southwesterly for 325.73 feet to a Point of Tangency; thence South 52°39'19" West for 505.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the Arc of said curve, through a Central Angle of 65°06'41" Southwesterly and Southerly for 568.20 feet to a Point of Tangency; thence South 12°27'22" East for 67.47 feet; to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°29'15" Southerly for 135.15 feet to a Point of Tangency; thence South 27°56'37" East for 3.71 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°05'01" for 105.30 feet to a Point of Tangency; thence South 12°51'36" East for 151.85 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°29'05", Southeasterly for 74.78 feet to a Point of Tangency; thence South 37°20'41" East for 155.55 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 27°37'46", Southeasterly for 127.79 feet; thence South 00°48'48" East for 220.67 feet to the POINT OF BEGINNING.

Containing 21.532 Acres.

DESCRIPTION: ENTRANCE NO. 1 PARCEL (INFORMATIONAL ONLY)

A Parcel of Land lying in Section 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida; thence along the east line of said Section 18, on an assumed bearing North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°39'19" West for 1630.65 feet to the POINT OF BEGINNING; thence along said R/W Line continuing South 52°39'19" West for 53.34 feet to the Point of Intersection with a Curve concave to the Southwest, having a Radius of 50.00 feet and to which Point a Radial Line bears North 76°14'00" East; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Northwesterly for 20.58 feet to a Point of Tangency; thence North 37°20'41" West for 85.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said Curve through a Central Angle of 10°01'46" Northwesterly for 25.03 feet to a Point of Reverse Curve of a Curve concave to the Northeast and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55", Northwesterly for 128.93 feet to a Point of Tangency; thence South 76°33'50" East for 65.65 feet; thence North 52°39'19" East for 130.80 feet to a Point of Curvature of a Curve concave to the east and having a Radius of 95.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 149.23 feet to a Point of Tangency; thence South 37°20'41" East for 95.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 14°28'39" Southeasterly for 10.11 feet to the POINT OF BEGINNING.

Containing 0.266 Acres.

DESCRIPTION: ENTRANCE NO. 2 PARCEL (INFORMATIONAL ONLY)

A Parcel of Land lying in Section 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; being a part of Lot 2 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°39'19" West for 1114.41 feet to the POINT OF BEGINNING; thence along said R/W Line continuing South 52°39'19" West for 77.49 feet to the Point of Intersection with a Curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 58°23'40" East; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Northwesterly for 4.01 feet to a Point of Tangency; thence North 37°20'41" West for 166.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly, Westerly and Southwesterly for 47.12 feet to a Point of Tangency; thence North 52°39'19" East for 133.55 feet; thence North 57°46'12" East for 48.33 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°06'53" Southwesterly, Southerly and Southeasterly for 124.50 feet to a Point of Tangency; thence South 37°20'41" East for 94.99 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 31°19'56" Southeasterly for 27.34 feet to the POINT OF BEGINNING.

Containing 0.360 Acres.

DESCRIPTION: ENTRANCE NO. 3 PARCEL (INFORMATIONAL ONLY)

A Parcel of Land lying in Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida; being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°39'19" West for 322.36 feet to the POINT OF BEGINNING; thence along said R/W Line continuing South 52°39'19" West for 41.54 feet to the Point of Intersection with a curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 58°23'40" East; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Northwesterly for 4.01 feet to a Point of Tangency; thence North 37°20'41" West for 125.51 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 96°29'28" Northwesterly, Westerly and Southwesterly for 42.10 feet; thence North 39°50'41" East for 93.15 feet; thence North 52°39'19" East for 15.00 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 62.83 feet to a Point of Tangency, thence South 37°20'41" East for 119.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Southeasterly for 16.46 feet to the POINT OF BEGINNING.

Containing 0.156 Acres.

DESCRIPTION: ENTRANCE #4 PARCEL (INFORMATIONAL ONLY)

A Parcel of Land lying in Section 18, Township 35 South, Range 41 East, Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 679.50 feet' thence North 88°31'49" West for 25.00 feet to the Point of Intersection with the westerly Right-of-Way Line of HARTMAN ROAD; said Point being also the POINT OF BEGINNING; thence along the said R/W Line of said HARTMAN ROAD South 01°28'11" West for 17.40 feet to the point of Intersection with a curve concave to the Southeast, having a Radius of 40.00 feet and to which Point a Radial Line bears North 57°03'30" East; thence along the Arc of said Curve, through a Central Angle of 55°35'19" Northwesterly for 38.81 feet to a Point of Tangency; thence North 88°31'49" West for 47.00 feet; thence North 01°28'11" East for 18.72 feet; thence North 21°28'11" East for 41.80 feet; thence South 88°31'49" East for 35.70 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northeasterly for 39.27 feet to a Point of Tangency; thence South 88°31'49" East for 5.00 feet to its intersection with the westerly R/W Line of said HARTMAN ROAD; thence along said R/W Line South 01°28'11" West for 83.00 feet to the POINT OF BEGINNING.

Containing 0.109 Acres

DESCRIPTION: RING ROAD PARCEL (INFORMATIONAL ONLY)

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida, said Parcel of Land being a strip of land having an average width of 36 feet more or less and being that Remnant Portion comprised between the hereinafter described OUTSIDE AND THE INSIDE RING ROAD TRACTS, said tracts of Land being more particularly described as follows:

OUTSIDE RING ROAD TRACT:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line South 52°39'19" West for 77.78 feet; thence North 37°20'41" West for 175.00 feet to the POINT OF BEGINNING of SAID OUTSIDE RING ROAD TRACT; thence South 52°39'19" West for 222.92 feet; thence South 39°50'41" West for 93.15 feet; thence South 46°09'51" West for 62.36 feet to the Point of Curvature of a Curve concave to the Northwest and having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of 11°36'22", Southwesterly for 40.51 feet to a Point of Tangency; thence South 57°46'12" West for 596.60 feet; thence South 52°39'19" West for 579.57 feet; thence North 76°33'50" West for 93.63 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 39°13'09", Northwesterly for 181.39 feet to a Point of Tangency; thence North 37°20'41" West for 155.55 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°29'05", Northwesterly for 74.78 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°05'01" Northwesterly for 105.30 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°29'15" Northerly for 135.15 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 65°06'41", Northerly and Northeasterly for 568.20 feet to a Point of Tangency; thence North 52°39'19" East for 505.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 37°19'33" Easterly for 325.73 feet to a Point of Reverse Curve of a Curve concave to the North and having a Radius of 600.00 feet; thence along the Arc of said Curve, through a Central Angle of 30°55'55" Easterly for 323.92 feet to a Point of Tangency; thence North 59°02'57" East for 27.97 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51" Easterly for 49.23 feet to a Point of Tangency; thence North 83°34'48" East for 21.59 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 1000.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Easterly for 428.27 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17", Southeasterly for 392.37 feet to a Point of Compound Curve of a Curve concave to the West and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 21°28'11" Southerly for 169.69 feet to a Point of Tangency; thence South 21°28'11" West for 94.50 feet; thence South 01°28'11" West for 115.84 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08" Southerly and Southwesterly for 156.34 feet to the POINT OF BEGINNING of said OUTSIDE RING ROAD TRACT. Said OUTSIDE RING ROAD TRACT containing 50.380 Acres,

RING ROAD PARCEL . . . . . Continued
EXCEPTING THEREFROM:

INSIDE RING ROAD TRACT: more particularly described as follows:

Commencing at the POINT OF BEGINNING of said OUTSIDE RING ROAD TRACT; thence North 37°20'41" West for 36.00 feet to the POINT OF BEGINNING of said INSIDE RING ROAD TRACT: thence South 52°39'19" West for 207.92 feet; thence South 43°25'23" West for 174.11 feet; thence South 51°58'02" West for 33.16 feet; thence South 52°39'19" West for 598.21 feet; thence South 52° 39'19" West for 492.90 feet to the Point of Curvature of a Curve concave to the North and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 50°46'51", Southwesterly, Westerly and Northwesterly for 132.94 feet to a Point of Tangency; thence North 76°33'50" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" Northwesterly for 156.75 feet to a Point of Tangency; thence North 37°20'41" West for 155.55 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" Northerly for 59.40 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" Northerly for 114.78 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" Northerly for 125.42 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 65°06'41", Northerly and Northeasterly for 527.29 feet to a Point of Tangency; thence North 52°39'19" East for 505.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 37°19'33", Northeasterly for 302.28 feet to a Point of Reverse Curve of a Curve concave to the Southeast and having a Radius of 636.00 feet; thence along the Arc of said Curve, through a Central Angle of 30°55'55", Easterly for 343.36 feet to a Point of Tangency; thence North 59°02'57" East for 27.97 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51", Easterly for 33.82 feet to a Point of Tangency; thence North 83°34'48" East for 21.59 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16", Easterly for 412.85 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17", Southeasterly for 345.29 feet to a Point of Compound Curve of a Curve concave to the West and having a Radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50", Southerly for 149.12 feet to a Point of Tangency; thence South 21°28'11" West for 47.95 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 20°00'00", Southerly for 104.72 feet to a Point of Tangency; thence South 01°28'11" West for 69.29 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 139.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Southerly and Southwesterly for 124.18 feet to the POINT OF BEGINNING of said INSIDE RING ROAD TRACT, said INSIDE RING ROAD TRACT Containing 45.722 Acres.

The Acreage of said RING ROAD PARCEL being the difference in Acreage between the said OUTSIDE and said INSIDE RING ROAD TRACTS or 4.658 Acres.

Reissue 7/13/01
Up Dated 8/10/00 SJB
Reissued 12/10/99 SJB
Reissued 6/30/97 SJB
REVISED 11-13-84

REVISIONS (SHEET 4)

BY	DATE	DESCRIPTION
M.G.	1-22-83	1st REVISION
"	3-2-83	COMBINED FORMER PARCELS 8 & 9 TO FUTURE DEV. PARCEL
B.K.	3-22-83	REVISE DESC.

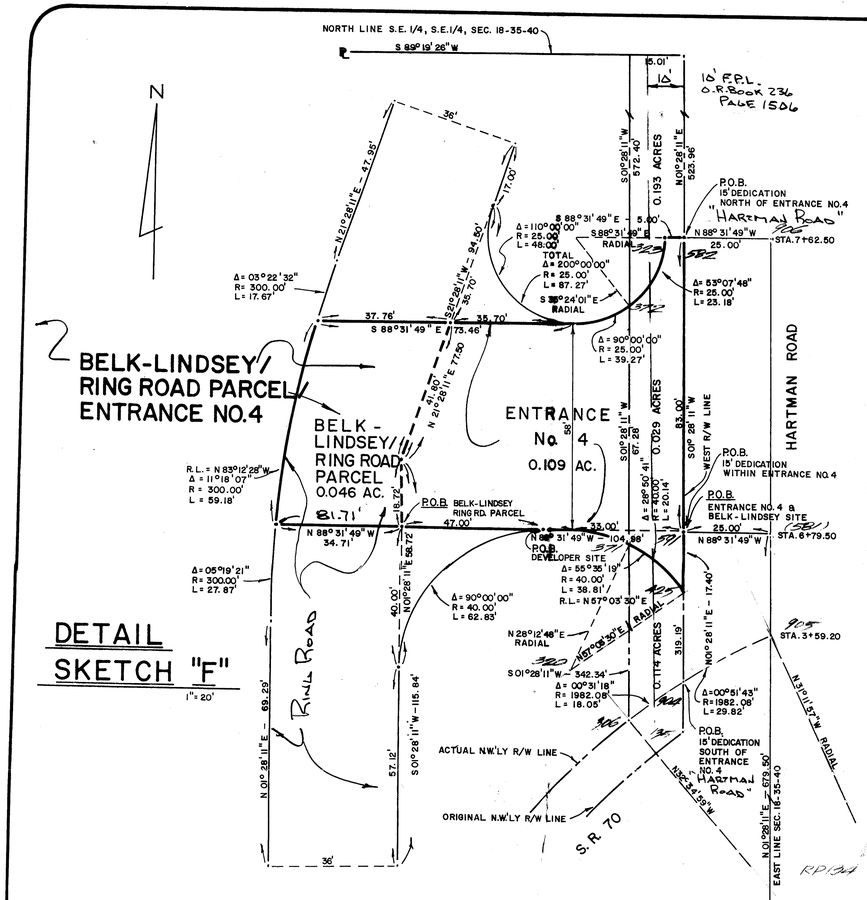
DRAWN BY: B.C. KIERNAN
CHECKED BY: M.G.
DATE: 1-25-83
SCALE:

JOB NO.: 477-02
FIELD BOOK:
FILE NO.: 477-02

SHEET TITLE: DESCRIPTION COMPOSITE
PROJECT: ORANGE BLOSSOM MALL

STEPHEN J. BROWN INC.
SURVEYORS DESIGNERS
LANDPLANNERS CONSULTANTS
619 EAST 5th STREET STUART, FLORIDA; 34994
(561) 288-7176

SHEET NO.: 4 OF: 5



BELK-LINDSEY/RING ROAD PARCEL/ENTRANCE NO. 4

BELK/LINDSEY-RING ROAD PARCEL

DESCRIPTION: (INFORMATIONAL ONLY)

A parcel of land lying in Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 679.50 feet; thence North 88°31'49" West for 104.98 feet to the POINT OF BEGINNING; thence continuing North 88°31'49" West for 34.71 feet to a Point of Curvature of a curve concave to the east, having a Radius of 300.00 feet and to which point a Radial Line bears North 83°12'28" West; thence along the Arc of said Curve, through a Central Angle of 11°18'07" northerly for 59.18 feet; thence South 88°31'49" East for 37.76 feet; thence South 21°28'11" West for 41.80 feet; thence South 01°28'11" West for 18.72 feet to the POINT OF BEGINNING.

Containing 0.046 Acres.

TOGETHER WITH: (INFORMATIONAL ONLY)

DESCRIPTION: ENTRANCE #4 PARCEL.

A Parcel of Land lying in Section 18, Township 35 South, Range 41 East, Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 679.50 feet' thence North 88°31'49" West for 25.00 feet to the Point of Intersection with the westerly Right-of-Way Line of HARTMAN ROAD; said Point being also the POINT OF BEGINNING; thence along the said R/W Line of said HARTMAN ROAD South 01°28'11" West for 17.40 feet to the point of Intersection with a curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 57°03'30" East; thence along the Arc of said Curve, through a Central Angle of 55°35'19" Northwesterly for 38.81 feet to a Point of Tangency; thence North 88°31'49" West for 47.00 feet; thence North 01°28'11" East for 18.72 feet; thence North 21°28'11" East for 41.80 feet; thence South 88°31'49" East for 35.70 feet to a Point of curvature of a Curve concave to the North and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northeasterly for 39.27 feet to a Point of Tangency; thence South 88°31'49" East for 5.00 feet to its intersection with the westerly R/W Line of said HARTMAN ROAD; thence along said R/W Line South 01°28'11" West for 83.00 feet to the POINT OF BEGINNING.

Containing 0.109 Acres

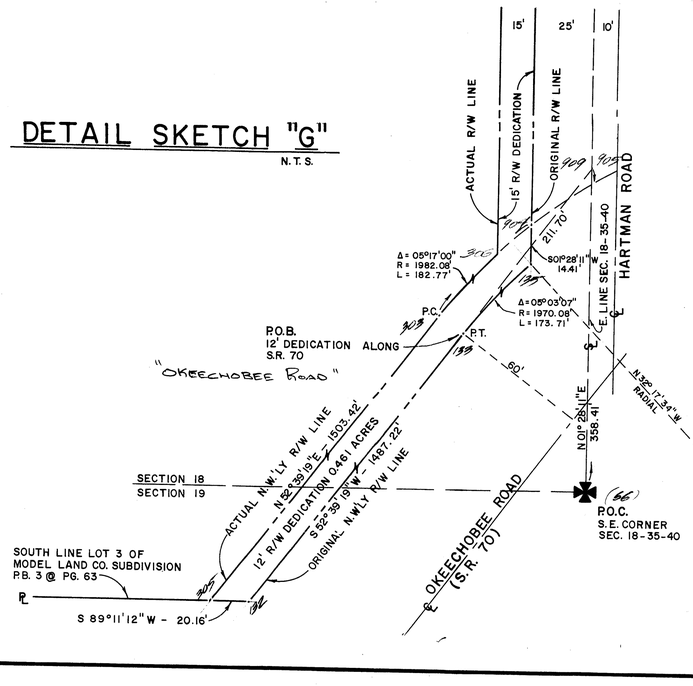
12 FT. R/W DEDICATION
along Okeechobee Road
(S.R. 70)

DESCRIPTION

A strip of land in Sections 18 & 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; the southeasterly line of which coincides with the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); said strip of land being more particularly described as follows:

COMMENCING at the southeast corner of said Section 18; THENCE along the east line of said Section 18, on an assumed bearing: North 01°28'11" East 358.41 feet to its intersection with the northeasterly extension of said northwesterly Right-of-Way; THENCE along said extension: South 52°39'19" West 211.70 feet to the POINT OF BEGINNING; said Point of Beginning being also on said northwesterly Right-of-Way Line; THENCE along said R/W Line, continuing South 52°39'19" West 1487.22 feet to its intersection with the south line of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida; THENCE along said south line: South 89°11'12" West 20.16 feet to its intersection with a line parallel with and 12 feet northeasterly of said R/W Line; THENCE along said parallel line: North 52°39'19" East 1503.42 feet to a Point of Curvature of a Curve, concave to the southeast and having a Radius of 1982.08 feet; THENCE along the arc of a Curve, concentric with and 12 feet northeasterly of said R/W Line, through a Central Angle of 05°17'00": Northeasterly 182.77 feet to the Right-of-Way Line of HARTMAN ROAD; THENCE along said R/W Line: South 01°28'11" West 14.41 feet to its intersection with the northwesterly Right-of-Way Line of said OKEECHOBEE ROAD; said Point of Intersection being also a Point on a Curve, concave to the southeast, having a Radius of 1970.08 feet and to which Point a Radial Line bears: North 32°17'34" West; THENCE along said R/W Line and along the arc of said Curve; through a Central Angle of 05°03'07": Southwesterly 173.71 feet to a Point of Tangency; said Point of Tangency being also the Point of Beginning.

Containing 0.461 Acres



15 FT. R/W DEDICATION
along Hartman Road
North of entrance #4 Parcel

DESCRIPTION

A strip of land in Sections 18 Township 35 South, Range 40 East, Saint Lucie County, Florida; the easterly line of which coincides with the westerly Right-of-Way Line of HARTMAN ROAD; said strip of land being more particularly described as follows: COMMENCING at the southeast corner of said Section 18; THENCE along the east line of said Section 18, on an assumed bearing: North 01°28'11" East 762.50 feet THENCE North 88°31'49" West 25.00 feet to the Point of Intersection with the westerly R/W Line of said HARTMAN ROAD; said Point of Intersection being also the POINT OF BEGINNING; THENCE along said R/W Line: North 01°28'11" East 523.96 feet to its intersection with the north line of the Southeast quarter of the Southeast quarter of said section 18; THENCE along said north line: South 89°19'26" West 15.01 feet to its intersection with a line parallel with and 15 feet west of the westerly R/W Line of HARTMAN ROAD; THENCE along said parallel line South 01°28'11" West 572.40 feet to a Point on a Curve concave to the north, having a Radius of 25.00 feet and to which Point a Radial Line bears: South 35°24'01" East THENCE along the arc of said Curve, through a Central Angle of 53°07'48"; Northeasterly 23.18 feet THENCE South 88°31'49" East 5.00 feet to the POINT OF BEGINNING.

Containing 0.193 Acres.

15 FT. R/W DEDICATION
along Hartman Road
within entrance #4 Parcel

(INFORMATIONAL ONLY)

DESCRIPTION

A strip of land in Sections 18 Township 35 South, Range 40 East, Saint Lucie County, Florida; the easterly line of which coincides with the westerly Right-of-Way Line of HARTMAN ROAD; said strip of land being more particularly described as follows: COMMENCING at the southeast corner of said Section 18; THENCE along the east line of said Section 18, on an assumed bearing: North 01°28'11" East 679.50 feet THENCE North 88°31'49" West 25.00 feet to the Point of Intersection with the westerly R/W Line of said HARTMAN ROAD; said Point of Intersection being also the POINT OF BEGINNING; THENCE along said R/W Line: North 01°28'11" East 83.00 feet THENCE North 88°31'49" West 5.00 feet to a Point on a Curve concave to the north, having a Radius of 25.00 feet and to which Point a Radial Line bears: South 88°31'49" East THENCE along the arc of said Curve, through a Central Angle of 53°07'48"; Southwesterly 23.18 feet to its intersection with a line parallel with and 15 feet westerly of the westerly R/W Line of said HARTMAN ROAD; THENCE along said parallel line; South 01°28'11" West 67.28 feet to a Point on a Curve concave to the southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears: North 28°12'48" East THENCE along the arc of said Curve, through a Central Angle of 28°50'41"; Southeasterly 20.14 feet to its intersection with the westerly R/W Line of said HARTMAN ROAD; THENCE along said R/W Line: North 01°28'11" East 17.40 feet to the POINT OF BEGINNING.

Containing 0.029 Acres.

15 FT. R/W DEDICATION
along Hartman Road
South of entrance #4 Parcel

DESCRIPTION

A strip of land in Sections 18 Township 35 South, Range 40 East, Saint Lucie County, Florida; the easterly line of which coincides with the westerly Right-of-Way Line of HARTMAN ROAD; said strip of land being more particularly described as follows: COMMENCING at the southeast corner of said Section 18; THENCE along the east line of said Section 18, on an assumed bearing: North 01°28'11" East 359.20 feet to its intersection with a line concentric with and 12 feet northwesterly of the northwesterly easterly extension of the R/W Line of OKEECHOBEE ROAD (S.R. 70) and to its intersection with a Point on a Curve concave to the Southeast, having a Radius of 1982.08 feet and to which Point a Radial Line bears: North 31°11'57" West; THENCE along said extension and along the arc of said Curve, through a Central Angle of 00°51'43": Southwesterly 29.82 feet to the Point of intersection with the westerly Right-of-Way Line of said HARTMAN ROAD; said Point of Intersection being also the POINT OF BEGINNING; THENCE along said R/W Line: North 01°28'11" East 319.19 feet to a Point on a Curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears: North 57°03'30" East; THENCE along the arc of said Curve, through a Central Angle of 28°50'41": Northwesterly 20.14 feet to its intersection with a line parallel with and 15 feet westerly of the R/W Line of said HARTMAN ROAD; THENCE along said parallel line: South 01°28'11" West 342.34 feet to a Point on a Curve concave to the Southeast, having a Radius of 1982.08 feet and to which Point a Radial Line bears: North 32°34'59" West; said Point being on a Curve concentric with and 12 feet northwesterly of the northwesterly R/W Line of OKEECHOBEE ROAD (S.R. 70); THENCE along the arc of said Curve, through a Central Angle of 00°31'18": Northeasterly 18.05 feet to the POINT OF BEGINNING.

Containing 0.114 Acres.

RETENTION POND AREA

DESCRIPTION: (INFORMATIONAL ONLY)

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension South 52°39'19" West for 1698.92 feet to its intersection with the south line of said Lot 3; thence along said south line South 89°11'12" West for 235.00 feet to the POINT OF BEGINNING; thence continuing along said south line of said Lot 3 South 89°11'12" West for 138.10 feet to its intersection with the easterly line of that certain Parcel of Land described in O. R. Book 291 at pages 1331 and 1332 of the Public Records of Saint Lucie County, Florida; thence along said easterly line for the four following courses: (1) North 47°49'52" West for 113.11 feet (2) North 12°51'36" West for 581.68 feet (3) North 23°55'03" West for 157.05 feet (4) North 12°27'22" West for 1405.41 feet to the terminating Point of said fourth course; thence North 89°20'14" East for 1017.51 feet to its intersection with the east line of the west half of the southeast quarter of said Section 18; thence along said east line South 01°05'11" West for 192.68 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 18 North 89°19'26" East for 1289.67 feet to its intersection with the westerly Right-of-Way Line of HARTMAN ROAD; said Right-of-Way being parallel with and 25 feet westerly of the east line of said Section 18; thence along said Right-of-Way Line and along said parallel line South 01°28'11" West for 552.96 feet; thence North 88°31'49" West for 5.00 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 200°00'00" Southerly, Southwesterly, Westerly, Northwesterly, and Northerly for 87.27 feet to a Point of Tangency; thence North 21°28'11" East for 17.00 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50" Northerly for 160.69 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17", Northwesterly for 392.37 feet to a Point of Compound Curve of a Curve concave to the South and having a Radius of 1,000.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Westerly for 428.27 feet to a Point of Tangency; thence South 83°34'48" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51" for 49.23 feet to a Point of Tangency; thence South 59°02'57" West for 27.97 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 600.00 feet; thence along the Arc of said Curve, through a Central Angle of 30°55'55", Westerly for 323.92 feet to Point of Tangency; thence South 89°58'52" West for 16.92 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 300.00 feet; thence along the Arc of said curve, through a Central Angle of 38°10'27", Northwesterly for 199.88 feet to a Point of Tangency; thence North 51°50'41" West for 91.06 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 475.00 feet; thence along the Arc of said curve, through a Central Angle of 75°30'00" Northwesterly, Westerly, and Southwesterly for 625.92 feet to a Point of Tangency; thence South 52°39'19" West for 28.17 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 400.00 feet; thence along the Arc of said curve through a Central Angle of 65°06'41" Southwesterly and Southerly for 454.56 feet to a Point of Tangency; thence South 12°27'22" East for 699.63 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°29'15" Southerly for 135.15 feet to a Point of Tangency; thence South 27°56'37" East for 3.71 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°05'01" for 105.30 feet to a Point of Tangency; thence South 12°51'36" East for 151.85 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°29'05", Southeasterly for 74.78 feet to a Point of Tangency; thence South 37°20'41" East for 155.55 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 27°37'46", Southeasterly for 127.79 feet; thence South 00°48'48" East for 220.67 feet to the POINT OF BEGINNING.

Containing 11.966 Acres.

Reissued 7/12/01
Updated 8/10/00 SJB
Reissued 12/10/99 SJB
Revised 6/30/97 SJB
Revised 12-12-94
REVISED 11-13-84

REVISIONS (SHEET 5)		
BY	DATE	DESCRIPTION

JOB NO.: 477-02	SHEET TITLE: DESCRIPTION COMPOSITE
FIELD BOOK:	PROJECT: ORANGE BLOSSOM MALL
FILE NO.: 477-02	SHEET NO.: 5 OF: 5
DRAWN BY: B.C.KIERNAN	CHECKED BY: M.G.
DATE: 1-18-83	SCALE:

STEPHEN J. BROWN INC.
SURVEYORS DESIGNERS
LANDPLANNERS CONSULTANTS
619 EAST 5th STREET , STUART, FLORIDA; 34994
(561) 288-7176

	&	AND
	∠	ANGLE
	[	CHANNEL
	@	AT
	℄	CENTER LINE
	⌀	DIAMETER OR ROUND
	⊥	PERPENDICULAR
	#	POUND OR NUMBER
	(E)	EXISTING
A	A.B.	ANCHOR BOLT
	A.B.S.	ACRYLONITRILE BUTADIENE STYRENE
	ABV.	ABREVIATION
	A/C	AIR CONDITIONING
	ACOUS.	ACOUSTICAL
	ACT	ACOUSTIC CEILING TILE
	A.D.	AREA DRAIN
	ADD.	ADDENDUM
	A.F.F.	ABOVE FINISH FLOOR
	AGG.	AGGREGATE
	A.H.U.	AIR HANDLING UNIT
	ALLOW.	ALLOWANCE
	ALT.	ALTERNATE
	ALUM.	ALUMINUM
	ANOD.	ANODIZED
	APX.	APPROXIMATE
	ARCH.	ARCHITECT(URAL)
	ASPH.	ASPHALT
	AUTO.	AUTOMATIC
	AUX.	AUXILIARY
	AVG.	AVERAGE
B	BD.	BOARD
	BLDG.	BUILDING
	BLK.	BLOCK
	BLKG.	BLOCKING
	B.M.	BENCH MARK
	BOT.	BOTTOM
	B.PL.	BEARING PLATE
	BSMT.	BASEMENT
	B.U.R.	BUILT-UP ROOFING
C	C	COLOR
	CAB.	CABINET
	C.B.	CHALKBOARD
	CC.TV.	CLOSED-CIRCUIT TELEVISION
	CEM.	CEMENT
	CER.	CERAMIC
	C.FLASH.	COUNTER FLASHING
	C.F.M.	CUBIC FEET PER MINUTE
	C.G.	CORNER GUARD
	C.H.	COAT HOOK
	C.I.	CAST IRON
	C.J.	CONTROL JOINT
	CLG.	CEILING
	CLO.	CLOSET
	CLR.	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	COL.	COLUMN
	COMP.	COMPONENT
	CONC.	CONCRETE
	CONST.	CONSTRUCTION
	CONT.	CONTINUOUS
	CPT.	CARPET
	C.R.	CURTAIN ROD
	CS.	COUNTERSINK
	C.T.	CERAMIC TILE
	CU.FT.	CUBIC FEET (FOOT)
	CU.IN.	CUBIC INCH
	CU.YD.	CUBIC YARD
	CX.	CONNECTION
D	DBL.	DOUBLE
	DEPT.	DEPARTMENT
	DET.	DETAIL
	D.F.	DRINKING FOUNTAIN
	D.H.	DOUBLE HUNG
	DIAG.	DIAGONAL
	DIA.	DIAMETER
	DIM.	DIMENSION
	DIV.	DIVISION
	DN.	DOWN
	D.O.	DOOR OPENING
	DR.	DOOR
	D.S.	DOWNSPOUT
	DWG.	DRAWING
	DWR.	DRAWER
E	E.	EAST
	EA.	EACH
	E/A	EXHAUST AIR
	E.B.	EXPANSION BOLT
	E.H.D.	ELECTRICAL HAND DRYER
	E.J.	EXPANSION JOINT
	EL.	ELEVATION
	ELEC.	ELECTRIC
	ELEV.	ELEVATOR
	EMER.	EMERGENCY
	ENCL.	ENCLOSURE
	EQ.	EQUAL
	EQPT.	EQUIPMENT
	E.W.C.	ELECTRICAL WATER COOLER
	EXH.	EXHAUST
	EXP.	EXPOSED
	EXIST	EXISTING
	EXT.	EXTERIOR
F	F.A.	FIRE ALARM
	F.D.	FLOOR DRAIN
	F.D.C.	FIRE DEPARTMENT CONNECTION
	F.D.C.C.	FIRE DEPARTMENT CONNECTION CABINET
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CABINET
	FEM.	FEMALE
	F.H.C.	FIRE HOSE CABINET
	F.H.M.S.	FLAT HEAD MACHINE SCREW
	F.H.R.	FIRE HOSE RACK
	F.H.W.S.	FLAT HEAD WOOD SCREW
	F.HY.	FIRE HYDRANT
	FIN.	FINISH
	F.L.	FLOW LINE
	FLASH.	FLASHING
	FLEX.	FLEXIBLE
	FLR.	FLOOR
	FLUOR.	FLUORESCENT
	F.MIR.	FRAMED MIRROR
	F.MIR.SH.	FRAMED MIRROR AND SHELF
	F.O.C.	FACE OF CONCRETE
	F.O.F.	FACE OF FINISH
	F.O.M.	FACE OF MASONRY
	F.O.S.	FACE OF STUDS
	F.S.	FULL SIZE
	FT.	FOOT (FEET)
	FTG.	FOOTING
	FURR.	FURRED
	FUT.	FUTURE
	F.W.C.	FABRIC WALL COVERING
G	GA.	GAUGE
	GALV.	GALVANIZED
	G.B.	GRAB BAR
	G.I.	GALVANIZED IRON
	GL.	GLASS
	GR.	GRADE
	GYP.	GYPSUM BOARD
H	H.	HIGH
	H.B.	HOSE BIB
	H.C.	HOLLOW CORE
	HDWD.	HARDWOOD
	HDWE.	HARDWARE
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
	H.P.	HIGH POINT
	HR.	HOUR
	HT.	HEIGHT
I	I.D.	INSIDE DIAMETER
	IN.	INCH
	INCL.	INCLUDE
	INSUL.	INSULATION
	INT.	INTERIOR
	INTM.	INTERMEDIATE
	INV.	INVERT
J	JAN.	JANITOR
	JT.	JOINT
K	KIT.	KITCHEN
	K.O.	KNOCK OUT
L	LAB.	LABORATORY
	LAM.	LAMINATE
	LAV.	LAVATORY
	LB.	POUND
	LKR.	LOCKER
	L.L.H.	LONG LEG HORIZONTAL
	L.L.V.	LONG LEG VERTICAL
	L.P.	LOW POINT
	LT.	LIGHT
	LTL.	LINTEL
	LVL.	LEVEL
	LVR.	LOUVER
M	MAT.	MATERIAL
	MAX.	MAXIMUM
	M.B.	MARKER BOARD
	M.B.H.	MOP-BROOM HOLDER
	M.C.	MEDICINE CABINET
	MACH.	MACHINE
	MECH.	MECHANICAL
	MED.	MEDIUM
	MEMB.	MEMBRANE
	MTL.	METAL
	MEZZ.	MEZZANINE
	MFR.	MANUFACTURE
	M.H.	MAN HOLE
	MIN.	MINIMUM
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	MLDG.	MOULDING
	M.O.	MASONRY OPENING
	M.R.	MOISTURE RESISTANT
	MTD.	MOUNTED
	MTG.	MOUNTING
	MULL.	MULLION
N	N.	NORTH
	N.I.C.	NOT IN CONTRACT
	NO.	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
O	O.A.	OVER ALL
	O/A	OUTSIDE AIR
	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	OFF.	OFFICE
	OPNG	OPENING
	OPP.	OPPOSITE
	OPP.H.	OPPOSITE HAND
	OZ.	OUNCE
P	PBD.	PARTICLE BOARD
	P.C.C.	PRE-CAST CONCRETE
	PL.	PLATE
	P.LAM.	PLASTIC LAMINATE
	PLAS.	PLASTER
	PLYWD.	PLYWOOD
	PNL.	PANEL(ING)
	POL.	POLISH
	PR.	PAIR
	PROJ.	PROJECTION
	P.S.F.	POUNDS PER SQUARE FOOT
	P.S.I.	POUNDS PER SQUARE INCH
	P.T.	PRESSURE TREATED
	P.T.D.	PAINTED
	PTN.	PARTITION
	P.V.C.	POLYVINYL CHLORIDE
	PVMT.	PAVEMENT
Q	Q.T.	QUARRY TILE
	QTR.	QUARTER
R	R.	RISER OR RADIUS
	R/A	RETURN AIR
	RAD.	RADIUS
	R.D.	ROOF DRAIN
	RE.	REFERENCE
	REFR.	REFRIGERATOR
	REINF.	REINFORCED
	REQ.	REQUIRE(D)
	RESIL.	RESILIENT
	REV.	REVISE
	RM.	ROOM
	R.O.	ROUGH OPENING
	R.W.L.	RAIN WATER LEADER
S	S.	SOUTH
	S/A	SUPPLY AIR
	SAN.	SANITARY
	S.C.	SOLID CORE
	SCHED.	SCHEDULE
	SCR	SCREEN
	SECT.	SECTION
	SH.	SHELF
	SHR.	SHOWER
	SHT.	SHEET
	SIM.	SIMILAR
	S.N.D.	SANITARY NAPKIN DISPENSER
	S.N.R.	SANITARY NAPKIN RECEPTACLE
	S.N.T.D.	SANITARY NAPKIN-TAMPON DISPENSER
	SQ.	SQUARE
	S.SK.	SERVICE SINK
	S.S.	STAINLESS STEEL
	STL.	STEEL
	STA.	STATION
	STD.	STANDARD
	STOR.	STORAGE
	STR.	STRUCTURE
	SUR.	SURFACE
	SUSP.	SUSPENDED
	SYM.	SYMMETRICAL
	SYS.	SYSTEM
T	T.	TREAD
	T.B.	TACK BOARD
	T.O.C.	TOP OF CURB
	TEL.	TELEPHONE
	TEMP.	TEMPERED
	TERR.	TERRAZZO
	T&G	TONGUE AND GROOVE
	THER.	THERMAL
	THK.	THICK(NESS)
	THRES.	THRESHOLD
	T.O.P.	TOP OF PAVEMENT
	T.O.S.	TOP OF SLAB
	T.O.STL.	TOP OF STEEL
	TV.	TELEVISION
	T.O.W.	TOP OF WALL
	TYP.	TYPICAL
U	UR.	URINAL
	U.N.O.	UNLESS NOTED OTHERWISE
V	VB.	VINYL BASE
	V.C.T.	VINYL COMPOSITION TILE
	VERT.	VERTICAL
	VEST.	VESTIBULE
	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
	V.W.C.	VINYL WALL COVERING
W	W.	WEST
	W/	WITH
	W.A.U.	WALL ASH URN
	W.C.	WATER CLOSET
	WD.	WOOD
	WIN.	WINDOW
	W/O	WITHOUT
	WP.	WATERPROOF
	W.R.	WATER RESISTANT
	WSCT.	WAINSCOT
	WT.	WEIGHT
	W.W.M.	WELDED WIRE MESH

ABREVIATIONS | NTS | DATUM-1

- 3 / A5.12 — DETAIL NO. 3, SHEET NO. A5.12 — BUILDING OR WALL SECTION
- 25 / A5.15 — DETAIL NO. 25, SHEET NO. A5.15 — DETAIL REFERENCE
- 6 / A4.11 — DETAIL NO. 6, SHEET NO. A4.11 — ELEVATION
- a — VIEW a; 6 / A4.11 — DETAIL NO. 6, SHEET NO. A4.11 — INTERIOR ELEVATION
- PROPERTY LINE
- CENTER LINE
- HIDDEN LINE OR LINE ABOVE
- BREAK LINE
- PLAN NORTH / NORTH ARROW
- TRUE NORTH / NORTH ARROW (TRUE NORTH)
- 78.0 — EXISTING POINT ELEVATION
- 79.0 — NEW OR FINISH POINT ELEVATION
- 99.0 — EXISTING CONTOUR LINE
- 101.0 — NEW OR FINISH CONTOUR LINE
- TB-1 — TEST BORING
- LEVEL ELEVATION DATUM POINT
- 3 — REVISION NUMBER
- A / 1 — COLUMN LINE REFERENCE
- A — INDICATES WINDOW TYPE
- C — KEYNOTE
- ROOM / 000 — ROOM NAME, ROOM NUMBER
- A000 — DOOR NUMBER
- X — PARTITION TYPE

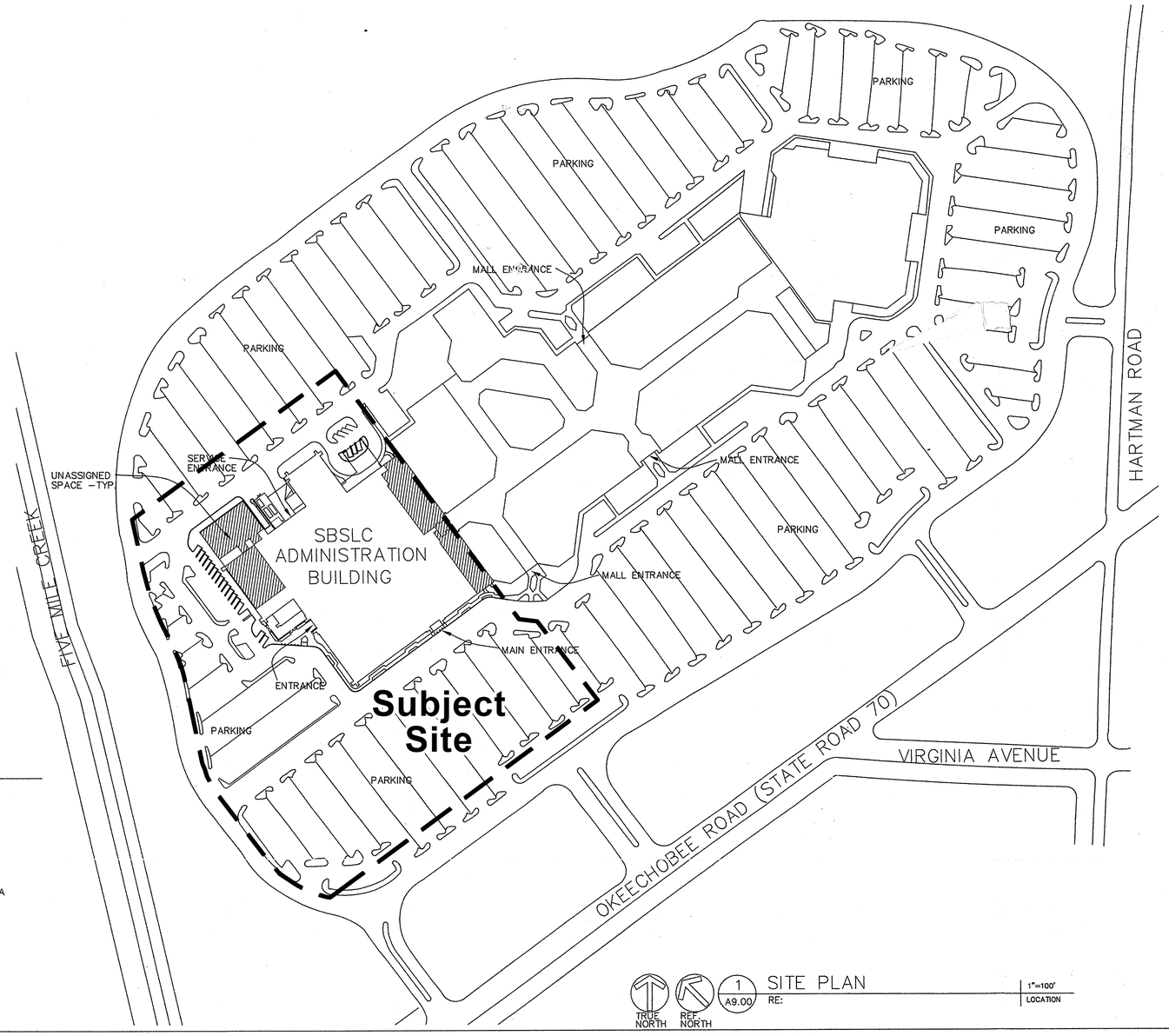
SYMBOLS

- EARTH
- GRANULAR FILL
- INSULATING CONCRETE
- CONCRETE
- BRICK/PAVER
- CONCRETE MASONRY UNITS
- STONE
- PLYWOOD
- FINISH WOOD
- ROUGH WOOD
- BLOCKING/SHIM
- METAL
- STUCCO, PLASTER, SAND, MORTAR, OR GROUT
- GYPSUM BOARD
- BATT INSULATION
- RIGID INSULATION
- CERAMIC TILE
- GLASS
- VENEER
- METAL
- METAL LATH

MATERIAL SYMBOLS | NTS | DATUM-1

205 / 206 / 207 / 204 / 203 — REFERENCE AREA, SHEET NUMBER

KEY PLAN



TRUE NORTH / REF. NORTH — 1 / A9.00 RE: — SITE PLAN — 1"=100' LOCATION

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FL·A
FLORIDA ARCHITECTS, INC
8517 South Park Circle
Suite 150
Orlando, FL 32819
P 407/370-5555
F 407/370-5550
License No. AA0002730

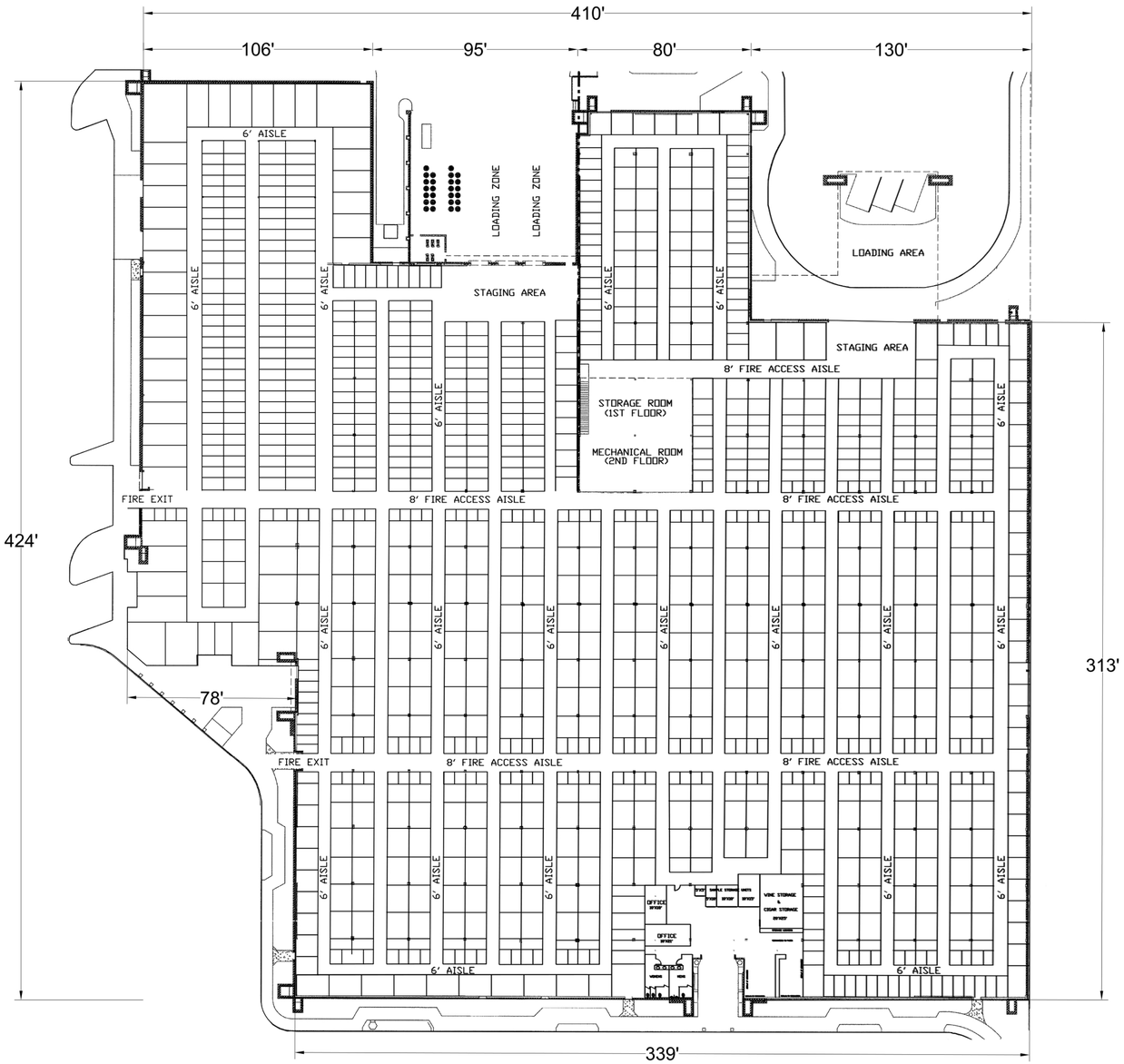
Project Number: 4033
Date Issued: 12-19-02
Drawn By: CC/MA
Revisions:

SCHOOL BOARD OF ST. LUCIE COUNTY
ADMINISTRATION BUILDING
FORT PIERCE, FLORIDA

DATUM/
SITE PLAN

100% CONSTRUCTION DOCUMENTS

Sheet Number
A1.01



Self-Storage Unit Breakdown

Building Gross Area= +/- 141,894 SF

137,612 SF of finished floor and under-air facility

4,282 SF of covered loading and porte-cochere areas

Proposed Storage Units = ± 1,290 Units

Number of units is based on the industry standard of 30% hallways and other non-leasable area, and 70% storage units (80 Sq. Ft. typ)

(137,612 Sq. ft. x 70% = 88,361.70 / 80 sf)

Scale: 1" = 30'

0' 15' 30' 60' 90'

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

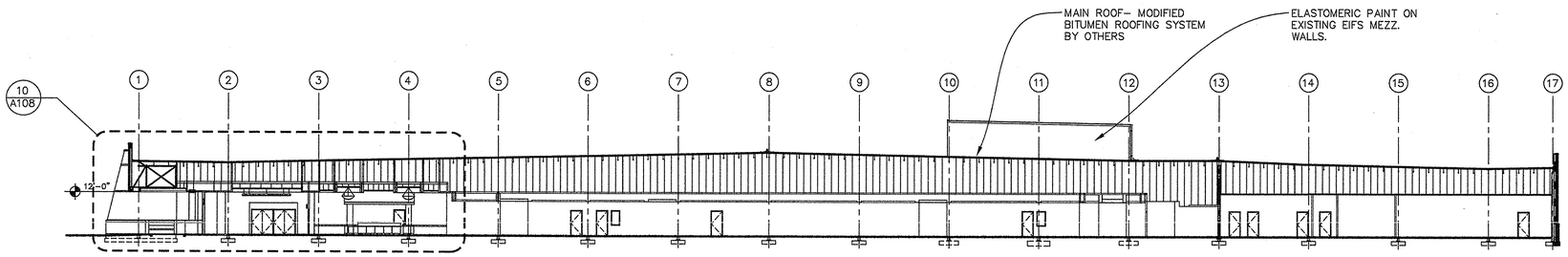
Orange Blossom Self Storage

City of Ft. Pierce Florida

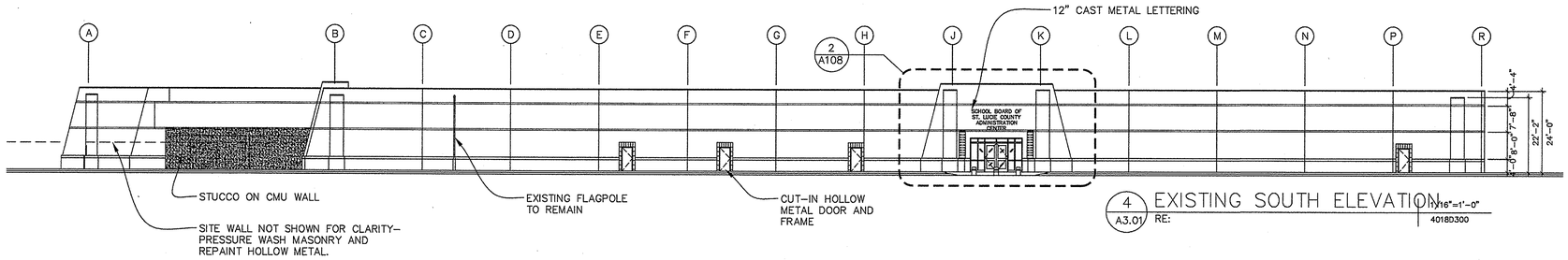
Conceptual Building Footprint

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

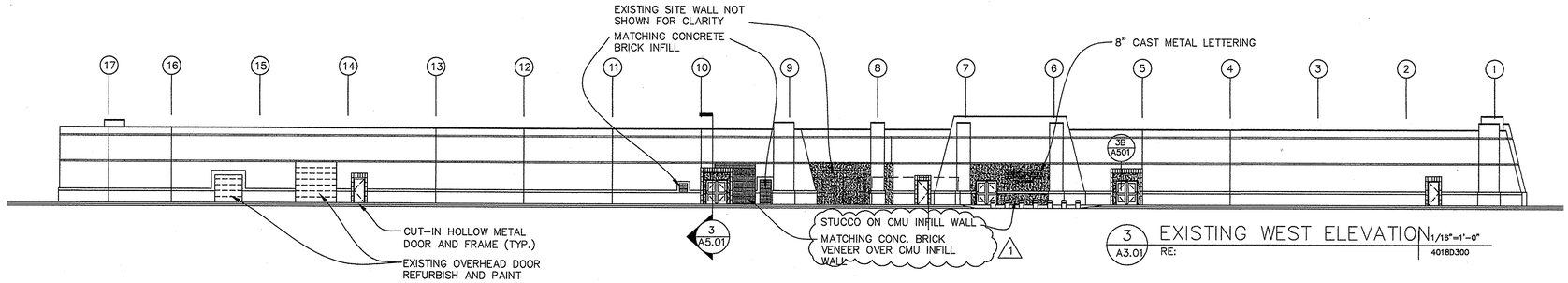
Job No. 2020-21
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates
Revision Dates 6/22/21



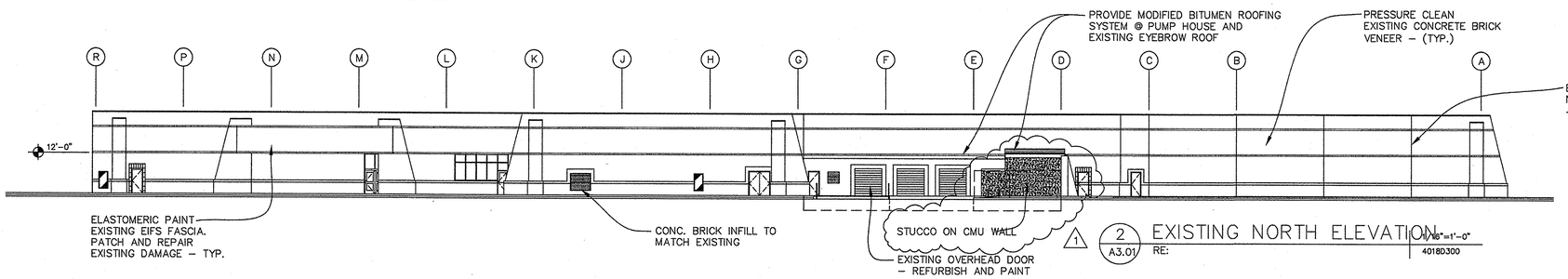
5 A3.01 BUILDING SECTION 1/16"=1'–0"
RE: 4018D302



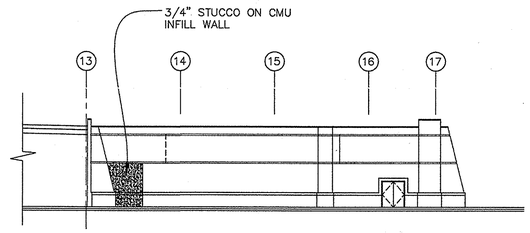
4 A3.01 EXISTING SOUTH ELEVATION 1/16"=1'–0"
RE: 4018D300



3 A3.01 EXISTING WEST ELEVATION 1/16"=1'–0"
RE: 4018D300



2 A3.01 EXISTING NORTH ELEVATION 1/16"=1'–0"
RE: 4018D300



1 A3.01 EXISTING EAST ELEVATION 1/16"=1'–0"
RE: 4018D300

NOTES:

1. PRESSURE WASH ALL EXISTING CONC. BRICK.
2. POINT–UP CRACKED MORTAR JOINTS.
3. REMOVE ALL EXISTING SEALANT AND REPLACE.

GENERAL NOTE:

THIS DRAWING IS BASED ON EXISTING AS–BUILT DRAWINGS THAT HAVE BEEN GENERALLY FIELD VERIFIED.
EXACT CONDITIONS MAY VARY.

1 CHANGE SPLIT FACE CMU BLOCK TO STUCCO ON CMU

FLORIDA ARCHITECTS, INC RESERVES THE COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR IS THIS DRAWING TO BE ASSIGNED TO ANOTHER PARTY WITHOUT THE WRITTEN CONSENT OF FLORIDA ARCHITECTS, INC.

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Project Number: 4033
Date Issued: 12–19–02
Drawn By: CC/MA
Revisions: 1 4/5/02

SCHOOL BOARD OF ST. LUCIE COUNTY
ADMINISTRATION BUILDING
FORT PIERCE, FLORIDA

100% CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BUILDING SECTION

Sheet Number
A3.01

Table 1 - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Use									
Mini-Warehouse/SS	151	137,612	SF/1000	T=1.51(X)	50%	50%	104	104	208
Existing Use									
General Office	710	137,612	SF/1000	T=9.74(X)	50%	50%	670	670	1,340
Net Change							**(566)**	**(566)**	**(1,132)**

Source: ITE Trip Generator, 10th Edition

Table 2 - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Use									
Mini-Warehouse/SS	151	137,612	SF/1000	T=0.10(X)	60%	40%	8	6	14
Existing Use									
General Office	710	137,612	SF/1000	T=1.16(X)	86%	14%	138	22	160
Net Change						**3**	**(130)**	**(16)**	**(146)**

Source: ITE Trip Generator, 10th Edition

Table 3 - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Use									
Mini-Warehouse/SS	151	137,612	SF/1000	T=0.17(X)	47%	53%	11	12	23
Existing Use									
General Office	710	137,612	SF/1000	T=1.15(X)	16%	84%	25	133	158
Net Change							**(14)**	**(121)**	**(135)**

Source: ITE Trip Generator, 10th Edition

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Orange Blossom Storage

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 8-1-2021

NOTICE BY MAIL: 8-4-2021

NOTICE BY SIGNS: 7-8-2021

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 8-5-2021

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: Conditional use - Orange Blossom Storage

Staff Name: Brandon C. Creagan

Staff Signature: B C ...

Date Mailed: 8-4-21

Number of Mailed Letters: 13

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

August 4, 2021

Dear Property Owner(s):

The property owner, School Board of St. Lucie County Florida, and applicant, HJA Design Studio, is requesting approval of a **Conditional Use** for the operation of a self-storage business. The Future Land Use on the property is General Commercial (GC) and the Zoning is General Commercial (C-3). The Parcel ID is 2418-434-0001-000-9

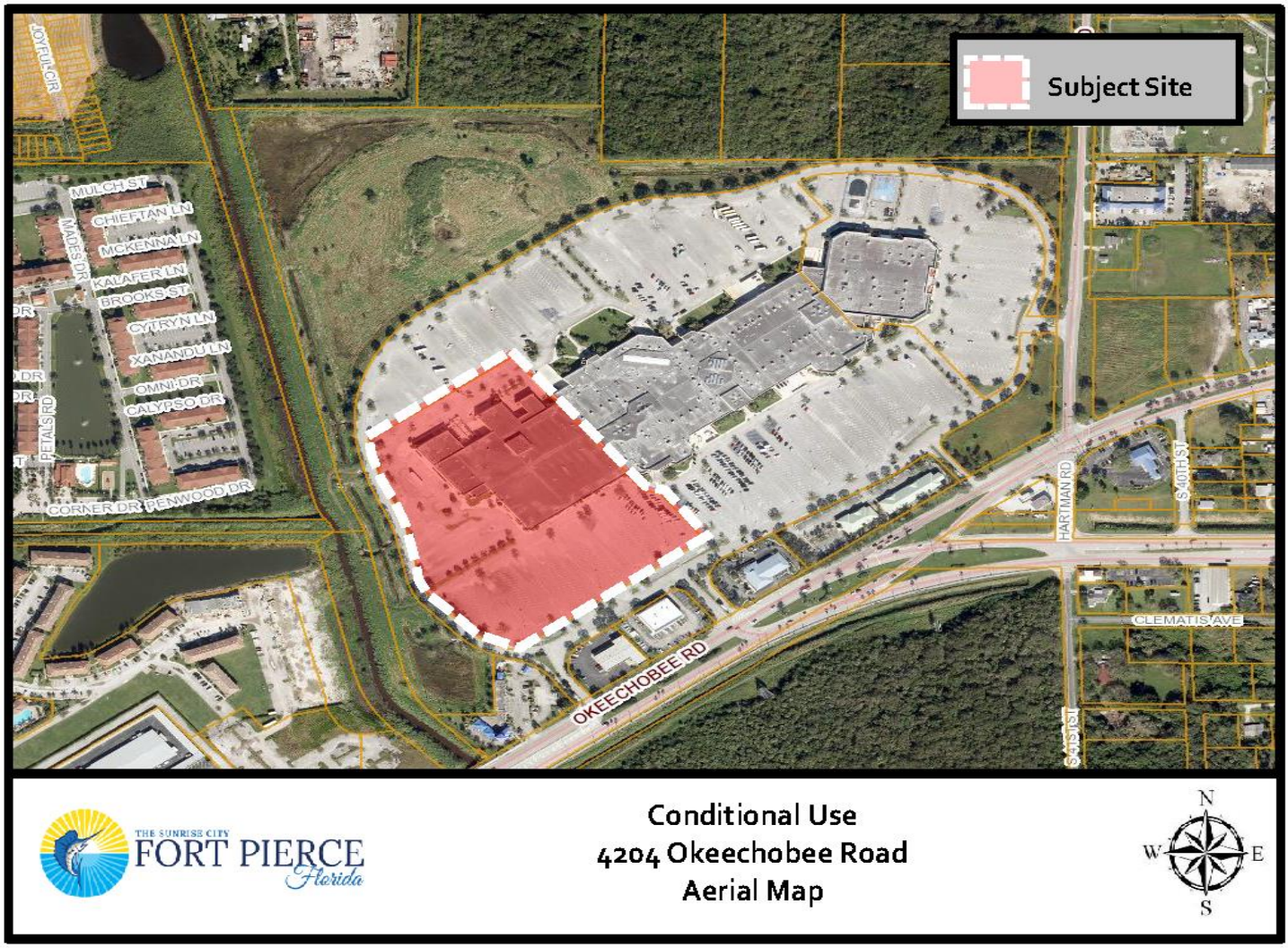
Legal Description: 18/19 35 40 FROM SE COR SEC 18 RUN N 01 28 11 E 358.41 FT TO INT OF NELY EXT OF NWLY R/W OKEE RD, TH S 52 39 19 W 1042.23 FT, TH N 37 20 41 W 291.16 FT TO POB, TH S 52 39 19 W 653.41 FT, TH N 76 33 50 W 5.35 FT TO PC OF CURVE CONC NELY, R 229 FT AND CA 39 13 09, TH NWLY 156.75 FT TO P OF T, TH N 37 20 41 W 155.55 FT TO PC OF CURVE CONC ELY, R 139 FT AND CA 24 29 05, TH NLY 59.40 FT TO P OF T, TH N 12 51 36 W 151.85 FT TO PC OF CURVE CONC WLY, R 436 FT AND CA 15 05 01, TH NLY 114.78 FT TO P OF T, TH N 27 56 37 W 3.71 FT TO PC OF CURVE CONC ELY, R 464 FT AND CA 15 29 15, TH NLY 125.42 FT TO P OF T, TH N 12 27 22 W 67.47 FT TO PC OF CURVE CONC ELY, R 464 FT AND CA 04 28 35, TH NLY 36.25 FT, TH N 52 39 19 E 492.21 FT, TH S 37 20 41 E 607.53 FT, TH S 82 20 41 E 35.36 FT, TH S 37 20 41 E 193.84 FT TO POB (11.93 AC) (OR 1422-2930)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **August 16, 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 **Conditional Use**. If you have any inquiries, or would like to review the complete application, please contact Brandon Creagan at (772) 467-3742 or at bcreagan@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Sincerely,

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

Aerial Map


Subject Site
MULCH ST
CHIEFTAN LN
MCKENNA LN
KALAFER LN
BROOKS ST
CYTRYN LN
XANANDU LN
OMNI DR
CALYPSO DR
PETALS RD
CORNER DR
PENWOOD DR
HARTMAN RD
S 40TH ST
CLEMATIS AVE
OKEECHOBEE RD
S 41ST ST
THE SUNRISE CITY
FORT PIERCE
Florida
Conditional Use
4204 Okeechobee Road
Aerial Map
N
W
E
S

NSLRWCD 1
14666 Orange Avenue
Fort Pierce, FL 34945-4511

Sabal Chase Harmony Housing LLC 2
8383 Craig Street, Suite 240
Indianapolis, IN 46250-3596

Orange Blossom Investment LLC 3
4146 Okeechobee Road
Fort Pierce, FL 34947-5412

School Board Of St Lucie Co Fl 4
9461 Brandywine Lane
Port St Lucie, FL 34986-3307

4150 Plaza LLC 5
1946 Harrison Street
Hollywood, FL 33020-5018

138252 Canada Inc 6
5593 Crois Chamberland
Cote Saint-Luc, QC H4W 1W5, Canada

Harbor Federal Savings + Loan 7
130 S Jefferson Street, Suite 300
Chicago, IL 60661-5763

Advance Auto Parts 8
PO Box 2710
Roanoke, VA 24001-2710

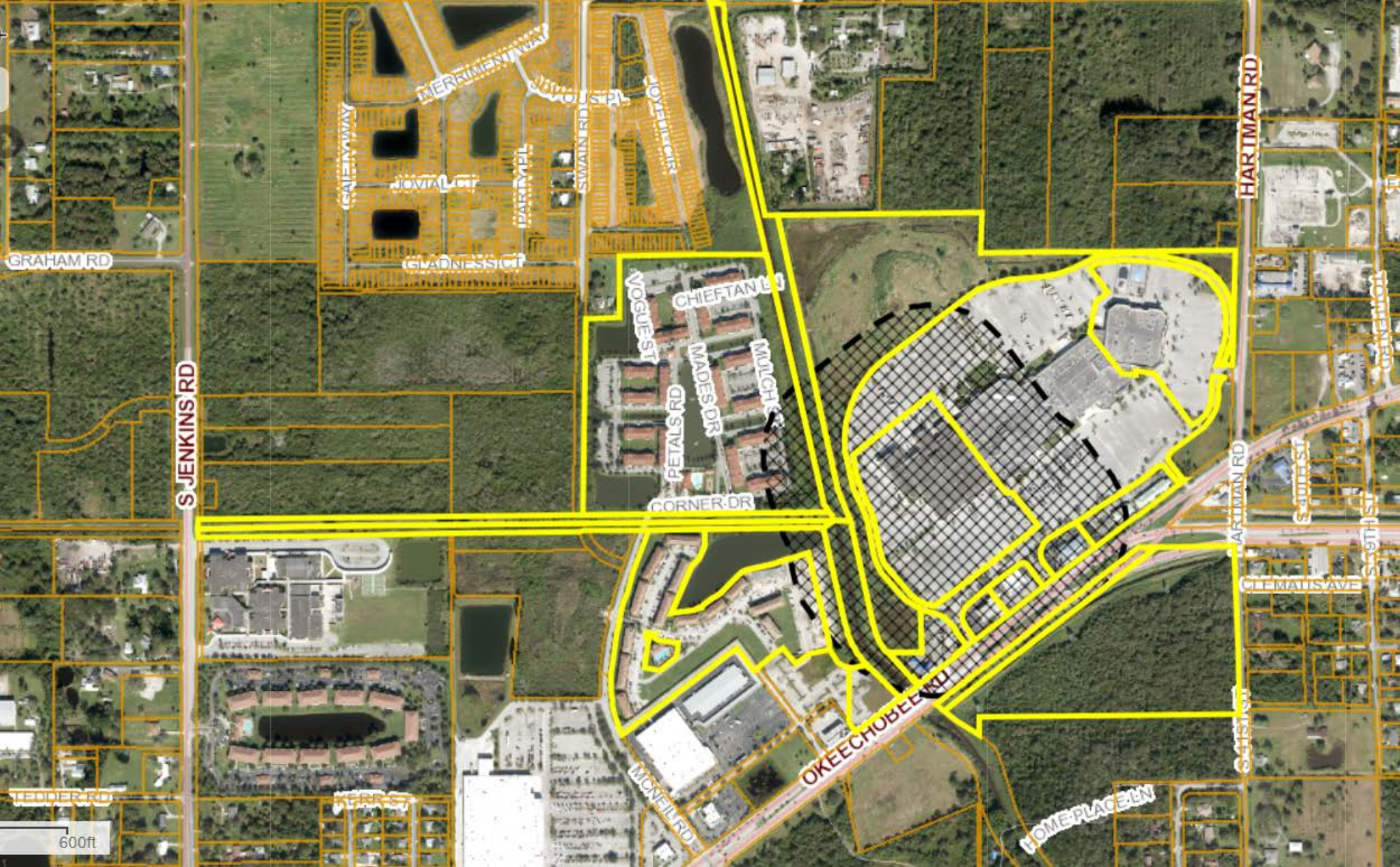
BFS Retail And Commercial Oper 9
535 Marriott Drive
Nashville, TN 37214

Coldwater-Prendes Car Wash FP LLC 10
3135 S Richmond Street
Salt Lake City, UT 84106-3053

Florida Tax Lien Assets IV LLC 11
PO Box 830539
Birmingham, AL 35283-0539

Landings Fort Pierce LLC 12
4651 Sheridan Street, Unit 480
Hollywood, FL 33021-3430

Portofino Landings CDD 13
1835 E Hallandale Beach Blvd, Unit 420
Hallandale Beach, FL 33009-4619



MERRIMENT WAY
JOYOUS PL
JOYFUL CIR
SWAIN RD
PARTY PL
JOVIAL CT
GLADNESS CT
GRAHAM RD
S JENKINS RD
VOGUE ST
CHIEFTAN LN
MADES DR
MULCH ST
PETALS RD
CORNER DR
HARTMAN RD
TOTTEN RD
S 40TH ST
S 39TH ST
CLEMATIS AVE
OKEECHOBEE RD
MCNEIL RD
HOME PLACE LN
S 41ST ST
TEDDER RD
KERR ST
600ft

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.

08/01/2021

Sarah Bentz

Subscribed and sworn to before on August 1, 2021:

Amy Kokott

Notary, State of WI, County of Brown

6/30/2025

My commission expires

Publication Cost: $152.88
Ad No: 0004842964
Customer No: 1309463
PO #: #4842964

# of Affidavits 1

AMY KOKOTT
Notary Public
State of Wisconsin

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, August 16, 2021, hold Public Hearings 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 No New Construction and Waiver of Distance submitted by Property Owner, Bamboo Palms, and Representative, Architectonic Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.
2. Application for Conditional Use with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL) at 2400 S Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone, (R-4A). Parcel ID: 2507-321-0001-000-5.
3. Application for Conditional Use with No New Construction submitted by Property Owner, School Board of St. Lucie County Florida, and Representative, HJA Design Studio, to operate a self-storage business at 4204 Okeechobee Road in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID: 2418-434-0001-000-9

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
PUB: Aug 1, 2021
TCN4842964

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

Meeting Date: 08/16/2021

Re: Waiver of Distance - Bamboo Palms Arcade - 1717 S US HWY 1

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

---

SUBJECT:

Quasi-Judicial Hearing - Review and approval of application for Waiver of Distance submitted by Property Owner Bamboo Palms, and Representative Architectonic Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.

SUMMARY:

- The applicant is requesting the review and approval of a Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines. The approximately 2.88 acres property is located just south of Ohio Avenue and west of S. US Highway 1.
- The subject site is surrounded by commercial uses to the north, south, and east, and residential uses to the west. The proposed arcade will be located in one (1) bay of a retail plaza. 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 an office, (2) restrooms, and (22) arcade machines stations. Hours of operation will be Sunday through Thursday from 8am-12am and Friday through Saturday 8am-2am.

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 three (3) 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 the minimum required spaces.**
2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.
3. A Lot Combination and Unity of Title, or Convenant in Lieu of Unity of Title of Parcel ID: 2415-311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must be completed.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:
Vennis Gilmore, Senior 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	08/11/2021 08:57 AM

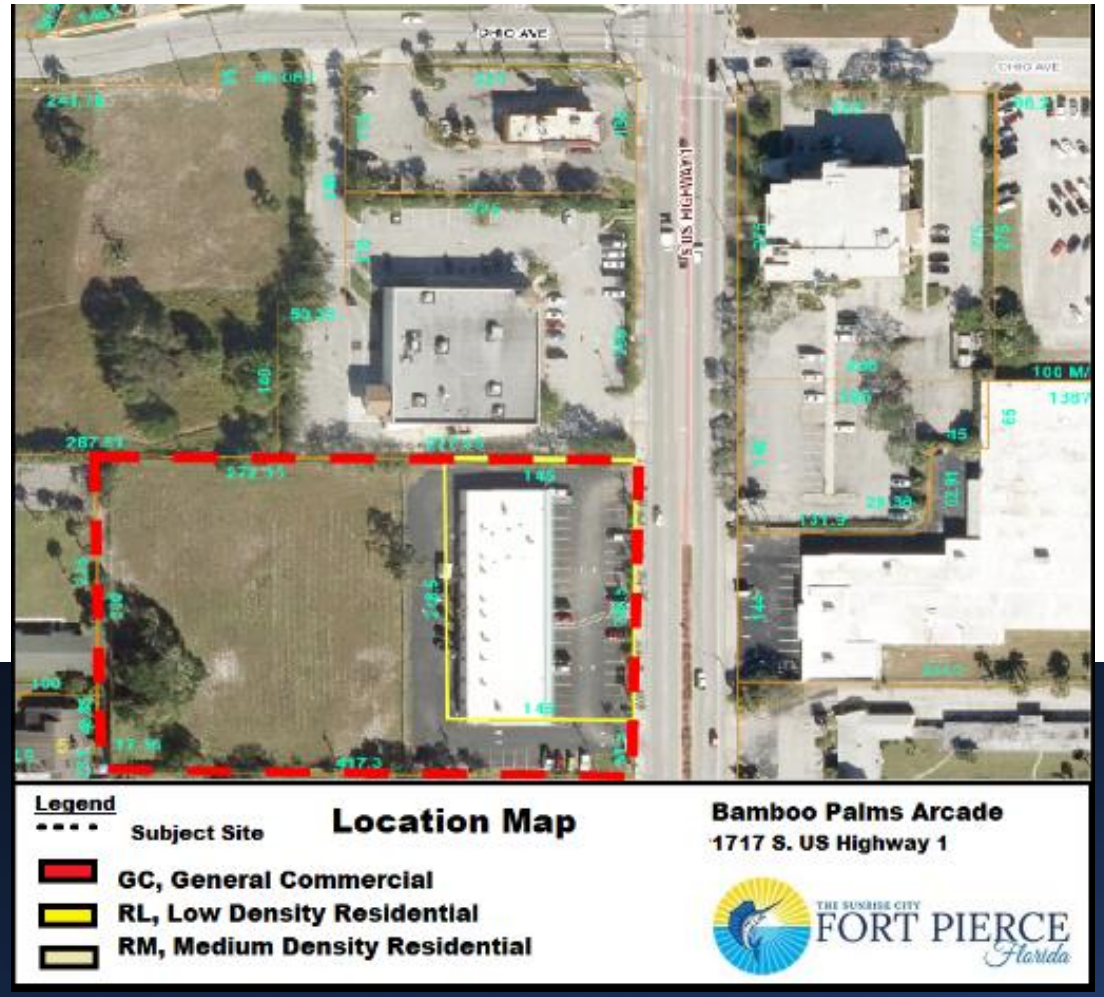
Form Started By: Vennis Gilmore
Started On: 08/05/2021 03:30 PM
Final Approval Date: 08/11/2021

Bamboo Palms Arcade

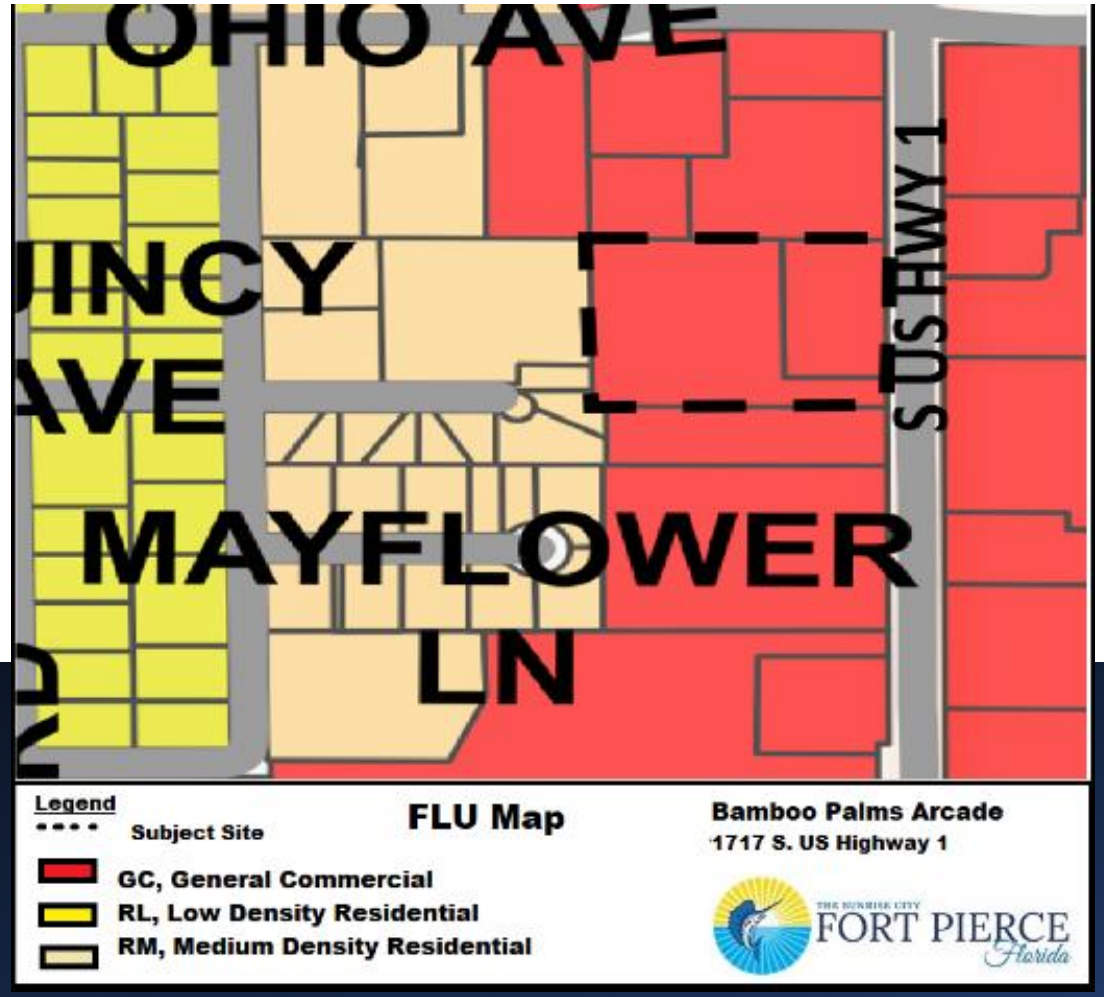
Waiver of Distance & Conditional Use

1717 S. US Highway 1

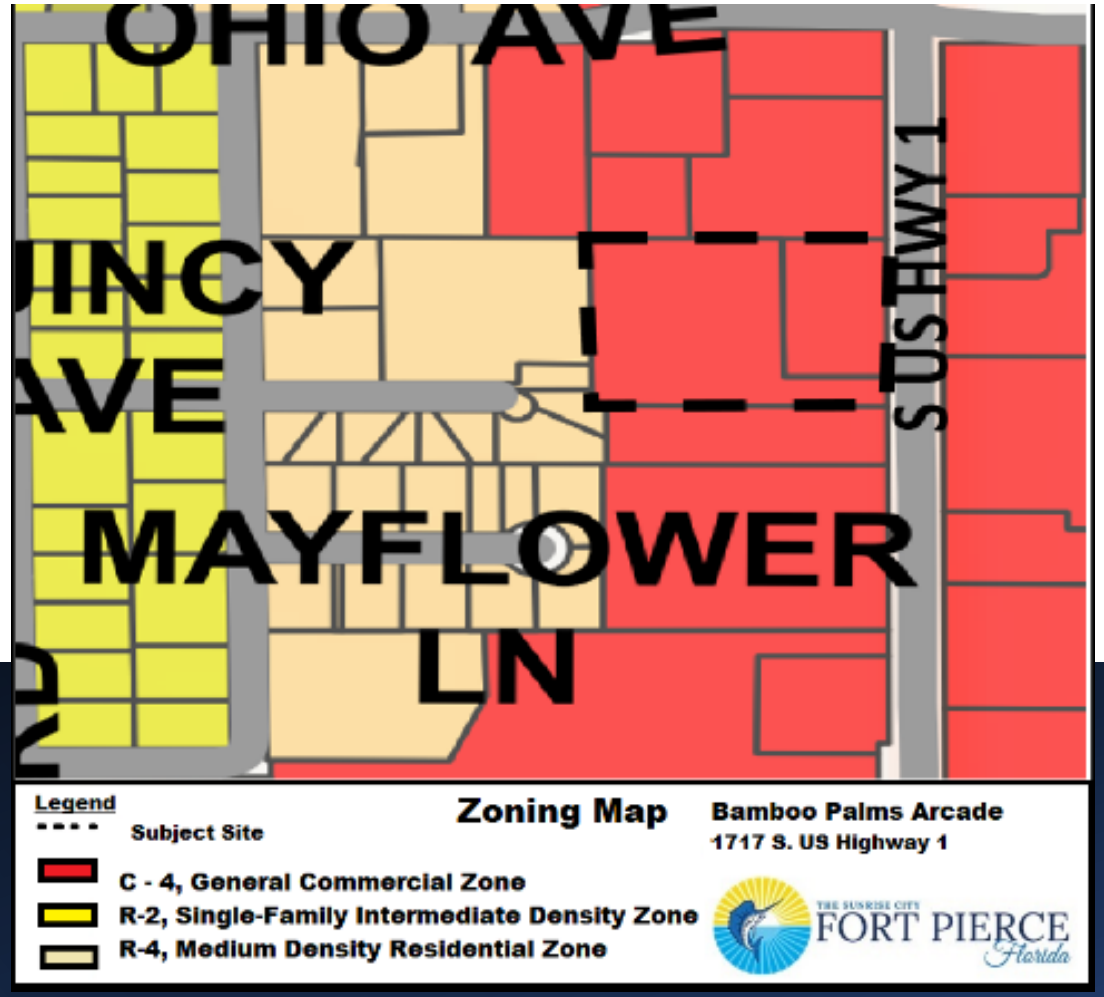
Location Map



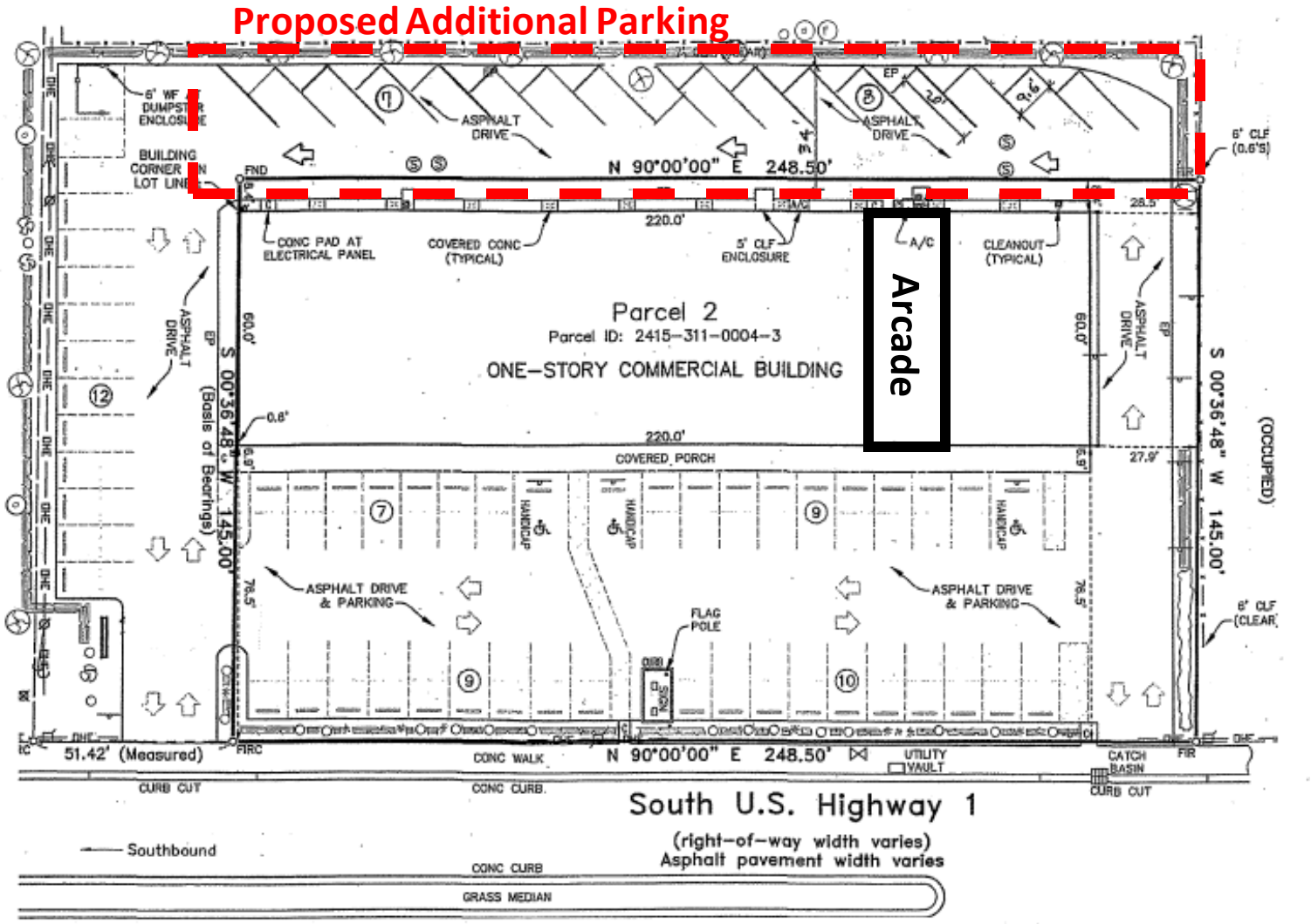
FLU Map


OHIO AVE
S US HWY 1
MAYFLOWER
LN
Legend
Subject Site
GC, General Commercial
RL, Low Density Residential
RM, Medium Density Residential
FLU Map
Bamboo Palms Arcade
1717 S. US Highway 1
FORT PIERCE
Florida

Zoning Map


OHIO AVE
INCY
AVE
MAYFLOWER
LN
S US HWY 1
Legend
Subject Site
C - 4, General Commercial Zone
R-2, Single-Family Intermediate Density Zone
R-4, Medium Density Residential Zone
Zoning Map
Bamboo Palms Arcade
1717 S. US Highway 1
FORT PIERCE
Florida

Site Plan


Proposed Additional Parking
Arcade
Parcel 2
Parcel ID: 2415-311-0004-3
ONE-STORY COMMERCIAL BUILDING
220.0'
COVERED PORCH
N 90°00'00" E 248.50'
S 00°36'48" W 145.00'
(Basis of Bearings)
(OCCUPIED)
ASPHALT DRIVE
ASPHALT DRIVE & PARKING
CONC PAD AT ELECTRICAL PANEL
COVERED CONC (TYPICAL)
5' CLF ENCLOSURE
A/C
CLEANOUT (TYPICAL)
FLAG POLE
CONC WALK
UTILITY VAULT
CATCH BASIN
CURB CUT
CONC CURB
51.42' (Measured)
South U.S. Highway 1
(right-of-way width varies)
Asphalt pavement width varies
Southbound
CONC CURB
GRASS MEDIAN

- Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The City Commission shall consider six (6) standards for review.

Staff Recommendation (Waiver of Distance)

Consideration of a Waiver of Distance – Bamboo Palms Arcade at 1717 S. US Highway 1.

- Approval of a Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines. The proposed Arcade is located within 1,250 feet of two (2) arcades amusement centers (Gateway Plaza Arcade) & (Triple Royal Arcade).
- Staff recommends **APPROVAL**.

Staff Recommendation (Conditional Use with No New Construction)

Staff recommends **APPROVAL** with three (3) conditions:

- 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 the minimum required spaces.**
- Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.
- A Lot Combination and Unity of Title, or Convenant in Lieu of Unity of Title of Parcel ID: 2415-311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must be completed.

CC Actions (Waiver of Distance)

- **Possible actions of the City Commission:**

- Recommend APPROVAL of the proposed Waiver of Distance, and no changes

- Recommend DISAPPROVAL of the proposed Waiver of Distance

CC Actions (Conditional Use)

- **Possible actions of the City Commission:**

- Recommend APPROVAL of the proposed Conditional Use with seven (7) conditions, and no changes

- Recommend APPROVAL of the proposed Conditional Use with changes

- Recommend DISAPPROVAL of the proposed Conditional Use

Bamboo Palms Arcade

Waiver of Distance & Conditional Use

1717 S. US Highway 1



Gateway Arcade – 457 ft

Triple Arcade – 1181 ft

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Bamboo Palms Arcade** **1717 S US HWY 1**
BOARD DATE:	August 16, 2021

STAFF REPORT

Owner:
Bamboo Palms
3609 S. Indian River Drive
Fort Pierce, FL 34982

Representative:
Architectonic Inc.
806 Delaware Avenue
Fort Pierce, FL 34950

Applicant's Request:
Approval of a Conditional Use with No New Construction and Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines

Location(s):
1717 S US Highway 1

Parcel ID(s):
2415-311-0004-000-3, 2415-311-0004-010-6

Future Land Use:
General Commercial (GC)

Current Zoning:
General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	RM

Surrounding Zoning:

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

Utilities:
FPUA

Acres: 2.88
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 Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines. The approximately 2.88 acres property is located just south of Ohio Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, and east, and residential uses to the west. The proposed arcade will be located in one (1) bay of a retail plaza. 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 an office, (2) restrooms, and (22) arcade machines stations. Hours of operation will be Sunday through Thursday from 8am-12am and Friday through Saturday 8am-2am.

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. Instead, it should 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 17 parking spaces. The subject site plan features 62 parking spaces with three (3) designated

handicap parking spaces. The submitted site plan indicates the proposed location of the required bicycle rack. The required bicycle rack will be a condition of 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.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. A Waiver of Distance Application is required because the proposed use of Arcade Amusement Center is within 1,250 feet of another proposed Arcade Amusement Center, Gateway Plaza Arcade (2051 S. US Highway 1).

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises;

a. Walgreens located at 1603 S. US Highway 1 - 0 feet
b. Aldi located at 1412 S. US Highway 1 – 461 feet
c. Family Dollar located at 2047 S. US Highway 1 – 459 feet

2.

The type and size of the establishment, including the number of machines, seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

a. The proposed number of machines is 22. The existing bay of the retail plaza is approximately 1,130 square feet. Both sizes are relatively small for commercial uses.

3.

Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;

a. 17 parking spaces with 3 designated handicap spaces is required for the subject Arcade Amusement Center; the applicant is providing 17 parking spaces with 3 designated handicap spaces. The applicant will not provide additional landscaping to the existing site.

4.

Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.
Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.
The number of police calls to the proposed location and/or adjacent properties within the past year.

a. An update will be provided to City Commission.

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, Design Review, and Waiver of Distance 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

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 July 14th, 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 three (3) 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 the minimum required spaces.**

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

3. A Lot Combination and Unity of Title, or Convenant in Lieu of Unity of Title of Parcel ID: 2415-311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must be completed.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 16, 2021

Michael Menard, Architectonic, Inc.
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: Bamboo Palms Arcade – 1717 S. US Highway 1 – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & 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 4 bicycle spaces.**

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

Fort Pierce Engineering Department

Please contact for comments.

Fort Pierce Utility Authority

FPUA W/WW Engineering: No comment. This location is presently a water and wastewater customer of FPUA. If service modification is required, please contact Lugey Dawson @ (772) 466-1600 ext. 3428.

FPUA Electric & Gas Engineering: No comment.

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments received

Fort Pierce Police Department

No comments at this time.

Officer Damian Spotts
Crime Prevention Practitioner
Fort Pierce Police Department.

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.17.21
Property Address: Conditional Use With No New Construction and Waiver of Distance – Bamboo Palms - 1717 S. US Highway 1

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 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: 6/15/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Conditional Use & Waiver of Distance – Bamboo Palms Arcade – 1717 S US Hwy 1

RECEIVED
JUN 15 2021
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : June 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on June 09, 2021:

- [x] CU & Waiver of Distance Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] CU & Waiver of Distance
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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

ENGINEERING COMMENTS:

1. The proposed parking in the rear of the property shall require bumper rails in accordance with the City of Fort Pierce Ordinance Section 125-315(C-7).
2. The proposed parking in the rear of the property will change the traffic pattern of the parking lot. Do Not Enter signs shall be required at the rear southwest and northwest corners of the commercial building.
3. In review of the provided Boundary Survey, the proposed landscape for the southern portion of property is situated on the neighboring property. All landscaping shall be situated on the existing property boundaries.

JRA/VB/vb

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

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: Bamboo Palms 1717 S. US 1

REVIEW DATE: 6/7/2021

PLANNER: 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: _____

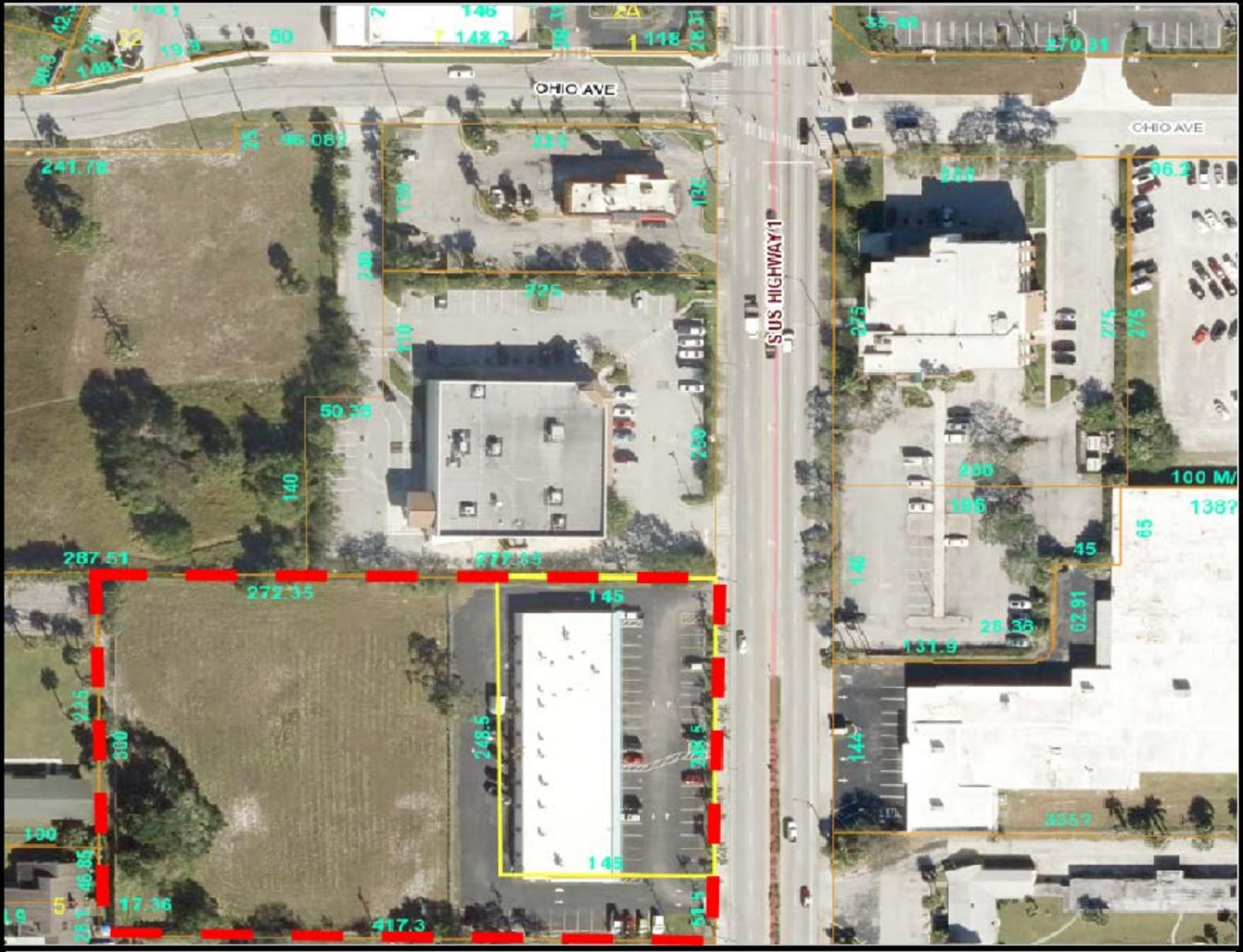
The Following Revisions Are Necessary:

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. **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.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

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.



Legend

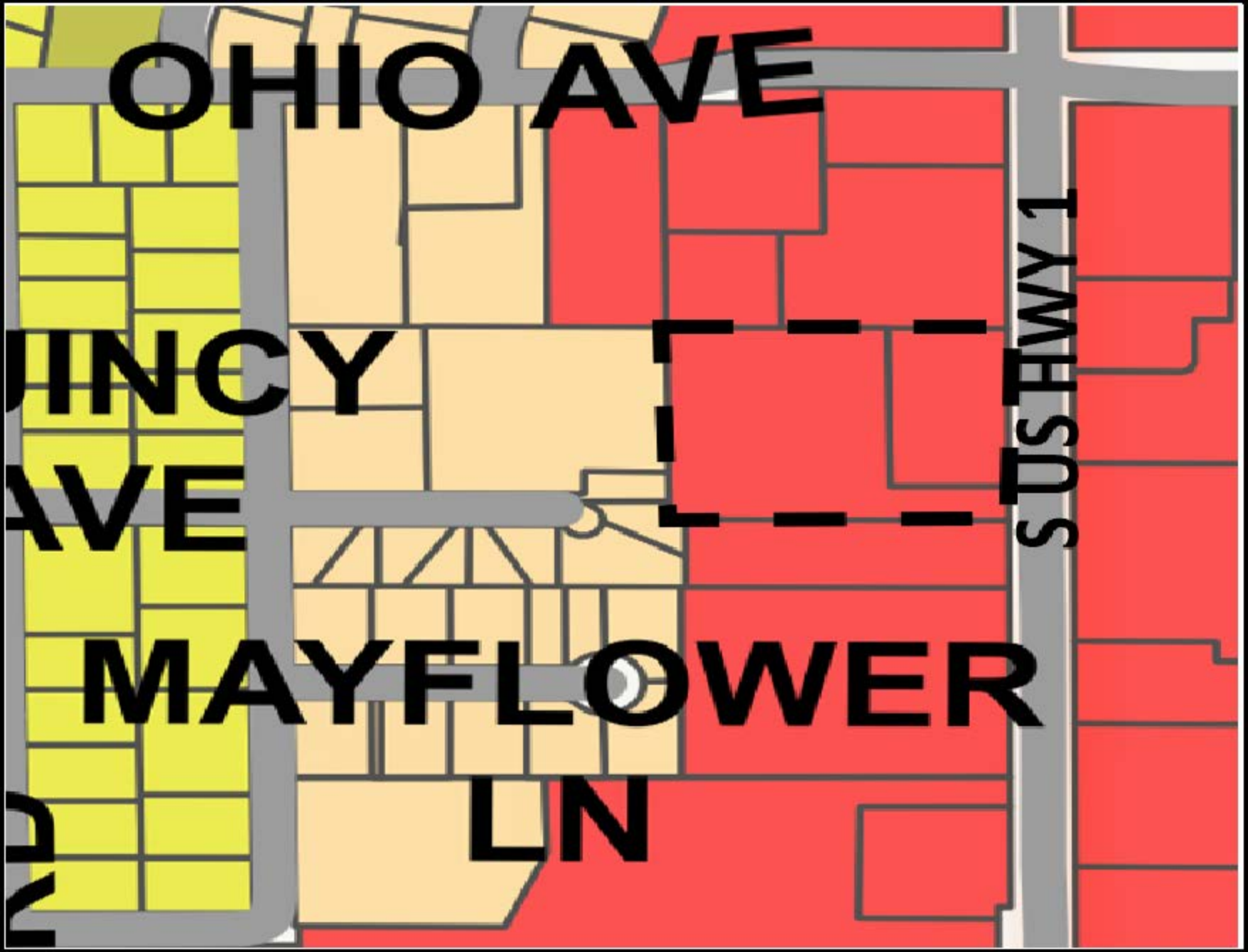
Subject Site

Location Map

Bamboo Palms Arcade
1717 S. US Highway 1

GC, General Commercial
RL, Low Density Residential
RM, Medium Density Residential

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

GC, General Commercial

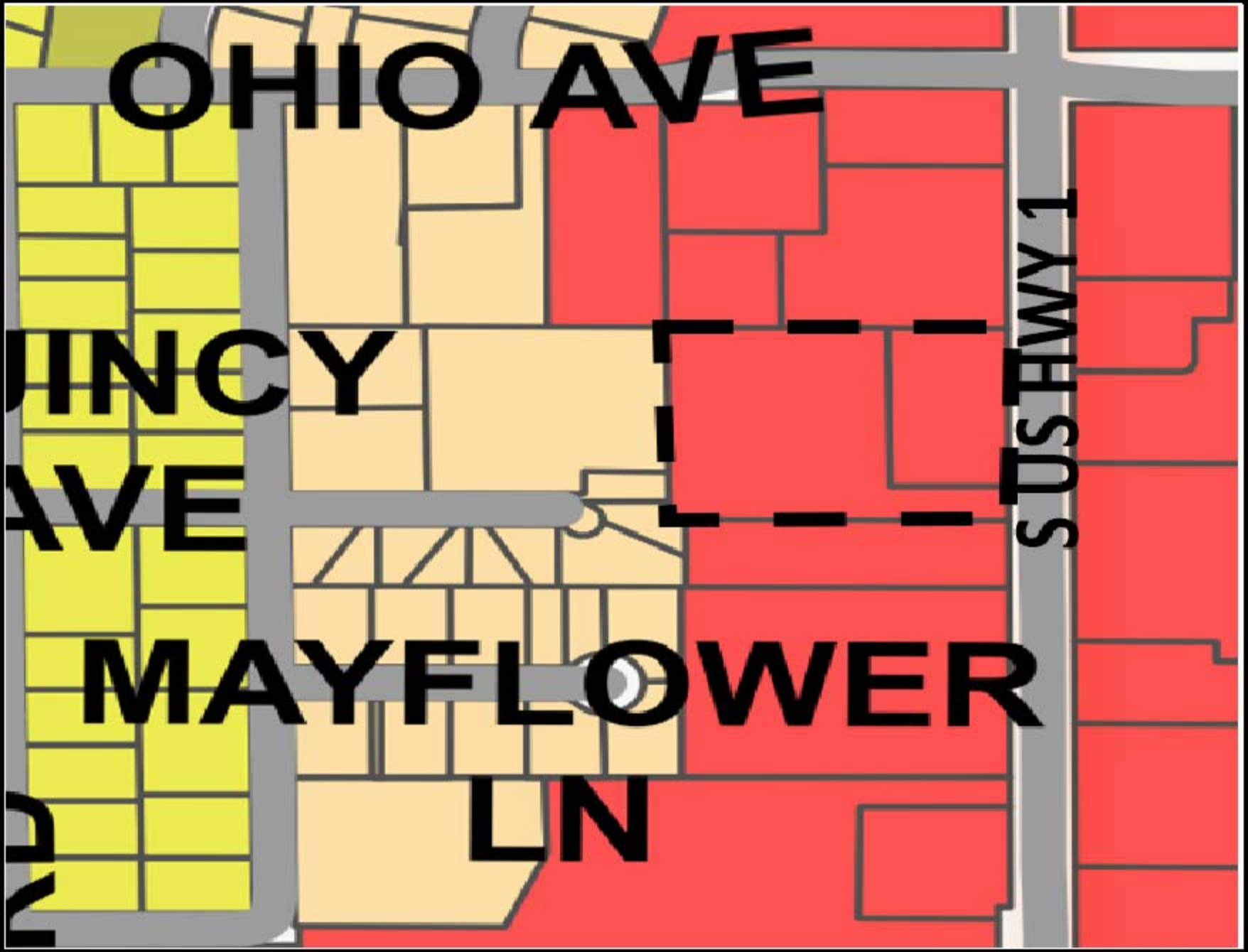
RL, Low Density Residential

RM, Medium Density Residential

FLU Map

Bamboo Palms Arcade
1717 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

C - 4, General Commercial Zone

R-2, Single-Family Intermediate Density Zone

R-4, Medium Density Residential Zone

Zoning Map

Bamboo Palms Arcade
1717 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1717 S. U.S. #1

Parcel ID #(s)

Project description Change of Use to Arcade

Bamboo Palms
Property Owner(s)

3609 S. Indian River Dr,
Street Address

Ft. Pierce FL 34982
City State Zip

772-201-9044
Phone Number

GrimeSusan@aol.com
Email Address

Architectonic Inc.
Applicant/Representative, Title, Company

Michael Menard Vice President Architectonic Inc.
Street Address

806 Delaware Ave. Florida 34950
City State Zip

Ft. Pierce
Phone Number

772 460 7751 mmenard@architectonicinc.com
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the 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.*

Susan Grimes, representative
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of April, 20 21, by Susan Grimes who is personally known to me or has produced D Licence G652-786-50-865-0 as identification.

Priscilla M. Reyes Gamez
Signature of Notary

(seal)

PRISCILLA MARIE REYES GAMEZ
MY COMMISSION # GG325831
EXPIRES: April 18, 2023

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 #

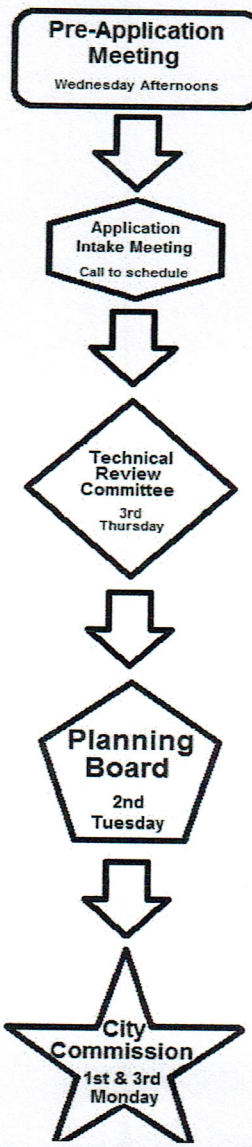
Intake Date Stamp

❑ 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 13200 Parking Spaces: 62
ARCADE 1130 SF.

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

North	South	East	West
C-3	C-3	C-3	C-3

C-3 GENERAL COMMERCIAL

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

WAIVER OF DISTANCE

Property address or Location 1717 SOUTH US HIGHWAY #1

Parcel ID #(s)

Project description INTERIOR BUILD OUT FOR AN ARCADE

BAMBOO PLAMS

Property Owner(s)

3609 SOUTH INDIAN RIVER DR.

Street Address

FT. PIERCE FLORIDA 34982

City State Zip

772 201 9044

Phone Number

GRIMESSUSAN@AOL.COM

Email Address

ARCHITECTONIC INC.

Applicant/Representative, Title, Company

MICHAEL MENARD VICE PRESIDENT ARCHITECTONIC INC.

Street Address

806 DELAWARE AVE. FT. PIERCE FL 34950

City State Zip

772 460 7751

Phone Number

MMENARD@ARCHITECTONICINC.COM

Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the 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.*

Susan Grimes, representative

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 13th day of May, 2021, by Susan Grimes who is personally known to me or has produced FL DL as identification.

Priscilla M. Reyes Gamez

Signature of Notary

(seal) NOTARY PUBLIC STATE OF FLORIDA PRISCILLA MARIE REYES GAMEZ MY COMMISSION # GG325831 EXPIRES: April 18, 2023

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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

☐ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☐ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☐ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- ☒ 4 Arcade

Business Information:

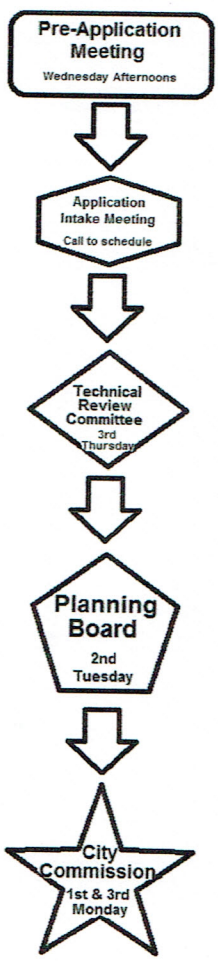
- ☐ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size 1130 S.F. Maximum Occupancy 22 GAMES Total Seating 22 Parking Spaces 62

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 10 AM -10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-2AM	to 10AM-2AM	to 10AM-10PM

Application Outlook



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

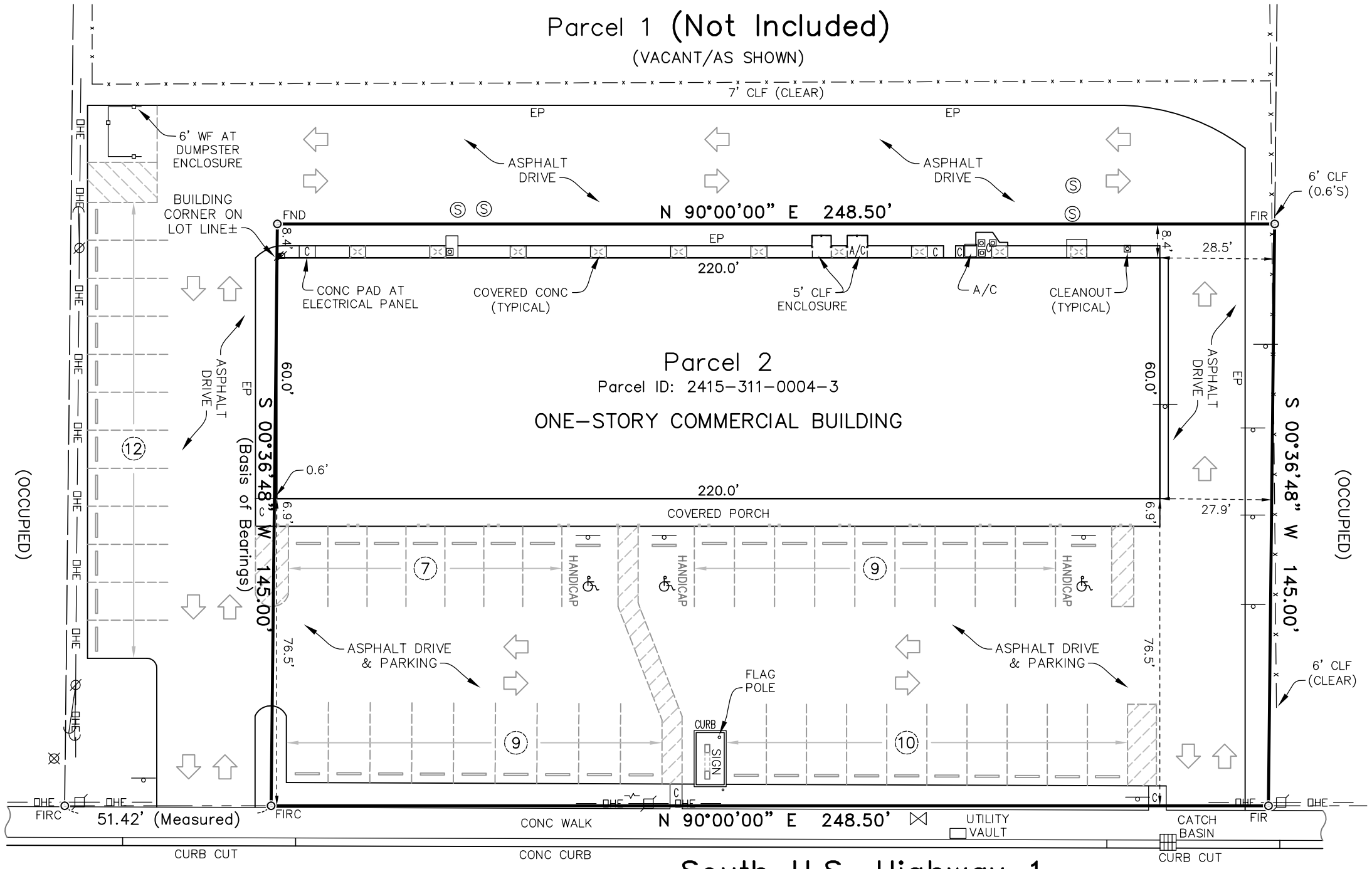
Sec. 125-325. - Amusement arcades and arcade amusement centers.

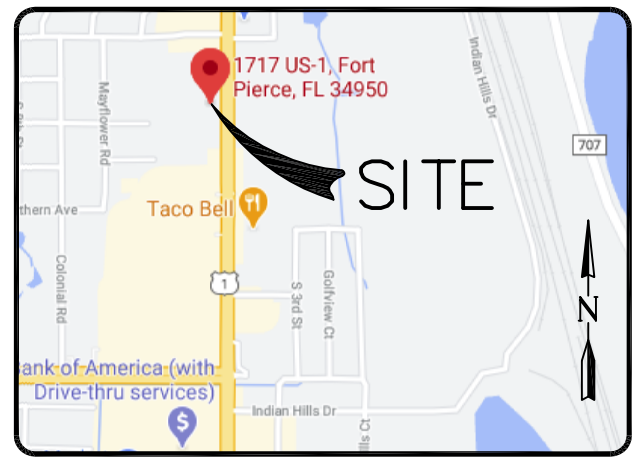
Amusement arcades and arcade amusement centers shall comply with the following regulations:

(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.





Vicinity Map
(Not To Scale)

LEGAL DESCRIPTION PARCEL 2:

The North 248.50 feet of the East 145.00 feet of the East 417.35 feet of the South 300.00 feet of the North 680.00 feet of the Ne 1/4 of the sw 1/4 of Section 15, Township 35 South, Range 40 East, said property lying and being West of U.S. Highway 1 in Fort Pierce, St. Lucie County, Florida. Subject to all pertinent matters of record.

LOT AREA: 36,030 Sq. Ft.; 0.83 Acres±

STREET ADDRESS: 1717 S US Highway One, Fort Pierce, Florida 34950.

SURVEYORS' NOTES:

1. Bearings shown hereon are based on the South line of subject property as platted and is assumed to bear S 00°36'48" W.
2. Written dimensions take precedence over scaled dimensions and distances are not to be scaled for construction and/or design purposes.
3. All distances and bearings are as field measured and are coincident with "PLAT" and description data unless otherwise noted.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor & Mapper.
5. This survey is based upon a description furnished by the client, there has been no search of the public records done by this office.
6. Property lies in Flood Zone "X" as scaled from the National Flood Insurance Program Rate Map, Community Panel Number 12111C0187 K, with an effective date of February 19, 2020.
7. This survey is not covered by professional liability insurance.
8. City water & sewer are available in this area.
9. This survey meets the required accuracy as shown in Ch. 5J-17.051 (2) (b) based on its expected use.
10. No underground utilities or improvements were located unless otherwise shown.

LEGEND

CL	= CENTERLINE RIGHT OF WAY	Ⓢ	= SANITARY MANHOLE
EP	= EDGE OF PAVEMENT	◎	= SANITARY CLEANOUT
CONC	= CONCRETE	⌀	= TELEPHONE RISER
FIRC	= FOUND 5/8" IRON ROD & CAP (UNNUMBERED)	⋈	= WATER VALVE
FIR	= FOUND 5/8" IRON ROD (UNNUMBERED)	▲	= WATER METER
FND	= FOUND NAIL & DISK (UNNUMBERED)	A/C	= AIR CONDITIONER PAD
-OHE-	= OVERHEAD UTILITY LINES	CLF	= CHAIN LINK FENCE
	= CONCRETE POWER POLE	WF	= WOOD FENCE
	= WOOD POWER POLE		= CABLE TELEVISION RISER
	= POLE ANCHOR	±	= PLUS OR MINUS
	= SIGN	C	= CONCRETE PAD
		⊠	= LIGHT POLE
			= BACK FLOW PREVENTER
		⋈	= SANITARY VALVE

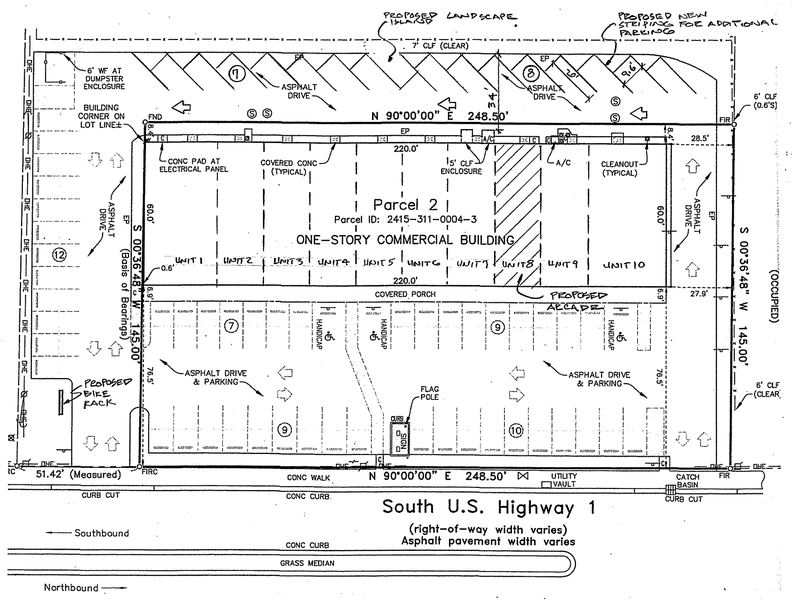
WILLIAM B. BENNETT
Professional Surveyor & Mapper
Florida Certificate No. 6353
LB No. 7608

CERTIFIED TO:
BAMBOO PALMS, LLC

Date of Last field work: 03/18/2021

Bennett Surveying, Inc.
107 Augusta Court
Jupiter, Florida 33458
tel: 772.336.4933
email: bennettsurveying@yahoo.com

Boundary Survey		
Prepared on the order of: Amy Cheatham		
Field:	JP/BB	Job No.: 21-0301
Drawn:	WB	Date: 03/18/2021
Scale:	1"=30'	Sheet: 1 of 1



PLOT PLAN NORTH 1"=30'

INFORMATION TAKEN FROM SURVEY BY BENNETT SURVEYING INC, JOB # 21-0301 DATED 3/18/21

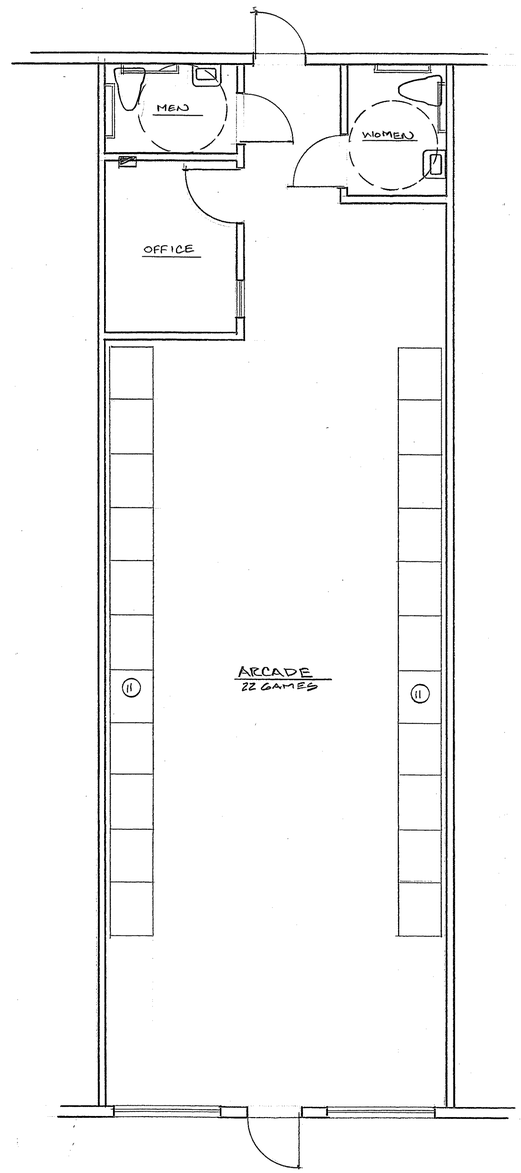
PARKING CALACULATIONS:

3 UNITS PERSONNEL SERVICE	= 3980 S.F.
REQUIRED PARKING 3980/300	= 13.2 SPACES
1 UNIT VACANT (BUSINESS)	= 1130 S.F.
REQUIRED PARKING 1130/300	= 3.7 SPACES
4 UNITS RETAIL	= 4520 S.F.
REQUIRED PARKING 4250/ 200	= 22.6 SPACES
1 UNIT ARCADE	= 1130 S.F.
REQUIRED PARKING 22 GAMES @ .75	= 16.5 SPACES
TOTAL NUMBER OF REQUIRED SPACES	68
MINUS 1200 S.F. EXEMPTION	-6
TOTAL NUMBER OF REQUIRED SPACES	**62**
EXISTING TOTAL NUMBER OF SPACES	**47**
PROPOSED ADDITIONAL (ANGLE PARKING / RESTRIPING)	**15**
TOTAL NUMBER OF SPACES PROVIDED	**62**

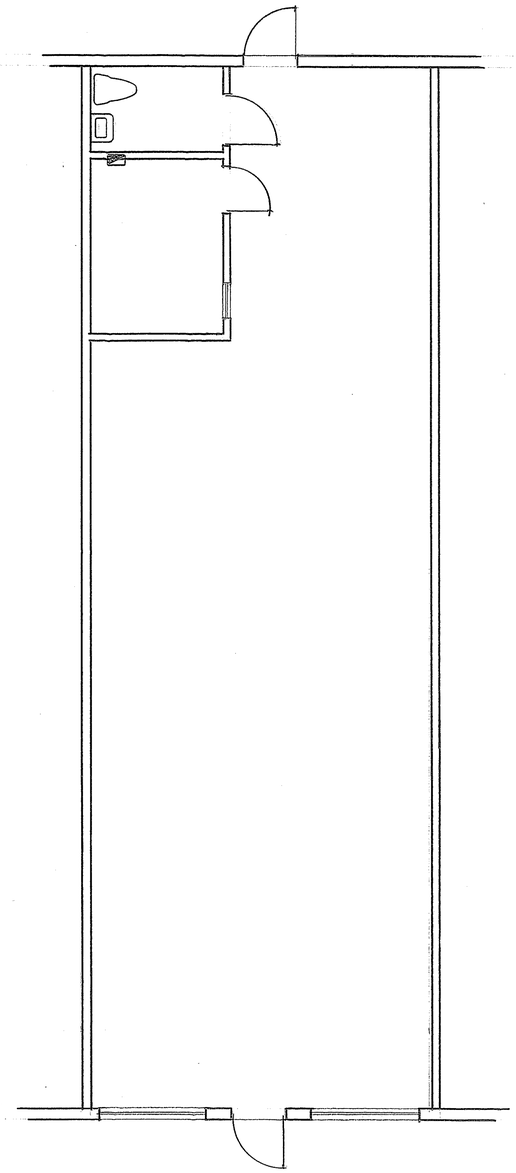
HOURS OF OPERATION	
MONDAY – THURSDAY	8AM – 12 AM
FRIDAY – SATURDAY	8AM – 2 AM
SUNDAY	8AM – 12 AM

NARRATIVE:
THE PROJECT CONSISTS OF A 1130 S.F. INTERIOR BUILD-OUT FOR AN ARCADE CALLED ALL IN ARCADE WHICH WILL HAVE 22 MACHINES, 4 EMPLOYEES AND WILL OPERATE MONDAY THRU THURSDAY 10 AM TO 10 PM, FRIDAY AND SATURDAY 10 AM TO 2 AM, AND SUNDAY FROM 10AM TO 10 PM.

SCOPE OF WORK :
INTERIOR RENOVATIONS FOR ADA, LIFE SAFETY, AND BUILDING CODE REQUIREMENTS. SITE IMPROVEMENTS CONSIST OF RESTRIPING THE REAR LOT FOR ADDITIONAL PARKING, BRINGING THE LANDSCAPING AND SITE LIGHTING UP TO CODE REQUIREMENTS.



RENOVATION PLAN 1/4"



AS-BUILT / DEMOLITION PLAN 1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

1717 ARCADE

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR98898

REVISIONS

NO.	DATE	REVISION

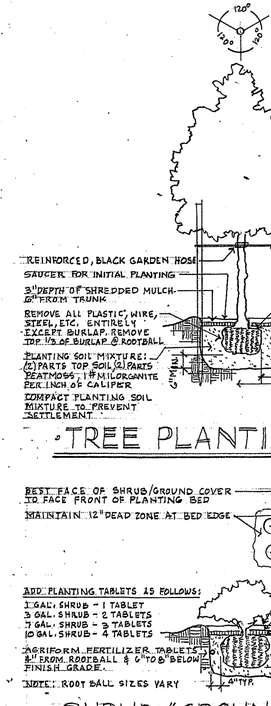
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF 1

PROJECT NUMBER C21005

DATE

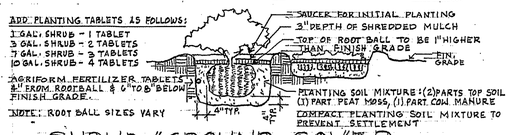


TREE PLANTING DETAIL

N.T.S.

PLAN VIEW

N.T.S.

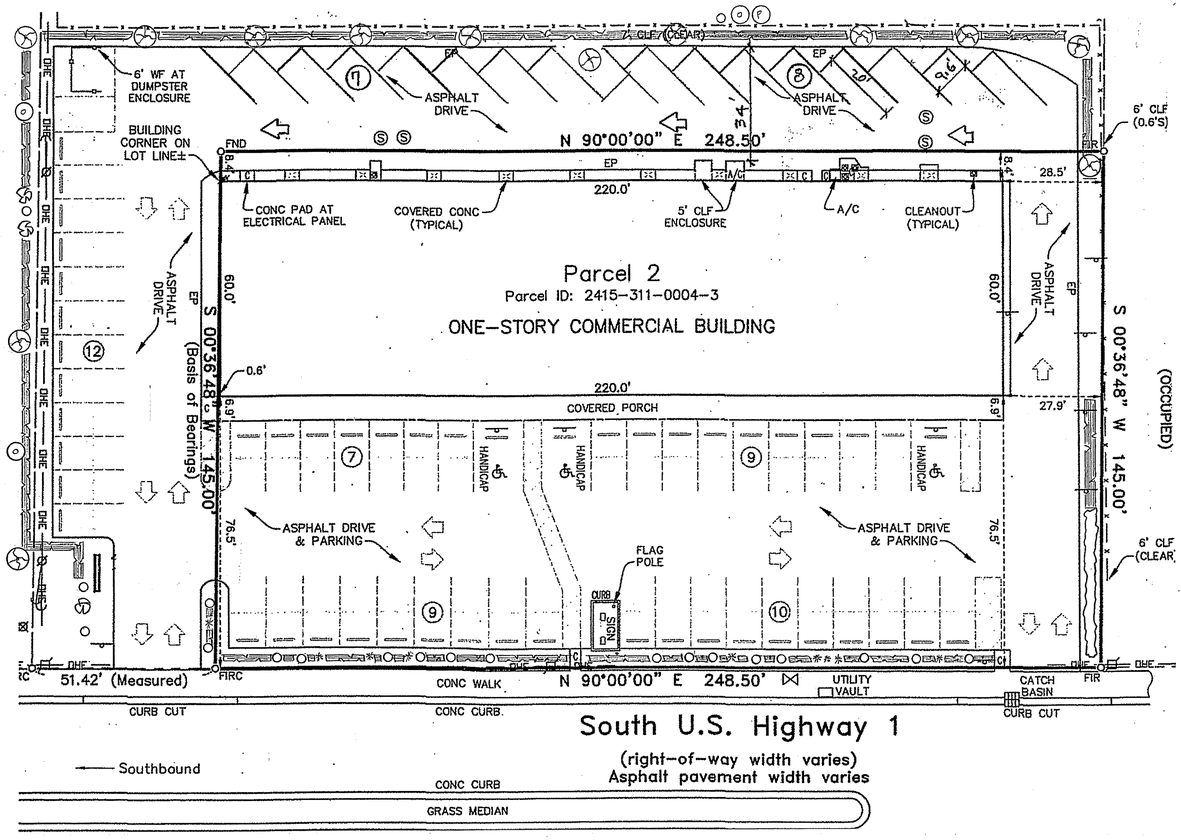


SHRUB/GROUND COVER PLANTING DETAIL

N.T.S.

PLANT LEGEND

- EXISTING CABBAGE PALM
- EXISTING FOUNTAIN GRASS
- EXISTING PINE
- EXISTING OAK
- EXISTING FLORIDA CHERRY
- PROPOSED OAK
- PROPOSED CABBAGE PALM
- PROPOSED FLORIDA CHERRY HEDGE



LANDSCAPE PLAN

1" = 20'

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

1717 ARCADE

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

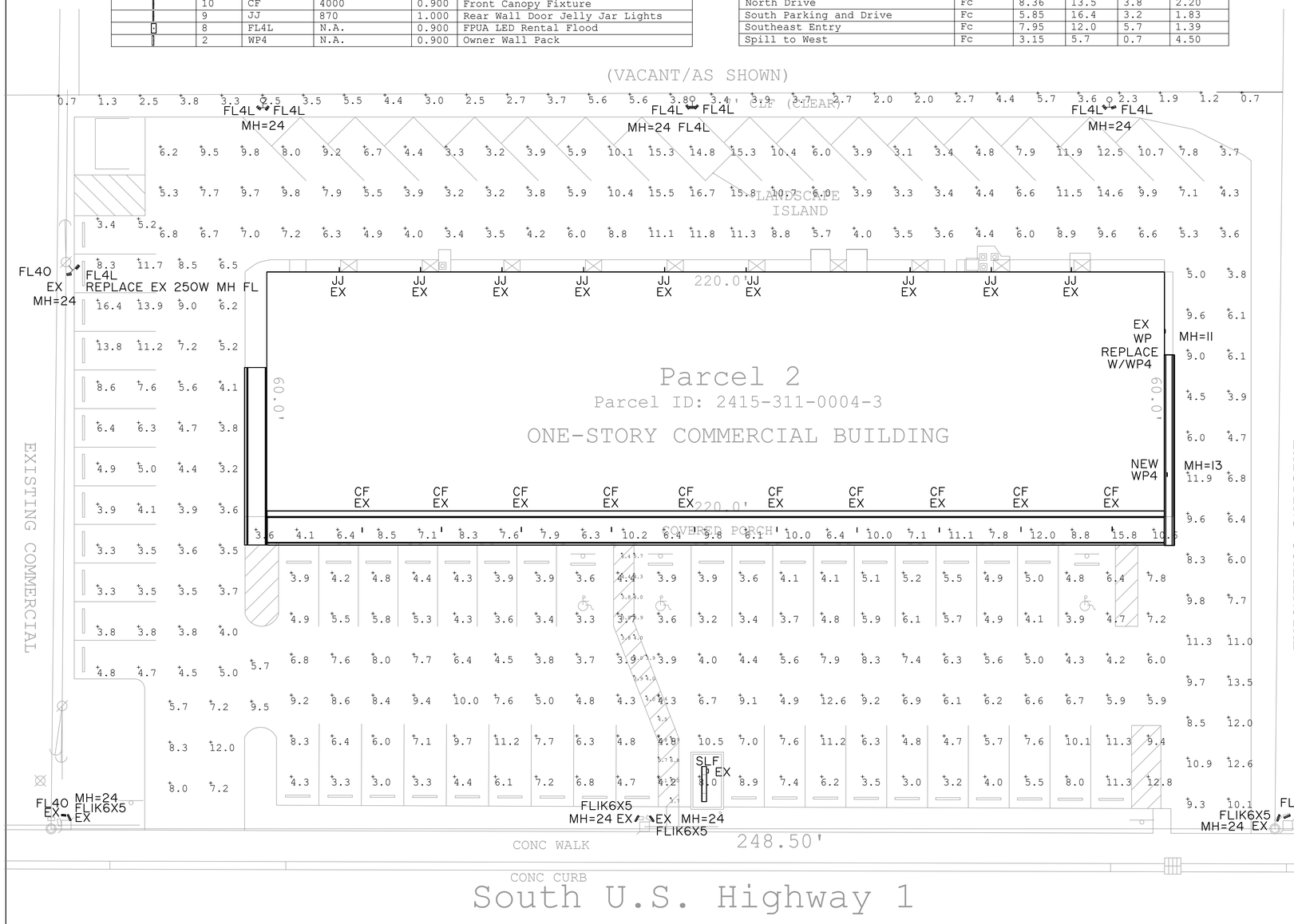
L-1 OF 1

PROJECT NUMBER 021005

DATE

Luminaire Schedule					
Symbol	Qty	Label	Lamp Lumens	LLF	Description
	2	FL40	32000	0.770	400W FPUA MH Rental Flood
	1	WP	N.A.	0.900	Customer LED Wallpack
	5	FL1K6X5	110000	0.950	1000W FPUA MH Rental Flood
	10	CF	4000	0.900	Front Canopy Fixture
	9	JJ	870	1.000	Rear Wall Door Jelly Jar Lights
	8	FL4L	N.A.	0.900	FPUA LED Rental Flood
	2	WP4	N.A.	0.900	Owner Wall Pack

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
Front Parking And Drive	Fc	5.94	12.8	3.0	1.98
Front Porch Sidewalk	Fc	8.34	15.8	3.6	2.32
Means of Egress Path	Fc	4.58	6.8	3.7	1.24
New West Parking and Drive	Fc	7.34	16.7	3.1	2.37
North Drive	Fc	8.36	13.5	3.8	2.20
South Parking and Drive	Fc	5.85	16.4	3.2	1.83
Southeast Entry	Fc	7.95	12.0	5.7	1.39
Spill to West	Fc	3.15	5.7	0.7	4.50

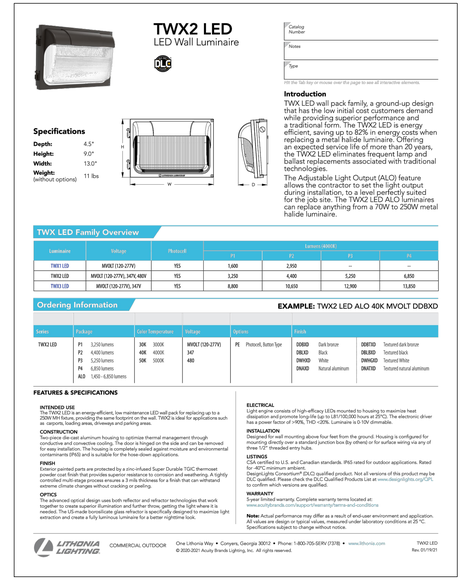


SITE PHOTOMETRIC ANALYSIS

SCALE NTS



FL4L



WP4

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58
CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THE INTERIOR PRIVATE FRONT PORCH SIDEWALK IS THE AREA ALONG THE EAST ELEVATION, WHICH HAS A AVERAGE ILLUMINATION OF 8.65 FC . THE LIGHTING ALSO COMPLIES WITH FBC 1008.2.3 MEANS OF EGRESS ILLUMINATION.

22-60
(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE, A BUILDING IN WHICH ALCOHOL IS SERVED, SHALL BE PROVIDED WITH A MINIMUM OF THREE FOOTCANDLES ON THE PAVEMENT. THIS PLAN PROVIDES A MINIMUM OF THREE FOOT-CANDLES ON THE PAVEMENT.
(2) THIS PLAN PROVIDES A MAXIMUM UNIFORMITY RATIO OF 2.38 TO 1, WHICH COMPLIES WITH CODE. UNIFORMITY OF SPILL IS NOT REQUIRED.
(3) LIGHTING CONTROL IS BY ASTRONOMIC TIME CLOCK FOR BUILDING OWNER FIXTURES AND PHOTOCELL FOR FPUAL RENTAL LIGHTS. THIS COMPLIES WITH CODE.
(4) IT IS PROPOSED THAT SPILL ONTO U.S. 1 IS EXISTING AND ACCEPTABLE. IT IS PROPOSED THAT ANY SPILL ONTO THE ADJACENT COMMERCIAL PROPERTIES IS NOT OBJECTIONABLE. IT IS PROPOSED THAT SPILL ONTO THE VACANT PROPERTY TO THE WEST IS NOT OBJECTIONABLE. THE NEW FLOODLIGHTS ARE POINTED AWAY FROM RESIDENTIAL WINDOWS.

THE LIGHTING PLAN USES EXISTING, ANNOTATED BY "EX", AND NEW FPUA RENTAL FLOODLIGHTS MOUNTED AT 24 FEET ON VARIOUS EXISTING AND NEW FPUA POLES ON SHOWN ON THIS PLAN, THE LIGHTING PLAN ALSO INCLUDES A NEW OWNER PROVIDED CANOPY FIXTURE ON THE NORTH SHEET METAL SOFFIT AND A REPLACEMENT WALL PACK NEAR THE WEST END OF THE NORTH ELEVATION. ALL NEW FIXTURE LIGHTING TECHNOLOGY IS LED WITH 4000K COLOR. NEW POLES ARE RENTED FROM AND ARE THE RESPONSIBILITY OF THE FPUA. NO CUSTOMER FIXTURES ARE POLE MOUNTED.

APP
CK
DR
REVISIONS
DATE
NO.

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT:
ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
1717 SOUTH US-1 ARCADE

PROJECT LOCATION:
1717 SOUTH US-1
FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSED No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE, INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC FOR WHICH THEY WERE PREPARED. REUSE OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT © 2021, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 04-30-2021

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

21001-01

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use & Waiver of Distance - Bamboo Palms Arcade - 1717 S US HWY 1

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: August 1st, 2021

NOTICE BY MAIL: August 6th, 2021

NOTICE BY SIGNS: August 6th, 2021

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

SIGNATURE: **DATE:** August 5th, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Bamboo Palms Arcade

Staff Name: Vennis Gilmore

Staff Signature: [signature]

Date Mailed: 8-6-21

Number of Mailed Letters: 29

Attachments:
Copy of notice of public hearings
Mailing list

1
TD Bank NA
380 Wellington ST; Unit 12B
London; ON N6A 5B5

2
Yo No Se LLC
2701 Industrial Avenue 3
Fort Pierce; FL 34946-8626

3
Store Master Funding II LLC
9500 S Dadeland Blvd Ste 800
Miami; FL 33156-2852

4
250PAS at Fort Pierce LLC
c/o Walgreen Real Estate Prop Tax
Deerfield; IL 60015-1159

5
Bamboo Palms LLC
3609 S Indian River Dr
Fort Pierce; FL 34982-7763

6
First Citizens Premises Co Inc
380 Wellington St Tower B 10th FL
London; ON N6A 5B5

7
Haverty Furniture Co Inc
3520 Piedmont Rd NE Ste 410
Atlanta; GA 30305-1512

8
L & W Resorts & Enterprises of Ft Pierce LLC
4529 W Irlo Bronson Memorial Hwy
Kissimmee; FL 34746

9
St Lucie Bells LLC
1340 Hamlet Ave
Clearwater; FL 33756

10
1850 Realty LLC
6010 NW 77th CT
Miami; FL 33166-3511

11
Arc of St Lucie County Inc
PO Box 1016
Fort Pierce; FL 34954-1016

12
BCAG LLC
2210 S 34th ST
Fort Pierce; FL 34947-4509

13
Holmes Realty Ventures LC
Po Box 881166
Port St Lucie; FL 34988-1166

14
Dorothy Ann Carnes Llc
101 W Grace AVE
Haines City; FL 33844-5514

15
Morris/Satnick FP Assoc II LLC
350 Veterans Blvd
Rutherford; NJ 07070

16
Summit/Congress Plaza LLC
5612 N Ocean BLVD
Ocean Ridge; FL 33435-6220

17
Carlos Alberto Cuellar Sabogal (LF EST)
Carrera 15 #33 a-21; Unit 303
Teusaquillo Bogota

18
Diana Lynn Carmichael Goulet (TR)
PO Box 460049 Dept 501
Houston; TX 77056-0049

19
Joe and Gina Noelke LLC
480 River Prado
Fort Pierce; FL 34946-6421

20
Robert G Waltz
504-A Mayflower Ln
Fort Pierce; FL 34950-8140

21
Yvon Lorrevil
502 Mayflower LN
Fort Pierce; FL 34950-8140

22
Eduardo E Perez Sr
129 SW Meade CIR
Port Saint Lucie; FL 34953-3562

23
Eduardo E Perez
129 SW N Meade Cir
Port St Lucie; FL 34953

24
Thomas Richardson
511 Quincy AVE
Fort Pierce; FL 34950-8164

25
Susan H Walter (TR)
2700 N Highway A1A; Unit Apt 604
Hutchinson Island; FL 34949-1580

26
Kevin McKeon
507 Quincy AVE
Fort Pierce; FL 34950-8164

27
Hsiao D Lieu
25 Corlett WAY
Hillsborough; CA 94010-6508

28
Tara Alix
500 Quincy Ave
Fort Pierce; FL 34950-8163

29
CQI Unlimited LLC
1618 N 19th ST
Fort Pierce; FL 34950-2006

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.

08/01/2021

Sarah Bentz

Subscribed and sworn to before on August 1, 2021:

Amy Kokott

Notary, State of WI, County of Brown

6/30/2025

My commission expires

Publication Cost: $152.88
Ad No: 0004842964
Customer No: 1309463
PO #: #4842964

# of Affidavits 1

AMY KOKOTT
Notary Public
State of Wisconsin

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, August 16, 2021, hold Public Hearings 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 No New Construction and Waiver of Distance submitted by Property Owner, Bamboo Palms, and Representative, Architectonic Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.
2. Application for Conditional Use with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL) at 2400 S Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone, (R-4A). Parcel ID: 2507-321-0001-000-5.
3. Application for Conditional Use with No New Construction submitted by Property Owner, School Board of St. Lucie County Florida, and Representative, HJA Design Studio, to operate a self-storage business at 4204 Okeechobee Road in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID: 2418-434-0001-000-9

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
PUB: Aug 1, 2021
TCN4842964

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

Meeting Date: 08/16/2021

Re: Conditional Use - Bamboo Palms Arcade - 1717 S US HWY 1

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

SUBJECT:

Quasi-Judicial Hearing - Review and approval of application for Conditional Use with No New Construction submitted by Property Owner, Bamboo Palms and Representative is Architectonic, Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with No New Construction to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines. The approximately 2.88 acres property is located just south of Ohio Avenue and west of S. US Highway 1.
- The subject site is surrounded by commercial uses to the north, south, and east, and residential uses to the west. The proposed arcade will be located in one (1) bay of a retail plaza. 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 an office, (2) restrooms, and (22) arcade machines stations. Hours of operation will be Sunday through Thursday from 8am-12am and Friday through Saturday 8am-2am.

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 three (3) 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 the minimum required spaces.**
2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.
3. A Lot Combination and Unity of Title, or Convenant in Lieu of Unity of Title of Parcel ID: 2415-311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior 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	08/11/2021 08:54 AM

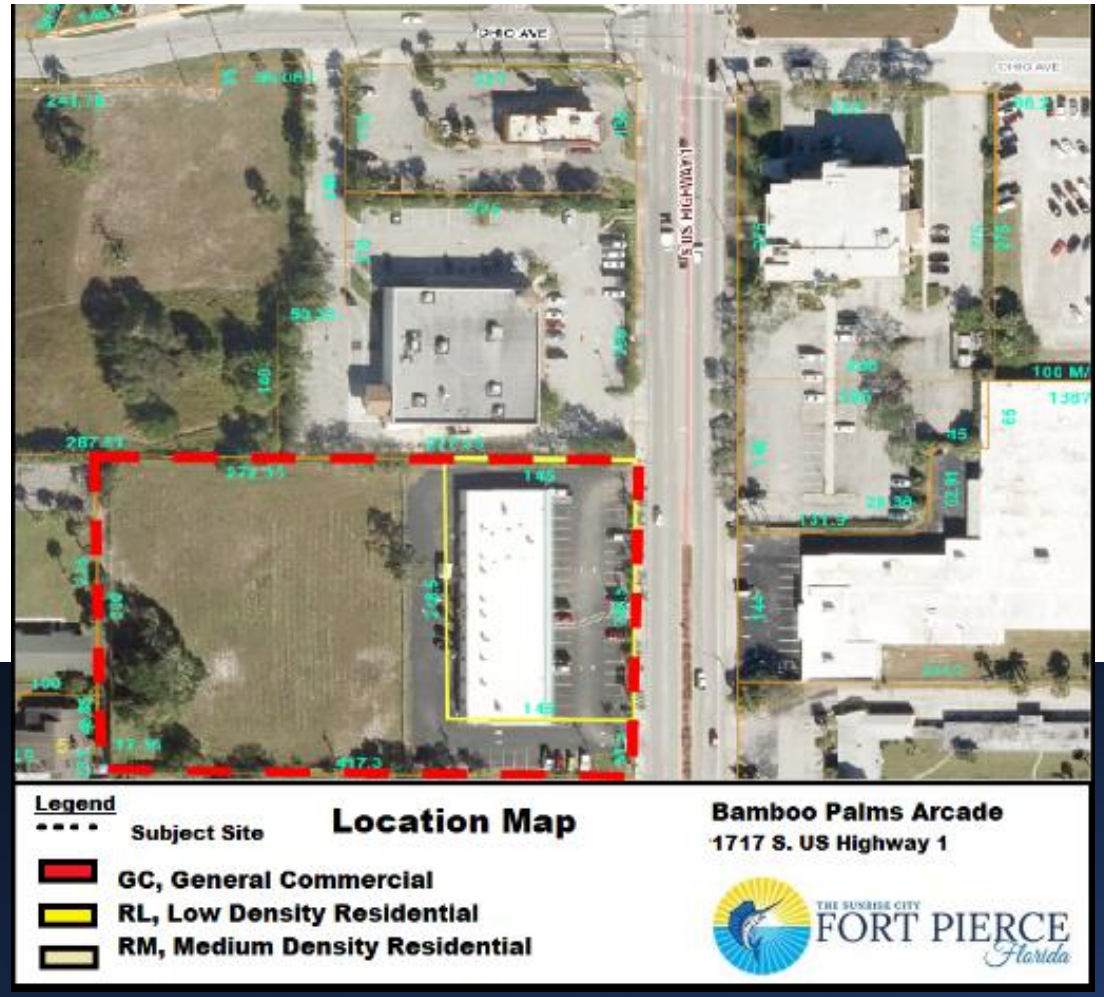
Form Started By: Vennis Gilmore
Started On: 08/05/2021 12:32 PM
Final Approval Date: 08/11/2021

Bamboo Palms Arcade

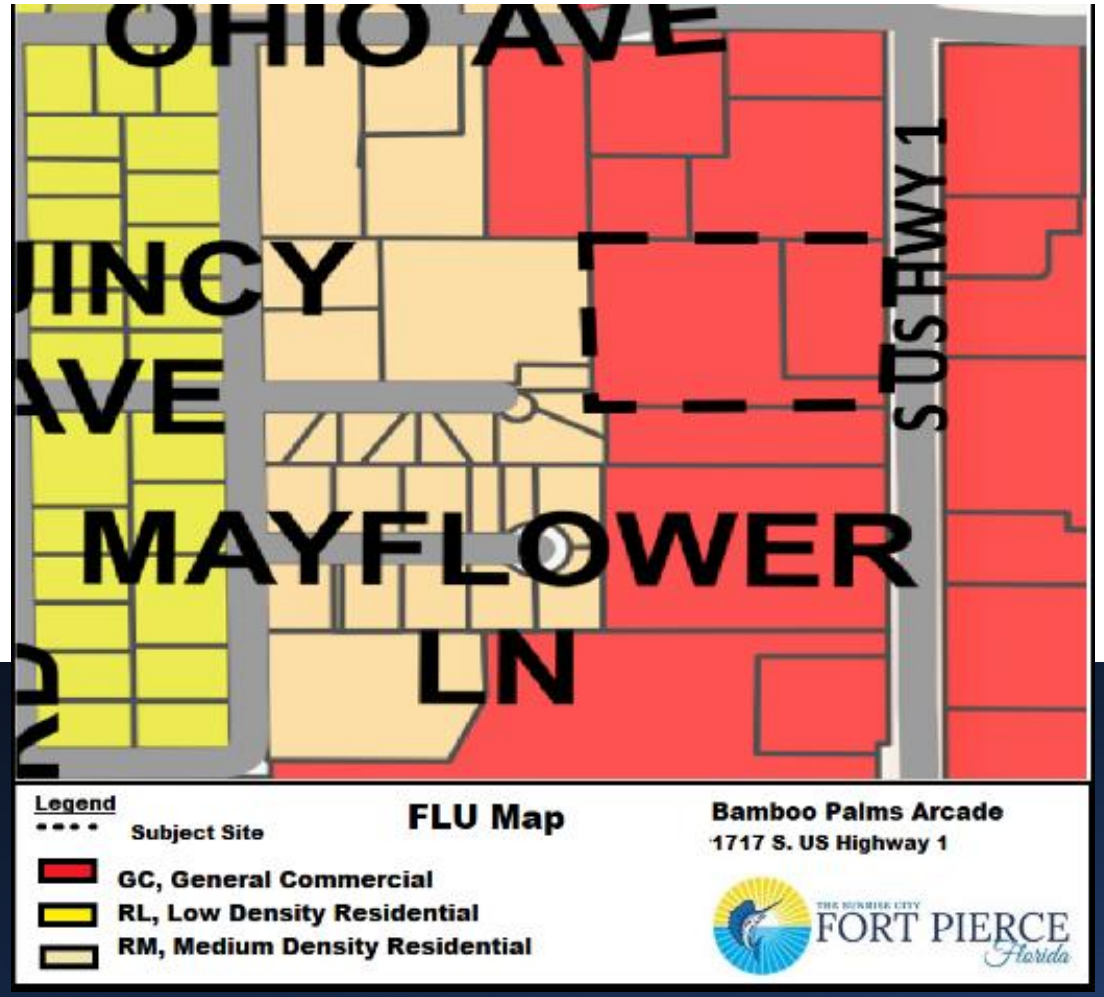
Waiver of Distance & Conditional Use

1717 S. US Highway 1

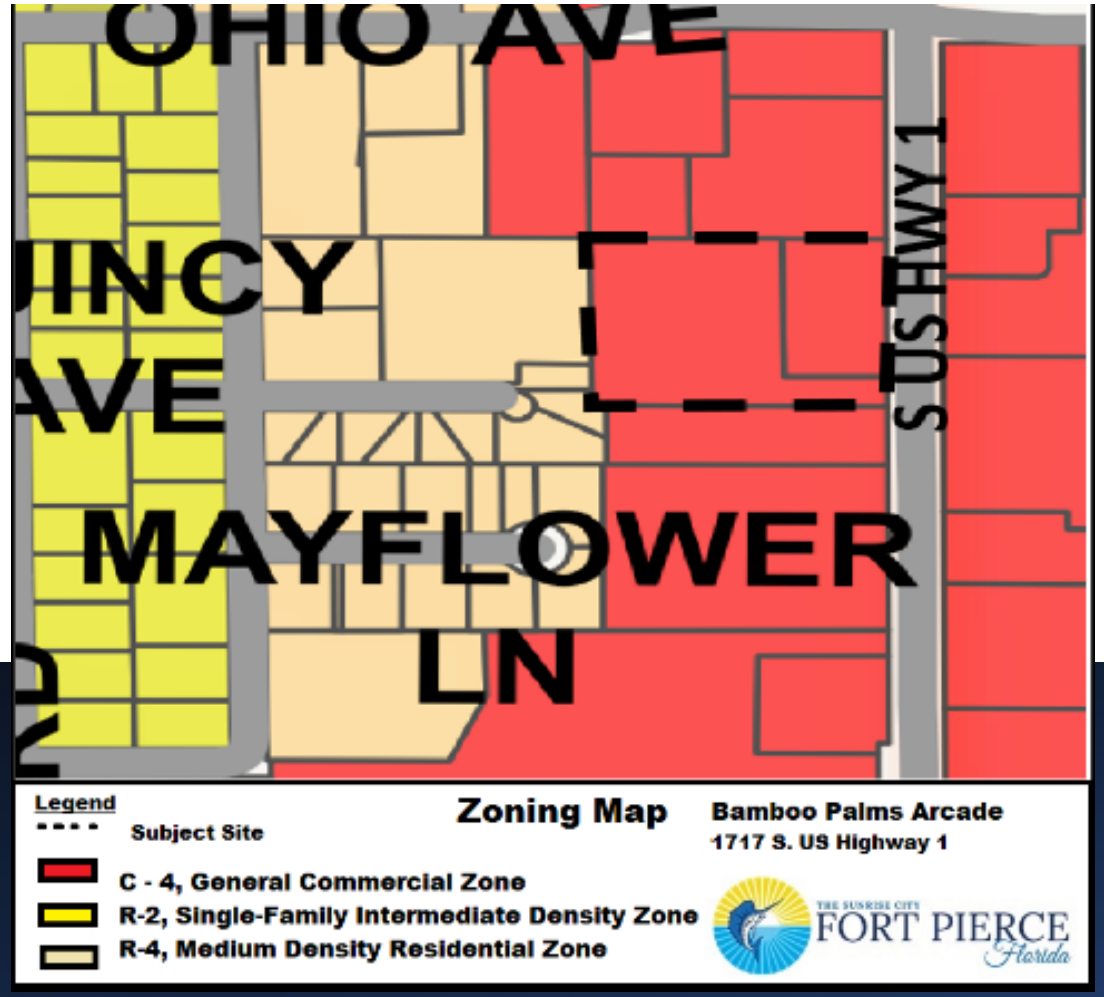
Location Map



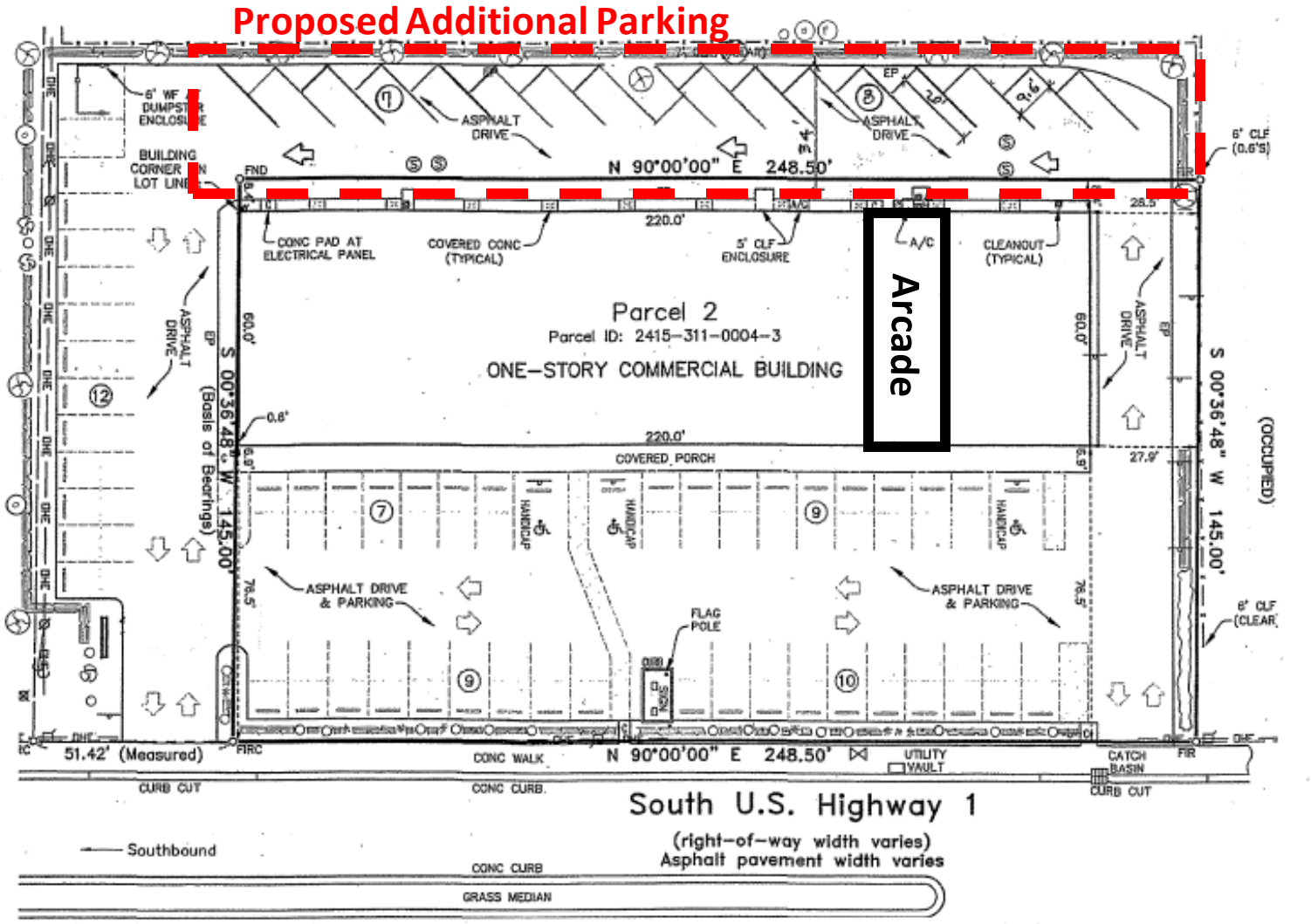
FLU Map


OHIO AVE
S US HWY 1
MAYFLOWER
LN
Legend
Subject Site
GC, General Commercial
RL, Low Density Residential
RM, Medium Density Residential
FLU Map
Bamboo Palms Arcade
1717 S. US Highway 1
FORT PIERCE
Florida

Zoning Map


OHIO AVE
INCY
AVE
MAYFLOWER
LN
S US HWY 1
Legend
Subject Site
C - 4, General Commercial Zone
R-2, Single-Family Intermediate Density Zone
R-4, Medium Density Residential Zone
Zoning Map
Bamboo Palms Arcade
1717 S. US Highway 1
FORT PIERCE
Florida

Site Plan


Proposed Additional Parking
Arcade
Parcel 2
Parcel ID: 2415-311-0004-3
ONE-STORY COMMERCIAL BUILDING
220.0'
COVERED PORCH
N 90°00'00" E 248.50'
S 00°36'48" W 145.00'
(Basis of Bearings)
(OCCUPIED)
ASPHALT DRIVE
ASPHALT DRIVE & PARKING
CONC PAD AT ELECTRICAL PANEL
COVERED CONC (TYPICAL)
5' CLF ENCLOSURE
A/C
CLEANOUT (TYPICAL)
FLAG POLE
CONC WALK
UTILITY VAULT
CATCH BASIN
CURB CUT
CONC CURB
51.42' (Measured)
South U.S. Highway 1
(right-of-way width varies)
Asphalt pavement width varies
Southbound
CONC CURB
GRASS MEDIAN

- Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The City Commission shall consider six (6) standards for review.

Staff Recommendation (Waiver of Distance)

Consideration of a Waiver of Distance – Bamboo Palms Arcade at 1717 S. US Highway 1.

- Approval of a Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines. The proposed Arcade is located within 1,250 feet of two (2) arcades amusement centers (Gateway Plaza Arcade) & (Triple Royal Arcade).
- Staff recommends **APPROVAL**.

Staff Recommendation (Conditional Use with No New Construction)

Staff recommends **APPROVAL** with three (3) conditions:

- 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 the minimum required spaces.**
- Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.
- A Lot Combination and Unity of Title, or Convenant in Lieu of Unity of Title of Parcel ID: 2415-311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must be completed.

CC Actions (Waiver of Distance)

- **Possible actions of the City Commission:**

- Recommend APPROVAL of the proposed Waiver of Distance, and no changes

- Recommend DISAPPROVAL of the proposed Waiver of Distance

CC Actions (Conditional Use)

- **Possible actions of the City Commission:**

- Recommend APPROVAL of the proposed Conditional Use with seven (7) conditions, and no changes

- Recommend APPROVAL of the proposed Conditional Use with changes

- Recommend DISAPPROVAL of the proposed Conditional Use

Bamboo Palms Arcade

Waiver of Distance & Conditional Use

1717 S. US Highway 1



Gateway Arcade – 457 ft

Triple Arcade – 1181 ft

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Bamboo Palms Arcade** **1717 S US HWY 1**
BOARD DATE:	August 16, 2021

STAFF REPORT

Owner:
Bamboo Palms
3609 S. Indian River Drive
Fort Pierce, FL 34982

Representative:
Architectonic Inc.
806 Delaware Avenue
Fort Pierce, FL 34950

Applicant's Request:
Approval of a Conditional Use with No New Construction and Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines

Location(s):
1717 S US Highway 1

Parcel ID(s):
2415-311-0004-000-3, 2415-311-0004-010-6

Future Land Use:
General Commercial (GC)

Current Zoning:
General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	RM

Surrounding Zoning:

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

Utilities:
FPUA

Acres: 2.88
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 Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines. The approximately 2.88 acres property is located just south of Ohio Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, and east, and residential uses to the west. The proposed arcade will be located in one (1) bay of a retail plaza. 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 an office, (2) restrooms, and (22) arcade machines stations. Hours of operation will be Sunday through Thursday from 8am-12am and Friday through Saturday 8am-2am.

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. Instead, it should 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 17 parking spaces. The subject site plan features 62 parking spaces with three (3) designated

handicap parking spaces. The submitted site plan indicates the proposed location of the required bicycle rack. The required bicycle rack will be a condition of 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.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. A Waiver of Distance Application is required because the proposed use of Arcade Amusement Center is within 1,250 feet of another proposed Arcade Amusement Center, Gateway Plaza Arcade (2051 S. US Highway 1).

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises;

a. Walgreens located at 1603 S. US Highway 1 - 0 feet
b. Aldi located at 1412 S. US Highway 1 – 461 feet
c. Family Dollar located at 2047 S. US Highway 1 – 459 feet

2.

The type and size of the establishment, including the number of machines, seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

a. The proposed number of machines is 22. The existing bay of the retail plaza is approximately 1,130 square feet. Both sizes are relatively small for commercial uses.

3.

Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;

a. 17 parking spaces with 3 designated handicap spaces is required for the subject Arcade Amusement Center; the applicant is providing 17 parking spaces with 3 designated handicap spaces. The applicant will not provide additional landscaping to the existing site.

4.

Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.
Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.
The number of police calls to the proposed location and/or adjacent properties within the past year.

a. An update will be provided to City Commission.

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, Design Review, and Waiver of Distance 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

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 July 14th, 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 three (3) 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 the minimum required spaces.**

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

3. A Lot Combination and Unity of Title, or Convenant in Lieu of Unity of Title of Parcel ID: 2415-311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must be completed.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 16, 2021

Michael Menard, Architectonic, Inc.
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: Bamboo Palms Arcade – 1717 S. US Highway 1 – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & 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 4 bicycle spaces.**

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

Fort Pierce Engineering Department

Please contact for comments.

Fort Pierce Utility Authority

FPUA W/WW Engineering: No comment. This location is presently a water and wastewater customer of FPUA. If service modification is required, please contact Lugey Dawson @ (772) 466-1600 ext. 3428.

FPUA Electric & Gas Engineering: No comment.

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments received

Fort Pierce Police Department

No comments at this time.

Officer Damian Spotts
Crime Prevention Practitioner
Fort Pierce Police Department.

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.17.21
Property Address: Conditional Use With No New Construction and Waiver of Distance – Bamboo Palms - 1717 S. US Highway 1

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 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: 6/15/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Conditional Use & Waiver of Distance – Bamboo Palms Arcade – 1717 S US Hwy 1

RECEIVED
JUN 15 2021
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : June 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on June 09, 2021:

- [x] CU & Waiver of Distance Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] CU & Waiver of Distance
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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

ENGINEERING COMMENTS:

1. The proposed parking in the rear of the property shall require bumper rails in accordance with the City of Fort Pierce Ordinance Section 125-315(C-7).
2. The proposed parking in the rear of the property will change the traffic pattern of the parking lot. Do Not Enter signs shall be required at the rear southwest and northwest corners of the commercial building.
3. In review of the provided Boundary Survey, the proposed landscape for the southern portion of property is situated on the neighboring property. All landscaping shall be situated on the existing property boundaries.

JRA/VB/vb

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

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: Bamboo Palms 1717 S. US 1

REVIEW DATE: 6/7/2021

PLANNER: 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: _____

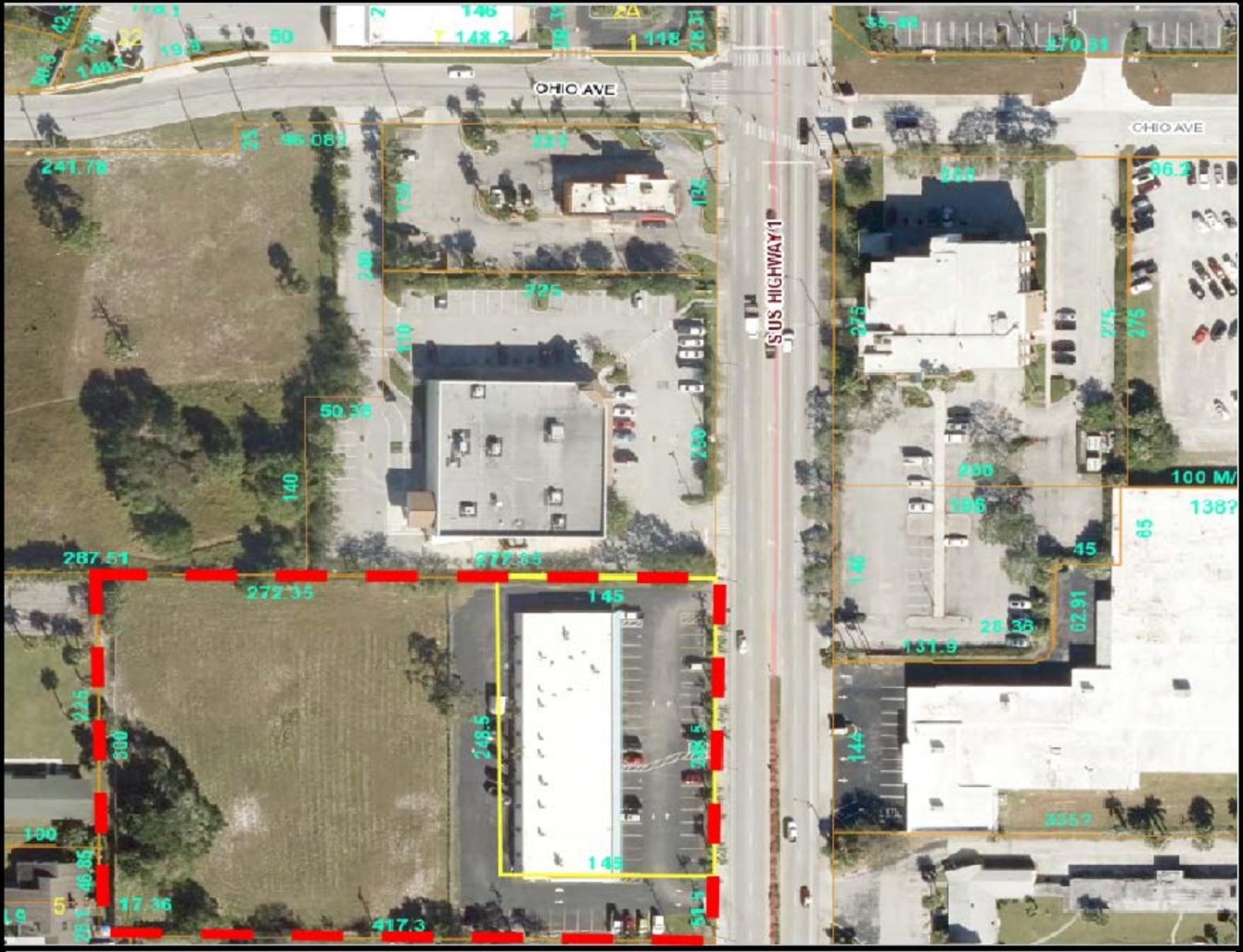
The Following Revisions Are Necessary:

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. **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.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

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.



Legend

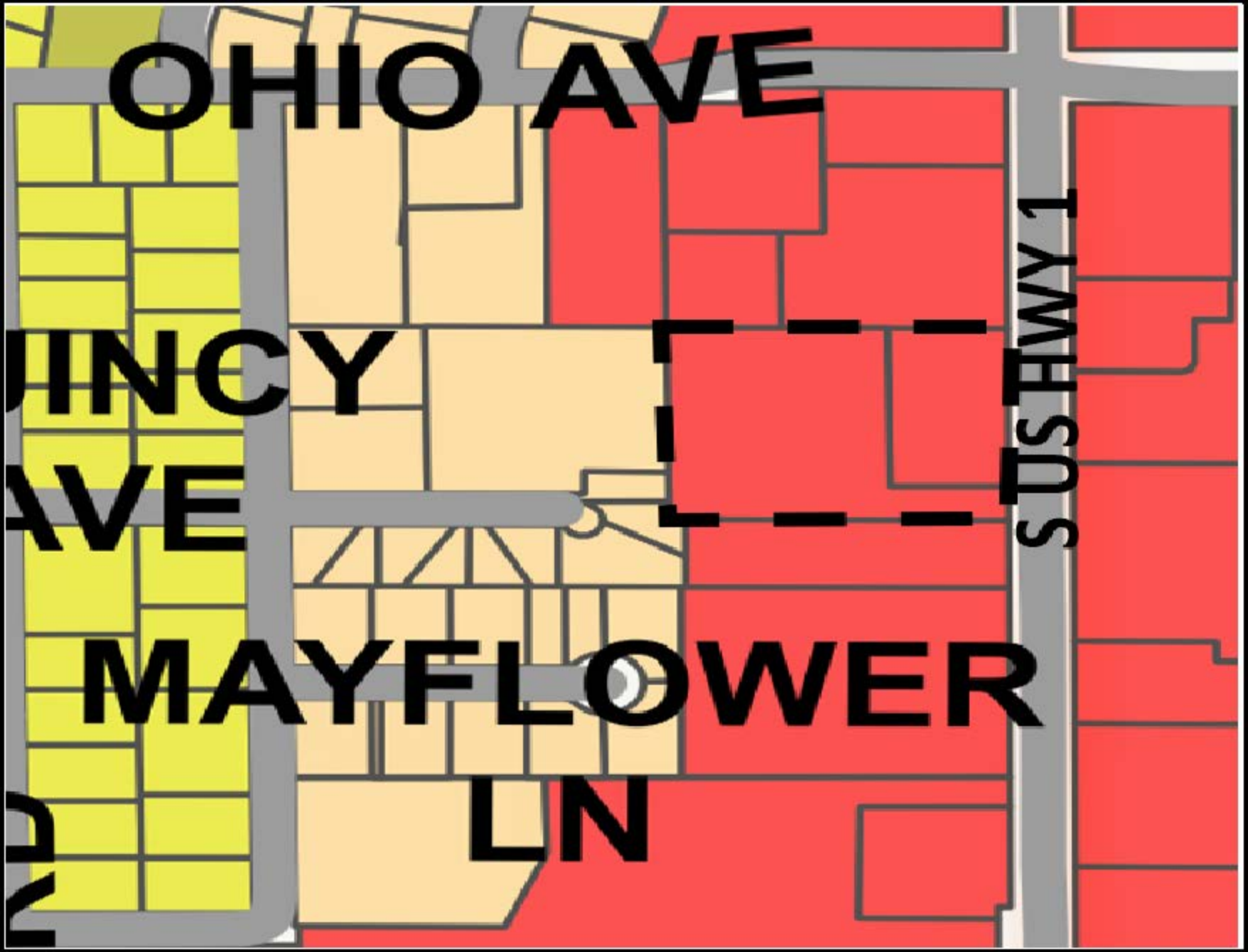
Subject Site

Location Map

Bamboo Palms Arcade
1717 S. US Highway 1

GC, General Commercial
RL, Low Density Residential
RM, Medium Density Residential

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

GC, General Commercial

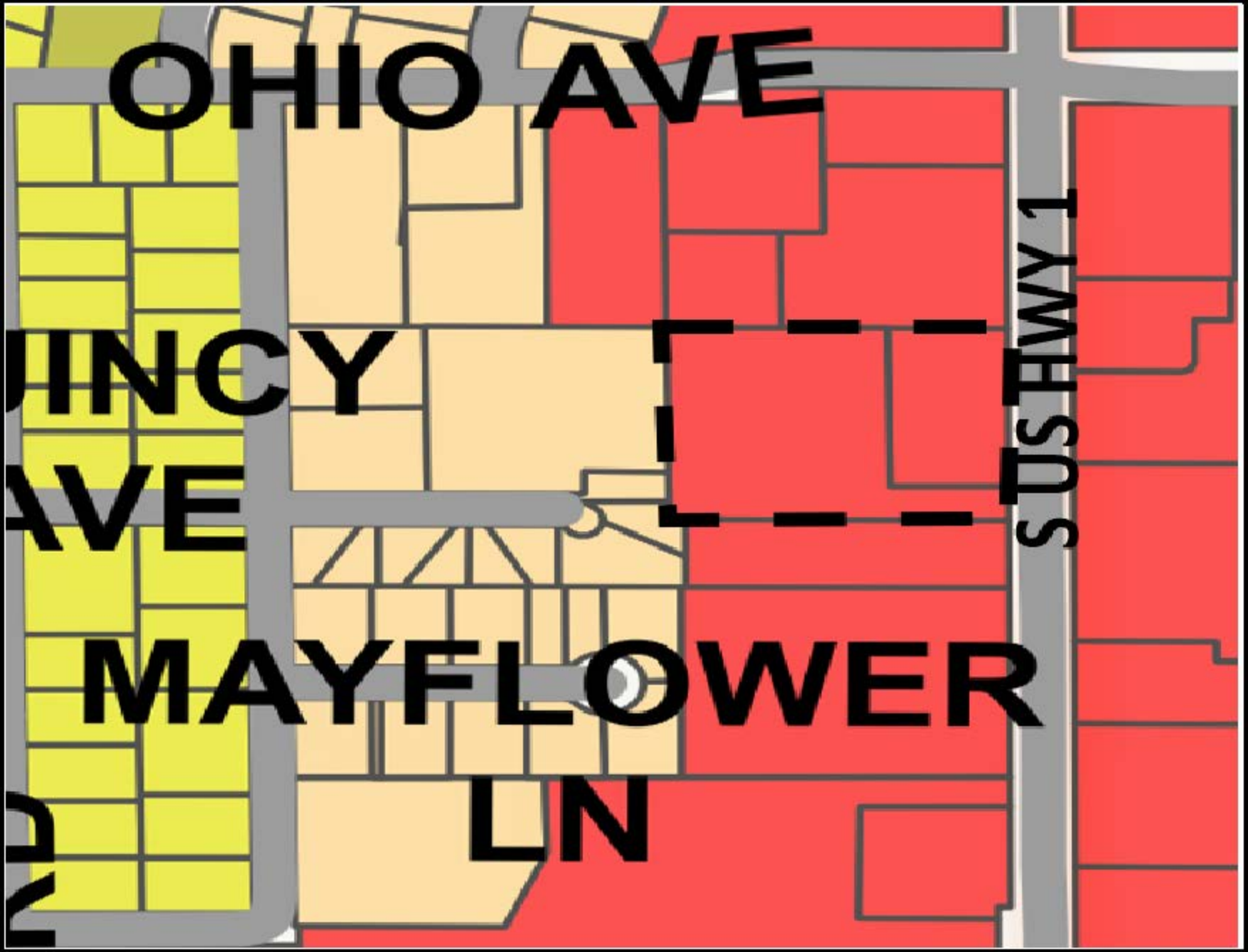
RL, Low Density Residential

RM, Medium Density Residential

FLU Map

Bamboo Palms Arcade
1717 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

C - 4, General Commercial Zone

R-2, Single-Family Intermediate Density Zone

R-4, Medium Density Residential Zone

Zoning Map

Bamboo Palms Arcade
1717 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1717 S. U.S. #1

Parcel ID #(s)

Project description Change of Use to Arcade

Bamboo Palms
Property Owner(s)

3609 S. Indian River Dr,
Street Address

Ft. Pierce FL 34982
City State Zip

772-201-9044
Phone Number

GrimeSusan@aol.com
Email Address

Architectonic Inc.
Applicant/Representative, Title, Company

Michael Menard Vice President Architectonic Inc.
Street Address

806 Delaware Ave. Florida 34950
City State Zip

Ft. Pierce
Phone Number

772 460 7751 mmenard@architectonicinc.com
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the 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.*

Susan Grimes, representative
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of April, 20 21, by Susan Grimes who is personally known to me or has produced D Licence G652-786-50-865-0 as identification.

Priscilla M. Reyes Gamez
Signature of Notary

(seal)

PRISCILLA MARIE REYES GAMEZ
MY COMMISSION # GG325831
EXPIRES: April 18, 2023

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 #

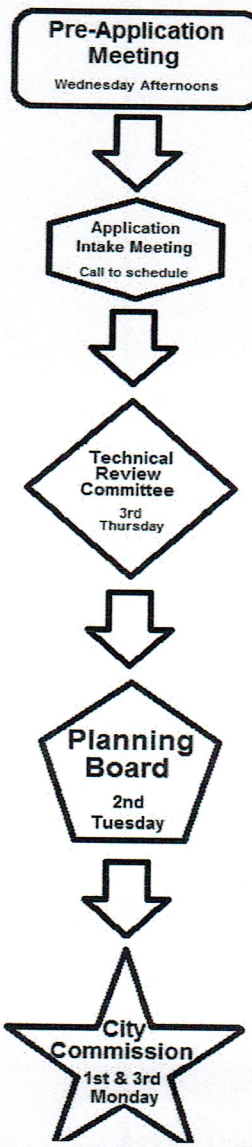
Intake Date Stamp

❑ 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 13200 Parking Spaces: 62
ARCADE 1130 SF.

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

North	South	East	West
C-3	C-3	C-3	C-3

C-3 GENERAL COMMERCIAL

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

WAIVER OF DISTANCE

Property address or Location 1717 SOUTH US HIGHWAY #1

Parcel ID #(s)

Project description INTERIOR BUILD OUT FOR AN ARCADE

BAMBOO PLAMS

Property Owner(s)

3609 SOUTH INDIAN RIVER DR.

Street Address

FT. PIERCE FLORIDA 34982

City State Zip

772 201 9044

Phone Number

GRIMESSUSAN@AOL.COM

Email Address

ARCHITECTONIC INC.

Applicant/Representative, Title, Company

MICHAEL MENARD VICE PRESIDENT ARCHITECTONIC INC.

Street Address

806 DELAWARE AVE. FT. PIERCE FL 34950

City State Zip

772 460 7751

Phone Number

MMENARD@ARCHITECTONICINC.COM

Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the 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.*

Susan Grimes, representative

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 13th day of May, 2021, by Susan Grimes who is personally known to me or has produced FL DL as identification.

Priscilla M. Reyes Gamez

Signature of Notary

(seal) NOTARY PUBLIC STATE OF FLORIDA PRISCILLA MARIE REYES GAMEZ MY COMMISSION # GG325831 EXPIRES: April 18, 2023

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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

☐ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☐ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☐ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- ☒ 4 Arcade

Business Information:

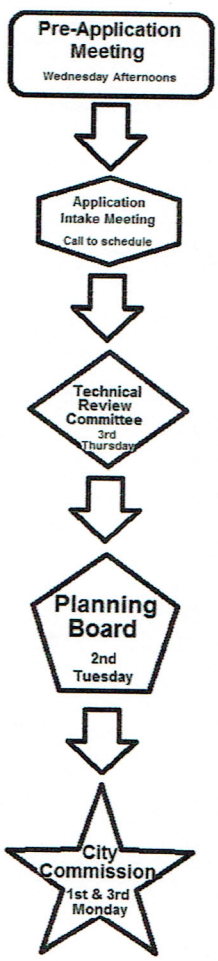
- ☐ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size 1130 S.F. Maximum Occupancy 22 GAMES Total Seating 22 Parking Spaces 62

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 10 AM -10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-2AM	to 10AM-2AM	to 10AM-10PM

Application Outlook



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

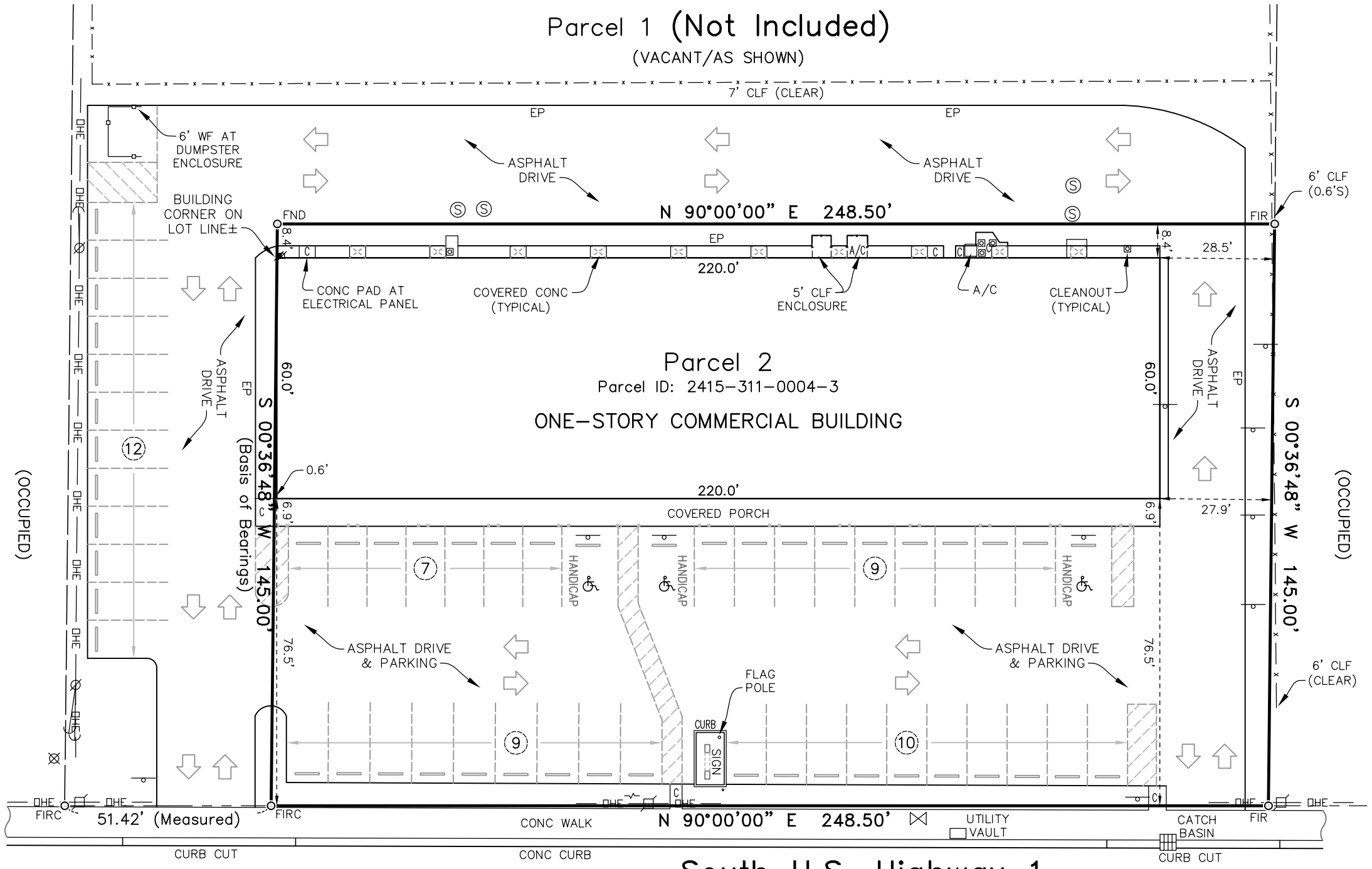
Sec. 125-325. - Amusement arcades and arcade amusement centers.

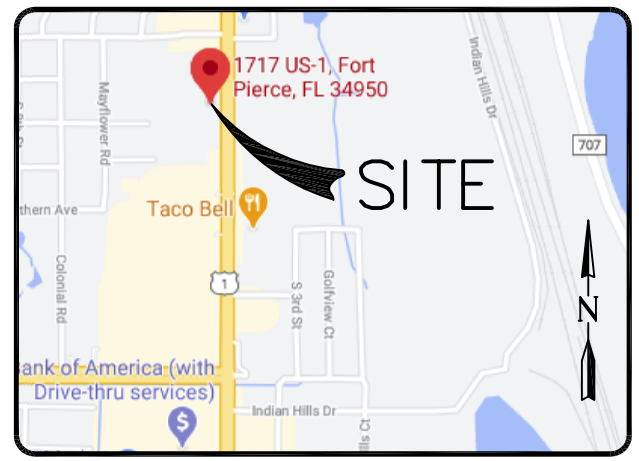
Amusement arcades and arcade amusement centers shall comply with the following regulations:

(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.





Vicinity Map
(Not To Scale)

LEGAL DESCRIPTION PARCEL 2:

The North 248.50 feet of the East 145.00 feet of the East 417.35 feet of the South 300.00 feet of the North 680.00 feet of the Ne 1/4 of the sw 1/4 of Section 15, Township 35 South, Range 40 East, said property lying and being West of U.S. Highway 1 in Fort Pierce, St. Lucie County, Florida. Subject to all pertinent matters of record.

LOT AREA: 36,030 Sq. Ft.; 0.83 Acres±

STREET ADDRESS: 1717 S US Highway One, Fort Pierce, Florida 34950.

SURVEYORS' NOTES:

1. Bearings shown hereon are based on the South line of subject property as platted and is assumed to bear S 00°36'48" W.
2. Written dimensions take precedence over scaled dimensions and distances are not to be scaled for construction and/or design purposes.
3. All distances and bearings are as field measured and are coincident with "PLAT" and description data unless otherwise noted.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor & Mapper.
5. This survey is based upon a description furnished by the client, there has been no search of the public records done by this office.
6. Property lies in Flood Zone "X" as scaled from the National Flood Insurance Program Rate Map, Community Panel Number 12111C0187 K, with an effective date of February 19, 2020.
7. This survey is not covered by professional liability insurance.
8. City water & sewer are available in this area.
9. This survey meets the required accuracy as shown in Ch. 5J-17.051 (2) (b) based on its expected use.
10. No underground utilities or improvements were located unless otherwise shown.

LEGEND

CL	= CENTERLINE RIGHT OF WAY	Ⓢ	= SANITARY MANHOLE
EP	= EDGE OF PAVEMENT	◎	= SANITARY CLEANOUT
CONC	= CONCRETE	⌀	= TELEPHONE RISER
FIRC	= FOUND 5/8" IRON ROD & CAP (UNNUMBERED)	⋈	= WATER VALVE
FIR	= FOUND 5/8" IRON ROD (UNNUMBERED)	▲	= WATER METER
FND	= FOUND NAIL & DISK (UNNUMBERED)	A/C	= AIR CONDITIONER PAD
-OHE-	= OVERHEAD UTILITY LINES	CLF	= CHAIN LINK FENCE
	= CONCRETE POWER POLE	WF	= WOOD FENCE
	= WOOD POWER POLE		= CABLE TELEVISION RISER
	= POLE ANCHOR	±	= PLUS OR MINUS
	= SIGN	C	= CONCRETE PAD
		⊠	= LIGHT POLE
			= BACK FLOW PREVENTER
		⋈	= SANITARY VALVE

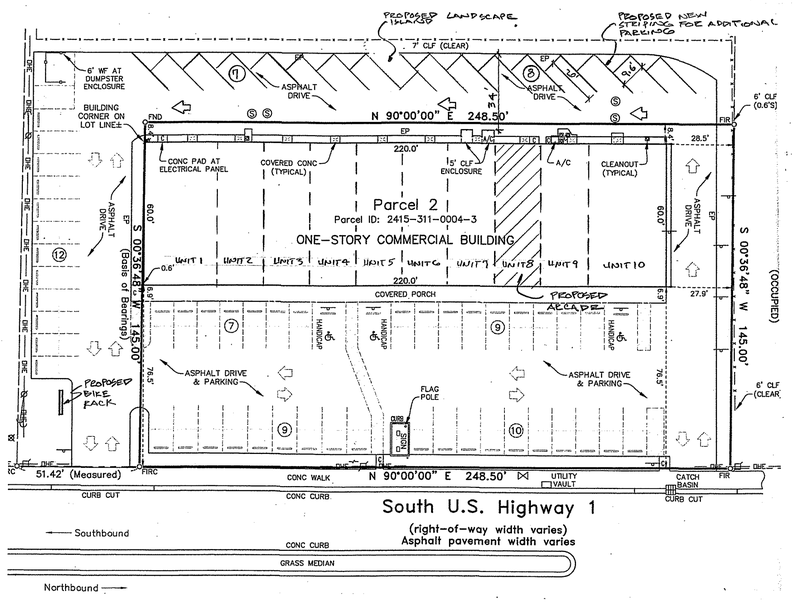
WILLIAM B. BENNETT
Professional Surveyor & Mapper
Florida Certificate No. 6353
LB No. 7608

CERTIFIED TO:
BAMBOO PALMS, LLC

Date of Last field work: 03/18/2021

Bennett Surveying, Inc.
107 Augusta Court
Jupiter, Florida 33458
tel: 772.336.4933
email: bennettsurveying@yahoo.com

Boundary Survey		
Prepared on the order of: Amy Cheatham		
Field:	JP/BB	Job No.: 21-0301
Drawn:	WB	Date: 03/18/2021
Scale:	1"=30'	Sheet: 1 of 1



PLOT PLAN NORTH 1"=30'

INFORMATION TAKEN FROM SURVEY BY BENNETT SURVEYING INC, JOB # 21-0301 DATED 3/18/21

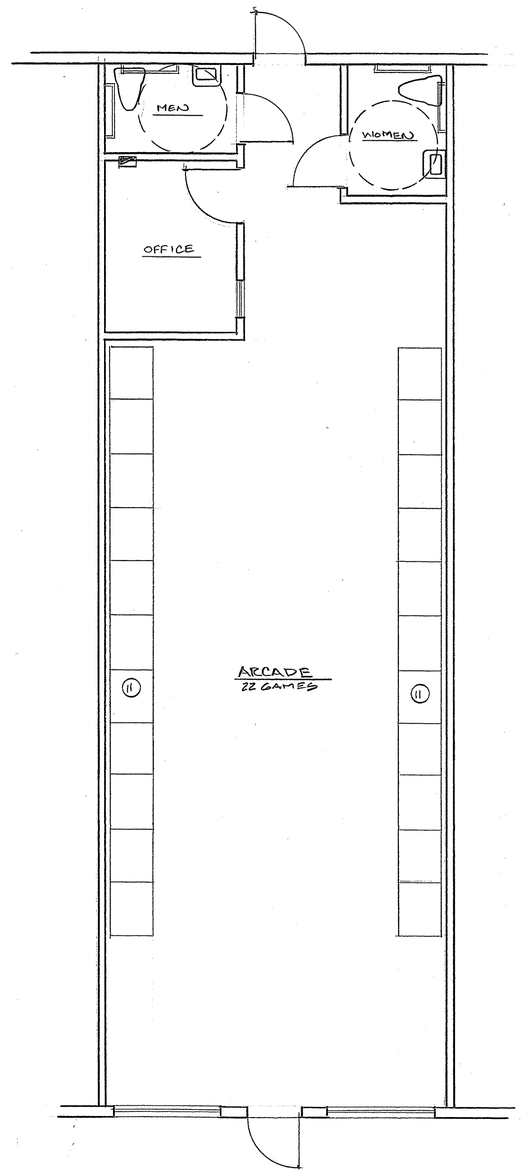
PARKING CALACULATIONS:

3 UNITS PERSONNEL SERVICE	= 3980 S.F.
REQUIRED PARKING 3980/300	= 13.2 SPACES
1 UNIT VACANT (BUSINESS)	= 1130 S.F.
REQUIRED PARKING 1130/300	= 3.7 SPACES
4 UNITS RETAIL	= 4520 S.F.
REQUIRED PARKING 4250/ 200	= 22.6 SPACES
1 UNIT ARCADE	= 1130 S.F.
REQUIRED PARKING 22 GAMES @ .75	= 16.5 SPACES
TOTAL NUMBER OF REQUIRED SPACES	68
MINUS 1200 S.F. EXEMPTION	-6
TOTAL NUMBER OF REQUIRED SPACES	**62**
EXISTING TOTAL NUMBER OF SPACES	**47**
PROPOSED ADDITIONAL (ANGLE PARKING / RESTRIPING)	**15**
TOTAL NUMBER OF SPACES PROVIDED	**62**

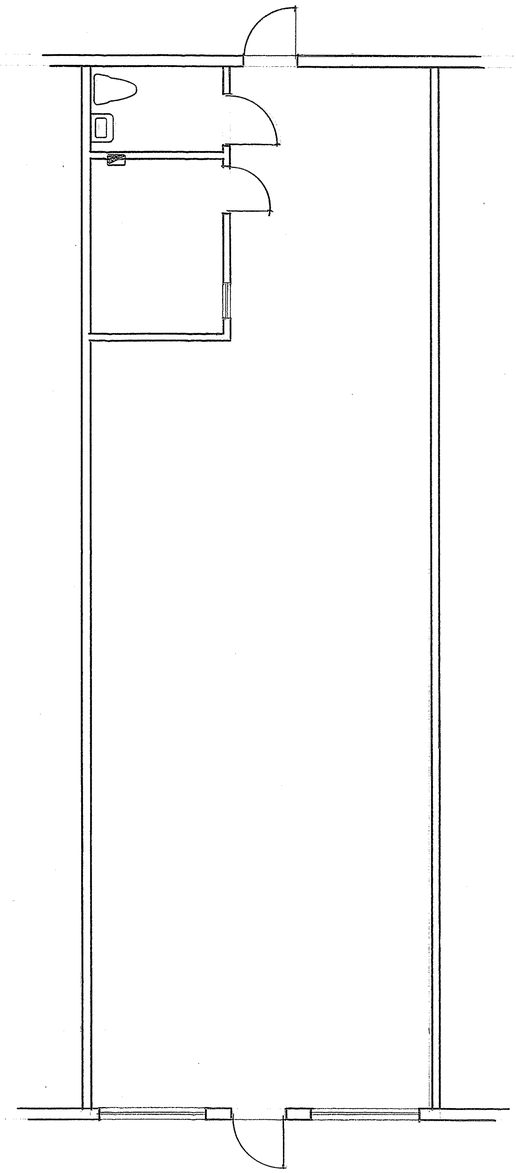
HOURS OF OPERATION	
MONDAY – THURSDAY	8AM – 12 AM
FRIDAY – SATURDAY	8AM – 2 AM
SUNDAY	8AM – 12 AM

NARRATIVE:
THE PROJECT CONSISTS OF A 1130 S.F. INTERIOR BUILD-OUT FOR AN ARCADE CALLED ALL IN ARCADE WHICH WILL HAVE 22 MACHINES, 4 EMPLOYEES AND WILL OPERATE MONDAY THRU THURSDAY 10 AM TO 10 PM, FRIDAY AND SATURDAY 10 AM TO 2 AM, AND SUNDAY FROM 10AM TO 10 PM.

SCOPE OF WORK :
INTERIOR RENOVATIONS FOR ADA, LIFE SAFETY, AND BUILDING CODE REQUIREMENTS. SITE IMPROVEMENTS CONSIST OF RESTRIPING THE REAR LOT FOR ADDITIONAL PARKING, BRINGING THE LANDSCAPING AND SITE LIGHTING UP TO CODE REQUIREMENTS.



RENOVATION PLAN 1/4"



AS-BUILT / DEMOLITION PLAN 1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

1717 ARCADE

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR98898

REVISIONS

NO.	DATE	REVISION

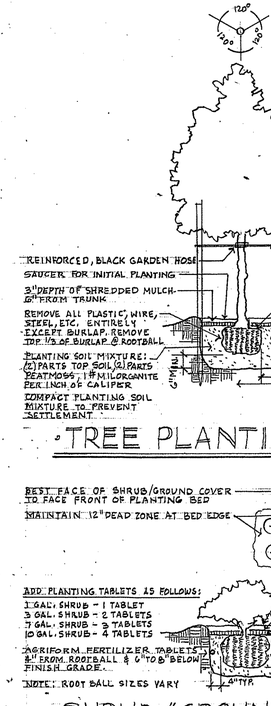
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF 1

PROJECT NUMBER C21005

DATE

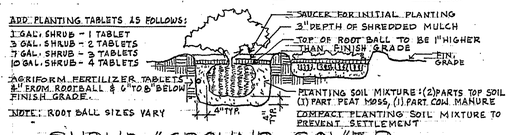


TREE PLANTING DETAIL

N.T.S.

PLAN VIEW

N.T.S.

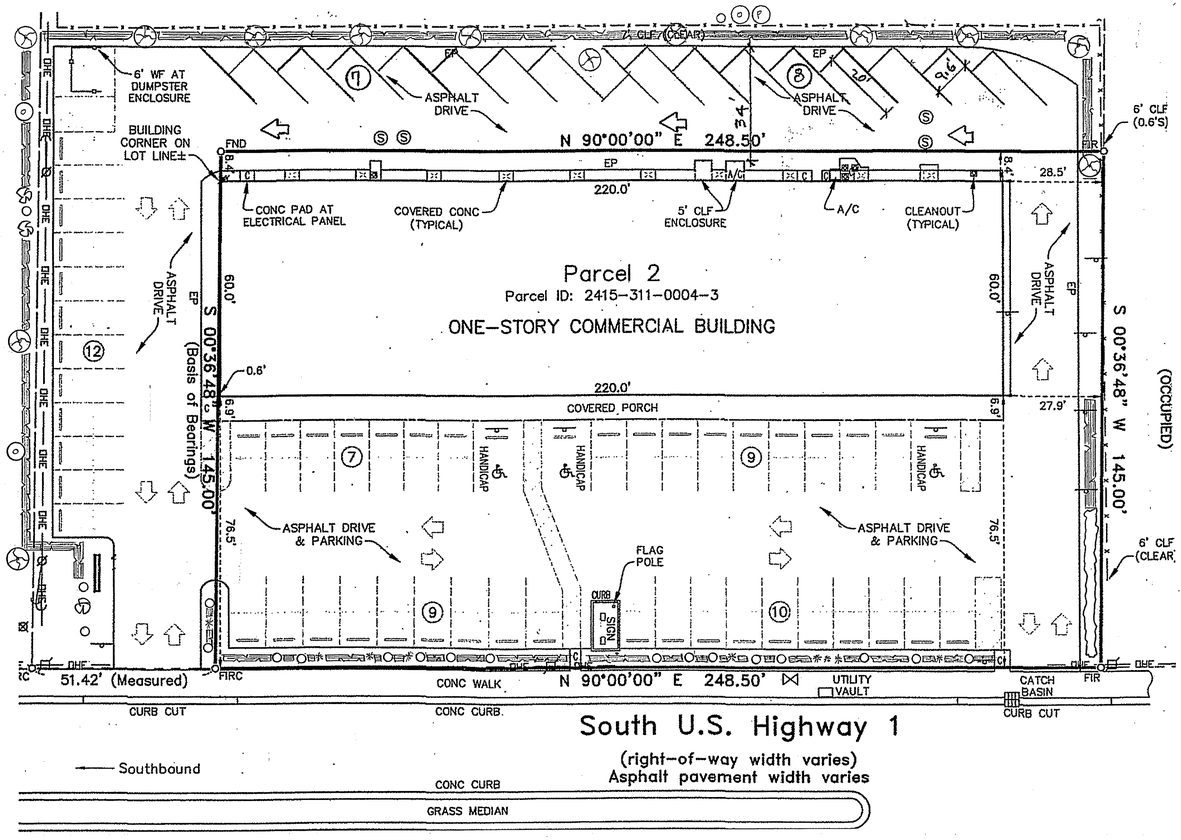


SHRUB/GROUND COVER PLANTING DETAIL

N.T.S.

PLANT LEGEND

- EXISTING CABBAGE PALM
- EXISTING FOUNTAIN GRASS
- EXISTING PINE
- EXISTING OAK
- EXISTING FLORIDA CHERRY
- PROPOSED OAK
- PROPOSED CABBAGE PALM
- PROPOSED FLORIDA CHERRY HEDGE



LANDSCAPE PLAN

1" = 20'

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

COPYRIGHT 2020

PROJECT

1717 ARCADE

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

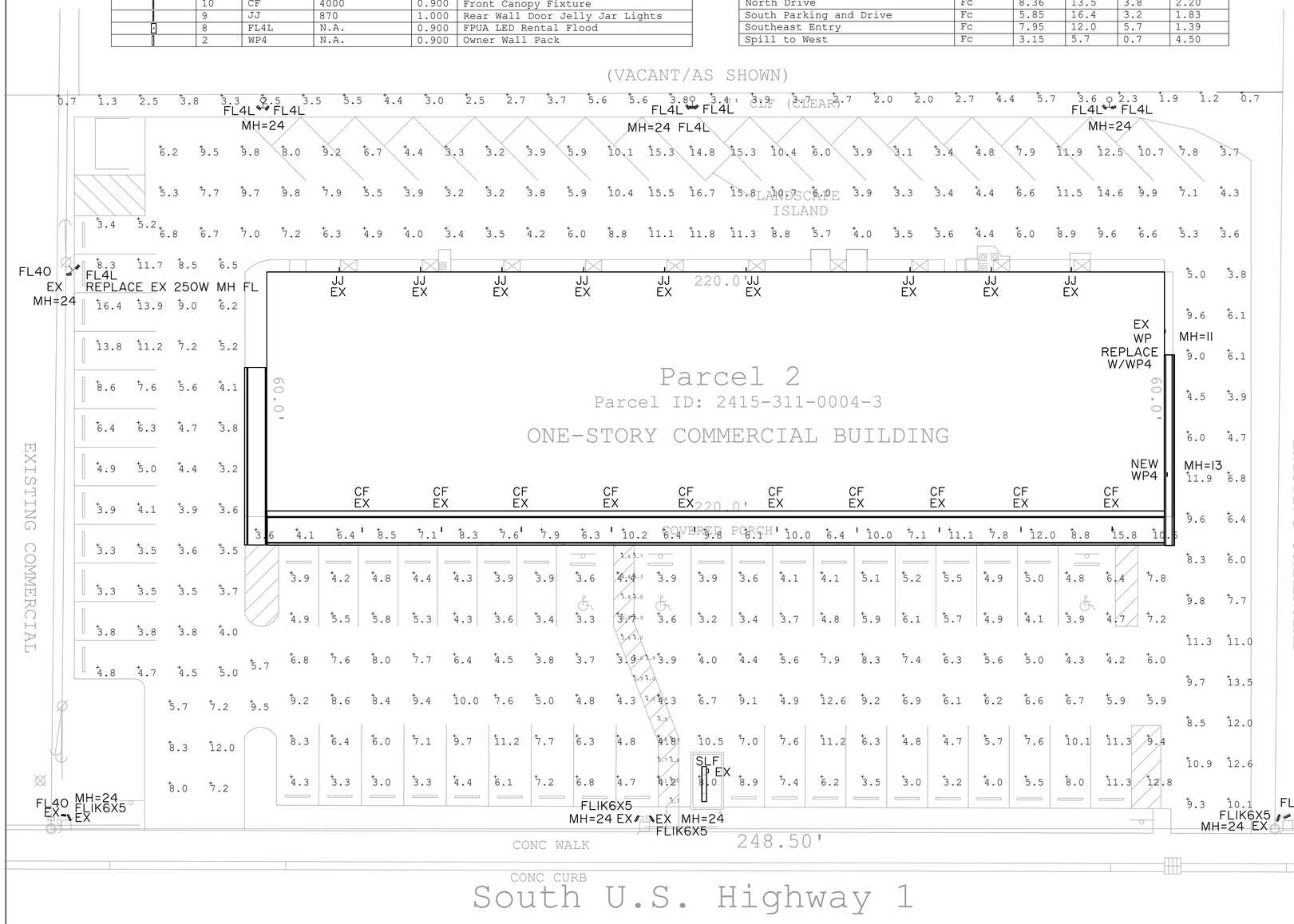
L-1 OF 1

PROJECT NUMBER 021005

DATE

Luminaire Schedule					
Symbol	Qty	Label	Lamp Lumens	LLF	Description
	2	FL40	32000	0.770	400W FPUA MH Rental Flood
	1	WP	N.A.	0.900	Customer LED Wallpack
	5	FL1K6X5	110000	0.950	1000W FPUA MH Rental Flood
	10	CF	4000	0.900	Front Canopy Fixture
	9	JJ	870	1.000	Rear Wall Door Jelly Jar Lights
	8	FL4L	N.A.	0.900	FPUA LED Rental Flood
	2	WP4	N.A.	0.900	Owner Wall Pack

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
Front Parking And Drive	Fc	5.94	12.8	3.0	1.98
Front Porch Sidewalk	Fc	8.34	15.8	3.6	2.32
Means of Egress Path	Fc	4.58	6.8	3.7	1.24
New West Parking and Drive	Fc	7.34	16.7	3.1	2.37
North Drive	Fc	8.36	13.5	3.8	2.20
South Parking and Drive	Fc	5.85	16.4	3.2	1.83
Southeast Entry	Fc	7.95	12.0	5.7	1.39
Spill to West	Fc	3.15	5.7	0.7	4.50

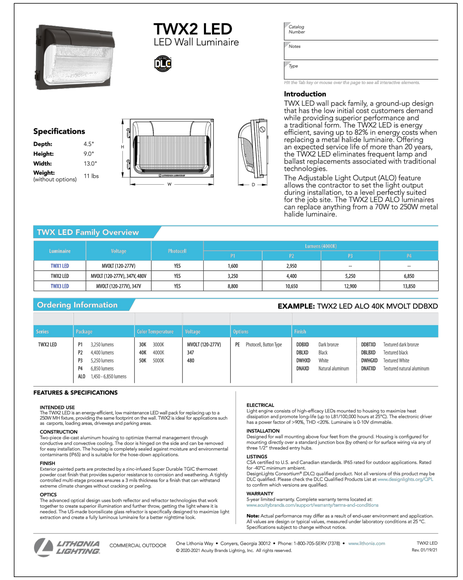


SITE PHOTOMETRIC ANALYSIS

SCALE NTS



FL4L



WP4

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58
CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THE INTERIOR PRIVATE FRONT PORCH SIDEWALK IS THE AREA ALONG THE EAST ELEVATION, WHICH HAS A AVERAGE ILLUMINATION OF 8.65 FC . THE LIGHTING ALSO COMPLIES WITH FBC 1008.2.3 MEANS OF EGRESS ILLUMINATION.

22-60
(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE, A BUILDING IN WHICH ALCOHOL IS SERVED, SHALL BE PROVIDED WITH A MINIMUM OF THREE FOOTCANDLES ON THE PAVEMENT. THIS PLAN PROVIDES A MINIMUM OF THREE FOOT-CANDLES ON THE PAVEMENT.
(2) THIS PLAN PROVIDES A MAXIMUM UNIFORMITY RATIO OF 2.38 TO 1, WHICH COMPLIES WITH CODE. UNIFORMITY OF SPILL IS NOT REQUIRED.
(3) LIGHTING CONTROL IS BY ASTRONOMIC TIME CLOCK FOR BUILDING OWNER FIXTURES AND PHOTOCELL FOR FPUAL RENTAL LIGHTS. THIS COMPLIES WITH CODE.
(4) IT IS PROPOSED THAT SPILL ONTO U.S. 1 IS EXISTING AND ACCEPTABLE. IT IS PROPOSED THAT ANY SPILL ONTO THE ADJACENT COMMERCIAL PROPERTIES IS NOT OBJECTIONABLE. IT IS PROPOSED THAT SPILL ONTO THE VACANT PROPERTY TO THE WEST IS NOT OBJECTIONABLE. THE NEW FLOODLIGHTS ARE POINTED AWAY FROM RESIDENTIAL WINDOWS.

THE LIGHTING PLAN USES EXISTING, ANNOTATED BY "EX", AND NEW FPUA RENTAL FLOODLIGHTS MOUNTED AT 24 FEET ON VARIOUS EXISTING AND NEW FPUA POLES ON SHOWN ON THIS PLAN, THE LIGHTING PLAN ALSO INCLUDES A NEW OWNER PROVIDED CANOPY FIXTURE ON THE NORTH SHEET METAL SOFFIT AND A REPLACEMENT WALL PACK NEAR THE WEST END OF THE NORTH ELEVATION. ALL NEW FIXTURE LIGHTING TECHNOLOGY IS LED WITH 4000K COLOR. NEW POLES ARE RENTED FROM AND ARE THE RESPONSIBILITY OF THE FPUA. NO CUSTOMER FIXTURES ARE POLE MOUNTED.

APP
CK
DR
REVISIONS
DATE
NO.

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT:
ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
1717 SOUTH US-1 ARCADE

PROJECT LOCATION:
1717 SOUTH US-1
FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSED No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE, INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC FOR WHICH THEY WERE PREPARED. REUSE OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT © 2021, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 04-30-2021

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

21001-01

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use & Waiver of Distance - Bamboo Palms Arcade - 1717 S US HWY 1

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: August 1st, 2021

NOTICE BY MAIL: August 6th, 2021

NOTICE BY SIGNS: August 6th, 2021

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

SIGNATURE: **DATE:** August 5th, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Bamboo Palms Arcade

Staff Name: Vennis Gilmore

Staff Signature: [signature]

Date Mailed: 8-6-21

Number of Mailed Letters: 29

Attachments:
Copy of notice of public hearings
Mailing list

1
TD Bank NA
380 Wellington ST; Unit 12B
London; ON N6A 5B5

2
Yo No Se LLC
2701 Industrial Avenue 3
Fort Pierce; FL 34946-8626

3
Store Master Funding II LLC
9500 S Dadeland Blvd Ste 800
Miami; FL 33156-2852

4
250PAS at Fort Pierce LLC
c/o Walgreen Real Estate Prop Tax
Deerfield; IL 60015-1159

5
Bamboo Palms LLC
3609 S Indian River Dr
Fort Pierce; FL 34982-7763

6
First Citizens Premises Co Inc
380 Wellington St Tower B 10th FL
London; ON N6A 5B5

7
Haverty Furniture Co Inc
3520 Piedmont Rd NE Ste 410
Atlanta; GA 30305-1512

8
L & W Resorts & Enterprises of Ft Pierce LLC
4529 W Irlo Bronson Memorial Hwy
Kissimmee; FL 34746

9
St Lucie Bells LLC
1340 Hamlet Ave
Clearwater; FL 33756

10
1850 Realty LLC
6010 NW 77th CT
Miami; FL 33166-3511

11
Arc of St Lucie County Inc
PO Box 1016
Fort Pierce; FL 34954-1016

12
BCAG LLC
2210 S 34th ST
Fort Pierce; FL 34947-4509

13
Holmes Realty Ventures LC
Po Box 881166
Port St Lucie; FL 34988-1166

14
Dorothy Ann Carnes Llc
101 W Grace AVE
Haines City; FL 33844-5514

15
Morris/Satnick FP Assoc II LLC
350 Veterans Blvd
Rutherford; NJ 07070

16
Summit/Congress Plaza LLC
5612 N Ocean BLVD
Ocean Ridge; FL 33435-6220

17
Carlos Alberto Cuellar Sabogal (LF EST)
Carrera 15 #33 a-21; Unit 303
Teusaquillo Bogota

18
Diana Lynn Carmichael Goulet (TR)
PO Box 460049 Dept 501
Houston; TX 77056-0049

19
Joe and Gina Noelke LLC
480 River Prado
Fort Pierce; FL 34946-6421

20
Robert G Waltz
504-A Mayflower Ln
Fort Pierce; FL 34950-8140

21
Yvon Lorrevil
502 Mayflower LN
Fort Pierce; FL 34950-8140

22
Eduardo E Perez Sr
129 SW Meade CIR
Port Saint Lucie; FL 34953-3562

23
Eduardo E Perez
129 SW N Meade Cir
Port St Lucie; FL 34953

24
Thomas Richardson
511 Quincy AVE
Fort Pierce; FL 34950-8164

25
Susan H Walter (TR)
2700 N Highway A1A; Unit Apt 604
Hutchinson Island; FL 34949-1580

26
Kevin McKeon
507 Quincy AVE
Fort Pierce; FL 34950-8164

27
Hsiao D Lieu
25 Corlett WAY
Hillsborough; CA 94010-6508

28
Tara Alix
500 Quincy Ave
Fort Pierce; FL 34950-8163

29
CQI Unlimited LLC
1618 N 19th ST
Fort Pierce; FL 34950-2006

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.

08/01/2021

Sarah Bentz

Subscribed and sworn to before on August 1, 2021:

Amy Kokott

Notary, State of WI, County of Brown

6/30/2025

My commission expires

Publication Cost: $152.88
Ad No: 0004842964
Customer No: 1309463
PO #: #4842964

# of Affidavits 1

AMY KOKOTT
Notary Public
State of Wisconsin

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, August 16, 2021, hold Public Hearings 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 No New Construction and Waiver of Distance submitted by Property Owner, Bamboo Palms, and Representative, Architectonic Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.
2. Application for Conditional Use with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL) at 2400 S Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone, (R-4A). Parcel ID: 2507-321-0001-000-5.
3. Application for Conditional Use with No New Construction submitted by Property Owner, School Board of St. Lucie County Florida, and Representative, HJA Design Studio, to operate a self-storage business at 4204 Okeechobee Road in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID: 2418-434-0001-000-9

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
PUB: Aug 1, 2021
TCN4842964

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

Meeting Date: 08/16/2021

Re: Site Plan, Design Review & Conditional Use - Ocean Village Clubhouse - 2400 S Ocean Dr.

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, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL) at 2400 S Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone, (R-4A). Parcel ID: 2507-321-0001-000-5

SUMMARY:

- The applicant is requesting the review and approval of Site Plan, Design Review, & Conditional Use Applications to construct a 6,426 square foot clubhouse for the Ocean Village Community located at 2400 South Ocean Drive. Ocean Village is a gated planned community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24-hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; and a Library with wi-fi. The proposed clubhouse will replace the existing deteriorating clubhouse canopy of approximately 3,455 square feet.
- The proposed site improvements include the removal of the existing building, existing asphalt, and the construction of the new 6,426 square foot clubhouse with modifications to parking, lighting, water, and sewer to serve the new building. A Conditional Use application is required for the construction of the proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL).

RECOMMENDATION:

The presented Site Plan, Design Review, Conditional Use, and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. The requested Site Plan, Design Review, and Conditional Use Applications are consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **APPROVAL** of the requested applications.

ALTERNATIVES:

- Approved with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior 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

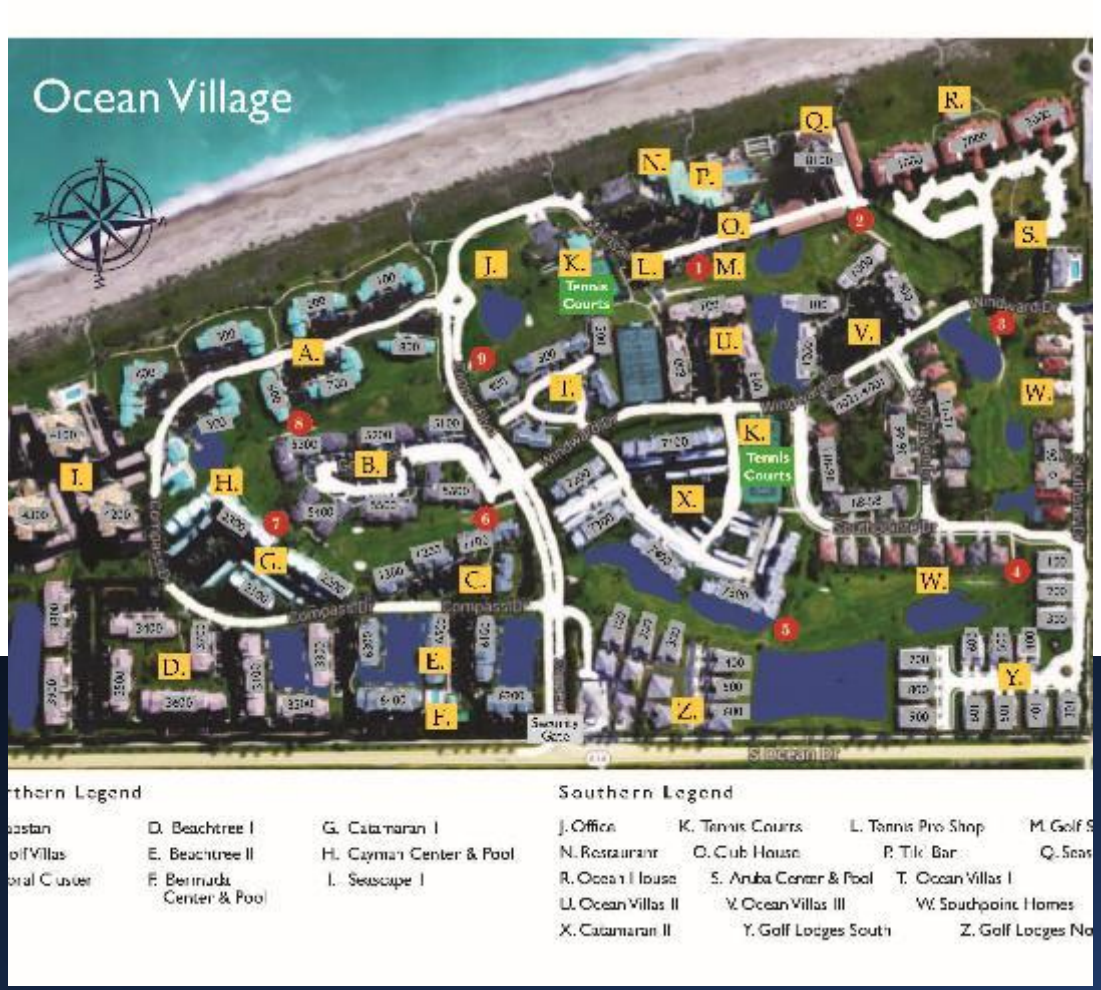
Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:57 AM

Form Started By: Vennis Gilmore
Started On: 08/05/2021 02:35 PM
Final Approval Date: 08/11/2021

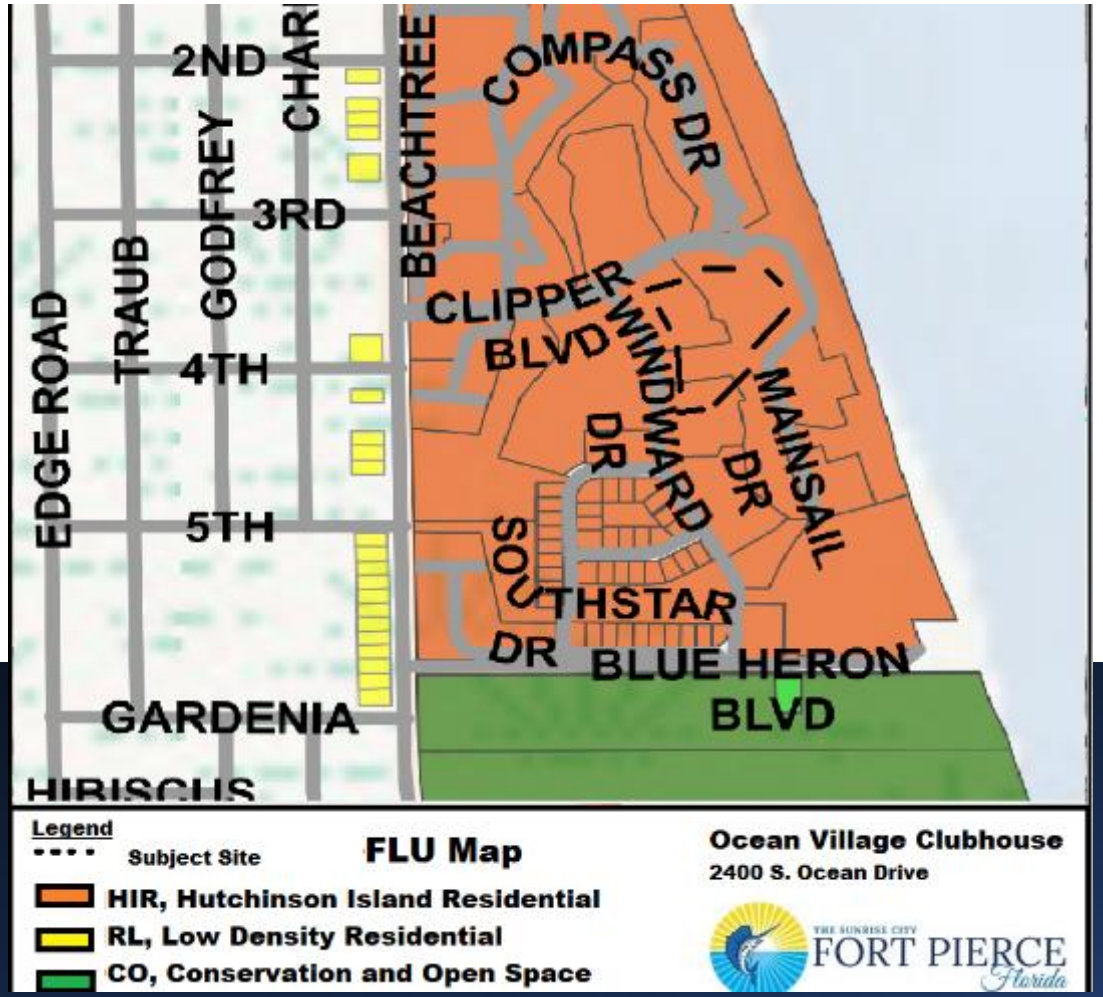


Ocean Village Clubhouse Redevelopment
Site Plan, Design Review, & Conditional Use
2400 S. Ocean Drive

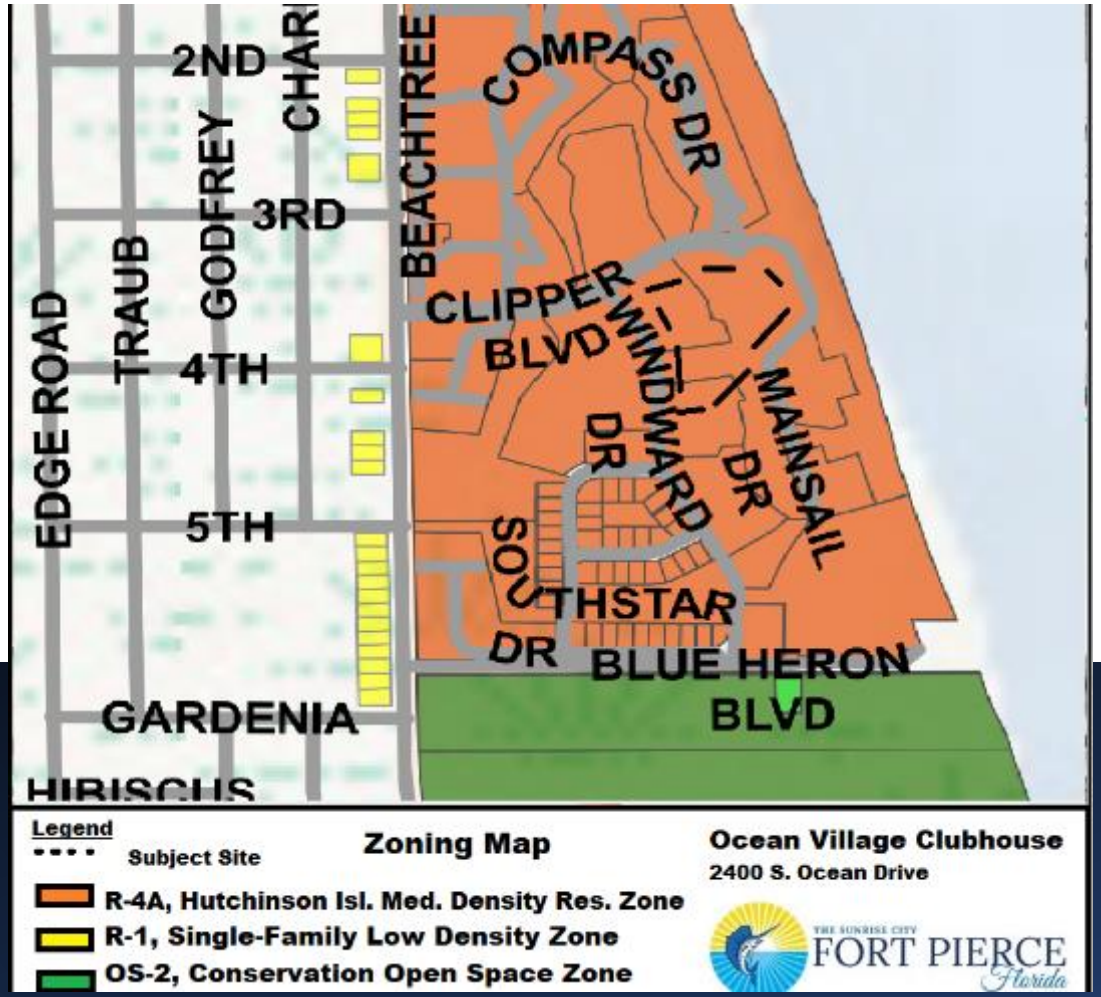
Location Map



FLU Map


2ND
CHAR
GODFREY
3RD
TRAUB
EDGE ROAD
4TH
5TH
BEACHTREE
COMPASS DR
CLIPPER BLVD
WINDWARD DR
MAINSAIL DR
SOUTHSTAR DR
BLUE HERON BLVD
GARDENIA
HIBISCUS
Legend
Subject Site
FLU Map
HIR, Hutchinson Island Residential
RL, Low Density Residential
CO, Conservation and Open Space
Ocean Village Clubhouse
2400 S. Ocean Drive
THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map


2ND
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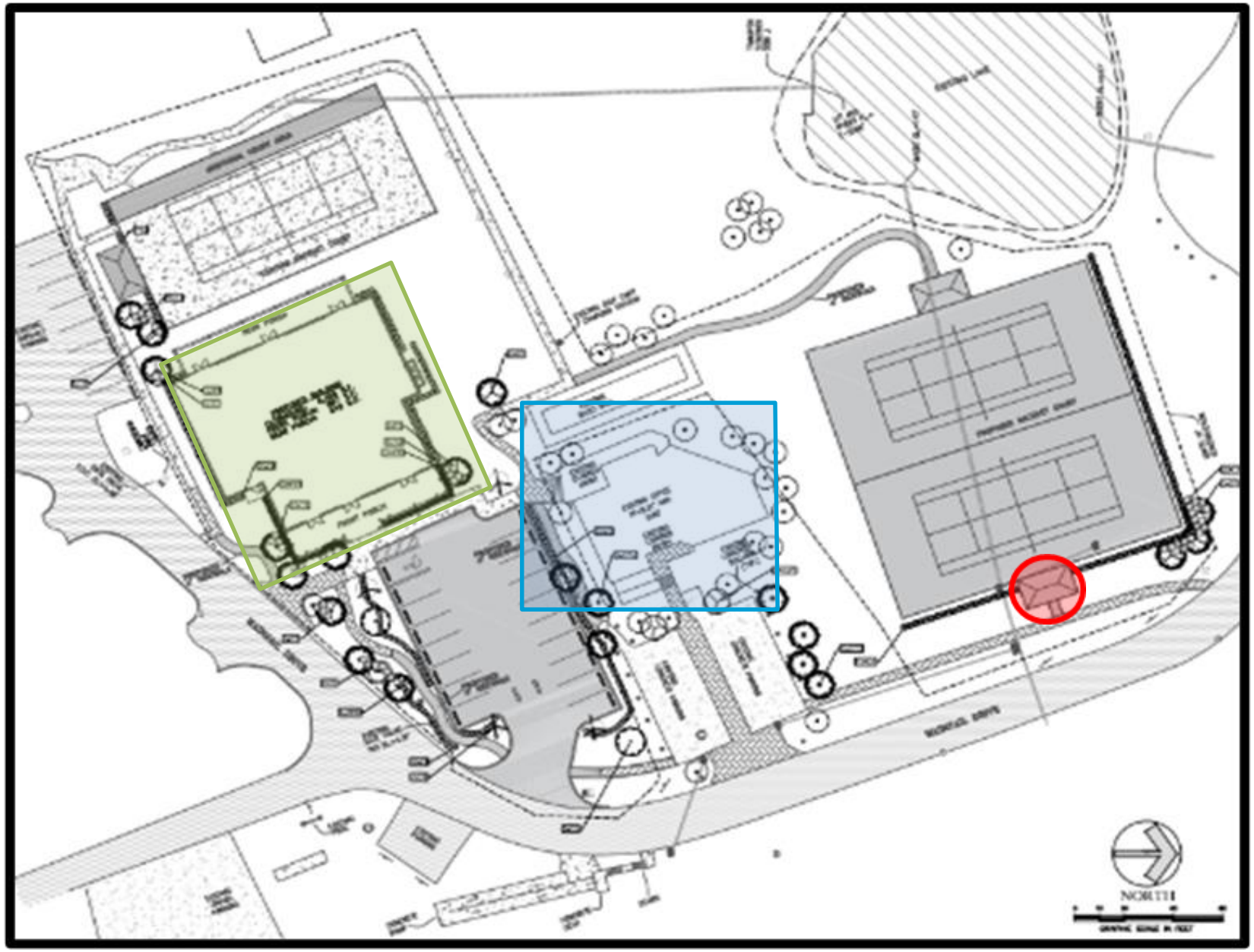
DR
EDGE ROAD
4TH
5TH
SOUTHSTAR
DR
BLUE HERON
BLVD
GARDENIA
HIBISCUS
Legend
Subject Site
Zoning Map
Ocean Village Clubhouse
2400 S. Ocean Drive
R-4A, Hutchinson Isl. Med. Density Res. Zone
R-1, Single-Family Low Density Zone
OS-2, Conservation Open Space Zone
THE SUNRISE CITY
FORT PIERCE
Florida

Site Plan

Existing Clubhouse
Approx. 3,455 sf

Proposed Clubhouse
Approx. 6,426 sf

Vertical Construction
Seaward of the CCCL





Staff Recommendation (Conditional Use with New Construction)

Staff recommends **APPROVAL** :

- Approval of a Conditional Use with New Construction Application to construct vertical amenities seaward of the CCCL for the proposed 6,426 sq. ft. Clubhouse.

Staff Recommendation (Site Plan & Design Review)

Staff recommends **APPROVAL** :

- Approval of Development & Design Review Applications to construct a new 6,426 sq. ft. Clubhouse with associated parking, drive aisles, landscaping, and stormwater collection.

CC Actions (Conditional Use)

- **Possible actions of the City Commission:**
  - Recommend APPROVAL of the proposed Conditional Use, and no changes
  - Recommend APPROVAL of the proposed Conditional Use with changes
  - Recommend DISAPPROVAL of the proposed Conditional Use

CC Actions (Site Plan & Design Review)

- **Possible actions of the City Commission:**
  - Recommend APPROVAL of the proposed Site Plan & Design Review, and no changes
  - Recommend APPROVAL of the proposed Site Plan & Design Review with changes
  - Recommend DISAPPROVAL of the proposed Site Plan & Design Review



Ocean Village Clubhouse Redevelopment
Site Plan, Design Review, & Conditional Use
2400 S. Ocean Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Site Plan, Design Review, & Conditional Use - Redevelopment of Ocean Village Clubhouse** **2400 S. Ocean Drive**
BOARD DATE:	August 16, 2021

STAFF REPORT

Owner:	Ocean Village POA, Inc. 2400 S. Ocean Drive Fort Pierce, FL 34949
Representative:	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E. 1717 Indian River Boulevard, Suite 201 Vero Beach, FL 32960
Applicant's Request:	Approval of Site Plan, Design Review, and Conditional Use Applications to construct a 6,426 sq. ft. clubhouse with racquet courts.
Location(s):	2400 S. Ocean Drive
Parcel ID:	2507-321-0001-000-5
Future Land Use:	Hutchinson Island Residential (HIR)
Current Zoning:	R4-A, Hutchinson Island Medium Density Residential Zone

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-313, 125-314, 125-237 and 125-37 of the City Code, the applicant is requesting the review and approval of Site Plan, Design Review, & Conditional Use Applications to construct a 6,426 square foot clubhouse for the Ocean Village Community located at 2400 South Ocean Drive. Ocean Village is a gated planned community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24-hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; and a Library with wi-fi. The proposed clubhouse will replace the existing deteriorating clubhouse canopy of approximately 3,455 square feet.

The proposed site improvements include the removal of the existing building, existing asphalt, and the construction of the new 6,426 square foot clubhouse with modifications to parking, lighting, water, and sewer to serve the new building. A Conditional Use application is required for the construction of the proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL). Per City Code Section 125-321; No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by Article V of this chapter and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of environmental protection or its successor agency in accordance with F.S. § 161.053. In compliance with City Code Section 123-37 General Landscaping Requirements; landscaping improvements are included in the applicant's site plan.

The property is located at the northwest corner of the Okeechobee Road and McNeil Road intersection. The site is surrounded by R-4A, Hutchinson Island Medium Density condominiums and single-family homes to the north, south, east, and west. The subject parcel is approximately 40.02 acres.

Future Land Use & Zoning

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight (8) dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

The subject site is located within the Hutchinson Island Medium Density Residential Zone district (R-4A), which was established due to Hutchinson Island being a sensitive barrier island that presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Design Review
The proposed facility will be a one (1) story building with approximately 6,426 square feet consisting of classic Florida cracker style architecture. The building will consist of a pitched metal roof with the addition of a cupola crown. The proposed color scheme with be a lily white. The structure will stand out for its attractiveness and its compatibility. The applicant proposes to build a structure that compliments the neighborhood, as well as has a positive impact on the surrounding community.

Landscaping
The plant schedule that the applicant is proposing consists of a total of 29 trees. The applicant is proposing to remove, replace, and mitigate trees, plant shrubs and install irrigation. The plans will involve the following:

- Trees to be relocated are (4) Sabal Palms, and (2) Vetchia Merrilli.
- Nine (9) Sabal Palms will be mitigated.
- Trees to be planted include (8) Sabal Palms, (2) Coccoloba Unifera, and (4) Conocarpus Erectus.
- Shrubs proposed for the site include 218 Chrysabalanus Icacao, 58 Tripsacum Floridana, 52 Podocarpus', and 74 Schefflera Arboricola.
- New Irrigation will be installed.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Public Notification
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 July 14th, 2021 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation:
The presented Site Plan, Design Review, Conditional Use, and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. The requested Site Plan, Design Review, and Conditional Use Applications are consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **APPROVAL** of the requested applications.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 16, 2021

Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

Subject: Ocean Village Clubhouse – 2400 S. Ocean Drive – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

1. 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, Certification of Completion by a Certified Landscape Architect, and a Cost Estimate List must be provided prior to receiving Certificate of Occupancy.**

2. Please provide a color overlay of the proposed landscaping and consider more shade trees.

3. Please provide color elevations of the proposed clubhouse.

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

FPUA W/WW Engineering: The Proposed facility will require a grease trap because of the proposed kitchen. A transition sewer manhole will be required at FPUA's point of service on the service lateral.
Please submit 3 complete sets of utility construction plan along with a completed plan review and commercial service application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce Florida for review. For more information please contact Lugey Dawson at 772 466 1600 ext. 3428.

FPUA Electric & Gas Engineering: Approved. Electric service is existing and available. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all conduits (primary and secondary), transformer pad 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

FPUA will require a utility easement for all propose FPUA underground distribution lines and equipment's within the site.
Please find attached a copy of the FPUA GIS map (Electric).



If the owner/representatives should have any questions, please have them contact me or the individual listed above.

Thank you,
Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpua.com

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments

Fort Pierce Police Department

No Comments received

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.17.21
Property Address: Site Plan and Conditional Use - Ocean Village Clubhouse - 2400 S. Ocean Drive

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 may 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:

Possible compliance with Local Sea Turtle Ordinance

Building Official's or Representative's Signature _____ Date: 6/15/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Ocean Village Clubhouse – 2400 S. Ocean Drive
Site Plan and Conditional Use Application
TRC No. 21-07000012

DATE : June 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2021:

- [x] Site Plan & CU Application
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for advisory comments

Q:\ENGINEERING\Site Development Projects\O\Ocean Village\Site Plan\Clubhouse\Submittal No. 1 - 060421\SP Approval - 061521.docx

ENGINEERING ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually, and a thorough review of the plan will be conducted at time of Site Work Permit application.
2. Required permitting for the project may include South Florida Water Management District and Florida Department of Environmental Protection (NPDES Permit and CCCL General Permit).

JRA/TST/tst

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

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: Ocean Village Clubhouse 240 S. Ocean Drive

REVIEW DATE: 6/7/2021

PLANNER: 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: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

9. **Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.**
   Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
   Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.

10. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**

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



Imagery © 2016 Google, Map data ©2016 Google

Northern Legend

A. Capstan
B. Golf Villas
C. Coral Cluster
D. Beachtree I
E. Beachtree II
F. Bermuda Center & Pool
G. Catamaran I
H. Cayman Center & Pool
I. Seascape I

Southern Legend

J. Office
K. Tennis Courts
L. Tennis Pro Shop
M. Golf Shack
N. Restaurant
O. Club House
P. Tiki Bar
Q. Seascape II
R. Ocean House
S. Aruba Center & Pool
T. Ocean Villas I
U. Ocean Villas II
V. Ocean Villas III
W. Southpoint Homes
X. Catamaran II
Y. Golf Lodges South
Z. Golf Lodges North



Legend

Subject Site

FLU Map

HIR, Hutchinson Island Residential

RL, Low Density Residential

CO, Conservation and Open Space

Ocean Village Clubhouse

2400 S. Ocean Drive

THE SUNRISE CITY FORT PIERCE Florida



Legend

Subject Site

R-4A, Hutchinson Isl. Med. Density Res. Zone

R-1, Single-Family Low Density Zone

OS-2, Conservation Open Space Zone

Zoning Map

Ocean Village Clubhouse

2400 S. Ocean Drive

THE SUNRISE CITY FORT PIERCE Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Ocean Village - 2400 S. Ocean Drive

Parcel ID #(s): 2507-321-0001-000-5

Project description: Demolition of existing clubhouse; Add new 6,426 sf clubhouse with racquet courts

Ocean Village POA, Inc.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Norman Spector, General Manager
Property Owner(s) Signature(s) For and on behalf of Ocean Village P.O.A.

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 25 day of May, 2021, by Norman Spector who is personally known to me or has produced _____ as identification.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024

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

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	☑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 6,426 Residential: Proposed Units:_____

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

North	South	East	West
Condominium	Condominium	Beach	Condominium

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location: Ocean Village - 2400 S. Ocean Drive
Parcel ID #(s): 2507-321-0001-000-5
Project Description: Demolition of existing clubhouse; Add new 6,426 sf clubhouse with racquet courts

Ocean Village POA, Inc.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	Applicant/Representative, Title, Company
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Norman Spector, General Manager
Property Owner(s) Signature(s) For and on behalf of Ocean Village P.O.A.

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 25 day of May, 2021, by Norman Spector who is personally known to me or has produced _____ as identification.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024
(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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Condominium	HIR	R-4A
South	Condominium	HIR	R4-A
East	N/A - Beach	N/A - Beach	N/A - Beach
West	Condominium	HIR	R4-A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8 units / Acre	1.73	X, VE-8, & AE-4
****Proposed**	HIR	R-4A	N/A - 6,426 sf	1.73	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 6,426 sf
Demand Analysis	Maximum 803
Current Zoning/FLU	Total gallons per day 803
**Proposed Zoning/FLU	Total gallons per day 803
**Change in Demand	Total gallons per day 803

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 6,426 sf
Demand Analysis	Maximum 643
Current Zoning/FLU	Total gallons per day 643
**Proposed Zoning/FLU	Total gallons per day 643
**Change in Demand	Total gallons per day 643

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	0.00	0.00

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	2
****Proposed Zoning/FLU**	2
***Change in Demand**	2

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	No volume discharge increase proposed

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	132	10 / 16
****Proposed Zoning/FLU**	132	10 / 16
***Change in Demand**	Trips 132	Trips 10 / 16
Impact to Capacity	De Minimus	

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): 6,426 sf
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	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
New clubhouse, addition to existing tennis court, sidewalks and additional parking	1	6,426	1.73	11/21	11/22
Two additional tennis courts and sidewalk connection from clubhouse to tennis courts	2	N/A	1.73	1/24	1/25

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? 2,370

2. What is the current use of the structure to be demolished or re-used? Clubhouse

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

ocean village
property owners association, inc.
2400 S. Ocean Drive, Hutchinson Island, Florida 34949-8098
Administrative Offices
(772) 489-0300
Facsimile
(772) 468-1037
Rentals & Resales Office
(772) 489-6100

May 24, 2021

City of Fort Pierce
Planning & Zoning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

To Whom It May Concern:

Ocean Village POA is looking to replace their deteriorating clubhouse with canopy of approximately 3,455 square feet with a new 6,400 square foot, under air building.

The new clubhouse will have a large meeting room to host social events for Ocean Village residents. The building will also include a fitness room, small kitchenette and restrooms.

Thank you for your help and cooperation with this matter.

Sincerely,
Ocean Village POA

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

Property Identification

Site Address: Southpointe DR
Sec/Town/Range: 07/35S/41E
Parcel ID: 2507-321-0001-000-5
Jurisdiction: Fort Pierce

Use Type: 7700
Account #: 33901
Map ID: 25/07S
Zoning: HI Medium

Ownership

Ocean Village POA Inc

2400 S Ocean Dr
Fort Pierce, FL 34949



Legal Description

7 35 41 GOVT LOT 3-LESS THAT PART ASSD IN SURFSIDE-UNIT 2 AND LESS A1A R/W AND LESS TO CITY OF FP AS IN OR 237-127 AND LESS THAT PART ASSD IN CATAMARAN I- AND GOVT LOT 4- LESS A1A R/W- AND GOVT LOT 5 - LESS THAT PART GOVT LOTS 3, 4 AND 5 ASSD IN CAPSTAN I AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN CORAL I AND LESS THAT PART GOVT LOT 5 ASSD AS BEACH CLUBHOUSE SITE AND LESS THAT PART GOVT LOT 4 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS II AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS III AND LESS THAT PART GOVT LOT 3 ASSD IN BEACHTREE I CLUSTER AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN GOLF VILLAS AND ASSD IN BEACHTREE II AND LESS THAT PART GOVT LOT 3 ASSD IN SEASCAPE I AND LESS THAT PART GOVT LOT 4 ASSD IN CATAMARAN II AND LESS THAT PART OF GOVT LOT 5 ASSD IN SEASCAPE II AND LESS OCEAN HOUSE AS IN OR 692-2012 AND LESS AS IN OR 692-2011 AND LESS THAT PART OF GOVT LOT 1 ASSD IN OCEANHOUSES AT SOUTHPOINTE AS IN OR 1668-205 AND LESS THAT PART GOVT LOT 4 MPDAF:FROM SW COR OF SEC RUN S 89 17 30 E ALG S LI OF SEC 70.01 FT TO E R/W LI OF A1A,TH N 00 00 00 W ALG E R/W LI 390.08 FT TO POB,TH N 00 00 00 W ALG E R/W LI 294.65 FT,TH N 89 47 03 E 175.03 FT,TH N 15 51 52 E 89.55 FT TO CURVE CONC SE,R OF 73 FT,TH NELY ALG ARC 100.79 FT TO CURVE CONC NW,R OF 51 FT,TH NELY ALG ARC 61.39 FT TO CURVE CONC W,R OF 22 FT,TH NWLY ALG ARC 31.50 FT TO S R/W LI OF CLIPPER BLVD,TH N 90 00 00 E ALG S R/W LI 49.71 FT TO CURVE CONC N,R OF 724.04 FT,TH ELY ALG ARC AND S R/W LI 10.42 FT,TH S 15 52 03 W 529.09 FT,TH N 83 58 20 W 253.63 FT TO POB (40.02 AC) (OR 1955-808, 815)

Total Areas

Finished/Under Air (SF):	8,421
Gross Sketched Area (SF):	10,612
Land Size (acres):	40.02
Land Size (SF):	1,743,271

Current Values

Just/Market Value:	$637,400
Assessed Value:	$423,715
Exemptions:	$423,715
Taxable Value:	$0

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2004	1955 / 0815	XX02	SP	R C R Development Co Inc,	$3,100,000
May 6, 1998	1144 / 0493	XX01	WD	OCEAN ESTATES INC	$2,100,000
Feb 6, 1995	0940 / 1266	XX02	WD	FEDERAL DEPOSIT INSURANCE CORP	$840,800
May 7, 1990	0692 / 2009	XX01	WD		$6,500,000

Building Information (1 of 3)

Finished Area: 2,447 SF

Gross Sketched Area: 2,827 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 1973
Effective Year: 1976
No. Units: 1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

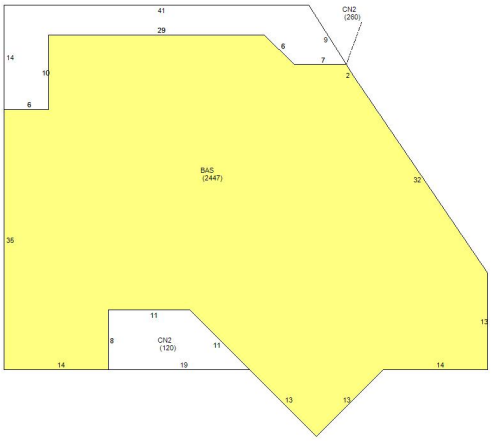
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2447	2447	224
CN2	CANOPY	380	0	171

Building Information (2 of 3)

Finished Area: 2,899 SF

Gross Sketched Area: 3,770 SF

Exterior Data

View:
Building Type: HB
Grade: B
Story Height: 1 Story

Roof Cover: Enam Metal
Year Built: 1974
Effective Year: 1976
No. Units: 1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

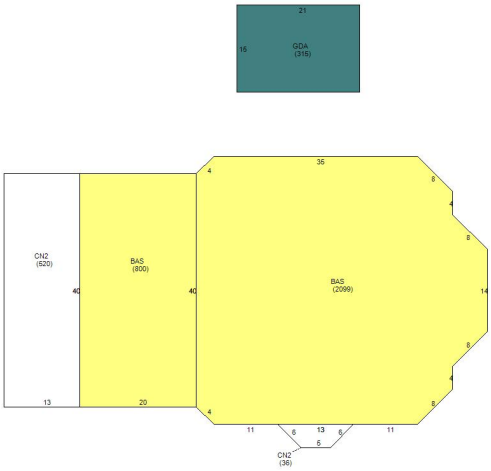
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2899	2899	294
CN2	CANOPY	556	0	136
GDA	Garage Detached Average	315	0	72

Building Information (3 of 3)

Finished Area: 3,075 SF

Gross Sketched Area: 4,015 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D+
Story Height: 1 Story

Roof Cover: Enam Metal
Year Built: 2001
Effective Year: 2001
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: Corr Metal
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 24%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 24%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2331	2331	232
CN2	CANOPY	940	0	176
IOFL	INTERIOR OFFICE LOW QUALITY	744	744	110

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	450	1973
ASP1 HIGH	1	16400	1973
BOARDWALK	1	360	1973
ASP1 HIGH	1	158400	1973
CLAY TEN CRT	1	13200	1974
CB/8'	1	600	1974
CHAINLINK 10	1	480	1974
CHAINLINK 6'	1	417	2001
OHD AVG	1	282	2001
CONCRETE LOW	1	10612	2001

Current Year Values

Current Values Breakdown

Building:	$451,500
Land:	$185,900
Just/Market:	$637,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$213,685
Assessed:	$423,715
Exemption(s):	$423,715
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2004	2900	Homeowner or Property Owner Associations	$423,715

Current Year Special Assessment Breakdown

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	$637,400	$423,715	$423,715	$0
2019	$643,300	$385,196	$385,196	$0
2018	$357,800	$357,800	$357,800	$0

Permits

Number	Issue Date	Description	Amount	Fee
F01-0001017	Jul 24, 2001	Unknown	$3,000	$0
F88000143B	Mar 1, 1988	Unknown	$10,000	$10,000
F88000143P	Mar 1, 1988	Unknown	$100	$100
F88000143S	Mar 1, 1988	Unknown	$100	$100
F000-000934	Sep 15, 2000	Unknown	$70,000	$0
CR2002-23	Sep 27, 2002	Unknown	$0	$250
CR2002-24	Oct 31, 2002	Unknown	$7,500	$250
CR2002-35	Oct 30, 2002	Unknown	$50,000	$675
SIDE2002-5	Oct 10, 2002	Unknown	$2,000	$75
SIDE20025	Jul 20, 2004	Unknown	$2,000	$150
TT20052	Mar 4, 2005	Unknown	$1,500	$150
IRR200518	Jan 11, 2006	Unknown	$12,000	$195
QUAD200411	Jan 1, 2004	Unknown	$0	$0
BP09-0468	Apr 10, 2009	Concrete	$2,490	$100
BP10-1923	Aug 19, 2010	Alterations/Remodeling	$800	$150
BP12-2147	Dec 5, 2012	Alterations/Remodeling	$100,000	$1,039
BP14-0453	Feb 24, 2014	Electric	$985	$155
BP14-1936	Jul 28, 2014	Electric	$15,000	$157
BP14-2171	Aug 19, 2014	Electric	$1,000	$155
BP15-1279	May 22, 2015	Electric	$7,000	$155
BP15-2677	Oct 6, 2015	Electric	$8,520	$166
BP16-2964	Nov 17, 2016	Re Roof Permit	$10,635	$0
BP16-3268	Dec 13, 2016	Electric	$1,750	$0
BP17-0387	Feb 10, 2017	Electric	$1,750	$0
BP16-1501	Oct 5, 2017	Additions to existing construction	$25,086	$0
BP19-2985	Sep 19, 2019	Fence	$180,000	$0
BP20-3415	Oct 19, 2020	Electric	$1,750	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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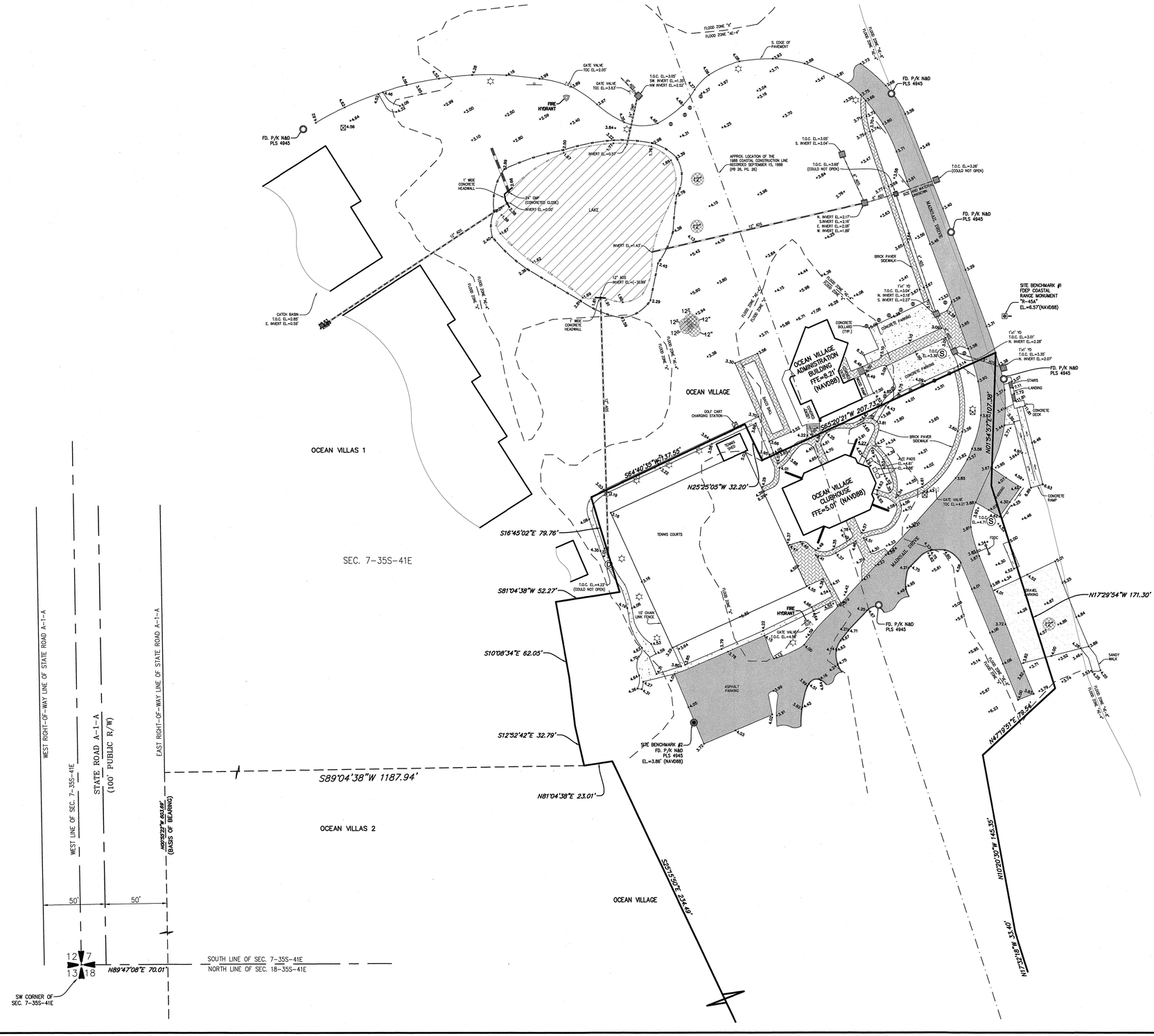
TOPOGRAPHIC SURVEY



REPORT OF SURVEY:

- TYPE OF SURVEY: TOPOGRAPHIC
- THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: BILLY M. MOODY P.S.M. #5336
- NO LEGAL DESCRIPTION WAS FOUND IN THE ST. LUCIE COUNTY OFFICIAL RECORDS NOR PROVIDED BY THE CLIENT.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 03/18/2021
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- THE BEARING BASE FOR THIS SURVEY IS N00°55'22"W, ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- THE LIMITS OF CONSTRUCTION BOUNDARY LINE AS SHOWN ON THIS SURVEY IS BASED UPON A "LIMITS OF CONSTRUCTION" SURVEY PERFORMED BY ROLAND E. ROLLINS, PLS #4945 JOB # RR180604ASB3
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-6" , PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020..
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL.= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.

LEGEND & ABBREVIATIONS

SYMBOLS NOT SCALEABLE FOR SIZE

PLS	– PROFESSIONAL LAND SURVEYOR		- CABLE TV BOX
PSM	– PROFESSIONAL SURVEYOR & MAPPER		- CENTERLINE
LB	– LAND SURVEYING BUSINESS		- (CM) CONCRETE MONUMENT
℄	– CENTERLINE		- CURB INLET
B.M.	– BENCHMARK		- DRAINAGE MANHOLE
POC	– POINT OF COMMENCEMENT		- ELECTRIC BOX
POB	– POINT OF BEGINNING		- GATE VALVE
PCP	– PERMANENT CONTROL POINT		- GUY WIRE
PRM	– PERMANENT REFERENCE MONUMENT		- HYDRANT
IP	– IRON PIPE		- IRON PIPE
IRC	– IRON ROD & CAP		- IRON ROD & CAP
CM	– CONCRETE MONUMENT		- LIGHT POST
FD	– FOUND		- MITERED END SECTION
(P)	– PLAT		- POINT OF INTERSECTION
(OA)	– OVERALL		- SANITARY MANHOLE
R/W	– RIGHT OF WAY		- STREET SIGN
			- SURFACE INLET
			- TELEPHONE SERVICE
			- TYPICAL ELEVATION
			- WATER METER
			- WELL
			- WOOD UTILITY POLE

– CABBAGE PALM
– OAK
– BEACH DAISY
– SEAGRAPE
– SEAOATS
– EXOTIC

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

PROJECT# 21-025
DATE: 5/4/21
F.B. 354 PG. 37
DRAWN BY: NJL
CHECKED BY:
SCALE: 1"= 30'
SHEET 1 OF 1

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

PLAT OF SURVEY FOR

PROCTOR CONSTRUCTION

2400 S. OCEAN DR.
FT. PIERCE, FL 34949

NO.	DATE	REVISIONS	BY

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

STATE OF FLORIDA
BILLY M. MOODY
LICENSED SURVEYOR AND MAPPER
NO. 5336

5/5/2021

BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

CONDITIONAL USE SITE PLAN

FOR

OCEAN VILLAGE CLUBHOUSE

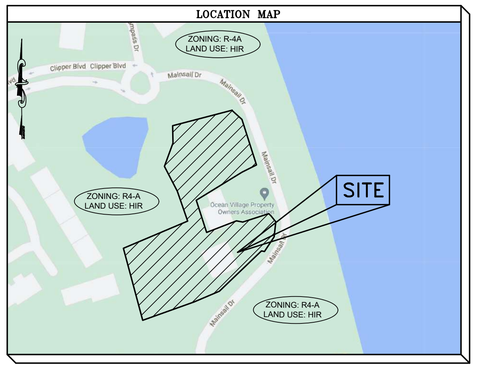
SECTION 07, TOWNSHIP 35 S, RANGE 41 E

CITY OF FT. PIERCE, FLORIDA

LEGAL DESCRIPTION

NOT AVAILABLE - SURVEY IS LIMITS OF CONSTRUCTION SURVEY

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4A-4B	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND DRAINAGE PLAN
7	CROSS SECTIONS
8-11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY LANDSCAPE PLAN LIGHTING PLAN ARCHITECTURAL PLAN

SITE DATA

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-321-0001-000-5
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PHASING PLAN	PHASE 1: NEW CLUBHOUSE, ADDITION TO EXISTING TENNIS COURT, SIDEWALKS AND ADDITIONAL PARKING AREA PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS

DEVELOPMENT PARAMETERS :

	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF	40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF	1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,583 SF	1.02 AC	59.0%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	0 SF	0.00 AC	0.0%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC	9,567 SF	0.22 AC	12.7%
PROP. BUILDING AREA::	0 SF	0.00 AC	6,426 SF	0.15 AC	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,590 SF	0.66 AC	37.8%
PERVIOUS AREA:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%
GREEN SPACE:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
1	11/21	11/22
2	1/24	1/25

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-4" PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    – ALL POLES MUST BE BLACK OR BRONZE
    – ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    – LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 6 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS; BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS N00°55'22"W, ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.
24. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. FIRE SPRINKLER SYSTEM IS PROPOSED FOR THIS BUILDING.

CONSTRUCTION NOTES

1. SUBMITTALS

A. PRODUCT DATA AND SHOP DRAWINGS

1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:

A. UTILITIES:
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.

B. DRAINAGE:
ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS,FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.

C. PAVING AND GRADING:
FDOT CERTIFICATIONS AND LAB ANALYSIS/RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS. INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.

D. SIGNING AND PAVEMENT MARKING:
SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FDOT SPECIFICATIONS.

E. IRRIGATION:
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL PUMP, CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.

4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED,CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E.; ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).

B. TESTING

1. WATER: PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP REQUIREMENTS.
2. SEWER: EXFIL, TV, AND BACKFILL DENSITIES. PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVE AND FDEP REQUIREMENTS.
3. DRAINAGE: EXFIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.

C. AS-BUILTS

1. GRADING: LOCATION AND ELEVATION OF ALL: CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT HI/LOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS; PROPERTY LINES (CROSS SECTIONS 50' ON CENTER); TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM; MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
3. GRAVITY SEWER:
- SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
- MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION
- LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, WET WELL, VALVES; LOCATION OF CONDUIT RUNS AND WATER SERVICE/ HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS; PUMP(S) SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS; ALL PIPES, DIAMETER, TYPE/MATERIAL; LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
5. IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.

D. OPERATION AND MAINTENANCE MANUALS

1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT; CONTROL PANELS, ETC.).
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.

E. WARRANTY

THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTIES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:
-UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE - (25% OF CONTRACT VALUE)
-ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE)

F. OWNER TRAINING

THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER,DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE EQUIPMENT.

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

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

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

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	1

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

SITE BENCHMARK #2
FD. P/K N&D
PLS 4945
EL.=3.86' (NAVD88)

LIMITS OF CONSTRUCTION

T.O.C. EL.=4.22'
(COULD NOT OPEN)

FLOOD ZONE "X"
FLOOD ZONE "AE-4"
FLOOD ZONE "AE-6"

EXISTING 12" ADS

EXISTING 10' CHAIN LINK FENCE

TENNIS COURT TO REMAIN

EXISTING ASPHALT PARKING

TENNIS COURT TO BE REMOVED

EXISTING TENNIS SHED

EXISTING GOLF CART CHARGING STATION

EXISTING LAKE

TEMPORARY CONCRETE HEADWALL

1" WIDE CONCRETE HEADWALL

EXISTING 24" CMP

INVERT EL=0.00'

24" CMP (CONCRETED CLOSE)

12" ADS INVERT EL= (−)0.89'

INVERT EL=1.43'

INVERT EL=0.57'

EXIST. 6" CW WATER MAIN

EXIST. FIRE HYDRANT

EXISTING GATE VALVE TOC EL.=4.58'

GATE VALVE TOC EL.=3.63'

GATE VALVE TOC EL.=2.05'

EXISTING 24" CMP

EXISTING BACCI BALL

CONCRETE TO BE REMOVED

DECK, CONCRETE TO BE REMOVED

EXISTING COVERED ENTRY

EXISTING OFFICE FF=8.21' AND 6.60'

FD. P/K N&D PLS 4945

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA.

MAINSAIL DRIVE

T.O.C. EL.=3.05'
INW INVERT EL=1.35'
INW INVERT EL=2.52'

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA

A/C PADS
EL.=4.61'
EL.=4.88'
TO BE REMOVED

CONCRETE TO BE REMOVED

EXISTING CONCRETE BOLLARD (TYP.)

EXISTING CONCRETE PARKING

EXISTING GATE VALVE TOC EL.=4.21'

EXISTING FDDC

EXIST MH-2
EL.=4.89'
N. INV = 0.46'

T.O.C. EL.=4.71'

EXIST. 8" VCP SEWER MAIN

EXISTING GRAVEL PARKING

EXISTING PARKING

EXIST MH-3
EL.=4.25'
N. INV = 0.05'
S. INV = 0.05'

T.O.C. EL.=3.30'

EXISTING 1'x1' YD
T.O.C. EL.=3.04'
N. INVERT EL.=2.18'
S. INVERT EL.=2.27'

EXIST. 8" VCP SEWER MAIN

EXISTING INLET
N. INVERT EL.=2.17'
S. INVERT EL.=2.16'
E. INVERT EL.=2.06'
W. INVERT EL.=1.89'

EXISTING 6" ADS

EXISTING S. INVERT EL.=2.04'

EXIST MH-4 EL.=4.98'
NW INV = (−)0.79
S. INV = (−)0.79

T.O.C. EL.=3.68'
(COULD NOT OPEN)

EXISTING BRICK PAVER SIDEWALK

EXISTING 4" ADS

EXISTING 6" ADS

EXISTING 12" ADS

SIDE MAINSAIL UNKNOWN

S. EDGE OF PAVEMENT

EXIST. 6" CW WATER MAIN

EXIST. 8" SAN SEWER MAIN

LIMITS OF CONSTRUCTION

CONCRETE RAMP

CONCRETE DECK

STAIRS

1'x1' YD
T.O.C. EL.=3.35'
N. INVERT EL.=2.07'

1'x1' YD
T.O.C. EL.=3.01'
N. INVERT EL.=2.28'

FD. P/K N&D PLS 4945

SITE BENCHMARK #1
FDEP COASTAL RANGE MONUMENT
"R-45A"
EL.=6.57'(NAVD88)

FD. P/K N&D PLS 4945

T.O.C. EL.=3.26'
(COULD NOT OPEN)

FD. P/K N&D PLS 4945

FLOOD ZONE "AE-4"
FLOOD ZONE "VE-8"

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20' | DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

EXISTING PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
LICENSE
No 57396
STATE OF FLORIDA
PROFESSIONAL ENGINEER

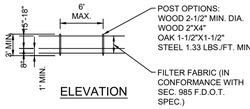
JODAH B. BITTLE
FL REG. NO. 57396

DATE: 5/26/2021

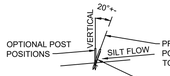
PROJECT NO. 21-032

SHEET 2

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037



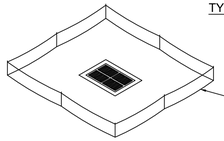
ELEVATION



SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



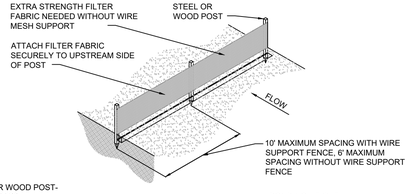
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

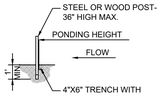


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

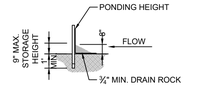
SILT FENCE APPLICATIONS-N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



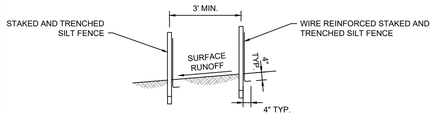


TRENCH DETAIL



INSTALLATION WITHOUT TRENCHING

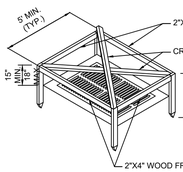
TYPE IV SILT FENCE-N.T.S.



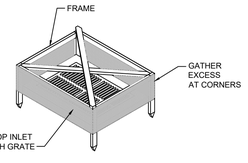
DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

COMPLETED INLET DITCH BOTTOM INLET

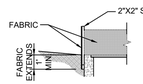
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.

- All turbidity, erosion, and sedimentation controls shall be in accordance with `Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

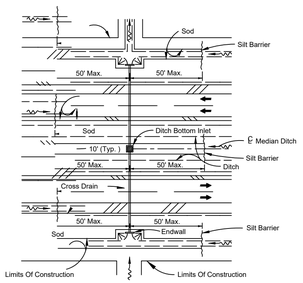
EROSION CONTROL DETAILS

N.T.S.

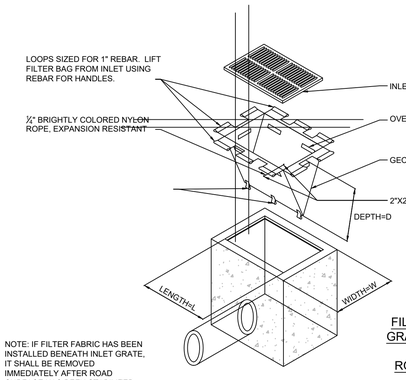
NOTES:

WETLAND PROTECTION PLAN

a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.

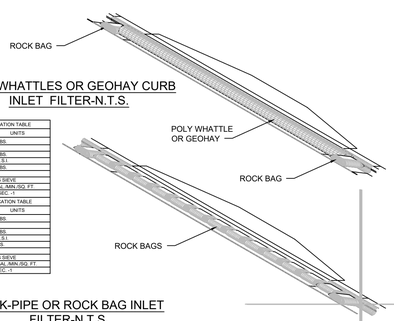


DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



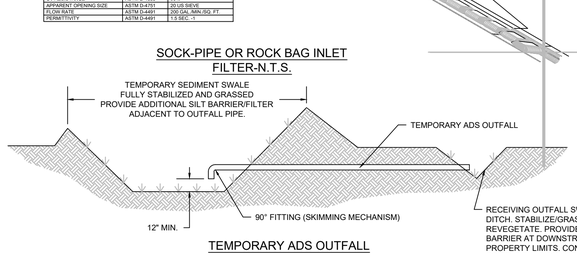
NOTE: IF FILTER FABRIC HAS BEEN INSTALLED BENEATH INLET GRATE, IT SHALL BE REMOVED IMMEDIATELY AFTER ROAD SURFACE HAS BEEN STABILIZED AND THE FILTER SACK SHALL BE IMMEDIATELY INSTALLED.

FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



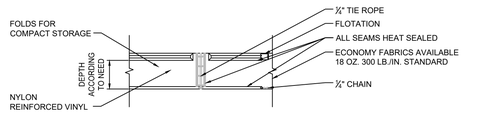
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 P.S.I
TRAPEZOID TEAR	ASTM D-4533	120 LBS
ULTRAVIOLET RESISTANCE	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.50 SEC. -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	266 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	80 LBS.
ULTRAVIOLET	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1



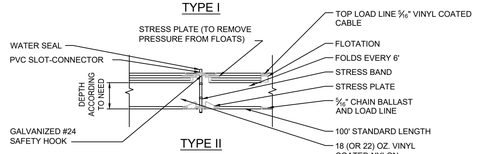
SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

TEMPORARY ADS OUTFALL N.T.S.



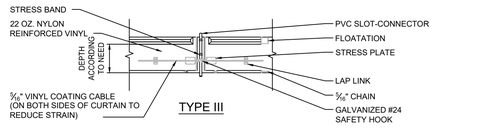
TYPE I

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')



TYPE II

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.



TYPE III

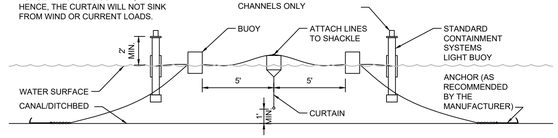
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



BLOW-UP OF SHACKLE CONNECTION

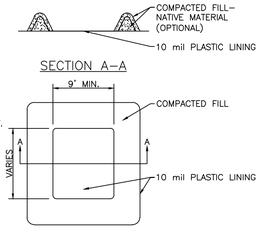
NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN. HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

AUTOMATIC FLASHING LIGHT (ON AT DUSK-OFF AT DAWN) 100' ON CENTER SHALL BE USED IN NAVIGABLE CHANNELS ONLY

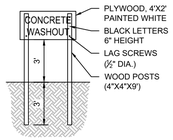


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. A ROLL OFF CONTAINER SPECIFICALLY MANUFACTURED FOR CONCRETE AND STUCCO WASHOUT MAY BE SUBSTITUTED.



PLAN
TYPE "ABOVE GRADE" WITH COMPACTED FILL



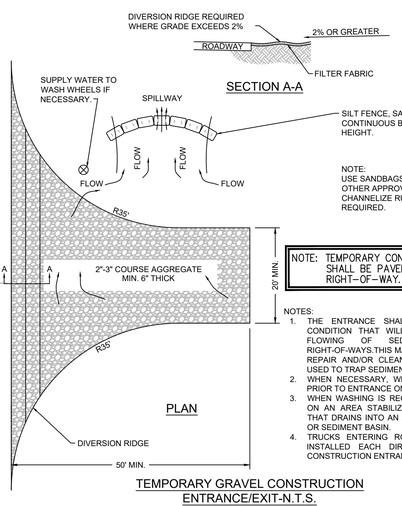
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

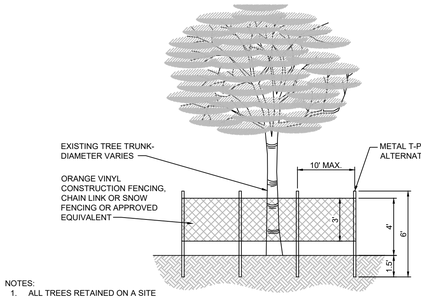
CONCRETE & STUCCO WASTE MANAGEMENT–N.T.S.

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.



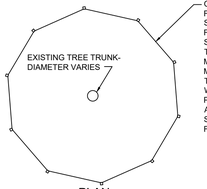
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS.THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TRUCKS ENTERING ROADWAY SIGNS SHALL BE INSTALLED EACH DIRECTION IN ADVANCE OF CONSTRUCTION ENTRANCE PER MUTCD.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



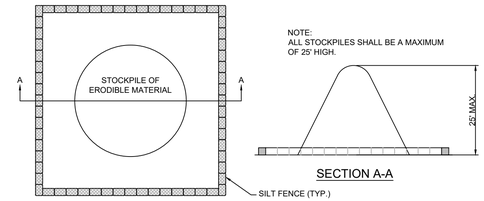
ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.



SECTION A-A

NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES - RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
C - NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
A - BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL. 32803). WITH A LETTER NOTIFYING THE AGENCY THAT DE-WATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
B - THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENING VALUES.
C - MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.
D - IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E - IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.
21. THE CONTRACTOR SHALL OBTAIN A STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, AND SHALL ADHERE TO ALL CONDITIONS OF THE PERMIT, INCLUDING INSPECTIONS, REPORTING, RECORD KEEPING AND CERTIFICATIONS.

	SCREENING VALUES FOR DISCHARGE INTO:	
Parameter	Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

MARK	REVISION	DATE

DRAWING 21-032 CONST | DRAWN JBB
DESIGNED JBB | CHECKED JBB | SCALE 1"=10' | DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

STORMWATER POLLUTION PREVENTION DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21-032 | SHEET 3

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GFA INTERNATIONAL

FLORIDA'S LEADING ENGINEERING SOURCE

Report of Geotechnical Exploration

Ocean Village Club
2400 S Ocean Drive
Fort Pierce, Florida

April 16, 2021
GFA Project No. 3330.2100065.0000

For: Proctor & Associates General Contractors, LLC



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April 16, 2021

Mr. Barrett Englert
Proctor & Associates General Contractors, LLC
200 NE Dixie Highway
Stuart, Florida 34994

Subject: Report of Geotechnical Exploration
Ocean Village Club
2400 S Ocean Drive, Fort Pierce, Florida
GFA Project No. 3330.2100065.0000

Dear Mr. Englert:

GFA International, Inc. (GFA) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in accordance with our Geotechnical Engineering Proposal No. 21-6471.00 REV#1 dated March 11, 2021, planned in conjunction with and authorized by Proctor & Associates General Contractors, LLC.

EXECUTIVE SUMMARY

The purpose of our geotechnical exploration was to determine the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design, pavement design and construction, site preparation, and earthwork construction.

Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.

Specific design loads for the new clubhouse building have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

Two (2) tripod standard penetration test (SPT) borings, advanced to approximate depths of 20 feet, and five (5) auger borings with hand cone penetrometer (HCP) testing, advanced to approximate depths of 5 and 6 feet below the existing ground surface, were completed for this study. In addition to the SPT and auger borings, one (1) field exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

Considering the results of our field exploration program, the subsurface soil conditions at the site are generally favorable for shallow foundation support of the proposed clubhouse structure. A maximum allowable soil bearing pressure of 2,500 psf may be used for foundation design.

The subgrade soils should be improved (densified) with compaction from the stripped grade prior to constructing the building pad. **Prior to placing fill to achieve final grade, the upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557).** Fill (including stem wall backfill) should be placed in 12-inch thick lifts and compacted to achieve a minimum 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
GFA International, Inc.
Florida Registry No. 4930

John Kent — Digitally signed by John Kent, Date: 2021.04.16 16:15:29 -04'00'

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John Kent, P.E.
Senior Project Engineer
Florida Registration No. 63218

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution: Mr. Barrett Englert – Proctor & Associates General Contractors, LLC

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1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the soil conditions encountered during our field exploration.
2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.
3. Evaluate the existing soil conditions found during our exploration with respect to foundation support for the proposed clubhouse structure.
4. Provide recommendations for foundation support of the structure, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.
5. Provide recommendations for site preparation and earthwork construction.
6. Present recommended pavement sections using assumed design criteria and parameters, including guidelines for pavement subgrade preparation.
7. Provide the results of the field exfiltration testing and laboratory permeability testing.

1.2 Project Description

Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.

Specific design loads for the new structure have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

The project site is located just northwest of Mainsail Drive in Fort Pierce, Florida. At the time of our field exploration, the property was developed and was occupied by two tennis courts and a

support building. A golf course, various condominium buildings, and the Atlantic Ocean were located adjacent to the property.

2.2 Field Exploration

Two (2) tripod standard penetration test (SPT) borings, advanced to approximate depths of 20 feet, and five (5) auger borings with hand cone penetrometer (HCP) testing, advanced to approximate depths of 5 and 6 feet below the existing ground surface, were completed for this study. In addition to the SPT and auger borings, one (1) field exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The borings were located using the provided Conceptual Site Plan, GPS coordinates, and estimating distances and relationships to the existing tennis courts, pavement areas, and other landmarks at the property.

2.3 Laboratory Testing

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). Falling head permeability tests were performed on the Shelby tube samples to obtain horizontal (k_h) and vertical (k_v) coefficients of permeability of the soils. The permeability test results are summarized in Table 2.3.2 below.

Table 2.3.1 – Permeability Test Results

Sample Location	Sample Depth (feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			k_h	k_v
EX-1	2 - 2.5	Brown fine sand	10.8	1.8

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. GFA will be pleased to perform these services for an additional fee, if required.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Arents, organic substratum (6) and Canaveral fine sand, 0 to 5 percent slopes (10). Since Arents are areas where the soils have been generally altered by grading, shaping, and covered with fill, the soils can be variable. Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values typically recorded during the drilling and sampling activities. The logs represent information from the specific boring locations only and soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix F - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (March 29 and April 7, 2021), groundwater was encountered in the borings at depths ranging from approximately 4 to 5 feet below the existing ground surface. Note that the groundwater table will fluctuate seasonally depending upon local rainfall and other site specific and/or local factors, including tidal influences from the nearby Atlantic Ocean. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

During our field exploration, we performed one (1) auger boring and accompanying exfiltration test (EX-1) at the approximate location illustrated on the Test Location Plan in Appendix B. The test was conducted in general accordance with the South Florida Water Management District method for open hole constant head field testing. The hydraulic conductivity (K) value determined at test location EX-1 was 2.44 X 10^{-3} cfs/ft-ft. These test results are also presented in Appendix E - Exfiltration Test Results.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our recommendations for site preparation, foundation support, pavement design, and earthwork construction, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information and structural conditions as presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, GFA must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Site Preparation

GFA recommends the following compaction requirements for this project:

- Proof Roll ..... 95 percent of modified Proctor
- Building Pad Fill ..... 95 percent of modified Proctor
- Footings ..... 95 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). **All density tests should be performed to a depth of 2 feet below stripped surface and bottom of footings.** Density testing should be performed using either the nuclear method (ASTM D 6938) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests can also be performed to evaluate compaction.

Our recommendations for preparation of the site for use of shallow foundation systems are presented below. This approach to improving and maintaining site soils has been found to be successful on projects having similar soil conditions.

1. Initial site preparation should consist of removing vegetation, topsoil, near surface roots, existing pavement, and other miscellaneous debris within and to a distance of 5 feet beyond of the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, irrigation and utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.
2. Following site stripping and prior to the placement of fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller with sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.
3. Fill material may then be placed for the building pad and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **GFA does not recommend using fill material having silt/clay-size soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12-inches. Each lift should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each isolated column footing and one (1) test per each 75 lineal feet of wall footing.
5. The contractor should consider the final grading contours contained in the project plans when executing backfilling and compaction operations.

3.3 Vibration Monitoring

Using vibratory compaction equipment at this site may disturb adjacent or nearby structures. We recommend that these structures be monitored by GFA both before and during compaction operations. A proposal for providing vibration monitoring services during earthwork construction will be provided upon request.

3.4 Design of Footings

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.

Based on the results of the soil borings performed at the site, GFA recommends structure foundations be designed using a maximum allowable soil bearing pressure of 2,500 psf. Conventional shallow foundations and thickened-edge slab foundation systems should be embedded at least 12 inches below lowest adjacent grade. Furthermore, maintain minimum foundation widths of 18 and 24 inches for isolated strip and square footings, respectively, even if the maximum allowable soil bearing pressure is not developed in all cases.

Once site preparation has been performed in accordance with the recommendations described in this report, the soils should readily support the proposed structure bearing upon a properly designed and constructed shallow foundation system. Footings and columns should be structurally separated from the ground floor slab, as they will be loaded differently and at different times, unless a monolithic slab foundation is designed.

3.5 Settlement Estimates

Post construction settlements of the structure will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structure could be on the order of one (1) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structure should be within tolerable magnitudes (0.5 inch or less).

3.6 Ground Floor Slabs

The clubhouse ground floor slab may be constructed upon existing grade or granular fill after completion of the foundation site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slab should be structurally separated from walls and columns to allow for differential vertical movement, unless a monolithic slab foundation is designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slab to reduce moisture vapor from entering the structure through the slab. The barrier should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS

4.1 Pavement Design Sections

The pavement sections were designed based on assumed traffic loading criteria and previous experience with similar projects. Flexible pavement sections in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our experience and assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

Table 4.1.1 - Design Pavement Sections

Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
		STRUCTURAL NUMBER (SN)	**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

4.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.9 of this report.

4.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade (embankment fill) and the base course. The stabilized subgrade should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Alternatively, the pavement section can be designed using native on-site soils having a lower LBR value. In this case, an LBR test of the native soils is performed and incorporated into a modified pavement design. Compliance tests should be performed on the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

4.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

4.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT Standard Specifications for Road and Bridge Construction. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

4.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

4.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that the parking areas be constructed with full-depth curb sections. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

4.8 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactory under construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

4.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. The construction limits should be cleared, stripped, and grubbed of all construction debris and existing pavement, topsoil, vegetation, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.
2. Prior to initiating fill operations, the existing ground surface should be proof-rolled and compacted as discussed in Section 3.2 of this report. After completing the proof rolling and compaction operations, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
3. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material. The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
4. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift; or at a minimum of two test locations, whichever is greater.
5. Representative samples of both on-site and potential import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.
6. The contractor should consider the final grading contours established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

5.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Proctor & Associates General Contractors, LLC and members of the design team for the planned construction at the Ocean Village Club located at 2400 S Ocean Drive in Fort Pierce Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed construction, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by GFA.

GFA should be provided the opportunity to review the final civil plans, structural plans, and project specifications to determine if GFA's recommendations have been properly interpreted, communicated, and implemented. If GFA is not afforded the opportunity to participate in construction related aspects of overall site grading and foundation installation as recommended in this report or any report addendum, GFA cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation performance.

6.0 BASIS FOR RECOMMENDATIONS

The analysis and recommendations submitted in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect any variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

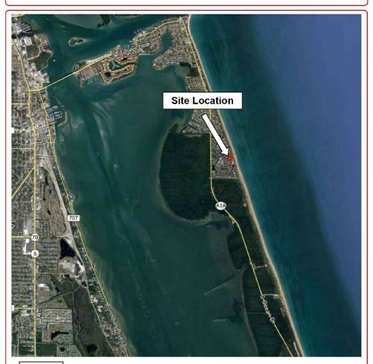
Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International, Inc. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



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Appendix B - Test Location Plan

Test Location Plan

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



Legend
- Approximate 20' Standard Penetration Test Boring Locations
- Approximate Auger Boring Locations
- Approximate Exfiltration Test Location

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CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 57396

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021
PROJECT NO. 21-032
SHEET 04A

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Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from these shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-38	21-40	Loose	3-4	21-35	4-8	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	¾ to 3 inches
Fine Gravel	No. 4 sieve to ¾ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<8%	Trace	Less than ¼"	Fine roots
8% to 12%	Little	¼" to ½"	Small roots
12% to 30%	Some	½" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <5% Slightly to mighty Organic; 25% to 75% Muck; >75% Peat

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Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	4	25		Light brown fine sand (SP)			
			7			2.0			
5	SS	2	8	18		Gray fine sand, trace shell (SP)			
			10			▽			
	SS	3	9	19					
			10						
10	SS	4	12	26		4.5 Gray silty fine sand (SM)			
			14						
	SS	5	12	26		13.5 Gray silty fine sand, trace shell (SM)			
			14						
15	SS	6	12	26		18.5 Gray fine sand, little shell (SP)			
			13						
	SS	7	50/4"	50/4"		20.0			
20						Bottom of borehole at 20.0 feet.			

LOG OF BORING B-2

PAGE 1 OF 1

CLIENT Proctor & Association General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	5	11		Brown fine sand (SP)			
			6			2.0			
5	SS	2	11	27		▽			
			16						
	SS	3	10	23		6.5 Gray fine sand, trace shell (SP)			
			13						
10	SS	4	10	25		13.5 Gray fine sand, little shell (SP)			
			15						
	SS	5	50/5"	50/5"		18.0			
15						Bottom of borehole at 20.0 feet.			

LOG OF BORING AB-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Light brown fine sand (SP)			
	80					
5	80					
	80					
10	80		9.5 Brown fine sand (SP)			
	80		14.0 Gray fine sand, little shell and rock (SP)			
15	80		18.5 Gray fine sand, trace shell, little rock (SP)			
	80		20.0			
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-2

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.5 Gray fine sand (SP)			
	80		8.0 Brown fine sand with silt (SP-SM)			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-3

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, little shell and rock (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-4

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	70		Brown fine sand (SP)			
	60					
5	60		4.5 Gray fine sand, little shell (SP)			
	60		8.0			
10	60					
	60					
15	60					
	60					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-5

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, trace shell (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

Appendix E - Hydraulic Conductivity Results

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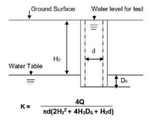
EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Proctor & Associates General Contractors, LLC — **Project No:** 3330.2100065.0000
Project: Ocean Village Club, 2400 S Ocean Drive, Fort Pierce, Florida — **Test Date:** 4/16/2021 — **Technician:** PM

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 - 2	Dark brown fine sand, trace silt (SP)	60
	2 - 6	Light brown fine sand, trace shell (SP)	70
			80
			80
			80
			80
	Depth to Water Table from Ground Surface (feet)		2.3

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_1 + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft² – ft head)	2.44 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	2.90 x 10⁻⁰³
d	Diameter of Test Hole (feet)	0.33
H_2	Depth to Water Table (feet)	2.3
D_1	Saturated Hole Depth (feet)	3.7

Notes:

Appendix F - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the "A" line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No. 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the "A" line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396
DATE: 5/26/2021

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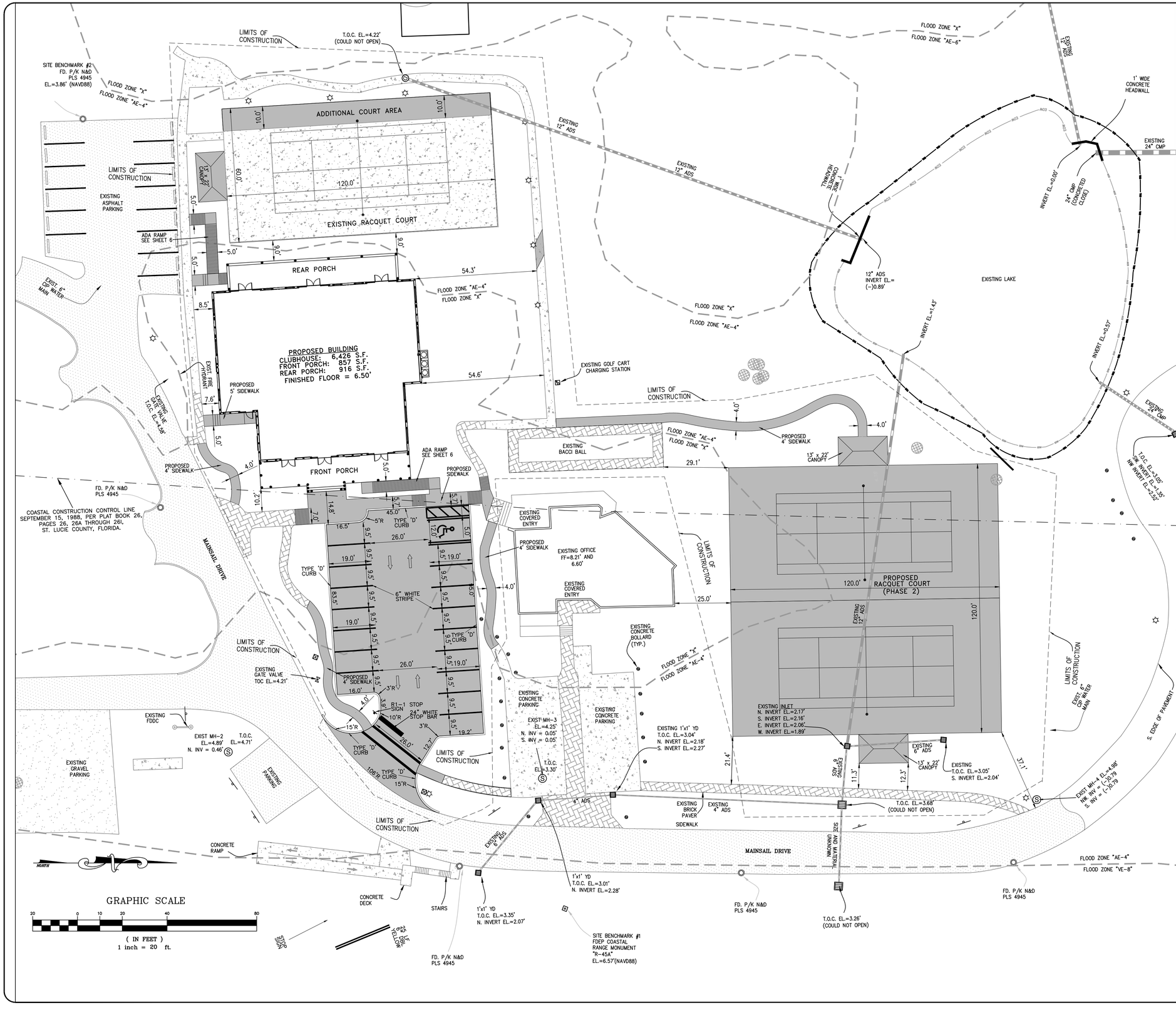

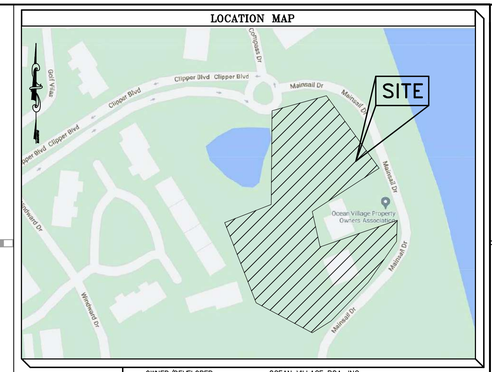

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL. 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL. 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-321-0001-000-5
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PHASING PLAN	PHASE 1: NEW CLUBHOUSE, ADDITION TO EXISTING TENNIS COURT, SIDEWALKS AND ADDITIONAL PARKING AREA PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS

DEVELOPMENT PARAMETERS :

	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)	
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF 40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF 1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,583 SF 1.02 AC	59.0%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	0 SF 0.00 AC	0.0%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC	9,567 SF 0.22 AC	12.7%
PROP. BUILDING AREA::	0 SF	0.00 AC	6,426 SF 0.15 AC	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,590 SF 0.66 AC	37.8%
PERVIOUS AREA:	49,087 SF	1.13 AC	30,959 SF 0.71 AC	41.0%
GREEN SPACE:	49,087 SF	1.13 AC	30,959 SF 0.71 AC	41.0%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
1	11/21	11/22
2	1/24	1/25

MARK	REVISION	DATE

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

SITE PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

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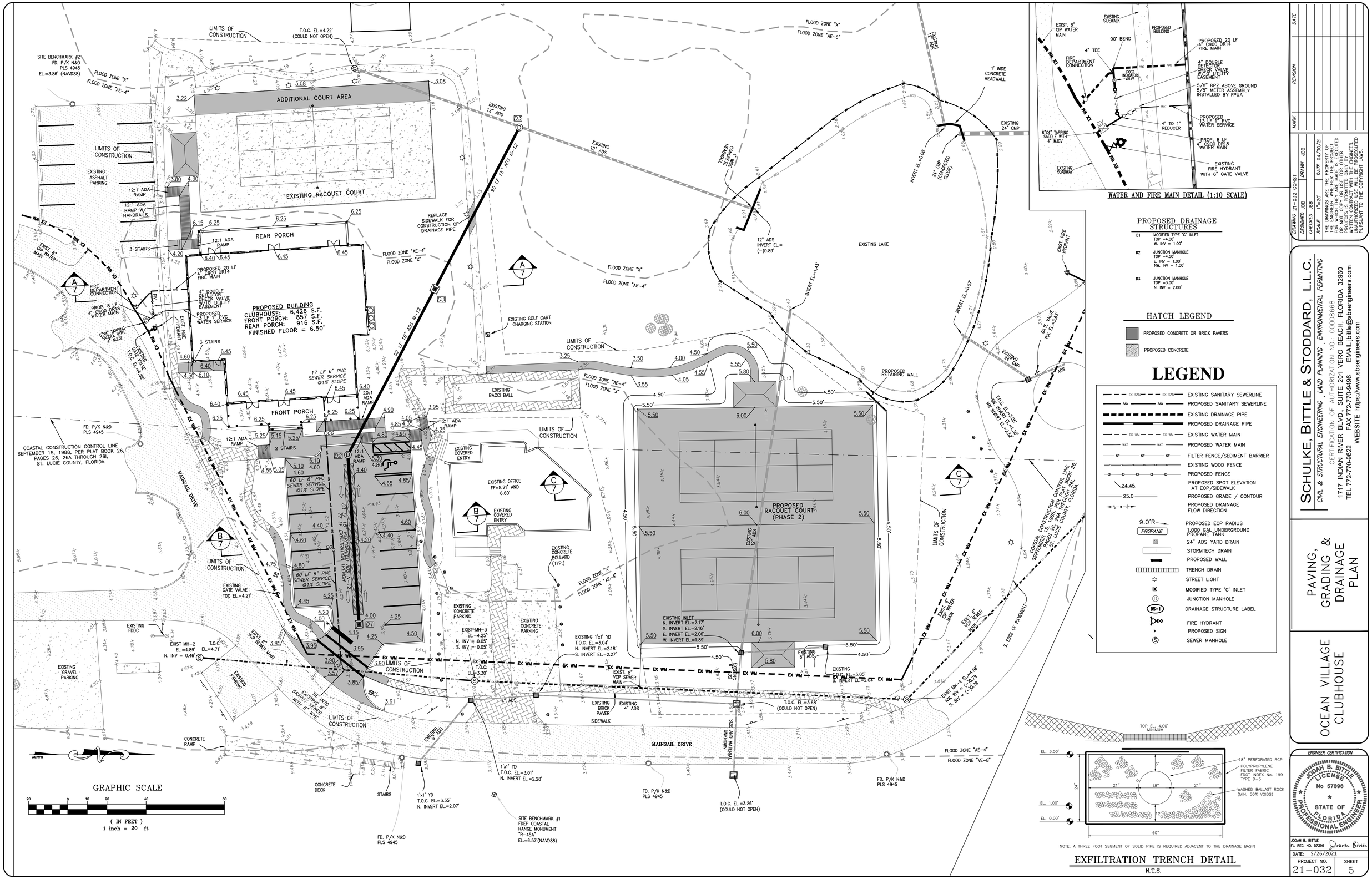

WATER AND FIRE MAIN DETAIL (1:10 SCALE)

PROPOSED DRAINAGE STRUCTURES

- **D1** MODIFIED TYPE 'C' INLET
  TOP =4.00'
  W. INV = 1.00'
- **D2** JUNCTION MANHOLE
  TOP =4.50'
  E. INV = 1.00'
  NW. INV = 1.00'
- **D3** JUNCTION MANHOLE
  TOP =3.00'
  N. INV = 2.00'

HATCH LEGEND

- PROPOSED CONCRETE OR BRICK PAVERS
- PROPOSED CONCRETE

LEGEND

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

NOTE: A THREE FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL
N.T.S.

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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

PAVING, GRADING & DRAINAGE PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION
JODAH B. BITTLE
PL. REG. NO. 57396
DATE: 5/26/2021

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21-032	5

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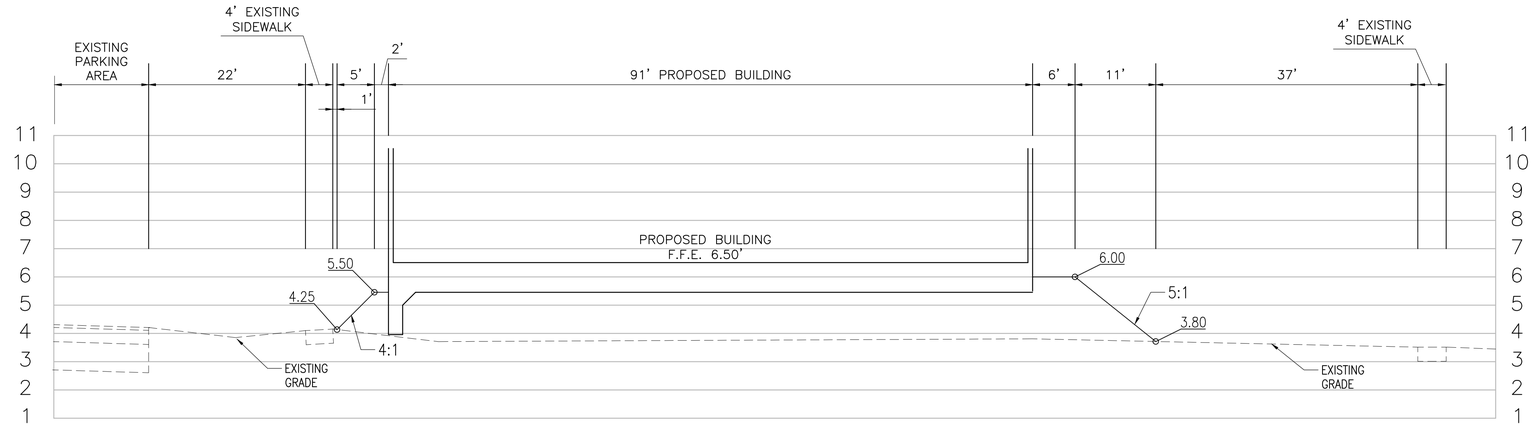
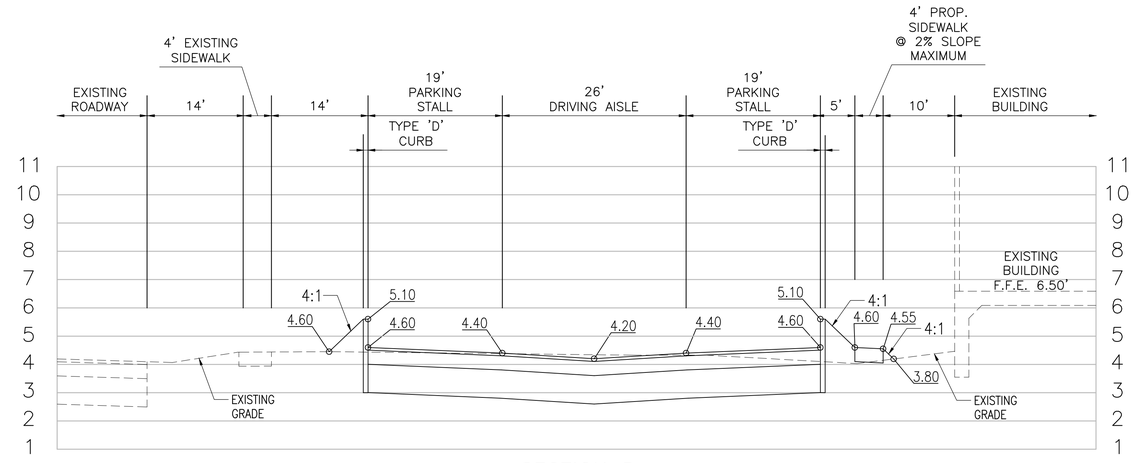


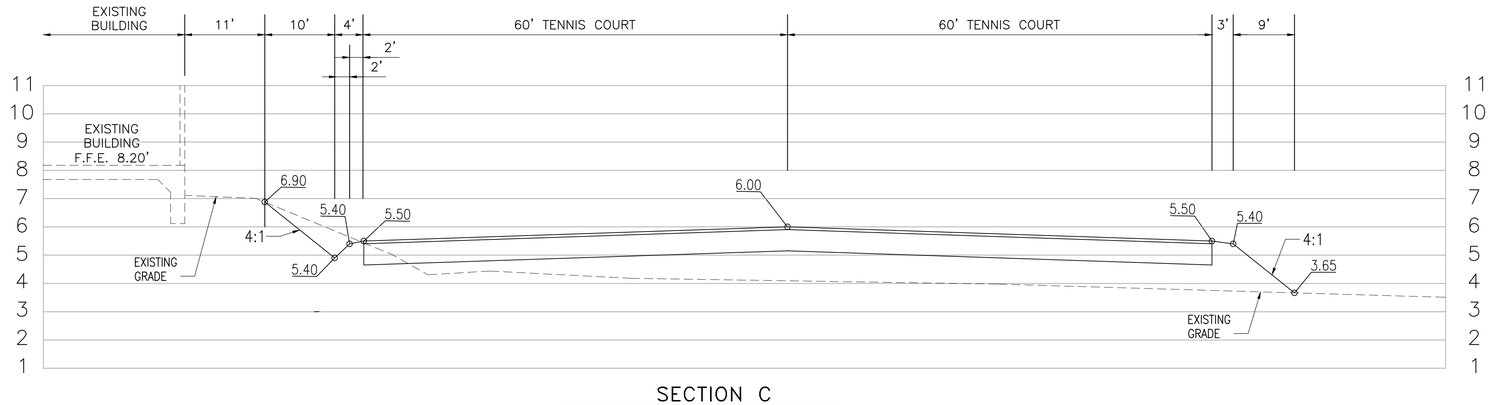
SECTION A

SCALE: NTS



SECTION B

SCALE: NTS



SECTION C

SCALE: NTS

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

CROSS SECTION

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

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SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION. ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS, ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS,BRUSH,VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIAL THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, ALL FILL MATERIAL SHALL BE TYPE B (AASHTO T-99).
COMPACTION: 98% MODIFIED PROCTOR (ASTM D-1557) OR 95% STANDARD (AASHTO T-180).
MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS.
COMPENSATION: COMPENSATION FOR EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED ROCK STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - 3/4" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS AND SHALL CONTAIN NO STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN 1/2 INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS, ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL BASE IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE CORE PENETRATION ROCK PIT CERTIFICATION. ALL MATERIAL SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT
PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350, PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3-FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROCRIBULED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT THE DEPTHS GREATER THAN 5 FT. AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SANDTIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948-2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4"-LIFTS TO THE SPRINGLINE MAXIMUM 6" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED IN THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND. IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM). SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

RECORD DRAWINGS
THE CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE WORK (2) WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOT/BLDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS- DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

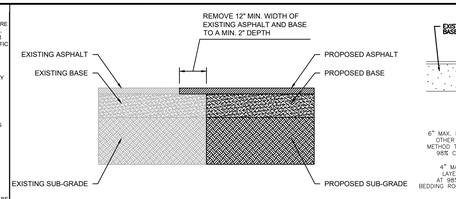
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

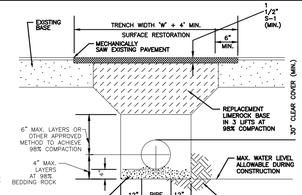
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019-20.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 711-001.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, MUTCD, AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS; ALL LATEST EDITIONS.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 711-001.
8. ALL FDOT DESIGN STANDARDS INDICES CORRESPONDING TO THE 2019-20 EDITION.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS, ALL LATEST EDITIONS.
2. ALL SIGNS SHALL BE TYPE 'C' SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-010. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-101 AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE.
FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC INFORMATION OFFICE
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
2. ALL MATERIALS AND CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOTROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
3. THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS: THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S DEPARTMENT OF TRANSPORTATION, FHWA). THE CONTRACTOR SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED IN THE FIELD BY THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
4. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
5. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
6. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
8. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING, THE TELEPHONE NUMBER IS 954-776-4300 OR 1-800-300-8236.
9. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
10. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED EXCEPT AT TIMES PRESCRIBED BY THE DEPARTMENT.
12. LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. CONSTRUCTION TO CONFORM TO SECTION 200, BASE TO BE PRIMED AFTER COMPACTION.
13. STABILIZED SUBGRADE SHALL BE A MINIMUM OF 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE A MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.
14. REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THUE RIGHT OF WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
15. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.

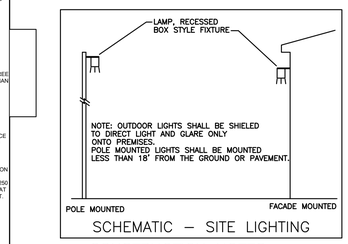


SAW-CUT
N.T.S



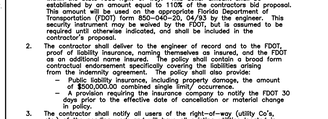
NOTES
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD TO CONTROL SOILS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO AA.S.H.T.O. T-180.
5. ALL ROADWAY RESTORATION SHALL COMPLY WITH INDIAN RIVER COUNTY PUBLIC WORKS / F.D.O.T. STANDARDS.
6. TRENCH WIDTH "W" = PIPE O.D. PLUS 2'-0".

TRENCH DETAILS
(PAVED AREAS)



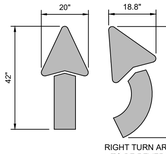
SCHEMATIC – SITE LIGHTING

CONSTRUCTION NOTES
Conditions of Construction
Within F.D.O.T. Right-of-Way
1. The contractor shall provide a security instrument in the form of a performance bond in the estimated dollar amount of the improvements/work within the state road right-of-way. This dollar amount shall be established by an amount equal to 110% of the contractors bid proposal. This amount will be used on the appropriate Florida Department of Transportation (FDOT) form 850-040-20, 04/93 by the engineer. This security instrument may be waived by the FDOT, but is assumed to be required until otherwise indicated, and shall be included in the contractor's proposal.
2. The contractor shall deliver to the engineer of record and to the FDOT, proof of liability insurance, naming themselves as insured, and the FDOT as an additional name insured. The policy shall contain a brood form contractual endorsement specifically covering the liabilities arising from the indemnity agreement. The policy shall also provide:
– Public liability insurance, including property damage in the amount of $500,000.00 combined single limit/ occurrence.
– A provision requiring the insurance company to notify the FDOT 30 days prior to the effective date of cancellation or material change in policy.
3. The contractor shall notify all users of the right-of-way (utility Co's, etc.) of the pending work and will have all existing utilities located in the field,and all conflicts resolved. Documentation of this notification shall be submitted to the engineer of record.
4. The engineer of record and the FDOT must be notified 72 hours prior to the commencement of construction. A pre-construction meeting at the job site shall be arranged by the contractor, at which representatives of the engineer of record and FDOT must attend.
5. All conditions of the FDOT permit must be strictly adhered to.
6. All construction shall be performed in accordance with the "FDOT Standard Specifications for Road and Bridge Construction," latest edition and shall reference the "FDOT Standard Specifications for Road and Bridge Construction," latest revisions.
7. Construction specifications listed on Sheet C–3 shall be adhered to.



SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5–FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T–119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE
9. PROVIDE REINFORCEMENT AS SPECIFIED IN PLAN SHEETS.

DETAIL AND
SIDEWALK / BIKEPATH SPECIFICATIONS



RIGHT

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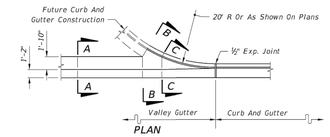
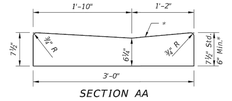
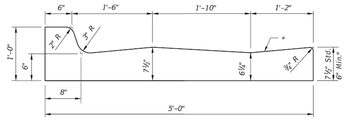


PLAN



SECTION AA



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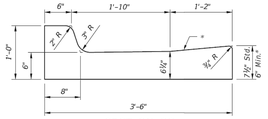


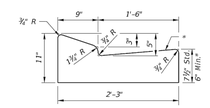
SECTION CC

VALLEY GUTTER

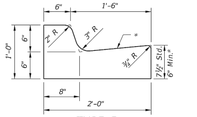
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

◪ Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E



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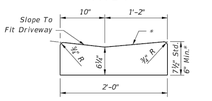
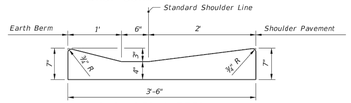
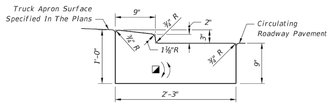


Note: To be paid for as parent curb.

DROP CURB

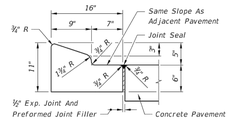


SHOULDER GUTTER



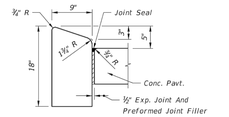
TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION

TYPE RA

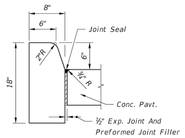


For details depicting usage adjacent to flexible pavement, see Sheet 2.

TYPE A



TYPE B



TYPE D

Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.

CONCRETE CURB

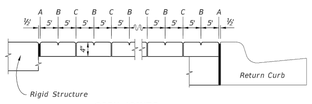
CONCRETE CURB AND GUTTER

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 1 of 2

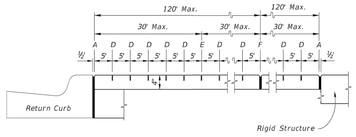
10/14/2019 11:05:46 AM

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ½" Formed Open Joints

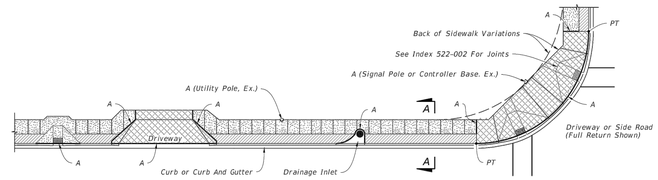
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS



PLAN

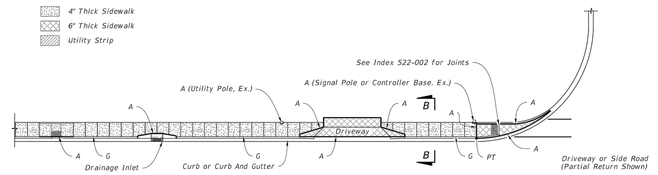
SIDEWALK WITH UTILITY STRIP

LEGEND:

4" Thick Sidewalk

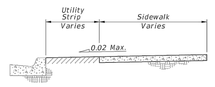
6" Thick Sidewalk

Utility Strip

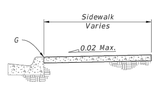


PLAN

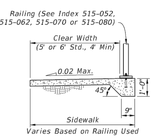
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



RAILING DETAIL

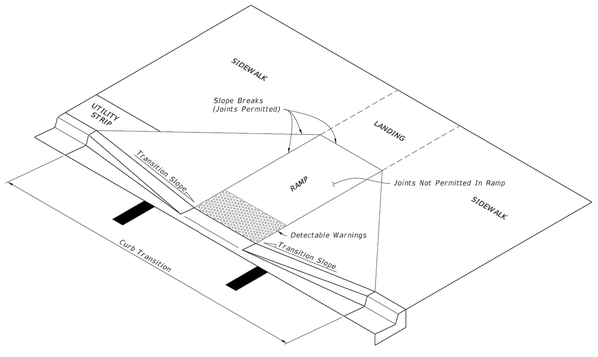
GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2

10/14/2019 11:15:32 AM

GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. Detectable Warnings - Acceptance Criteria:
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



CURB RAMP NOMENCLATURE

LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

7/25/2020 2:09:54 PM

GENERAL NOTES:

1. When four or more work vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLAGGER sign shall be substituted for the WORKERS sign. For location of flaggers and FLAGGER signs, see Index 102-603.
2. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
3. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
4. For general TCZ requirements and additional information, refer to Index 102-600.

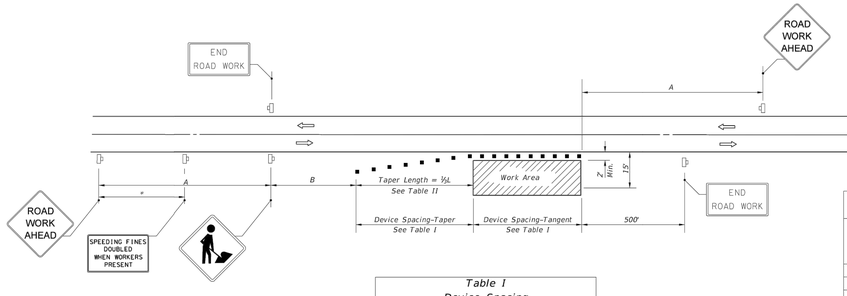


Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	Spacing (ft.) B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

Table II
Taper Length - Shoulder

Speed (mph)	½L (ft) 8' Shldr.	10' Shldr.	12' Shldr.	Notes
25	28	35	42	$L = \frac{WS^2}{60}$
30	40	50	60	
35	55	68	82	
40	72	90	107	
45	120	150	180	L=WS
50	133	167	200	
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width

½L = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

SYMBOLS

Work Area

Channelizing Device (See Index 102-600)

Work Zone Sign

Lane Identification + Direction of Traffic

DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 1

12/6/2020 12:39:18 PM

MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB SCALE NTS@20" DATE 04/30/21

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER. WHETHER THE PROJECT SPECIFIED IS EXECUTED OR NOT COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONSENT FROM THE ENGINEER. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

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CIVIL & STRUCTURAL ENGINEERING LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21-032 SHEET 09

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THINN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 2	

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)\ 1/2}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF' ASSY CAN THEN BE PLACED, WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM THE OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION	G-1 NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 2 OF 2	

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

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

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

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

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

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

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

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

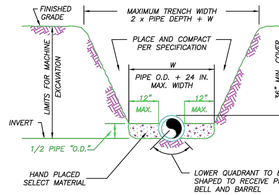
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN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

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

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

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

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

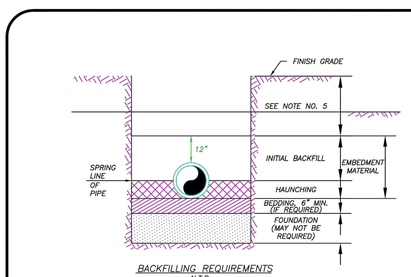


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL	M-1
03-09 DATE: DESIGNED: JLC DRAWN BY: RM APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

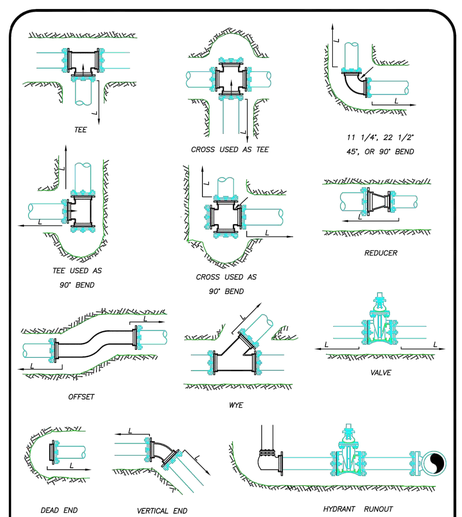


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

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

BACKFILLING REQUIREMENTS	M-2
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

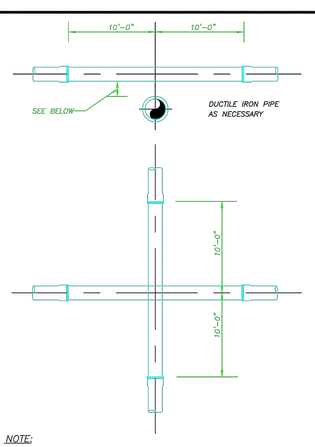
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

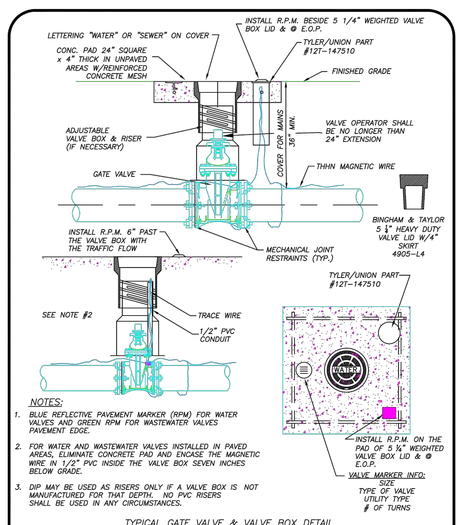


NOTE:

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

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



NOTES:

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

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

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21-032 CONST	DRAWN JBB
DESIGNED JBB	
CHECKED JBB	DATE 04/30/21
SCALE NTS(O)	

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

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396
DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	10

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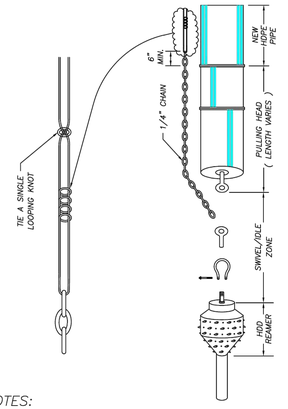
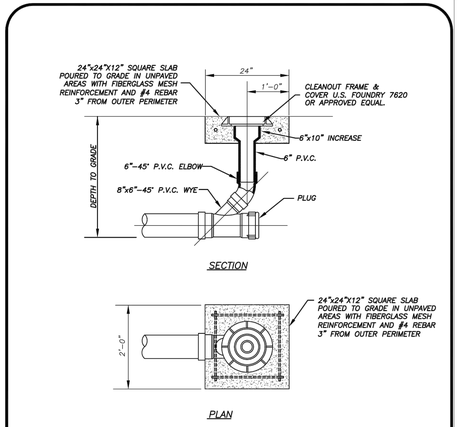


NOTES:

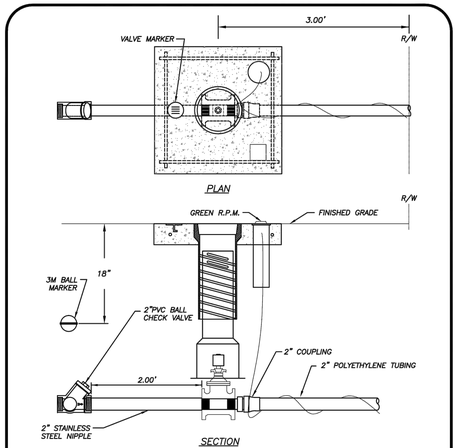
1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
   MANUFACTURER – COPPERHEAD INDUSTRIES, LLC
   PART NUMBER – 1245B–EHS–500 / 1245B–EHS–1000 / 1245B–EHS–2500
   PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

FPUA COMMUNITY PROUD	DIRECTIONAL BORE WIRE ATTACHMENT	M–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC MISC. DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL APPROVED: DATE: JLC 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S–4B
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–08 RISE DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC SEWER DETAIL 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 3



NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

FPUA COMMUNITY PROUD	GRINDER STATION CONNECTION	S–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC COMPUTER# DRAWN BY: SCALE: SLL N.T.S. SCALE APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

GENERAL POLICY

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

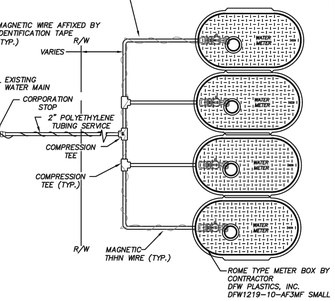


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ③ SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ③ , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ① .
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD	WATER METER PLACEMENT POLICY	W–1
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 02–15 SLL DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

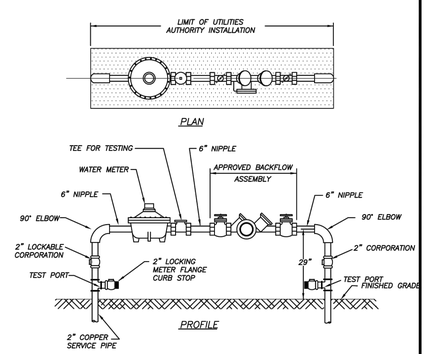


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)	W–4A
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC W–4.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2020	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



NOTES:

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

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

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W–8
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21–032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB | SCALE 1"N20' | DATE 04/30/21

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

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21–032 | SHEET 11

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037



MARK	REVISION	DATE

DRAWING 21-032 CONST

DESIGNED JBB | DRAWN JBB

CHECKED JBB | DATE 04/30/21

SCALE 1"=20'

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CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

AERIAL

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	12



FLOOR PLAN

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

1 / A-1.11

NORTH

APPROXIMATE A/C SQUARE FOOTAGE: 6,425 S.F.

NOTE:
THIS PLAN PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE FROM NORMAL REVIEW FROM MUNICPAL ADJACENCIES AND DEVELOPMENT PROCESSES.

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	NEW, 8" CMU WALL WITH FILLED CELLS AND REINFORCING. 1 ½" METAL FURRING STRIPS @ 16" O.C. MAX. SPACING WITH R-4.5 MIN. RIGID INSULATION BOARD AND 5/8" GYP. BD. TO MATCH EXISTING, ADJACENT WALL SURFACE
	NEW 3 5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD SHEATING, BOTH SIDES OF WALL AND SOUND ATTENUATING INSULATION BETWEEN STUDS. MATCH EXISTING, ADJACENT WALL SURFACES.

It is the law of the architect of engineer's licensing, the plans and specifications prepared by the architect or engineer and the application thereto comply with the laws governing the licensure of the architect or engineer and the Florida Building Code and Chapter 553, Florida Statutes.

Official Issue: Site Plan Submittal 5/25/2021.

Issue Description:	Date:
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Seal:

STATE OF FLORIDA
REGISTERED
BRENT A. WOOD
ARCHITECT
MAY 25 2021

05-25-2021 SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL, 34994
Tel. 772.220.1217 Fax 772.419.9261

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
89 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
FLOOR PLAN

Sheet Number:
A-1.11

Project Number: 2170/13
Plot Date: 05-25-2021
© 2021 Brent A. Wood

Tree/Palm Symbol Legend

- EX. TREE/PALM TO REMAIN
- EX. TREE/PALM TO REMOVE
- EX. TREE/PALM TO RELOCATE SEE LANDSCAPE PLAN FOR NEW LOCATION(S)

EXISTING TREE DISPOSITION

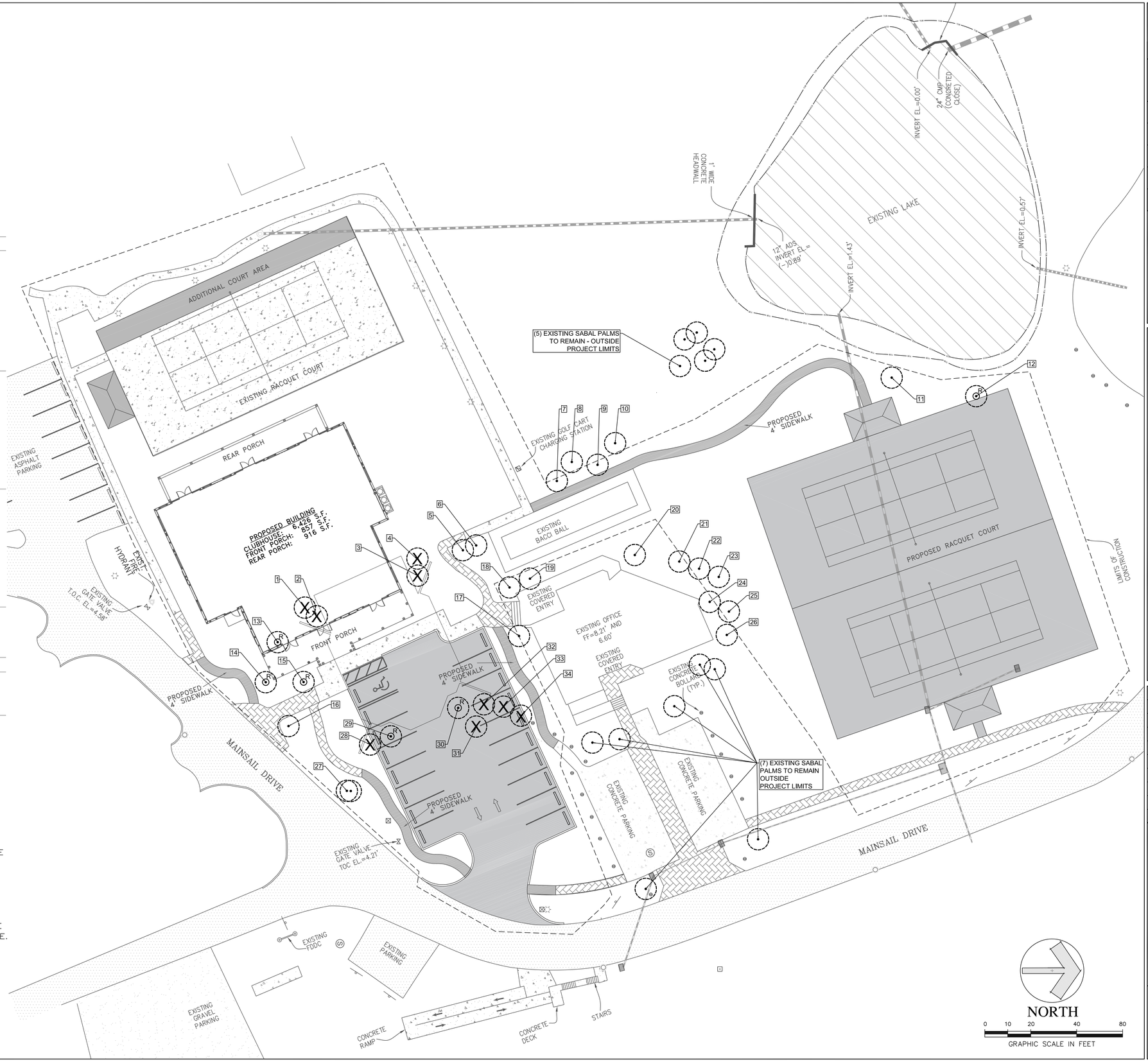
NO.		BOTANICAL NAME	COMMON NAME	DBH	CONDITION	ACTION
1	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
2	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
3	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
4	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
5	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
6	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
7	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
8	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
9	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
10	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
11	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
12	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
13	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
14	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
15	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
16	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
17	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
18	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
19	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
20	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
21	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
22	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
23	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
24	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
25	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
26	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
27	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR–DBL TRNK	REMAIN
28	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
29		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
30		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
31	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
32	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
33	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
34	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE

* INDICATES NATIVE SPECIES

PALMS TO BE REMOVED ARE VERY MATURE AND IN POOR TO VERY POOR CONDITION WITH TRUNK CONSTRICTION AND TRUNK DAMAGE – NOT RELOCATEABLE
(9) PALMS TO BE REMOVED AND MITIGATED/REPLACED AT 1:1 BASIS REPLACEMENT

Tree/Palm Protection

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY THE SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES/PALMS DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE POSTS TWO(2) INCHES BY(4) FOUR INCHES OR LARGER, WOODEN POSTS PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED EITHER A MINIMUM OF FIVE(5) FEET FROM THE TRUNK, UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT, OR IN LINE WITH THE TREE'S DRIP LINE. POSTS SHALL BE NO FURTHER THAN 6 FEET APART. REFER TO DETAIL. EACH SECTION SHALL BE LINKED TOGETHER WITH LUMBER, EROSION FABRIC, NET OR PLASTIC FENCE MATERIAL. ORANGE PLASTIC CONSTRUCTION FENCE AND METAL T–STAKES ARE ACCEPTABLE.
3. PROPOSED GRADES AROUND TREES/PALMS TO REMAIN SHALL BE MAINTAINED TO WITHIN (4) FOUR INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE/PALM REMOVAL, TREE PROTECTION AND GENERAL PLANTING REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIAL SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE TREE/PALM CANOPY AREA.



SWALLOWTAIL ENTERPRISES
2036 Magnolia Ln
Vero Beach, FL 32963
PH 772.360.7132
sjkross@aol.com

DATE: 5/21/2021

SHEET: Tree Disposition Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT · THOMAS L. WHITE · LA-0001100 · STATE OF FLORIDA

Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

TREE DISPOSITION PLAN

SHEET

TD-1

LANDSCAPE CODE TABLE

PERIMETER LANDSCAPE	REQUIRED	PROVIDED
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION	N/A	N/A
LANDSCAPE ADJACENT TO ROAD R.O.W.	**REQUIRED**	**PROVIDED**
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION – NO R.O.W.	N/A	N/A
PARKING AREA INTERIOR	**REQUIRED**	**PROVIDED**
1 SHADE TREE PER ISLAND	3	3
INTERIOR V.U.A. LANDSCAPING	**REQUIRED**	**PROVIDED**
V.U.A. = 6,860 SF / 18 382 SF / 180 SF	382 SF 2.1 TREES	1,068 SF 3 TREES
TREE MITIGATION	**REQUIRED**	**PROVIDED**
(0) TOTAL TREES REMOVED	0	0
(9) TOTAL PALMS REMOVED	9	9
(9) REPLACEMENT (MITIGATION) PALMS PROVIDED ON SITE ABOVE REQUIRED TREES – NO ADDITIONAL MITIGATION REQUIRED		

XERISCAPE REQUIREMENTS	PTS
LOW, MEDIUM, & HIGH WATER USAGE INDICATED ON PLAN	5
51% OR MORE GRASS AREAS DROUGHT TOLERANT SPECIES	10
51% OR MORE OF REQ. SHRUBS DROUGHT TOLERANT SPECIES	10
51% OR MORE OF REQ. TREES DROUGHT TOLERANT SPECIES	10
MIN. 3" DEPTH COMPACTED MULCH	10
UTILIZATION OF NON–CYPRESS MULCH	5
TOTAL POINTS	50

LANDSCAPE NOTES

1. ALL Landscape material to be FL #1 or better
2. Floratam sod all areas disturbed by construction
3. Non-cypress mulch required to 3" depth in all plant beds
4. ALL prohibited species shall be removed from project area prior to issuance of Certificate of Occupancy
5. Plan meets FDOT sight distance & clear zone requirements
6. All ground equipment to be screened with shrubs
7. NO landscaping to be planted within 10' of a fire hydrant

PLANT LIST – TREES & PALMS

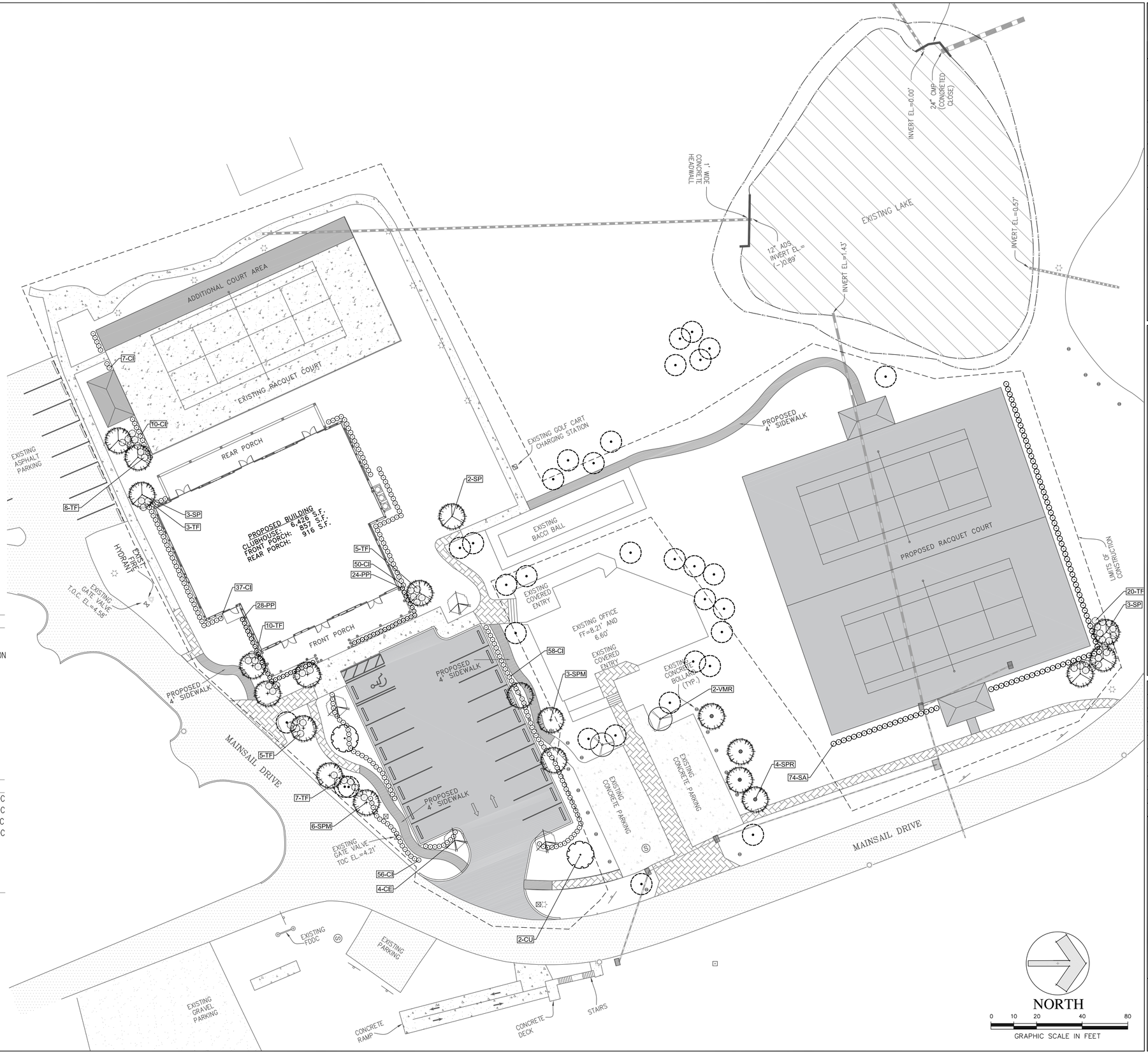
QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
4	SPR	*	H	SABAL PALMETTO	CABBAGE PALM	RELOCATED
2	VMR		M	VETCHIA MERRILLI	CHRISTMAS PALM	RELOCATED
9	SPM	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT MITIGATION
8	SP	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT
2	CU	*	H	COCCOLOBA UNIFERA	SEAGRAPE TREE	12–14' HT 3" CAL.
4	CE	*	M	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT 2.5" CAL.

PLANT LIST – ACCENTS / SHRUBS / GROUNDCOVERS

QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
218	CI	*	H	CHRYSABALANUS ICACACO	RED COCOPLUM	24" HT – 2' OC
58	TF	*	H	TRIPSACUM FLORIDANA	FL GAMMA GRASS	24" HT – 3' OC
52	PP		M	PODOCARPUS 'PRINGLES'	DWARF PODOCARPUS	18" HT – 2' OC
74	SA		H	SCHEFFLERA ARBORICOLA	GREEN ARBORICOLA	24" HT – 2' OC

* INDICATES NATIVE SPECIES

ALL SOD AREAS TO BE ST. AUGUSTINE 'FLORATAM' – SOLID SOD



SWALLOWTAIL ENTERPRISES
2036 Magnolia Ln
Vero Beach, FL 32963
PH 772.360.7132
sjkross@aol.com

DATE: 5/21/2021

SHEET: Landscape Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

LANDSCAPE PLAN

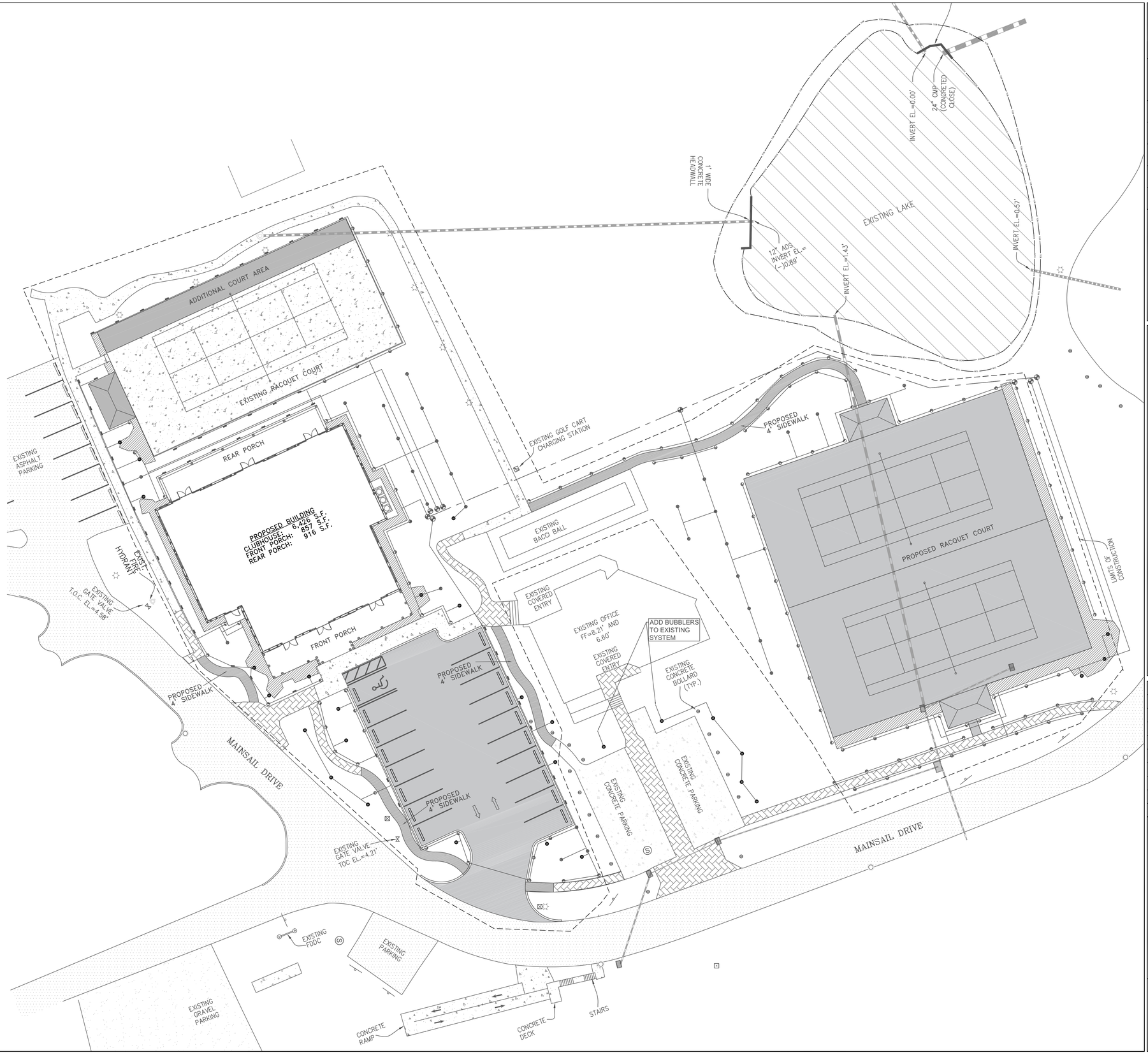
SHEET L-1

IRRIGATION LEGEND

SYM	DESCRIPTION
P	
M	
POC	WATER SOURCE: EXISTING SYSTEM
C	RAINBIRD ESP CONTROLLER - OR EQUIV. HUNTER
X / X X	VALVE NUMBER MAX. APPROXIMATE GALLONS PER MINUTE SIZE OF VALVE
	2" RAINBIRD VALVE WITH AN AMETEK VALVE BOX
	RAINBIRD SIDESTRIP HEAD
	RAINBIRD ENDSTRIP HEAD
	FLOOD BUBBLER HEADS
	HALF HEADS
	QTR HEADS
	WHOLE HEADS
	3 QTR HEADS
	HUNTER 5000 SERIES ROTARY HEAD W/ 3 QTR SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ HALF SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ 1 QTR SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ FULL SPRAY
	ADJUSTABLE PATTERN NOZZLES MAY BE USED AS REQUIRED
	SHRUB/ BUBBLER ZONES SEPARATE FROM TURF ZONES
	DRIPLINE AREAS

IRRIGATION NOTES

1. Fully automatic system to provide 100% coverage
2. Install bubblers on all trees = low water usage
3. Install drip line on all shrub beds (excluding single hedge rows covered by other zones) = low water usage
4. Use low trajectory nozzles on sod areas = moderate water usage
5. Sod areas to be on separate zone(s) from tree bubbler and shrub bed dripline zones
6. Rain sensor shut-off to be installed / operational
7. Water source - existing system to be modified
8. Main line & valve location shown for graphic clarity - actual location to be field verified
9. Contractor to modify existing system as necessary to maintain operation of system in areas outside project limits during construction
10. Valve locations and zone sizes to be adjusted based on actual existing water supply main line size, gpm volume, and system psi available.



SWALLOWTAIL ENTERPRISES
2036 Magnolia Ln
Vero Beach, FL 32963
PH 772.360.7132
sjkross@aol.com

DATE: 5/21/2021

SHEET: Irrigation Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

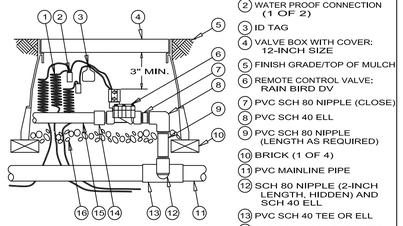
Fort Pierce
St. Lucie County, FL

REVISIONS

IRRIGATION PLAN

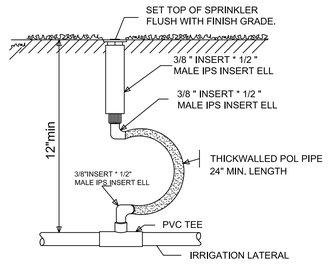
SHEET
L-2

IRRIGATION DETAILS

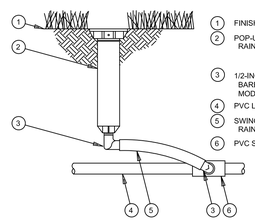


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATER PROOF CONNECTION (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER: 12-INCH SIZE
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE: RAIN BIRD DV
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

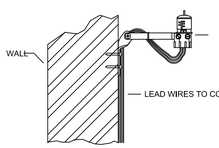


ROTOR HEAD



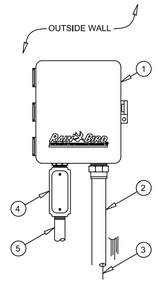
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
6. PVC SCH 40 TEE OR ELL

4"/6"/12" POP-UP SPRAY HEAD



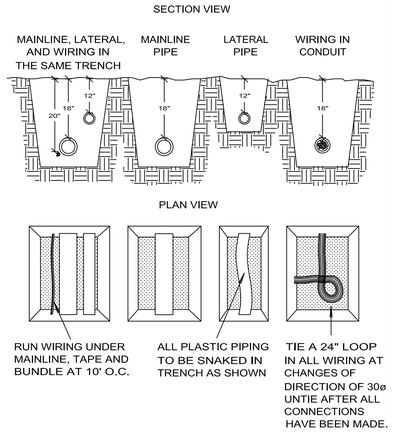
NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

MINI CLICK RAIN SENSOR



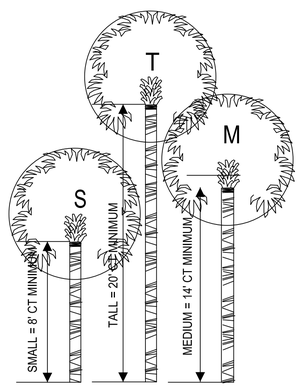
1. HYBRID CONTROLLER: RAIN BIRD ESP-I SERIES OUTDOOR WALL MOUNT (OR APPROVED EQUAL)
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

IRRIGATION CONTROLLER



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

PIPE & WIRE TRENCHING



PALMS TO BE INFORMALLY GROUPED IN STAGGERED SIZES AS SHOWN AND AS INDICATED ON PLANS.

PALMS ARE GENERALLY SPECIFIED BY OVERALL HEAIGHT AND WITH A CLEAR TRUNK DIMENSION. ALL CLEAR TRUNK DIMENSIONS FOR BOTH SABAL PALMS AND FOR ALL WASHINGTONIA PALMS ARE A MEASURE OF THE WOOD TRUNK LENGTH AT PLANTING UP TO THE BASE OF THE BOOTED FRONDS.

PALMS FROND TOPS MAY BE PENCIL CUT OR FRONDS MAY BE TRIMMED AND BOUND, AT THE DISCRETION OF THE CONTRACTOR AS REQUIRED TO INSURE THE HEALTH OF THE TREE.

OVERALL HEIGHT FOR PENCIL CUT PALMS, IS THE HEIGHT FROM THE BALL TO THE PENCIL TIP.

OVERALL HEIGHT FOR BOUND UP FRONDS IS MEASURED FROM THE BALL TO THE TOP OF THE BUD.

TYPICAL STAGGERED HEIGHT PALMS
N.T.S.

IRRIGATION SPECIFICATIONS

Piping:

Main Lines: Schedule 40 PVC, Solvent Weld.
Allow all main lines to cure for 24 hours before pressuring.

Lateral Lines: PVC; 1/2 in. is not used. Min. pipe is 3/4 in.
Lateral lines to be class 160 PVC
(Pipe locations drawn for clarity. Contractor to determine proper locations and make necessary field adjustments.)

Sleeves:

Irrigation System to be installed in compliance with the Florida building code, Appendix F requirements and regulations.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications.
Use blue or clear PVC cement, square cut, clean and prime all joints.
All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Lateral Line = 12 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line (if required) = 24 in. depth, nominal.

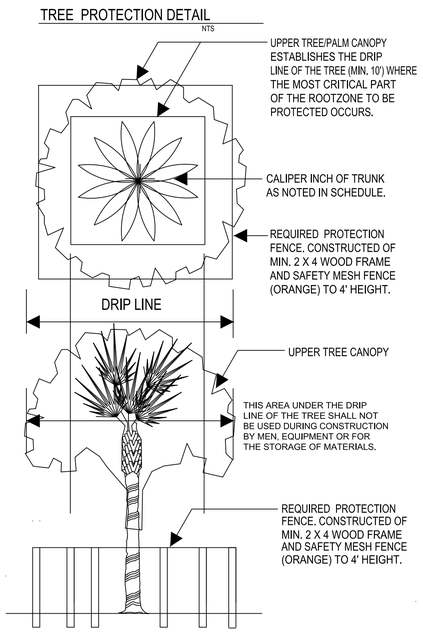
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be other color not specified.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractor's responsibility assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over the plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% coverage and avoid overspray. Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

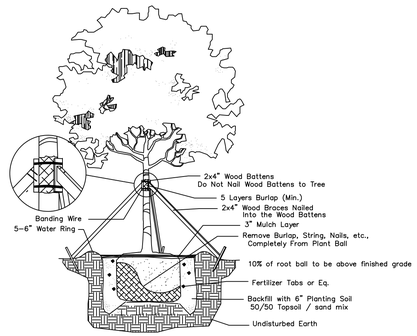
Contractor shall verify all underground utilities prior to commencement of work.

TREE PROTECTION DETAIL
NTS

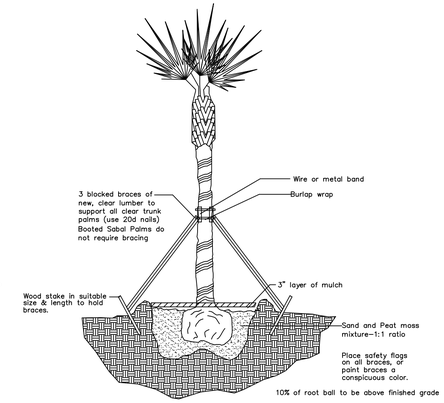


GENERAL LANDSCAPE NOTES:

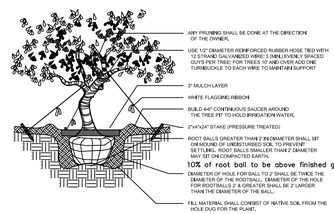
1. All plants will be FLA #1 or better as described in GRADES AND STANDARDS FOR NURSERY PLANTS, latest editions as published by The Florida Department of Agriculture and Consumer Services.
2. All plant material will receive mulch approved by the Landscape Architect and which complies with all applicable land development, zoning and building codes. Depth of mulch will be 3" at time of inspection maintaining min. 36" ring around tree, 6" clear radially from tree trunks.
3. All trees and palms will be staked according to the details shown. Staking requirements will be strictly enforced. All trees will be plumb in all directions at time of inspection.
4. All plantings will be covered by an underground irrigation system that provides 100% coverage with 50% overlap and includes a rain sensor automatic shut-off, such as the "MiniClik II" or approved equal, installed per the manufacturer's specifications. Irrigation components are interchangeable with purple I.D. components for future connection to reclaimed water. The irrigation system will comply with all applicable land development and building codes. Water source will be rust free OR the Contractor will provide an in-line rust inhibitor filter. No overspray on paving.
5. Backfill mix will be as noted on the planting details and will be free of all debris and stones over 1" diameter. Native sand or sandy soil may be used for backfilling palms only.
6. The Contractor will sod with St. Augustine 'Floritam' all open areas inside and adjacent to the property that does not receive plant material, or is not otherwise specified. Provide sod to all damaged areas, to edge of pavement inside and adjacent to the property and to the edge of water at all water bodies. All sod seams will be butt joints with adjacent rows staggered and all edge pieces will abut tightly, leaving no gaps. All sodded areas will receive min. of 2" top soil, fine graded.
7. No substitutions may be made without the written approval of the Landscape Architect the Owner and the City.
8. Planting plan takes precedence over the plant list. The plant list and quantities contained therein are for the convenience of the Contractor only.
9. The Contractor will warrant in writing all plant material for 365 days after final inspection and acceptance by the owner. Contractor may petition the owner to accept the work in substantial and reasonable sections on large projects. Written warrantee will be provided at the time of final inspection.
10. The Landscape Contractor is responsible for any damage to underground work which is properly marked or for which he has not obtained proper marking through the one call system, local utility departments, or from the General Contractor.
11. Any existing trees noted to remain shall be protected from damage. See Tree Plans.



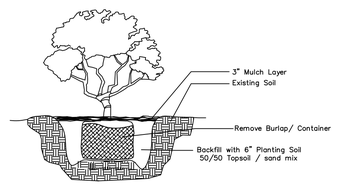
Large Tree Planting Detail
Not to Scale



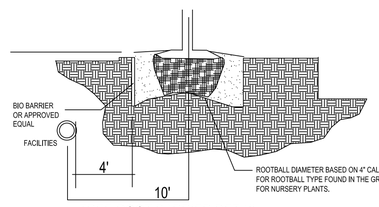
Palm Planting Detail
Not to Scale



Irregular and Multi-Stem Tree
Not to Scale



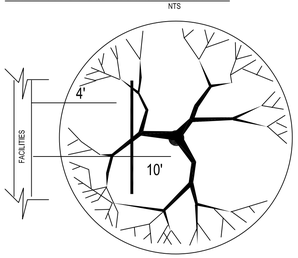
Shrub Planting Detail
Not to Scale



TREE ROOT BARRIER DETAIL
NTS

NOTE: CONTRACTOR SHALL FOLLOW MANUFACTURER'S DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES

TREE ROOT BIO BARRIER PLAN
NTS



ROOT BARRIERS SHALL BE A BIOBARRIER ROOT CONTROL SYSTEM OR APPROVED EQUAL. ALL ROOT BARRIERS SHALL BE INSTALLED TO A MIN. DEPTH OF 36" AND IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. ROOT BARRIERS SHALL BE INSTALLED A MINIMUM OF 4 FEET FROM THE AUTHORITY'S FACILITIES.

SWALLOWTAIL ENTERPRISES
2036 Magnolia Ln
Vero Beach, FL 32963
PH 772.360.7132
sjkross@aol.com

DATE: 5/21/2021

SHEET: NOTES - DETAILS

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

NOTES - DETAILS

SHEET
L-3



OCEAN VILLAGE
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED AMBER SITE LUMINAIRE	MCGRAW EDISON	GLEON-SAOA-AMB-U-SL4-FINISH / MA1036-XX	UNV	AMBER	9638	LED	0-10V (If required)	199W	25 'POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	MCGRAW EDISON	GLEON-SAOC-740-U-T4FT-FINISH / MA1036-XX	UNV	LED	70430	LED	0-10V (If required)	558W	18 'POLE	NOTE 1, 3
SC	24" LED AMBER BOLLARD	LIGMAN	UMC-10002-31W-T3-AMBER-FINISH-120/277v	UNV	AMBER	995	LED	NONE	31W	GROUND	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: CONFIRM FINISH

NOTE 2: FIXTURES MOUNTED ON 25' VALMONT ALUMINUM POLE R-240845806T4-P2-COOPER FINISH

NOTE 3: FIXTURES MOUNTED ON 18' VALMONT ALUMINUM POLE R-170840606T4-P2-COOPER FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	4	SA	SINGLE	9638	9638	0.900	198.9	198.9
	12	SB	SINGLE	70430	70430	0.900	558	558
	20	SC	SINGLE	995	995	0.900	24	24

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.60	3.2	1.7	1.53	1.88
PATHWAY 1	Illuminance	Fc	9.01	94.3	0.3	30.03	314.33
PATHWAY 2	Illuminance	Fc	4.36	87.7	0.2	21.80	438.50
PATHWAY 3	Illuminance	Fc	7.39	87.0	0.9	8.21	96.67
PATHWAY 4	Illuminance	Fc	9.70	92.4	0.2	48.50	462.00
RAQUET COURTS @ 3' AFG	Illuminance	Fc	37.35	66.0	19.6	1.91	3.37

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
2	PHOTOMETRIC STUDY	05/24/21
1	PHOTOMETRIC STUDY	05/20/21

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

Ocean Village
Site - Normal Mode
Fort Pierce, FL

FILE P:\PROJECTS\2021\MAY

CLIENT PROCTOR C.C.

Project: Ocean Village - Site

Date: 05/24/21

Scale: 1/16" = 1'

Sheet: L1

DRAWN BY: MR / MM



VIEW LOOKING WEST
SCALE: N.T.S.
1
A-2.02



ENTRY VIEW
SCALE: N.T.S.
2
A-2.02



VIEW LOOKING NORTH WEST
SCALE: N.T.S.
3
A-2.02



VIEW LOOKING NORTH EAST
SCALE: N.T.S.
4
A-2.02



VIEW LOOKING EAST
SCALE: N.T.S.
5
A-2.02



VIEW LOOKING SOUTH EAST
SCALE: N.T.S.
6
A-2.02

05-25-2021 SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

Official Issue: Site Plan Submittal 5/25/2021

Issue Description:	Date:
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Seal:
STATE OF FLORIDA
BRENT A. WOOD
AR94196
07-02-2021
REGISTERED ARCHITECT

Architect:
BRENT A. WOOD
ARCHITECTURE LLC

BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL 34994
Tel: 772.220.1217 Fax: 772.419.5061

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS

80 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER

2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
PERSPECTIVE VIGNETTES

Sheet Number:
A-2.02

Project Number: 217013
Plot Date: 05-25-2021
© 2021 Brent A. Wood



NORTH BUILDING ELEVATION (A / A-2.01)
SCALE: 1/8" = 1'-0"



EAST BUILDING ELEVATION (B / A-2.01)
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION (C / A-2.01)
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION (D / A-2.01)
SCALE: 1/8" = 1'-0"

05-25-2021 SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

Official Issue: Site Plan Submittal 5/25/2021

Issue Description:	Date:
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Seal: STATE OF FLORIDA BRENT A. WOOD AR94196 07-02-2021 REGISTERED ARCHITECT

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL 34994
Tel: 772.220.1217 Fax: 772.419.5061

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
80 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
BUILDING ELEVATIONS

Sheet Number:
A-2.01

Project Number: 217013
Plot Date: 05-25-2021
© 2021 Brent A. Wood

Ecological Consulting of Florida

850 NW Federal Highway
Suite 109
Stuart, FL 34994

Office: 772-220-7817

May 24, 2021

Mr. Jodah Bittle, PE
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

RE: Ocean Village Improvements – Preliminary Environmental Assessment
St. Lucie County, Florida

Dear Mr. Bittle,

This letter is to provide documentation of the site inspection conducted on May 21, 2021. Provided are my findings with regards to the natural resources at the project site.

The subject property is a partially developed property within the Ocean Village residential community within the City of Fort Pierce, St. Lucie County, Florida.

Assessment of the parcel included review of Soil Survey of St. Lucie County Area, a recent aerial photograph, and the National Wetland Inventory. A field inspection was conducted and included survey of the periphery of the parcel, with numerous transects made through the interior of the property. Vegetative communities were mapped on the aerial photograph. A cursory listed species survey and a gopher tortoise survey was conducted as part of this assessment.

The soil survey identifies Arents, organic substratum (6), and Canaveral fine sand, 0 to 5% slopes (10). The soils are well drained and are not considered hydric. The soils have been disturbed by past improvements such as the buildings, parking lot, tennis courts and excavation of the pond.

Review of the site identified a developed site with that included various accessory buildings and structures to support the Ocean Village community. In addition to the buildings and parking lot the site includes a grassed area and a pond. Both features are regularly maintained. Aside form the grass, the only other vegetation consists of landscape plants such as seagrapes, cabbage palms, and various hedges. The grassed area was covered with lawn clippings and soils in the northeast corner.

The land use and cover type identified is Urban (FLUCFCS 1720) and is mapped on the attached aerial.

The National Wetlands Inventory was reviewed, and no wetlands were noted on the site Field reconnaissance confirmed this. There are no areas meeting the state or federal wetland definition within the site. The pond is classified as a surface water and is not regulated.

A cursory review for wildlife species and their habitats was conducted as part of this assessment. Evidence and sighting of general non-listed species was noted and includes; a blue jay, cardinal and mocking bird. All of these species are common to the region and are not considered protected species.

A more detailed species-specific survey for gopher tortoises was conducted. This survey was performed by a Florida Fish and Wildlife Conservation Commission (FWC) permitted Authorized Agent in accordance with FWC survey protocols. Meandering pedestrian transects were walked through the subject lots with visual scanning of 100% coverage for burrows or other evidence of tortoise use (scat/tracks). The property is grassed and maintained, and visual evidence of burrows would be easy to recognize on this site. No tortoises or their burrows were observed on site.

Review of this site did not identify any qualified upland habitat, wetlands, or any listed species. Development of this site is not anticipated to have an adverse impact on these resources.

I trust this document provides the information necessary for the ecological issues. Please contact me if you have any questions. Thank you.

Sincerely,

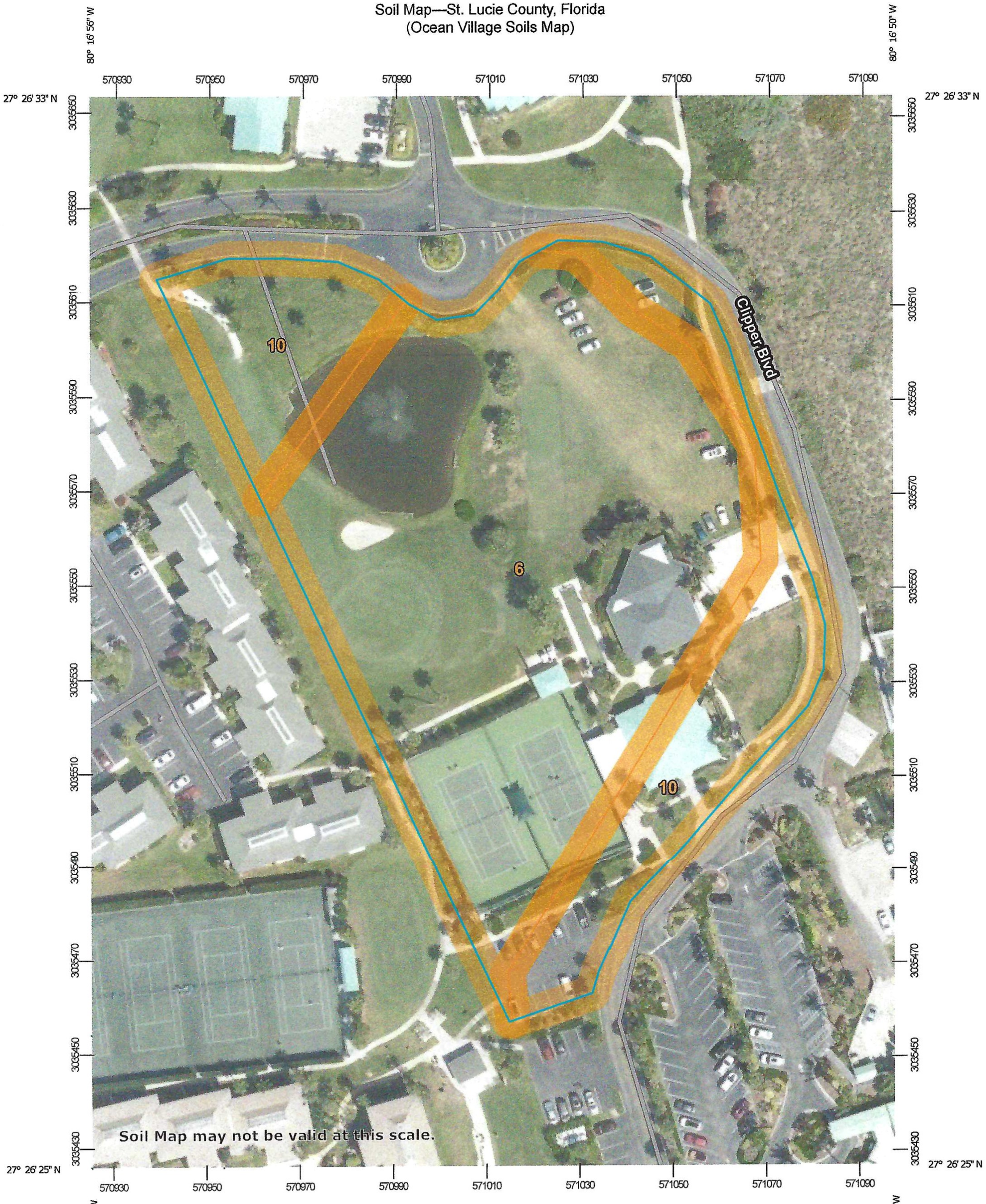
Ecological Consulting of Florida

D. Chris Sopotnick
President

DCS

2161.00

Soil Map—St. Lucie County, Florida
(Ocean Village Soils Map)



Map Scale: 1:1,110 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Arents, organic substratum	2.4	70.2%
10	Canaveral fine sand, 0 to 5 percent slopes	1.0	29.8%
Totals for Area of Interest		**3.4**	**100.0%**

Ocean Village

Land Use and Cover Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

Ocean Village NWI Map



May 25, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

O'ROURKE
ENGINEERING & PLANNING

May 13, 2021

Mr. Barrett Englert
Proctor & Associates
General Contractors, LLC
2050 US-1 Suite 200
Vero Beach, FL 32960

Re: Ocean Village Clubhouse

Dear Mr. Englert:

O'Rourke Engineering & Planning has completed the analysis of the proposed plan to reconstruct the clubhouse along Mainsail Drive in Fort Pierce. The purpose of this letter report is to demonstrate that the project has a de minimis impact on the roadway network. De minimis is defined as project traffic being less than 1 percent of level of service D capacity and the total traffic of the adjacent roadway being less than 110% of capacity at project buildout.

The steps in the analysis and the ensuing results are presented herein.

Project Description

The project consists of the expansion of the existing recreational center and supporting facilities. The expansion includes the relocation of one racquet court, the addition of one racquet court and additional clubhouse square footage. There is an existing office building that is not a part of the renovation. The project is located on Mainsail Drive within the Ocean Village resort community. **Attachment A** shows the project site plan.

Project Traffic

To estimate traffic generated by the expansion of the clubhouse and supporting facilities, the ITE Trip Generation, 10th Edition trip rates were applied. Trip generation for the project including daily, AM and PM peak hour is shown in **Attachment B**. As shown there will be a slight increase in trips of 132 net, new, daily trips, 10 net new AM peak hour trips and 16 net new PM peak hour trips.

The Ocean Village Clubhouse serves the Ocean Village community. Therefore, the traffic is internal to Ocean Village. As a conservative estimate, if 10% of the traffic is external to Ocean Village, 1 new trip would impact the external network in the AM peak hour and 2 trips would impact the external network in the PM peak hour.

Adjacent Street Traffic

State Road A1A (South Ocean Drive) is a two-lane minor arterial roadway serving the project. It has a capacity of 600 vehicle per hour per direction.

The project traffic has an assignment of 90% to the north and 10% to the south. Assigning the external trips, the impact would be 1 trip in the AM and 1 trip in the PM peak hour. Therefore, in the AM and PM peak hours, the project has an impact of 0.17% of capacity.

The total traffic on State Road A1A (South Ocean Drive) was calculated as existing plus growth for 3 years at 1% per year plus project traffic. (536 existing trips + 16 trips growth + 1 project trip = 559 total traffic)

The total traffic is less than LOS D capacity of 600.

Attachment C includes the growth rate calculation and St. Lucie County Traffic Counts and Level of Service Report Fall/Winter 2019/2020.

Conclusion

The project traffic is less than 1% of LOS D capacity and the total traffic on State Road A1A (South Ocean Drive) is less than 110% of capacity, therefore the project meets the criteria of De Minimis or insignificance.

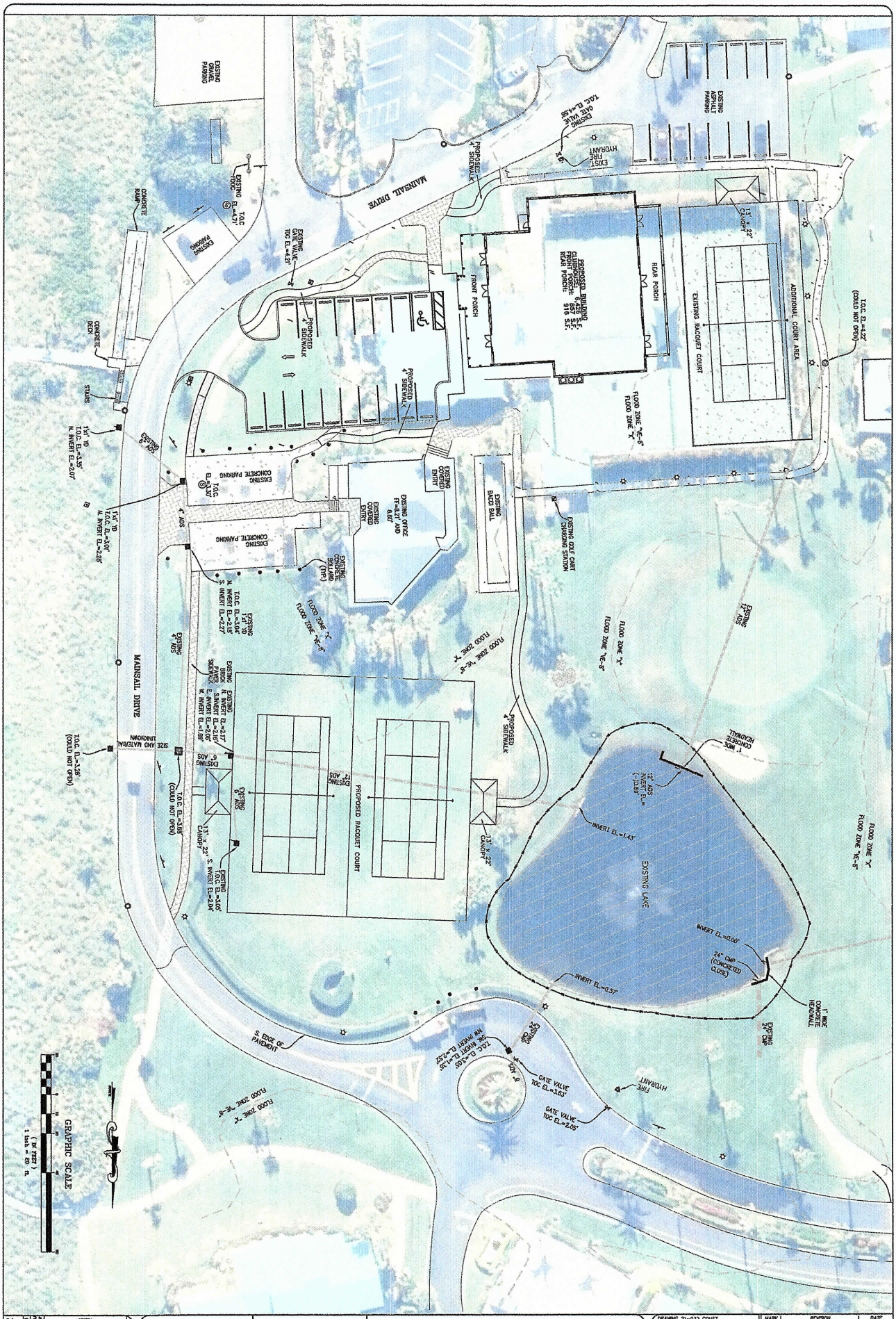
Additional analysis is not required, and the project satisfies concurrency.

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

Respectfully submitted,

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

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: 5/19/2021 License #: 42684



PROJECT NO. 21-032	SHEET 2	OCEAN VILLAGE CLUBHOUSE	SITE PLAN WITH AERIAL

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING _ LAND PLANNING _ ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9498 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

DRAWING 21-032 CONST	
DESIGNED JBS	DRAWN JBB
CHECKED JBS	
SCALE 1"=20'	DATE 04/30/21

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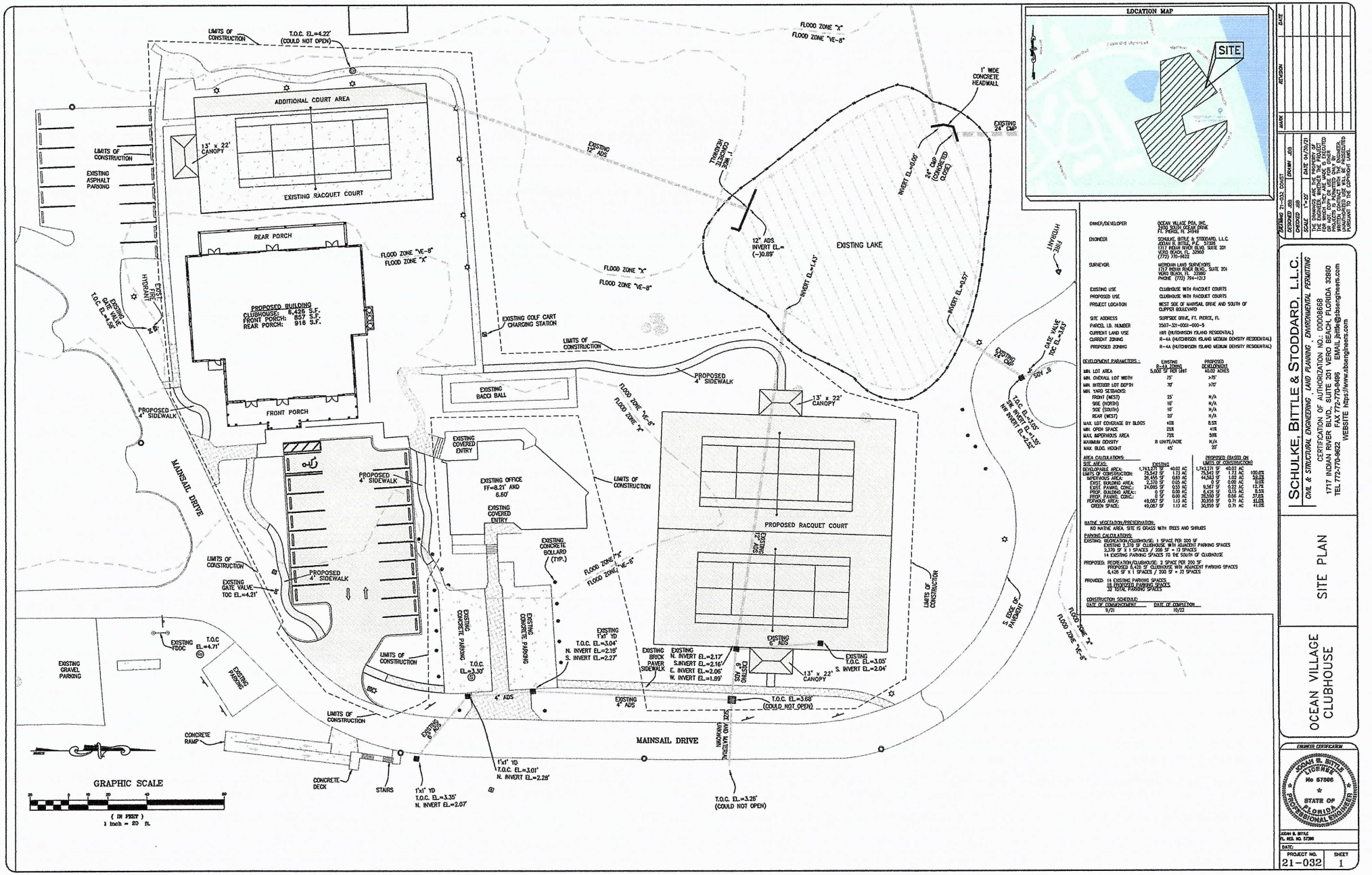
MARK	REVISION	DATE

JOHN B. BITTLE No. 57268 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
SIGNED/SEALED ON: 4/30/21
PRINTS MUST BE SIGNED AND SEALED TO BE VALID



LOCATION MAP

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2350 JOHN YOUNG DRIVE FT. PIERCE, FL 34946
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JOSIAH B. BITTLE, P.E. 57306 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-8622
SURVEYOR	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CUPPID BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-331-0001-000-5
CURRENT LAND USE	MIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)

DEVELOPMENT PARAMETERS:	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	43.02 ACRES
MIN. OVERALL LOT WIDTH	25'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	10'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	35'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,371 SF	40.02 AC	1,743,371 SF	40.02 AC	100.0%
LIMITS OF CONSTRUCTION:	75,543 SF	1.73 AC	75,543 SF	1.73 AC	4.33%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,543 SF	1.02 AC	2.55%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	2,370 SF	0.05 AC	0.13%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC	9,567 SF	0.22 AC	12.7%
PROP. BUILDING AREA:	0 SF	0.00 AC	6,426 SF	0.15 AC	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,060 SF	0.66 AC	37.0%
PERVIOUS AREA:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%
GREEN SPACE:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
9/21	10/22

NO.	REVISION	MARK	DATE

DRAWING 21-032 COAST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20'
DATE 04/29/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING , LAND PLANNING , ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-8622 FAX 772-770-8486 EMAIL jbittle@sbengineers.com
WEBSITE https://www.sbengineers.com

OCEAN VILLAGE CLUBHOUSE

SITE PLAN

ENGINEER CERTIFICATION

JOSIAH B. BITTLE LICENSE No 57306 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOSIAH B. BITTLE
FL. REG. NO. 57306

DATE:

PROJECT NO. 21-032

SHEET 1

ATTACHMENT B

TRIP GENERATION

Table 1 - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	Ln(T) = 0.98Ln(X) + 3.42	50%	50%	95	94	189
Bocce Court	491	1	Courts	T=27.71(X)	50%	50%	14	14	28
Racquet Court*	491	3	Courts	T=27.71(X)	50%	50%	42	41	83
Sub Total							**151**	**149**	**300**
Existing Land Use									
Recreational Community Center	495	2,899	Sft	Ln(T) = 0.98Ln(X) + 3.42	50%	50%	44	43	87
Bocce Court	491	1	Courts	T=27.71(X)	50%	50%	14	14	28
Racquet Court	491	2	Courts	T=27.71(X)	50%	50%	28	27	55
Sub Total							**86**	**84**	**170**
Net Change							**65**	**65**	**130**

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020

*** Tennis or Pickle Ball**

Table 2 - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	Ln(T) = 0.54Ln(X) + 2.73	66%	34%	28	14	42
Bocce Court	491	1	Courts	T = 1.47(X)	50%	50%	1	-	1
Racquet Court*	491	3	Courts	T = 1.47(X)	50%	50%	2	2	4
Sub Total							**31**	**16**	**47**
Existing Land Use									
Recreational Community Center	495	2,899	Sft	Ln(T) = 0.54Ln(X) + 2.73	66%	34%	18	9	27
Bocce Court	491	1	Courts	T = 1.47(X)	50%	50%	1	-	1
Racquet Court	491	2	Courts	T = 1.47(X)	50%	50%	2	1	3
Sub Total							**21**	**10**	**31**
Net Change							**10**	**6**	**16**

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020

*** Tennis or Pickle Ball**

Table 3 - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	Ln(T) = 0.76Ln(X) + 2.00	47%	53%	14	16	30
Bocce Court	491	1	Courts	T = 3.82(X)	50%	50%	2	2	4
Racquet Court*	491	3	Courts	T = 3.82(X)	50%	50%	6	5	11
Sub Total							**22**	**23**	**45**
Existing Land Use									
Recreational Community Center	495	2,899	Sft	Ln(T) = 0.76Ln(X) + 2.00	47%	53%	8	9	17
Bocce Court	491	1	Courts	T = 3.82(X)	50%	50%	2	2	4
Racquet Court	491	2	Courts	T = 3.82(X)	50%	50%	4	4	8
Sub Total							**14**	**15**	**29**
Net Change							**8**	**8**	**16**

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020

*** Tennis or Pickle Ball**

ATTACHMENT C

GROWTH DATA

ST. LUCIE COUNTY TRAFFIC COUNTS &
LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
SR A1A	Blue Heron Blvd	Seaway Drive	8,000	8,300	0.92%
		Total	8,000	8,300	1.00%

*Source FDOT Historical Traffic Counts

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
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,079	2019	670	68	B	0.309	83	B	0.377
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,000	2019	790	931	F	1.108	971	F	1.156
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,600	2019	920	715	C	0.822	716	C	0.823
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2020	2,000	558	C	0.641	621	C	0.714
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,100	2019	920	435	C	0.500	478	C	0.549
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,400	2019	920	269	C	0.309	241	C	0.277
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2019	700	418	C	0.633	336	C	0.509
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,300	2019	600	448	D	0.747	536	D	0.893
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,900	2019	600	791	F	1.236	827	F	1.292
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,900	2019	790	791	E	0.942	827	E	0.985
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,900	2019	1,550	655	C	0.949	592	C	0.858
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,900	2019	1,710	655	C	0.851	592	C	0.769
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	16,500	2020	2,100	1,129	C	0.562	1,088	C	0.541
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	19,000	2020	2,100	1,345	C	0.669	1,301	C	0.647
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	16,500	2020	1,800	1,129	C	0.656	1,088	C	0.633
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	19,500	2020	2,100	1,188	C	0.591	1,173	C	0.584
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,750	2017	790	279	C	0.715	275	C	0.705
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	KEEN RD to 25TH ST	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,600	2019	750	287	C	0.776	291	C	0.786
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,600	2019	790	287	C	0.736	291	C	0.746
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	13,500	2019	700	662	D	0.946	683	D	0.976
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831

* 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.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5016 - SR A1A/S - S OF SEAWAY DR (COUNTY 5016)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	8300 C	N 4000	S 4300	9.00	52.50	11.50
2018	8400 C	N 4200	S 4200	9.00	52.40	11.50
2017	8100 C	N 4100	S 4000	9.00	52.00	9.00
2016	8800 C	N 4500	S 4300	9.00	52.30	9.00
2015	8000 C	N 4100	S 3900	9.00	52.70	9.00
2014	7800 C	N 3900	S 3900	9.00	52.50	5.60
2013	6800 C	N 3500	S 3300	9.00	55.90	3.70
2012	6700 F	N 3300	S 3400	9.00	55.80	3.70
2011	6700 C	N 3300	S 3400	9.00	56.20	3.70
2010	7500 F	N 3700	S 3800	11.16	56.34	4.80
2009	7500 C	N 3700	S 3800	11.51	56.49	8.50
2007	8300 C	N 4000	S 4300	11.33	56.77	8.50
2006	8600 C	N 4300	S 4300	11.16	57.49	8.50
2005	7200 C	N 3600	S 3600	11.60	56.20	5.10
2004	7800 C	N 3800	S 4000	11.10	57.00	5.10

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Site Plan & Conditional Use - Ocean Village Clubhouse - 2400 S Ocean Drive

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: August 1st, 2021

NOTICE BY MAIL: August 6th, 2021

NOTICE BY SIGNS: August 6th, 2021

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

SIGNATURE: **DATE:** August 5th, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Ocean Village Clubhouse

Staff Name: Vennis Gilmore

Staff Signature: [signature]

Date Mailed: 8-6-21

Number of Mailed Letters: 678

Attachments:
Copy of notice of public hearings
Mailing list

1
Capstan I inc
2926 SE Paramount PL
Stuart; FL 34997-8516

2
Monique Andrade
2400 S Ocean DR; Unit # 111
Fort Pierce; FL 34949-8018

3
Cecilia Dutcher (TR)
3639 Armida DR
Wake Forest; NC 27587-7957

4
OCEANFRONT RETREAT RENTAL LLC
3125 Gordy RD
Fort Pierce; FL 34945-2716

5
Tracey A Bannister
69 E Girard BLVD
Kenmore; NY 14217-2014

6
Jose Bello
2400 S Ocean DR; Unit # 115
Fort Pierce; FL 34949-8018

7
Peter Buche
2800 S Universtiy Blvd Unit 36
Denver; CO 80210-6055

8
Latina Brown
2400 S Ocean DR; Unit Apt C121
Fort Pierce; FL 34949-7970

9
Gregory R Smetanka (TR)
10210 Milton Thompson RD
Lees Summit; MO 64086-9346

10
William J Archaki
41 Shady Hill Rd
Media; PA 19063-4029

11
Leon J Pernice
34 Mt Pleasant Ave
West Springfield; MA 01089-1823

12
Jay A Lentz
100 R ST
Lake Lotawana; MO 64086-9146

13
Richard R Ryan Jr
10 Sniffen Mountain RD
Cortlandt Manor; NY 10567-6404

14
Walter J Cantley Jr
501 N Bethlehem Pike
Fort Washington; PA 19034-1221

15
GOOCH INVESTMENTS LLC
206 Edgewood DR
Nicholasville; KY 40356-1815

16
Ana Roldan
2400 S Ocean DR; Unit # 134
Fort Pierce; FL 34949-8018

17
Capstan View LLC
PO Box 547665
Orlando; FL 32854-7665

18
St Lucie Beach Properties Corp
2400 S Ocean Dr Apt C211
Fort Pierce; FL 34949-7951

19
Joan F Colburn
2400 S Ocean DR; Unit Apt C212
Fort Pierce; FL 34949-7951

20
Nancy E Stagg (TR)
PO Box 1289
Wellfleet; MA 02667-1289

21
Selina Dale Winter
3320 Compass WAY
Alpharetta; GA 30004-0626

22
Ahmet G Aydogan
5244 Beland DR
Lake Worth; FL 33467-7402

23
Paul W Cates
2400 S Ocean Dr C 216
Fort Pierce; FL 34949-7951

24
James P Knox
14945 Fish Hook DR
Park Rapids; MN 56470-6249

25
James R Smith
6270 Woodhall CT
Hudsonville; MI 49426-8904

26
Stephen L Crosby (TR)
4361 Bender Ct
Troy; MI 48098-4475

27
Daniel J Oehl
2400 S Ocean DR; Unit Apt C224
Fort Pierce; FL 34949-7959

28
Daniel Visconti
2400 S Ocean DR; Unit Apt C225
Fort Pierce; FL 34949-7959

29
Alfredo L Kugelmas
PO Box 165539
Miami; FL 33116-5539

30
Sarah C Jones (TR)
2400 S Ocean DR; Unit Apt C231
Fort Pierce; FL 34949-7959

31
Mark William Van Haasteren
PO Box 3101
Winter Park; FL 32790-3101

32
Ruth A Gersabeck
7133 W Arlington WAY
Littleton; CO 80123-0882

33
William B King
1908 SE Port St Lucie Blvd
Port St Lucie; FL 34952-5581

34
Kenneth Vathauer
1810 Intracoastal Dr
Fort Lauderdale; FL 33305-3632

35
Victor Hugo Herrera
2400 S Ocean DR; Unit # 312
Fort Pierce; FL 34949-8018

36
Barbara Jane Quinn
3719 Elvera Ln
Warren; MI 48092

37
Shane Anthony White
6157 Caseys Side WAY
Fort Mill; SC 29708-6434

38
Peter J Chapon Jr
5012 Dana DR
Jefferson Hills; PA 15025-3684

39
Mathieu Prichonnet
9505 PRIVATE ROAD 2450
Lubbock; TX 79404-0838

40
Christopher W Bartlett III
2400 S Ocean DR; Unit Apt C321
Fort Pierce; FL 34949-7973

41
Grinnell Mechanical Inc
21 Ray AVE
Burlington; MA 01803-4720

42
Brett Albert Alfred Carron
8 Hanson Street
London W1W6TY

43
Elizabeth A Asaro
70 Winterberry CIR
Cross River; NY 10518-1311

44
Theresa J Russell
60 Upland RD
Needham; MA 02492-3531

45
John Knapek
7712 Excitement DR
Reunion; FL 34747-6752

46
Peter Angelos (LF EST)
2400 S Ocean DR; Unit Apt 332
Fort Pierce; FL 34949-8018

47
Stanley R Harrington
2400 S Ocean DR; Unit # 333
Fort Pierce; FL 34949-8018

48
Alva S Gibbs
2400 S Ocean DR; Unit Apt C411
Fort Pierce; FL 34949-7955

49
412 Investments Inc
445 NW 53rd AVE
Miami; FL 33126-5046

50
Ann M Brown
13608 Toka CT
Huntersville; NC 28078-5457

51
Greg Alan Gillmeister
2400 S Ocean DR; Unit # 414
Fort Pierce; FL 34949-8018

52
David Russell Jr
2400 S Ocean DR; Unit Apt C416
Fort Pierce; FL 34949-7954

53
Joan M Sullivan
47 Hooper AVE
Atlantic Highlands; NJ 07716-1538

54
Gury Holliman
324 Main St N
Carthage; TN 37030-1208

55
Richard A Foster
1750 NE 140th ST
North Miami; FL 33181-1307

56
Jon P O`Donnell
12309 E Reidsburg RD
Clarion; PA 16214-4243

57
Thomas Akeson
17 Gallatin DR
Dix Hills; NY 11746-7947

58
Charles M Ankenbrandt
1016 Ray ST
Geneva; IL 60134-2910

59
Rose Ann Rouff (TR)
PO Box 85
Brackney; PA 18812-0085

60
Robert G Stuendel (TR)
6084 Sierra PASS
Flint; MI 48532-2134

61
Bruce Peter Nidetch
1382 Noel AVE
Hewlett; NY 11557-1307

62
Donald G Golder
2400 S Ocean DR; Unit # 514
Fort Pierce; FL 34949-8018

63
Deborah L Hoskins (LF ST)
506 N 29th ST
Harrisburg; PA 17109-3501

64
Thomas LeFever
324 Backus RD
Cayuga; NY 13034-2165

65
CJ Triangle Investments Inc
N 2188 County Road J
Kaukauna; WI 54130-9746

66
Charles F Falkenberg Jr (TR)
84 L ST
Lake Lotawana; MO 64086-9440

67
Amy Burns (TR)
11 Carlisle RD
Miller Place; NY 11764-1908

68
Gervasio Baez
14805 SW 178th TER
Miami; FL 33187-7707

69
Susan A Herr
PO Box 1558
West Tisbury; MA 02575-1558

70
David Porteous
158 Birett DR
Burlington; ON L7L 2T1

71
Carl H Arnold
2400 S Ocean DR; Unit Apt C533
Fort Pierce; FL 34949-8018

72
Robert W Leech
540 Blythwood RD
North York; ON M4N 1B3

73
Richard D Pals
2400 S Ocean DR; Unit Unit 131
Fort Pierce; FL 34949-8018

74
John Southby (TR)
11899 SW 74th TER
Miami; FL 33183-3715

75
Michael Barone
15 Fountayne LN
Lawrenceville; NJ 08648-2679

76
Steven J McDonough
2400 S Ocean DR; Unit # 614
Fort Pierce; FL 34949-8018

77
Luann Overmyer
2400 S Ocean DR; Unit Apt C621
Fort Pierce; FL 34949-7960

78
Carlos A Varona
10400 SW 41st ST
Miami; FL 33165-4924

79
Kathleen Mullen (TR)
2400 S Ocean DR; Unit Apt C623
Fort Pierce; FL 34949-7944

80
Shirley A Davis
4106 W Palmira AVE
Tampa; FL 33629-6716

81
Kenneth P Sumrell
4233 Berry SQ
Williamsburg; VA 23188-8518

82
William B Brown
2400 S Ocean DR; Unit # 632
Fort Pierce; FL 34949-8018

83
Carlos J Santa Cruz Jr
2122 NE 38th RD
Homestead; FL 33033-5104

84
Thomas Rickey
1013 Woodlane RD
Jackson; NJ 08527-1555

85
Edward Reinhardt
2400 S Ocean DR; Unit Unit 713
Fort Pierce; FL 34949-8018

86
Mark Allnock
2373 Stewarts Cove WAY
Orlando; FL 32828-7838

87
John S Quinn Jr
23811 Deer Chase LN
Naperville; IL 60564-5322

88
Jose Grullon
12923 SW 133rd CT
Miami; FL 33186-5852

89
Jani Huhtamaki
368 SW Egret LNDG
Port St Lucie; FL 34953-8227

90
Kim Chiapperino
1402 Rosewood CT
Highland Mills; NY 10930-5219

91
James A Dvorak Jr
2444 Ripple Creek LN
Fleming Island; FL 32003-4973

92
Peter Ince
403 Georgia RD
Freehold; NJ 07728-8047

93
John B Bert III
2400 S Ocean DR; Unit Apt C725
Fort Pierce; FL 34949-7947

94
726 OVC Realty LLC
11 King Arthur DR
Londonderry; NH 03053-2821

95
William J Dempsey
404 Elkview DR
Clifford Township; PA 18421-7741

96
Donald E Studley III
5 Buckingham Garden PKWY
Maplewood; NJ 07040-1214

97
Robert G Pistole
220 Sunderland RD
Aiken; SC 29803-9266

98
John E Porada
39 Brady RD
Shrewsbury; NJ 07702-4464

99
Branford O`Brien
1139 Southport CT
Wellington; FL 33414-5528

100
H Steven Vollers
PO Box 5297
North Branch; NJ 08876-1303

101
Frederick C Cade (TR)
1323 SE 17th ST; Unit Apt 471
Fort Lauderdale; FL 33316-1707

102
Dana Bartley
1709 Sunset Isles RD
Fort Pierce; FL 34949-3433

103
Tonie Spearing
488 S Stony Point RD
Suttons Bay; MI 49682-9574

104
David J Silver
11 Warren CT
Cornwall; NY 12518-2147

105
Lazaro R Completo
8491 S US Highway 1 ST
Port St Lucie; FL 34952-3360

106
Lino Morejon (LF EST)
1035 Pine Branch DR
Weston; FL 33326-2843

107
John Dwyer
31 Scott ST
Massapequa Park; NY 11762-3539

108
Robert A Sherwood
PO Box 135
Kinderhook; NY 12106-0135

109
Renee C Loukides
1368 SW Sultan DR
Port St Lucie; FL 34953-2219

110
John C Dustman
5103 Horton RD
Oriental; NC 28571-9272

111
Frank L Fabrizio
1 Putnam RD
Cortlandt Manor; NY 10567-7442

112
James L Swish
3811 Highland Ct
Highland; MI 48356-1833

113
Michael T Riggs
4427 Batavia Elba Townline Rd
Batavia; NY 14020-1037

114
Judy Stein
1340 Arbor Creek DR
Rochester Hills; MI 48306-3700

115
Joseph DePasquale
2400 S Ocean DR; Unit # 1112
Fort Pierce; FL 34949-8018

116
James Passarelli
2400 S Ocean DR; Unit C 1113
Fort Pierce; FL 34949-8018

117
Lorraine Harner
2400 S Ocean DR; Unit Unit 114
Fort Pierce; FL 34949

118
James B Doyle Jr
2400 S Ocean DR; Unit # 1115
Fort Pierce; FL 34949-8018

119
Jacqueline P Hertz
2318 Sea Island DR
Fort Lauderdale; FL 33301-1575

120
Richard Fiddler
2400 S Ocean DR; Unit Unit 1121
Fort Pierce; FL 34949-8018

121
WPE LTD LLC
9513 Shadow LN
Fort Pierce; FL 34951-2934

122
Garrett M Karp
6945 Cohasset CIR
Riverview; FL 33578-8314

123
Robert H Pike
2400 S Ocean DR; Unit # 4133
Fort Pierce; FL 34949-8018

124
Gerald J Strein
547 Maude St
S Hempstead; NY 11550

125
Joan Carey (TR)
2234 Noyac RD
Sag Harbor; NY 11963-1902

126
Peter J Skibar
33 Aldrich DR; Unit # A
Edison; NJ 08837-3305

127
John K Miller
36 G Queen Anne WAY
Chester; MD 21619-2578

128
Toni Yost Kilkeary
3 Mariscal PL
The Woodlands; TX 77389-4394

129
John Kukucz
4190 Menlo Park LN
Vermilion; OH 44089-3603

130
John Stickels
2400 S Ocean DR; Unit Apt C1313
Fort Pierce; FL 34949-8020

131
Philip Rosenberg
2400 S Ocean DR; Unit Apt C1321
Fort Pierce; FL 34949-7984

132
Helene Diaz
10620 SW 99th TER
Miami; FL 33176-2729

133
John L Kopack
2400 S Ocean DR; Unit # 1323
Fort Pierce; FL 34949-8018

134
Jerry Santangelo
129 Ledgewood DR
Smithtown; NY 11787-4255

135
Kurt G Wirz
3531 SE Hyde CIR
Port St Lucie; FL 34984-6433

136
David Sargent
PO Box 176
Layton; NJ 07851

137
Robert T Alexander
2400 S Ocean DR; Unit Apt V114
Fort Pierce; FL 34949-8054

138
Leopoldo J Rios
2400 S Ocean DR; Unit Apt V123
Fort Pierce; FL 34949-8055

139
Joann F Schmidt
162 Shadblow LN
Clinton Corners; NY 12514-2833

140
Lianys Barrial
18906 NW 10th St
Pembroke Pines; FL 33029

141
Kaira M Haiman
330 El Dorado PKWY
Plantation; FL 33317-3218

142
Geoffrey E Neff
2400 S Ocean DR; Unit Apt V221
Fort Pierce; FL 34949-8056

143
Robert L Matthews
705 Birkdale Dr
Fayetteville; GA 30215

144
Liliana Suarez
1817 Kennedy BLVD; Unit Apt 3F
North Bergen; NJ 07047-6321

145
Albert C Howard (TR)
9320 Matchett RD
Kingsley; MI 49649-9673

146
Penny de Estrada
1220 US Highway 1; Unit Ste K
North Palm Beach; FL 33408-3538

147
Richard Haeg
232 Saint Sabre Dr
Swansea; IL 62226

148
Thomas A Lefever (LF EST)
2400 S Ocean DR; Unit Apt V314
Fort Pierce; FL 34949-8057

149
Leonardo Arteaga
18520 NW 67th AVE; Unit # 198
Miami Gardens; FL 33015-3302

150
Steve P Gory (TR)
3100 N Highway A1A; Unit Apt 404
Fort Pierce; FL 34949-8832

151
Michelle D Agrusa (TR)
380 SW Lake Forest WAY
Port St Lucie; FL 34986-2073

152
Brian Saunders
48 Cedar ST
Stony Brook; NY 11790-1759

153
Edward G Whitbeck Sr (TR)
2400 S Ocean DR; Unit Apt V322
Fort Pierce; FL 34949-8058

154
James O Sturniolo
15 E Lincoln AVE
Massapequa; NY 11758-7723

155
James F Vincent
216 N Shore RD
Spofford; NH 03462-3916

156
John D Hubbard
30 Dominica DR
Englewood; FL 34223-1846

157
Alicia Juste
2400 S Ocean DR; Unit Apt V326
Fort Pierce; FL 34949-8058

158
Mark D Metzger
6015 St Marys Rd
Hillsborough; NC 27278-9761

159
Robert F Coleman
29911 E River Rd
Grosse Ile; MI 48138-1933

160
John Perdisatt
3018 Windward DR
Fort Pierce; FL 34949-9138

161
Caroline Lavelle
2400 S Ocean DR; Unit Apt V412
Fort Pierce; FL 34949-8059

162
Edmund T Golomb Jr
944 Rayellen Dr
Berwick; PA 18603-2422

163
Brenda Donnelly
1 Cedar Marsh Retreat
Savannah; GA 31411-2922

164
Mark A Ackerman
317 Cleveland AVE
Wilmington; DE 19803-2570

165
Charles R Stone
1712 Rio Vista Dr
Fort Pierce; FL 34949-3428

166
John E Murray
PO Box 551917
Davie; FL 33355-1917

167
Szeren A Kreuz
10661 SE Hawser CT
Hobe Sound; FL 33455-3221

168
Patricia H Benson
2400 S Ocean DR; Unit Unit V-511
Fort Pierce; FL 34949-8018

169
Anne Mills Hale
902 N Deer Lake RD
Avon Park; FL 33825-5506

170
Ronald M Hitchcock Jr
240 Cadiz CT
Merritt Island; FL 32953-2932

171
Mark West
4832 Marston LN
Lake Worth; FL 33467-5672

172
Debra E Miceli
3029 Somerset DR
Jeffersonton; VA 22724-1739

173
NGMOV PROPERTIES LLC
7777 Glades RD; Unit Ste 100
Boca Raton; FL 33434-4150

174
Jim Navarro
10910 SW 139th AVE
Miami; FL 33186-3243

175
Emilio Garcia
750 Nightingale AVE
Miami Springs; FL 33166-3808

176
Ocean Villas II Inc
333 17th ST; Unit Ste A
Vero Beach; FL 32960-5636

177
Harry C McCann Jr
6504 Central AVE
Sea Isle City; NJ 08243-1428

178
Stephen R Cameron
663 Miners Point Rd RR #3
Perth; ON K7H 3C5

179
Marie E Morin
1064 Rue Etienne-Dumetz
Quebec; QC G1Y 1C2

180
Michele Bucciero
34 Harbour Isle Dr W; Unit PH06
Fort Pierce; FL 34949-2786

181
Ed Conroy
90 Old Mt Tom Rd
Bantam; CT 06750

182
Audrie Reaver
Grytresvein 10
Saetre 3475

183
Ramon Fuentes
7039 SW 115 Pl Unit H
Miami; FL 33173

184
Ernest F Steffens Jr
1575 Bow Line Rd
Fort Pierce; FL 34949

185
2400 Ocean Village LLC
100 S Birch RD; Unit Apt 2701
Fort Lauderdale; FL 33316-1549

186
Carlos R Rodriguez
2400 S Ocean DR; Unit # 623
Fort Pierce; FL 34949-8018

187
Rafael Benavente
251 Crandon BLVD; Unit Apt 702
Key Biscayne; FL 33149-1511

188
Joshua David Chamberlain
2400 S Ocean DR; Unit # 625
Fort Pierce; FL 34949-8018

189
David W Bryson (TR)
46 Popple RD
New Boston; NH 03070-4911

190
Chad D Hansen (TR)
1271 Patriot WAY
Beavercreek; OH 45434-2211

191
John Gusha
1619 SE 3rd Ct
Crystal River; FL 34423

192
Robert L Miles (TR)
1909 SW Palm City RD; Unit Apt 5-D
Stuart; FL 34994-4220

193
The Kuhns Balogh Revocable Trust
1302 Roosevelt
Ypsilanti; MI 48197-2122

194
Steven Ross Powell Sr
2400 S Ocean DR; Unit # 714
Fort Pierce; FL 34949-8018

195
Michael R Wesner
6415 Onclave Dr
Clarcston; MI 48348

196
Jason allan Hackett
2400 S Ocean DR; Unit # 716
Fort Pierce; FL 34949-8018

197
Michael L Motzny (TR)
18 W Appletree LN
Arlington Heights; IL 60004-2506

198
Robert Lee Haines
641 Wilcox RD
Chattanooga; TN 37419-2129

199
Gordon Crozier Jr
10730 NW 14th ST; Unit Apt 179
Plantation; FL 33322-6978

200
Jakub Koscielniak
91 Lake Dr N
Keswick; ON L4P 1A9

201
Jackeline Bradley
15 Harbour Isle Dr W Unit 303
Fort Pierce; FL 34949-2767

202
John P Lynch
2400 S Ocean DR; Unit V-724
Fort Pierce; FL 34949-8018

203
Peter S Milnes
21 Bayberry LN
Middletown; NJ 07748-1424

204
Christine Lemus
15036 SW 32nd LN
Miami; FL 33185-3978

205
Todd Christopher Starck
8351 NW 5th ST
Pembroke Pines; FL 33024-6649

206
Michael R Brooks
17540 Coconut Palm Ct
North Fort Myers; FL 33917-2082

207
Ronald Malofey
1093 Pointe Place BLVD
Rochester; MI 48307-1794

208
Robert Klos
150 Grigonis PATH
Southold; NY 11971-1708

209
George Mohsen
8 Shortill Rd
Ballinafad; ON N0B 1H0

210
Aldo Burga
10660 SW Waterway LN
Port St Lucie; FL 34987-1912

211
Frances Tesoriero (TR)
51 Commodore CIR
Port Jefferson Station; NY 11776-2299

212
Joseph J Jeselnik
2400 S Ocean DR; Unit # 334
Fort Pierce; FL 34949-8018

213
John M Roeser (TR)
2174 Cuyahoga CT
Traverse City; MI 49686-2025

214
John F Maguire (TR)
2400 S Ocean Dr # V 738
Fort Pierce; FL 34949-8018

215
Maria C Ferrer
4940 SW 100th CT
Miami; FL 33165-6341

216
Monica Herrera
28232 SW 128th PATH
Homestead; FL 33033-7352

217
Ruben Rivera
6256 Rossier Rd
Canandaigua; NY 14424

218
Daniel Juan Rios
5250 Beland DR
Lake Worth; FL 33467-7402

219
Margaret S Arneson
4280 Galt Ocean DR; Unit Apt 2J
Fort Lauderdale; FL 33308-6115

220
Theresa W Conroy
177 Skokorat ST
Seymour; CT 06483-3024

221
Howard Lane
19700 SW 14th St
Pembroke Pines; FL 33029

222
John E Bartlett (TR)
35 Hill ST
Methuen; MA 01844-2345

223
Peter Robert Milnes
2400 S Ocean DR; Unit # 823
Fort Pierce; FL 34949-8018

224
Ocean Village 824 Llc
1456 Blythe Dr NW
Grand Rapids; MI 49504-2531

225
William F Nohava
111 E Cossitt AVE; Unit Apt 103
La Grange; IL 60525-5628

226
Elayne Gidney
6620 Boca del Mar DR; Unit Apt 708
Boca Raton; FL 33433-5718

227
Richard J Esteves
2400 S Ocean DR; Unit # 913
Fort Pierce; FL 34949-8018

228
Miriam Dewaal (TR)
2400 S Ocean DR; Unit # 914
Fort Pierce; FL 34949-8018

229
Moya M Ochse
2400 S Ocean DR; Unit # 915
Fort Pierce; FL 34949-8018

230
Skylar Van Soest
3633 Cal Ken CT
Murrysville; PA 15668-9512

231
Vincent A Allocco
4939 Farwell AVE
Skokie; IL 60077-3502

232
Paul M Kumpitsch III
1270 5th ST
Vero Beach; FL 32962-1564

233
Robert W Ulbrich (TR)
PO Box 207
Chester; VT 05143

234
Mike Rewkowski
1865 Glennana RD; Unit Apt 312
Pickering; ON L1V 3V5

235
Sara Shepherd
3339 N Hoyne AVE
Chicago; IL 60618-6243

236
John K Drake (TR)
1849 Baldridge RD
Columbus; OH 43221-3811

237
Edward J Berg
2400 S Ocean DR; Unit # 1012
Fort Pierce; FL 34949-8018

238
Dallas Gory (TR)
14828 Breckness PL
Miami Lakes; FL 33016-6410

239
Wayne M Wheeler
348 Shawnee DR
Brick; NJ 08724-4466

240
Mileva Stanimirovic
2400 S Ocean DR; Unit Unit V1015
Fort Pierce; FL 34949-7994

241
Marcos J Calero
15962 SW 45th TER
Miami; FL 33185-5302

242
Maria B Bosch
15813 SW 10th ST
Pembroke Pines; FL 33027-2242

243
Shawn Du Fault
1138 Hernando St #A
Fort Pierce; FL 34949

244
Tamera P Ownby
185 Knight Hollow WAY
Lake Lure; NC 28746-6317

245
John W Martin
173 Varnum Ave
Dracut; MA 01826-5414

246
Thomas Ownby
2400 S Ocean DR; Unit V1026
Fort Pierce; FL 34949-8047

247
Leland K Payne
2400 S Ocean Dr # V1031
Fort Pierce; FL 34949

248
Jerri L Dietz (TR)
3701 S Indian River DR
Fort Pierce; FL 34982-7740

249
Andrew A Ferlito (TR)
2400 S Ocean DR; Unit Apt V1023
Fort Pierce; FL 34949-8047

250
Adela Szymanski (TR)
917 SW Grand Reserve Blvd
Port St Lucie; FL 34986-2344

251
Annalane Harris
2400 S Ocean DR; Unit # 1035
Fort Pierce; FL 34949-8018

252
Steven Stein
2 Barnes DR
Mansfield; PA 16933-1046

253
Robert Lenich (TR)
2400 S Ocean DR; Unit # 1111
Fort Pierce; FL 34949-8018

254
Andrea H Abernethy
5807 S Indian River Dr
Fort Pierce; FL 34982-7720

255
Edward J Klem (TR)
1260 NW 90th WAY
Plantation; FL 33322-4435

256
Lisa McCarthy-Moore
25 Litchfield Turnpike
New Preston; CT 06777

257
Pat Jonen
2400 S Ocean DR; Unit Apt V1115
Fort Pierce; FL 34949-8049

258
Joyce M Steward
7258 Belle Isle Glen
Lakewood Ranch; FL 34202

259
Charles Donnelly
2366 Senator CT
Louisville; CO 80027-1232

260
Gina Welsh
906 Whitehorse Hamilton Square RD
Hamilton; NJ 08610-1114

261
Stephen Hanley
2400 S Ocean DR; Unit Apt 2134
Fort Pierce; FL 34949-8033

262
Thomas John Evans
2400 S Ocean DR; Unit Apt 1124
Fort Pierce; FL 34949-8018

263
Noreen Lomonte
320 Golf View DR
Little Egg Harbor Twp; NJ 08087-4230

264
Douglas A Forslund (TR)
3906 Rosemere LN
Kalamazoo; MI 49048-9478

265
Katya R Caceres
2400 S Ocean DR; Unit # 1131
Fort Pierce; FL 34949-8018

266
Christine K Seiler (TR)
17627 Esprit DR
Tampa; FL 33647-2506

267
Holly D Frisk
2400 S Ocean DR; Unit Unit V1134
Fort Pierce; FL 34949-8051

268
Joseph Cantalupo
6435 33rd LN
Vero Beach; FL 32966-7801

269
Anil M Vyas
117 Parsley LN
Osterville; MA 02655-1738

270
Sergio Manuel Alvarez
8852 NW 167th ST
Miami Lakes; FL 33018-6118

271
Catherine V Shipp
212 Diamond ST
Souderton; PA 18964-1603

272
Henrietta Dwyer
2400 S Ocean DR; Unit # 1213
Fort Pierce; FL 34949-8018

273
Gregory Zinni
4098 Fairway DR
Canfield; OH 44406-9056

274
Lawrence Blondin
154 High St
Newburyport; MA 01950

275
Tyler A Folsom
1200 SW 12th ST; Unit Apt 315
Fort Lauderdale; FL 33315-1373

276
Anne T Murphy
7466 Harbour Isle
Indianapolis; IN 46240

277
Robert Barrocas
12260 SW 135th TER
Miami; FL 33186-6568

278
Monique A Andrade
9907 Fairway Cove LN
Plantation; FL 33324-2825

279
Joseph W Zayac
61 Winghaven LN
Fort Pierce; FL 34949-9132

280
Frank L Tuscano III
125 Fitch BLVD; Unit Unit 265
Youngstown; OH 44515-2245

281
James A Frisk
2020 Jacaranda AVE
Fort Pierce; FL 34949-3326

282
John S Stevens
740 NW 72nd Way
Hollywood; FL 33024-7126

283
Beth Woods
2400 S Ocean DR; Unit Apt 5113
Fort Pierce; FL 34949-8021

284
Maria V Valdez
14203 SW 152nd CT
Miami; FL 33196-5682

285
Ciro R Hidalgo
8120 SW 97th St
Miami; FL 33156

286
Derek Geibel
1693 SW 158th TER
Pembroke Pines; FL 33027-2339

287
Rebeca A De La Espriella
4634 SW Long Bay DR
Palm City; FL 34990-8807

288
Sharon Husted-Welter
64 Van Wyck Lake RD
Fishkill; NY 12524-2954

289
John Bello
2400 S Ocean DR; Unit Apt 5211
Fort Pierce; FL 34949-8022

290
Giggle Up LLC
3892 Sw 42nd Ave
Palm City; FL 34990

291
David D Vaughn
5722 NW 101st Dr
Coral Springs; FL 33076

292
Ernest Curinga Jr
7725 Yardley DR; Unit Apt 107
Tamarac; FL 33321-9577

293
Joseph R Balcher Sr (TR)
113 Benz ST
Ansonia; CT 06401-2702

294
Jarrod Valcourt
571 Bendigo Passage Ct SE
Bolivia; NC 28422-8344

295
Charles M Hewett
6734 Lakeview DR
Hanoverton; OH 44423-9642

296
Nicholas Peter Fischer
65 Hollow Horn RD
Erwinna; PA 18920-9211

297
Alex J Fischer
1891 SW Hunters Club WAY
Palm City; FL 34990-2027

298
Nancy J Anzalone (TR)
PO Box 126
Dania Beach; FL 33004-0126

299
Michael Fiore
17 Silver St
Malverne; NY 11565

300
Michael Schon
Finkenweg 38
Wesseling 50389 00000

301
Donna S Cerabone
2400 S Ocean DR; Unit Apt 5234
Fort Pierce; FL 34949-8004

302
Charles J Beck
2001 Surfside DR
Fort Pierce; FL 34949-3396

303
Carmen M Lineberger
114 SW Wind CT
Port St Lucie; FL 34953-8300

304
Patricia L Murphy (TR)
11031 Doxberry Cir
Woodstock; MD 21163-1479

305
Keith R Attwood
21 Bedford SQ
Pittsburgh; PA 15203-1147

306
Omar Padron
50 SW 130th AVE
Miami; FL 33184-1241

307
Kelly Angileri
2400 S Ocean Dr # 5315
Fort Pierce; FL 34949-8005

308
Forman Vacation Rental Properties LLC
1905 Armstrong DR
Allen; TX 75002-2621

309
Ramon Lopez
PO Box 331727
Miami; FL 33233-1727

310
Brian Gomes
8 Cynthia DR
N Smithfield; RI 02896-6964

311
Lois Steckel
2400 S Ocean DR; Unit Apt 5319
Fort Pierce; FL 34949-8008

312
Barbara J Boyle (LF EST)
2400 S Ocean DR; Unit Apt 5320
Fort Pierce; FL 34949-8008

313
Veronica Leal
3101 NE 47th CT; Unit Apt 607
Fort Lauderdale; FL 33308-5353

314
Vista Holdings Inc
1161 Oak Grove Rd
Murphy; NC 28906

315
Kathaleen A Schroeder
109 W Washington AVE; Unit Apt 21
Jackson; MI 49201-2481

316
Viego-Kees Family Revocable Living Trust
206 Brom Bones LN
Longwood; FL 32750-3822

317
Michael J Palmero
150 Elmcrest DR
Fishkill; NY 12524-3321

318
Ted William Borman
2400 S Ocean DR; Unit Apt 5326
Fort Pierce; FL 34949-8009

319
Allan S Hunt
89 Maple St
Burlington; VT 05401

320
Jose Ramon Hernandez
1802 SW 99th PL
Miami; FL 33165-7553

321
Dillian Robin
1752 Schwall RD
Havana; FL 32333-6055

322
Clifford E Williamson Jr
1281 Deer Lake CIR
Apopka; FL 32712-2941

323
Chad Fadely
2450 Derry RD
York; PA 17408-3929

324
Tammy L Perry (TR)
2400 S Ocean DR; Unit Apt 5333
Fort Pierce; FL 34949-8012

325
Ralph E Wike Jr
490 W Forge Rd
Glen Mills; PA 19342

326
Dianne F Linde
152 Jumping Brook RD
Lincroft; NJ 07738-1443

327
David A McLaughlin
PO Box 22
Naples; ME 04055-0022

328
Betty Ann Scheidel (LF EST)
28 Mohawk DR
Collinsville; CT 06019-3528

329
Nora Cabrera
1560 SW 138th AVE
Miami; FL 33184-2731

330
Regina Vidal Perez
16102 SW 144th TER
Miami; FL 33196-6406

331
Barbara Fenner
1538 Thumb Point Dr
Fort Pierce; FL 34949

332
Alton D Watson
1962 Ormond BLVD; Unit # E-248
Destrehan; LA 70047

333
Karl Boehler
8205 Seven Mile DR
Ponte Vedra Beach; FL 32082-3132

334
Teddy F Samples (TR)
2400 S Ocean DR; Unit Apt 5415
Fort Pierce; FL 34949-8024

335
William W Arden Jr
3100 N A1A; Unit Apt 704
Fort Pierce; FL 34949-8832

336
Jennifer R Golder
2400 S Ocean DR; Unit Apt 3916
Fort Pierce; FL 34949-7912

337
Oceans Eleven Village Llc
3669 Park Ln
Coconut Grove; FL 33133

338
Kristin M Fornaris
1726 SW 101st AVE
Miami; FL 33165-7447

339
Robert S Brandschain (LF EST)
2400 S Ocean Dr #5422
Fort Pierce; FL 34949

340
Samuel A Pusey Jr
10515 SW 114th Ct
Miami; FL 33176-3090

341
MONDO PROPERTIES SOUTH LLC
36 Morgan LN
Poughquag; NY 12570-5707

342
Steven D Cracraft
2400 S Ocean DR; Unit Apt 5426
Fort Pierce; FL 34949-8026

343
Thomas J Day (LF EST)
2203 Highsplint DR
Rochester Hills; MI 48307-3730

344
Walter Rodriguez
10390 SW 138th CT
Miami; FL 33186-6890

345
Alicia Gonzalez De Mendoza
13953 SW 66th ST; Unit Apt 407
Miami; FL 33183-2245

346
Michelle M Daley (TR)
251 4th ST
Troy; NY 12180-4504

347
Bruce R Fournier
23 Castle Hill RD; Unit Unit C
Agawam; MA 01001-2460

348
Julio Miguel Davila
3333 W 90th ST
Hialeah; FL 33018-2005

349
Thomas D Voss
70 Aqua Ra DR
Jensen Beach; FL 34957-2622

350
Joseph V Schiliro
41 Buckboard Ln
Avon; CT 06001-2306

351
Thomas Fetto
208 Pine Hill RD
New Fairfield; CT 06812-2208

352
Carlos F Del Moral
15124 SW 11th LN
Miami; FL 33194-2563

353
Angela Hildebrand
25 Forest AVE
Port Jefferson Station; NY 11776-1820

354
Denise Huston
2400 S Ocean DR; Unit Apt 5524
Fort Pierce; FL 34949-8007

355
James J Foley Jr
59 Cornell Dr
Voorhees; NJ 08043

356
Elkin Mejia
10678 Santa Laguna Dr
Boca Raton; FL 33428

357
John J Tiernan
2400 S Ocean DR; Unit Apt 5532
Fort Pierce; FL 34949-8010

358
Michael G Ferrante Sr
76 Mehrhof Rd
Little Ferry; NJ 07643

359
Doris M Matthews (TR)
58 Stratford Ln
Yarmouth Port; MA 02675-1447

360
Virginia Street
178 E Center ST
Manchester; CT 06040-5210

361
Frank J Cremen (TR)
5178 Alfingo ST
Las Vegas; NV 89135-3215

362
Mary L Caldwell-Bays
2400 S Ocean DR; Unit # 5612
Fort Pierce; FL 34949-8010

363
Jorge F Comas
12821 SW 47th TER
Miami; FL 33175-4625

364
Patsy C Jankins
6413 Golden Ring Rd
Baltimore; MD 21237

365
TC Property Holdings FLA LLC
5545 Spanish River RD
Fort Pierce; FL 34951-2898

366
Joseph Perez
18835 SW 76th CT
Cutler Bay; FL 33157-8065

367
Michael Jose Barrios
12905 SW 116th CT
Miami; FL 33176-8354

368
Felix J Mendigutia
3533 SW 143rd PL
Miami; FL 33175-7413

369
Andrew J Alonso
11105 Ridge Ave
Fort Pierce; FL 34982-7832

370
Joseph V Funk
44 Dale Ave
Staten Island; NY 10306

371
Richard Huffman
1703 W Blue Spruce CT
Dunlap; IL 61525-9329

372
Joseph Mekus
2400 S Ocean DR; Unit Apt 5626
Fort Pierce; FL 34949-7992

373
Richard F Cydylo
207 Bull Hill Rd
Colchester; CT 06415

374
Mark Hennig
2400 S Ocean DR; Unit Apt 5628
Fort Pierce; FL 34949-7992

375
Catamaran II Inc
850 NW Federal HWY
Stuart; FL 34994-1019

376
Anthony Amaro
16113 NW 14th CT
Pembroke Pines; FL 33028-1218

377
Ocean Village Getaway LLC
2400 S Ocean DR; Unit Apt 7112
Fort Pierce; FL 34949-8027

378
Emma R Petty
12855 Jacob Grace Ct
Windermere; FL 34786-5713

379
Joseph D Clark
14 Cedar TER
Randolph; NJ 07869-4803

380
John Michael Goodhue
2400 S Ocean DR; Unit Apt 7115
Fort Pierce; FL 34949-8027

381
Richard F Kochanek
15 Lee Ln
Tolland; CT 06084-3949

382
Donald W Sullivan
2235 El Cid CT
Davie; FL 33324-5912

383
Robert K Parlato (TR)
2400 S Ocean DR; Unit Apt 7121
Fort Pierce; FL 34949-8072

384
Natalie Roberts (TR)
525 Augusta CT
Franklin; IN 46131-7972

385
Kevin M White
19307 NW 13th St
Pembroke Pines; FL 33029

386
Vicki L Frank
2400 S Ocean DR; Unit Apt 7124
Fort Pierce; FL 34949-8073

387
Lyle R Benvenuti
2400 S Ocean Dr #C-7125
Fort Pierce; FL 34949-8018

388
Douglas Kielwagen
Al Rio Claro; 212-R4
Santana de Parnaiba-SP 06542-065

389
John D McDonald (TR)
4406 Conners Bay Ln
Coldwater; ON I0K 1E0

390
Jeanne L Scrapchansky
2400 S Ocean DR; Unit Apt 7131
Fort Pierce; FL 34949-8073

391
Jon Anthony Lovett
16629 Hales Mill RD
Dubuque; IA 52002-2495

392
William T Ferri
PO Box 262
Murrysville; PA 15668-0262

393
James R Sullivan (TR)
7495 NW 3rd CT
Plantation; FL 33317-2278

394
Jerry E Hill
216 Westchester ST
Lufkin; TX 75901-7330

395
Thomas A Battillo
160 Paris AVE
Audubon; NJ 08106-1220

396
Anthony S Kuchta Sr (LF EST)
2400 S Ocean DR; Unit Apt 7137
Fort Pierce; FL 34949-8077

397
Mark E Liscinski
PO Box 1353
Albrightsville; PA 18210-1353

398
Elizabeth A Wuest
2860 Ratterman Ave
Cincinnati; OH 45211

399
Luella D Dunlap (LF EST)
2400 S Ocean DR; Unit Apt 7143
Fort Pierce; FL 34949-8077

400
John F Ridgway
615 N High ST; Unit # 305
La Rue; OH 43332-8897

401
Marsha Lively
206 E Church ST
Mount Airy; MD 21771-5460

402
Stuart N King
2400 S Ocean DR; Unit Apt 7146
Fort Pierce; FL 34949-8078

403
John R Harrison
13665 Wide Acres RD
Golden; CO 80401-4130

404
Phillip R Pinto
2400 S Ocean Dr #7151
Fort Pierce; FL 34949-8078

405
William M Hoxie
2400 S Ocean DR; Unit Apt 7152
Fort Pierce; FL 34949-8078

406
George L Frazee
2438 Harbour Cove Dr
Fort Pierce; FL 34949

407
S Kemble Salvo
PO Box 410
Millville; NJ 08332-0410

408
Robert H Wuest
3319 Epworth Ave
Cincinnati; OH 45211-6707

409
Denise Stevens
231 W Elm ST
Wauseon; OH 43567-1146

410
Ursula B Busch (LF EST)
2400 S Ocean DR; Unit Apt 7157
Fort Pierce; FL 34949-8079

411
Michele Harris
22521 SW 88th PATH
Cutler Bay; FL 33190-1299

412
Thomas Golden
2400 S Ocean DR; Unit Apt 7163
Fort Pierce; FL 34949-8080

413
Peter J Michaels
825 Haywaters RD
Cutchogue; NY 11935-2787

414
Susan M Wallace
2400 S Ocean DR; Unit APT 7165
Fort Pierce; FL 34949-8080

415
Elizabeth Reyda (LF EST)
2400 S Ocean Dr Apt 7166
Fort Pierce; FL 34949-8080

416
Julio M Davila
2400 S Ocean DR; Unit Apt 7211
Fort Pierce; FL 34949-8028

417
Susan M Thew (LF EST)
150 Maine RD
Plattsburgh; NY 12903-4028

418
Michael K Miller
2111 Nova Village Dr
Davie; FL 33317

419
Joseph W Vargas
3002 Riverview DR
Fairbanks; AK 99709-4735

420
Kevin Sidman
2400 S Ocean DR; Unit Apt 7221
Fort Pierce; FL 34949-8081

421
Chari Miles
1858 SW Palm City Rd # 106
Stuart; FL 34994-7415

422
Desi Alexander Delgado
19068 SW 26th ST
Miramar; FL 33029-2499

423
Michael E Difiore
329 Dallas Drive
Toms River; NJ 08753-4216

424
Dolores V Ensslen (LF EST)
2400 S Ocean DR; Unit Apt 7231
Fort Pierce; FL 34949-8081

425
Larry Badge
8930 Riverview
Pinckney; MI 48169-9418

426
Jan B Wilson
6 Aileen CT
Manorville; NY 11949-3331

427
Clinton Keith Aldrich (TR) (EST)
1323 Northwest DR
Pella; IA 50219-1150

428
Charles Raymond Pope
2400 S Ocean DR; Unit Apt 7241
Fort Pierce; FL 34949-8000

429
Michael R Sullivan
2400 S Ocean Dr Apt 7242
Fort Pierce; FL 34949-8082

430
Richard J Janiszewski (LF EST)
2400 S Ocean DR; Unit Apt 7243
Fort Pierce; FL 34949-8082

431
Mary E Hoben (TR)
2400 S Ocean DR; Unit Apt 7244
Fort Pierce; FL 34949-8082

432
Judith A Cardone
2400 S Ocean DR; Unit Apt 7251
Fort Pierce; FL 34949-8082

433
John Sipe
2400 S Ocean Dr Apt 7252
Fort Pierce; FL 34949-8082

434
Kenneth Scarola
3672 Pine Tree LN
Murrysville; PA 15668-9521

435
Norman Dykstra
7 Country Club DR
Randolph; NJ 07869-2630

436
Joann Eberle
507 Rodgers AVE
Upper Chichester; PA 19014-3330

437
George W Oakes
6729 Cedar St
Akron; NY 14001-9610

438
Tracy Oakes
97 Buell ST
Akron; NY 14001-1308

439
Brian D Peterson
2400 S Ocean DR; Unit Apt 7321
Fort Pierce; FL 34949-8029

440
Vickie A Inman
2400 S Ocean DR; Unit Apt 7322
Fort Pierce; FL 34949-8083

441
Martha Gette
907 Lake ST
Girard; PA 16417-1011

442
Douglas DiPasquale
995 5th AVE; Unit # 75
New York; NY 10028-0125

443
Albert C Cornish III
2400 S Ocean DR; Unit Apt 7331
Fort Pierce; FL 34949-8083

444
Alan Chris Burden
2477 285th ST
New London; IA 52645-9136

445
Victor Andrade
4011 Windward DR
Fort Pierce; FL 34949-9130

446
Roy E Martin
310 Hockaday AVE
Garland; TX 75043-2215

447
Bridget C Morin (TR)
943 Hayfield CIR
Crown Point; IN 46307-4741

448
Anna L King
2400 S Ocean DR; Unit Apt 7343
Fort Pierce; FL 34949-8084

449
Vincent Interrante
554 Mirror Pond Ct
Moriches; NY 11955-1725

450
Charles B Vaughn
2400 S Ocean DR; Unit Apt 7411
Fort Pierce; FL 34949-8085

451
Marguerite Pellman (TR)
36W315 Oak Pointe Dr
Saint Charles; IL 60175-7405

452
Dean Properties Llc
1005 Kentucky Ave
Fort Pierce; FL 34950-8557

453
John W Hulsizer
11 Fen CT
Ramsey; NJ 07446-2611

454
Thomas P Madvad
3076 Gloucester Dr
Serling Heights; MI 48310-2959

455
Robert C Treverton
621 Ridgeview DR
Erie; PA 16505-1057

456
Elaine Talmadge
2400 S Ocean DR; Unit Apt 7422
Fort Pierce; FL 34949-8096

457
John O Mullen
10319 Red Rock PL
Dyer; IN 46311-2390

458
James O Moore
2400 S Ocean DR; Unit Apt 7424
Fort Pierce; FL 34949-8086

459
James L Givens
2400 S Ocean DR; Unit Apt 7425
Fort Pierce; FL 34949-8086

460
Alan L Marquis (LF EST)
36 Hilltop DR
Wenham; MA 01984-1916

461
Ricardo Landrian
4900 SW 104th AVE
Cooper City; FL 33328-3335

462
Edwina Allee
308 Lombardy Ln
Minnetonka; MN 55305-1113

463
Gary M Roebuck
2400 S Ocean DR; Unit Apt 7435
Fort Pierce; FL 34949-8086

464
Nancy G Dustin (TR)
2400 S Ocean DR; Unit Apt 7441
Fort Pierce; FL 34949-8075

465
Barbara J Blakney
2400 S Ocean Dr Apt 7442
Fort Pierce; FL 34949-8075

466
Richard H Eastman
8 Wildflower LN
Yarmouth Port; MA 02675-1474

467
Kim M Perry
6954 Benedict BCH
Hamlin; NY 14464-9737

468
Edward G Whitbeck
5 Barnaby LN
Mount Sinai; NY 11766-1701

469
Janet M Virkus (TR)
PO Box 1303
Shelter Island Heights; NY 11965-1303

470
Joseph A Villano Jr (TR)
501 NW Blue Lake Dr
Port St Lucie; FL 34986

471
Theodore P Heisler
2400 S Ocean DR; Unit Apt 7453
Fort Pierce; FL 34949-7900

472
Michael L Noble
2400 S Ocean DR; Unit Apt 7454
Fort Pierce; FL 34949-8030

473
Lawrence A Turner
1329 Stephens Rd
Eufaula; OK 74432-5034

474
Beth E Cecil
2400 S Ocean DR; Unit Apt 7462
Fort Pierce; FL 34949-8030

475
Bruce G Lee
1401 Long Beach BLVD
Long Beach Township; NJ 08008-2250

476
John J Nash Jr
10 Pinetree RD
Midway; GA 31320-3725

477
Ruth Dennison (LF EST)
2400 S Ocean DR; Unit Apt 7511
Fort Pierce; FL 34949-8031

478
Thomas Morrell
2400 S Ocean DR; Unit Apt 7512
Fort Pierce; FL 34949-8031

479
Richard Robert & Mary Beth Jarmosco Living Trust
3691 Westwoods DR
Dorr; MI 49323-9311

480
Stephen Griffiths
110 Prestwick CIR
Vero Beach; FL 32967-7514

481
William R Festa (TR)
2400 S Ocean DR; Unit Apt 7515
Fort Pierce; FL 34949-8031

482
Thiruppathi Sureshkumar
2400 S Ocean DR; Unit Apt 7521
Fort Pierce; FL 34949-8087

483
Chester C Bryant
31 Crestwicke CT
Newnan; GA 30265-5596

484
Phillip Daniels
2400 S Ocean Dr Apt 7523
Fort Pierce; FL 34949-8087

485
Dennis W Flushing
8230 Rodeo DR
Lake Worth; FL 33467-1167

486
Jean B Blanding
2400 S Ocean DR; Unit Apt 7525
Fort Pierce; FL 34949-8087

487
Sandra Garcia
2400 S Ocean Dr CAT II Apt 7531
Fort Pierce; FL 34949-8088

488
Barbara Rainviille Wood (TR)
34 Meadow DR
Troy; NY 12180-7710

489
Mark J Leadbetter
1 Sherman Hill RD
Melrose; NY 12121-9708

490
William T Tilton
9 Abaco DR
Cape Elizabeth; ME 04107-1411

491
Charles C Clarke
2400 S Ocean DR; Unit Apt 7535
Fort Pierce; FL 34949-8088

492
Sarajane Young
2400 S Ocean DR; Unit Apt 7542
Fort Pierce; FL 34949-8089

493
Kevin J Riley
536 River TER
Toms River; NJ 08755-6360

494
Regina Sander (TR)
356 N Virginia Ave
Massapequa; NY 11758

495
Emil J Cipriano
2400 S Ocean DR; Unit Apt 7545
Fort Pierce; FL 34949-8089

496
Jeffrey Zaprowski
2400 S Ocean DR; Unit Apt 7551
Fort Pierce; FL 34949-8090

497
Joseph L Tomasso
2804 Village Green CIR
Coventry; RI 02816-2828

498
Miguel Berthin
4676 NW 60th Ln
Coral Springs; FL 33067

499
Frances N Sennas
3 Salisbury PT; Unit Apt 6E
Nyack; NY 10960-4728

500
John J Mihalic
767 SW Whisper Ridge TRL
Palm City; FL 34990-2046

501
David L Copplestone
36 Sharon CIR
Osterville; MA 02655-1250

502
Gary Norwood
2400 S Ocean DR; Unit Apt 7563
Fort Pierce; FL 34949-8091

503
Margaret E Seiler
2400 S Ocean Dr Apt 7564
Fort Pierce; FL 34949-8091

504
Bernard H Dye
2400 S Ocean DR; Unit Apt 7565
Fort Pierce; FL 34949-8091

505
German Rey Jr
3825 SW 58th CT
Miami; FL 33155-5006

506
Lisa S Reiher
2400 S Ocean DR; Unit Apt 7612
Fort Pierce; FL 34949-8032

507
Robert Bedard
51 Hodgkinson CRES
Aurora; ON L4G 6K7

508
Louis J Scarpino
2245 Ashcreek Ct NW
Walker; MI 49534-2715

509
Chris Savino
2400 S Ocean DR; Unit Apt 7615
Fort Pierce; FL 34949-8092

510
Betty Jo Beavin (BTH)
189 Triumph Dr NW
Atlanta; GA 30327-1049

511
Michael Dionisio (TR)
26 Pearsall PL
Deer Park; NY 11729-2114

512
Michael Kovar
10327 Carolina Willow DR
Fort Myers; FL 33913-8806

513
Terry L Nielsen
2400 S Ocean DR; Unit Apt 7623
Fort Pierce; FL 34949-8092

514
Michael F Presnar
6024 Grubb RD
Erie; PA 16506-4609

515
Nelson Andreu Jr
2400 S Ocean DR; Unit Apt 7625
Fort Pierce; FL 34949-8092

516
John P Honeysett
2400 S Ocean DR; Unit Apt 7626
Fort Pierce; FL 34949-8093

517
Frank Unangst
2400 S Ocean DR; Unit Apt 7631
Fort Pierce; FL 34949-8093

518
Richard T Webb
616 Coachmans WAY
Parkton; MD 21120-9464

519
David Michaels
149 Dog Ln
Storrs; CT 06268

520
Lewis H Harmon (TR)
2400 S Ocean DR; Unit Apt 7634
Fort Pierce; FL 34949-8093

521
Merry Lou McMurray
2400 S Ocean DR; Unit Apt 7635
Fort Pierce; FL 34949-8093

522
John Reddy
17 Falcon WAY
Hales Location; NH 03860-7902

523
Ralph T Fetto
2400 S Ocean DR; Unit Apt 7641
Fort Pierce; FL 34949-8097

524
Kate A Naegler
6033 S Farm Road 223
Rogersville; MO 65742-6421

525
Charles Brown
2400 S Ocean Dr Apt 7643
Fort Pierce; FL 34949-8097

526
Chester Bryant
1000 New Jersey Ave SE Apt 613
Washington; DC 20003-3363

527
Sheila M Breslin
2400 S Ocean DR Apt 7645
Fort Pierce; FL 34949-8094

528
Thomas M Hamilton
52 Strathmere ST
Waretown; NJ 08758-2652

529
Anthony Cuccinelli
123 Sibbald DR
Park Ridge; NJ 07656-2314

530
Cynthia L Wilson
Kerkstraat 62
Woudrichem 4285 BC

531
Steven H Kunkin
PO Box 1816
Carolina Beach; NC 28428-1816

532
Amelia C Vanasco
99 S Marks Ln
Islip; NY 11751-4116

533
Wendy E Hoffman (TR)
3625 Old Frankfort PIKE
Versailles; KY 40383-9763

534
Jeffrey Bauer
2400 S Ocean DR; Unit Apt 7656
Fort Pierce; FL 34949-8095

535
Andrew C Carpentier
6 Fall Meadow Rd
Pittsford; NY 14534

536
Carlos Soto
14941 Norfolk LN
Davie; FL 33331-2960

537
Michael Gatti
602 Mount Levels Farms RD
Paw Paw; WV 25434-3051

538
Muriel Yano (TR)
30 Cottonwood CT
Stockholm; NJ 07460-1207

539
Miguel A Bevilacqua
576 Marion DR
East Meadow; NY 11554-5413

540
Seascape II Inc
543 NW Lake Whitney PL; Unit Ste 101
Port St Lucie; FL 34986-1604

541
Joy C Lewis
2400 S Ocean DR; Unit Apt 8112
Fort Pierce; FL 34949-7961

542
Justin Boccardo
2716 Hibiscus CT
Punta Gorda; FL 33950-5090

543
John Fields
2400 S Ocean DR; Unit Apt 8121
Fort Pierce; FL 34949-7961

544
Neil McGoldrick
86 2nd St
Garden City; NY 11530-4416

545
William S Evans (LF EST)
3104 Ogidaki TRL
Traverse City; MI 49686-8542

546
Karen Anaclerio Meek (TR)
267 Kings HWY
North Haven; CT 06473-1070

547
Robert P Slipp (LF EST)
2400 S Ocean Dr Seascape II; Unit Apt 8131
Fort Pierce; FL 34949-7961

548
Patricia A Slevin Rev Trust
2400 S Ocean Dr Apt 8132
Fort Pierce; FL 34949-7961

549
John Line
2400 S Ocean DR; Unit Apt 8133
Fort Pierce; FL 34949-7961

550
Craig P Matera (TR)
2400 S Ocean DR; Unit Apt 8141
Fort Pierce; FL 34949-7961

551
Glenn Matera
2400 S Ocean DR; Unit Apt 8142
Fort Pierce; FL 34949-7961

552
George Kohl
1885 Yennecott Dr
Southold; NY 11971

553
Dolores L Whitbeck
2400 S Ocean DR; Unit V322
Fort Pierce; FL 34949-7961

554
Melvin D Fink
61 Cherry Hill
Springfield; VT 05156

555
Mark Stephan
68 Covered Bridge RD
Warwick; NY 10990-2813

556
2400 South Ocean Drive LLC
13502 SW 21st ST
Miramar; FL 33027-2670

557
Jerry Pardo
147 Augusta DR
Medford; NY 11763-2401

558
Julie E Hutchins
1906 Holly Rd
Highland Park; IL 60035-2122

559
Michael Goetz
4675 Churchill DR
Avon; OH 44011-3633

560
Stephen Evans
3685 E Lake Rd
Sheffield; OH 44054-1003

561
Trudi R Schifter
2400 S Ocean Dr Unit 8164
Fort Pierce; FL 34949-7961

562
James Robert Hodges Jr
2400 S Ocean DR; Unit Apt 8171
Fort Pierce; FL 34949-7978

563
Candace H Burd
2400 S Ocean DR; Unit Apt 8172
Fort Pierce; FL 34949-7978

564
Barbara Dunnivant (TR)
2400 S Ocean Dr Apt 8173
Fort Pierce; FL 34949-7962

565
Carol Betz
3921 Darby LN
Seaford; NY 11783-3604

566
Joseph Robert Boyle
2400 S Ocean DR; Unit Apt 8181
Fort Pierce; FL 34949-7962

567
Joan Ruschak
2400 S Ocean DR; Unit Apt 8182
Fort Pierce; FL 34949-7962

568
Valerie Carcich
2400 S Ocean DR; Unit Apt 8183
Fort Pierce; FL 34949-7962

569
Judith A McDowell (LF EST)
2400 S Ocean DR; Unit Apt 8184
Fort Pierce; FL 34949-7962

570
Michael Todorofsky
2400 S Ocean DR; Unit Apt 8191
Fort Pierce; FL 34949-7962

571
Joseph F Zehren
2400 S Ocean DR; Unit Apt 8192
Fort Pierce; FL 34949-7962

572
Clarence A Wachinski
146 Carter`s Grove Ln
Malvern; PA 19355

573
John Cattaneo
2400 S Ocean DR; Unit Apt 8101
Fort Pierce; FL 34949-7962

574
Ina Bolland
2400 S Ocean Dr #8102
Fort Pierce; FL 34949-8018

575
William Kenneth Bainter
PO Box 23
Barry; IL 62312-0023

576
James Ritchie (TR)
2400 S Ocean DR; Unit Apt 81112
Fort Pierce; FL 34949-7962

577
Joseph C Helmetag
2400 S Ocean DR; Unit Apt 81113
Fort Pierce; FL 34949-7962

578
Patricia A Gibbons
2400 S Ocean Dr Apt 81114
Fort Pierce; FL 34949-7962

579
Donald Neary
2400 S Ocean Dr Apt 81121
Fort Pierce; FL 34949-7962

580
Kris R Adams
51 Lincoln ST
Allentown; PA 18102-5011

581
Ira Pike (TR)
2400 S Ocean DR; Unit Apt 81124
Fort Pierce; FL 34949-7962

582
Joan F Bert
2400 S Ocean DR; Unit Apt 81141
Fort Pierce; FL 34949-7962

583
Gregory D Ffolkes
2400 S Ocean DR; Unit Apt 81142
Fort Pierce; FL 34949-7962

584
Robert L Krawcheck
130 E Sunrise Ave
Coral Gables; FL 33133

585
Eric Acosta
12454 SW 76th ST
Miami; FL 33183-3541

586
Hossein Ameri
PO Box 92
Ho Ho Kus; NJ 07423-0092

587
Grace E Scarola (TR)
2400 S Ocean Dr Apt 81152
Fort Pierce; FL 34949-7963

588
John Delucca
2400 S Ocean Dr Apt 81153
Fort Pierce; FL 34949-7963

589
Ruth Conley (EST)
2400 S Ocean Dr # 81154
Fort Pierce; FL 34949-8018

590
Judith A McCarty
100 Calf Pond LN
Fairfield; CT 06824-2075

591
Suzanne M Widing (TR)
2400 S Ocean DR; Unit Apt 8100B
Fort Pierce; FL 34949-7963

592
Douglas H Cortelyou
2400 S Ocean DR; Unit Apt 8100C
Fort Pierce; FL 34949-7963

593
Susan M Kumnick (TR)
2400 S Ocean Dr # 8100 D
Fort Pierce; FL 34949-7963

594
Southpointe HOA Inc
PO Box 2846
Fort Pierce; FL 34954

595
John J Mackin (LF EST)
11 Winghaven LN
Fort Pierce; FL 34949-9132

596
William R Fearn (TR)
21 Winghaven LN
Fort Pierce; FL 34949-9132

597
Christiane B Bennett (TR)
31 Winghaven LN
Fort Pierce; FL 34949-9132

598
Barbara R Thulander
12 Fells DR
Amherst; NH 03031-1936

599
Ellen G Loew (TR)
46 Winghaven Ln
Fort Pierce; FL 34949-9133

600
Allen T Scheidel
98 Southpointe DR
Fort Pierce; FL 34949-9135

601
Fred Lehman
50 Berkshire Ln
Lincolnshire; IL 60069

602
Thomas Novakowski
118 Southpointe DR
Fort Pierce; FL 34949-9137

603
Kevin C Delaney (TR)
4021 Windward DR
Fort Pierce; FL 34949-9130

604
Paul Desborough
4011 Windward Drive
Fort Pierce; FL 34949

605
Janine Hayes
4001 Windward DR
Fort Pierce; FL 34949-9130

606
Oceanhouses At Southpointe Association Inc
835 20th PL
Vero Beach; FL 32960-5357

607
Philip A Dabice
3002 Windward DR; Unit # 1101
Fort Pierce; FL 34949-9138

608
Joseph P Parin (TR)
6811 Ralaric DR
Dexter; MI 48130-9689

609
Margaret Frazer (TR)
3006 Windward Dr
Fort Pierce; FL 34949-9138

610
Donald A Saltarelli
7016 Club House CIR
New Market; MD 21774-6730

611
Karin Launer (TR)
3010 Windward DR; Unit # 1105
Fort Pierce; FL 34949-9138

612
David A Clewell
3012 Windward DR
Fort Pierce; FL 34949-9138

613
Willis N Holcombe
3014 Windward DR; Unit # 1201
Fort Pierce; FL 34949-9138

614
Robert M Fraser
3016 Windward DR; Unit # 1202
Fort Pierce; FL 34949-9138

615
Scott R Groh
3020 Windward DR; Unit # 1204
Fort Pierce; FL 34949-9138

616
Sue E Dasso (TR)
3022 Windward Dr # 1205
Fort Pierce; FL 34949-9138

617
David O Strothmann
3024 Windward DR; Unit # 1206
Fort Pierce; FL 34949-9138

618
Michael A Spinelle (LF EST)
3026 Windward Dr #1301
Fort Pierce; FL 34949-9138

619
Debra M Wieting
W8905 Retcof Lake Road
Crivitz; WI 54114

620
Peter L Heller
3030 Windward Dr #1303
Fort Pierce; FL 34949-9138

621
Orville H Mann Jr (TR)
659 N Broadway
Nyack; NY 10960-1024

622
3034 Windward LLC
17 Lee DR
Morristown; NJ 07960-4709

623
Jack T Miller
3036 Windward Dr
Fort Pierce; FL 34949-9138

624
Margaret M Stolley (TR)
3038 Windward DR; Unit Apt 1401
Fort Pierce; FL 34949-9138

625
Clay F Wilson
1531 Ancona Ave
Coral Gables; FL 33146

626
Dominic A Affuso (LF EST)
3042 Windward DR; Unit 1403
Fort Pierce; FL 34949-9138

627
Susan S Dautel
3044 Windward DR
Fort Pierce; FL 34949-9138

628
Raymond K Yerks
3046 Windward DR; Unit # 1405
Fort Pierce; FL 34949-9138

629
Alexander Lamont II
59 Meriam Rd
Concord; MA 01742-2614

630
David B Dembo
1027 S Sterling Ave
Tampa; FL 33629

631
Paul J Huff
2004 Windward DR; Unit # 2102
Fort Pierce; FL 34949-9139

632
David P Lavins
10 Foxchase RD
Malvern; PA 19355-3441

633
Gregory Cormier
2008 Windward DR; Unit # 2104
Fort Pierce; FL 34949-9139

634
Jerry M Baarman
2010 Windward Dr
Fort Pierce; FL 34949-9139

635
Kenneth L Bassin
2012 Windward DR
Fort Pierce; FL 34949-9139

636
Louise C Teising (TR)
2014 Windward DR; Unit Unit 2201
Fort Pierce; FL 34949-9139

637
Anneliese S Tippery Rev Trust
215 Vorn LN
Bloomfield Hills; MI 48301-2458

638
M Rita Bedford
2018 Windward Dr
Fort Pierce; FL 34949-9139

639
Richard A Pegher
122 Driftwood Dr
Canonsburg; PA 15317-6630

640
Robert Scanlon
2022 Windward DR
Fort Pierce; FL 34949-9139

641
Kathryn B Frey
7 Pine Path
Port Jefferson; NY 11777-1026

642
Walker E Kimbell III
3035 Dove Trl
Cumming; GA 30041-7738

643
Kevin M Davis
9024 Porto WAY
Parkland; FL 33076-4695

644
Barbara Ida McArthur (TR)
2030 Windward DR
Fort Pierce; FL 34949-9139

645
Lisa Ann Piechocinski
804 Sunshine Ct
Parlin; NJ 08859

646
Kenneth P Brown
PO Box 2474
New London; NH 03257-2474

647
Marla L West (LF EST)
2036 Windward DR
Fort Pierce; FL 34949-9139

648
Kenneth H Rawe Jr
9164 Curry LN
Clarence Center; NY 14032-9504

649
Donald G Noerr (TR)
2040 Windward DR
Fort Pierce; FL 34949-9139

650
Willamae S Derridinger (TR)
2042 Windward Dr # 2403
Fort Pierce; FL 34949-9139

651
Alfred Abate (LF EST)
2044 Windward DR; Unit # 2404
Fort Pierce; FL 34949-9139

652
Paul Miller
2046 Windward Dr #2405
Fort Pierce; FL 34949

653
Terence J Counihan (TR)
2048 Windward DR; Unit # 2406
Fort Pierce; FL 34949-9139

654
Deon Lombard
1002 Windward DR; Unit # 3101
Fort Pierce; FL 34949-9131

655
Lee F Crook
1004 Windward DR
Fort Pierce; FL 34949-9131

656
Gary Q Fry
1006 Windward DR; Unit # 3103
Fort Pierce; FL 34949-9131

657
Karen L Catalano
1008 Windward DR
Fort Pierce; FL 34949-9131

658
Ruben Juarez
13288 Bos Ct
Holland; MI 49424

659
John Breslin (TR)
5604 Lighthouse DR
Flower Mound; TX 75022-6470

660
William D Senn
1014 Windward DR; Unit Unit 3201
Fort Pierce; FL 34949-9131

661
William V Little
1016 Windward DR; Unit # 3202
Fort Pierce; FL 34949-9131

662
Herbert J Brennan (TR)
1018 Windward DR
Fort Pierce; FL 34949-9131

663
Ann Klein
1020 Windward DR; Unit # 3204
Fort Pierce; FL 34949-9131

664
Ronald D Edgley
241 Norman Ridge RD
Vermontville; NY 12989-3533

665
Rebecca L Spurlin
1024 Windward DR; Unit # 3206
Fort Pierce; FL 34949-9131

666
Brian Boyle
37 Woodhollow RD
Colts Neck; NJ 07722-1311

667
Richard F Albosta
1028 Windward DR; Unit Apt 3302
Fort Pierce; FL 34949-9131

668
Frank Marsico
24 Forest Ridge
Newark; DE 19711-6024

669
James G McLane
1032 Windward Dr #3304
Fort Pierce; FL 34949-9131

670
Diana Burban (TR)
43 Forest AVE
Massapequa; NY 11758-7806

671
Donald J Jenkins (TR)
1036 Windward Dr #3306
Fort Pierce; FL 34949-9131

672
Charles Lee Daciek
1038 Windward DR; Unit Unit 3401
Fort Pierce; FL 34949-9131

673
Nancy H Barsotti
32 Edgecliff RD
Carnegie; PA 15106-1007

674
Treasure Coast Realty Investment 2 LLC
1221 Delaware AVE
Fort Pierce; FL 34950-4084

675
Aaron W Forest
8285 Short Cut RD
Ira; MI 48023-2112

676
Janice P Norris
1020 Windward DR
Fort Pierce; FL 34949-9131

677
James P Manos
5973 Macewen CT
Dublin; OH 43017-9417

678
Ocean Village POA Inc
2400 S Ocean Dr
Fort Pierce; FL 34949-8018

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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.

08/01/2021

Sarah Bentz

Subscribed and sworn to before on August 1, 2021:

Amy Kokott

Notary, State of WI, County of Brown

6/30/2025

My commission expires

Publication Cost: $152.88
Ad No: 0004842964
Customer No: 1309463
PO #: #4842964

# of Affidavits 1

AMY KOKOTT
Notary Public
State of Wisconsin

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, August 16, 2021, hold Public Hearings 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 No New Construction and Waiver of Distance submitted by Property Owner, Bamboo Palms, and Representative, Architectonic Inc., to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines at 1717 S US Highway 1 in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6.
2. Application for Conditional Use with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL) at 2400 S Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone, (R-4A). Parcel ID: 2507-321-0001-000-5.
3. Application for Conditional Use with No New Construction submitted by Property Owner, School Board of St. Lucie County Florida, and Representative, HJA Design Studio, to operate a self-storage business at 4204 Okeechobee Road in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID: 2418-434-0001-000-9

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
PUB: Aug 1, 2021
TCN4842964

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

Meeting Date: 08/16/2021

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). SECOND READING (Adoption 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
City Manager	Nick Mimms	08/11/2021 08:56 AM

Form Started By: Brandon Creagan Started On: 06/09/2021 02:07 PM

Final Approval Date: 08/11/2021

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:

_____
Tanya Earley
Interim 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:

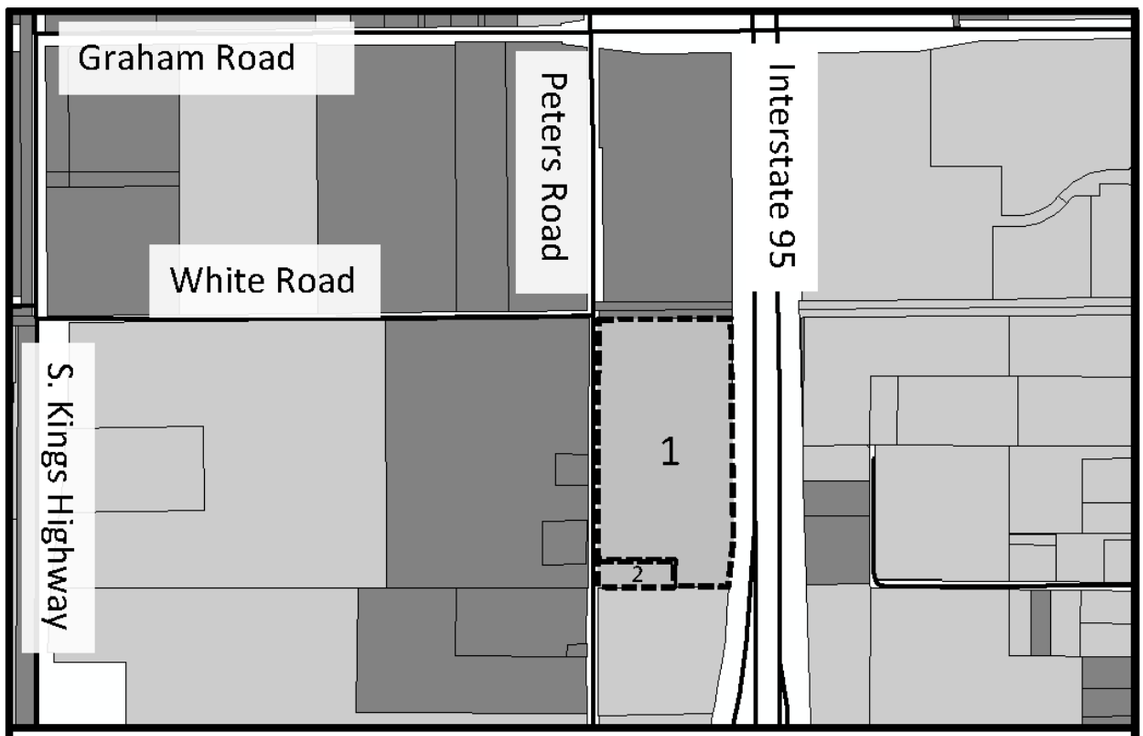
_____
Linda W. Cox
City Clerk

(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

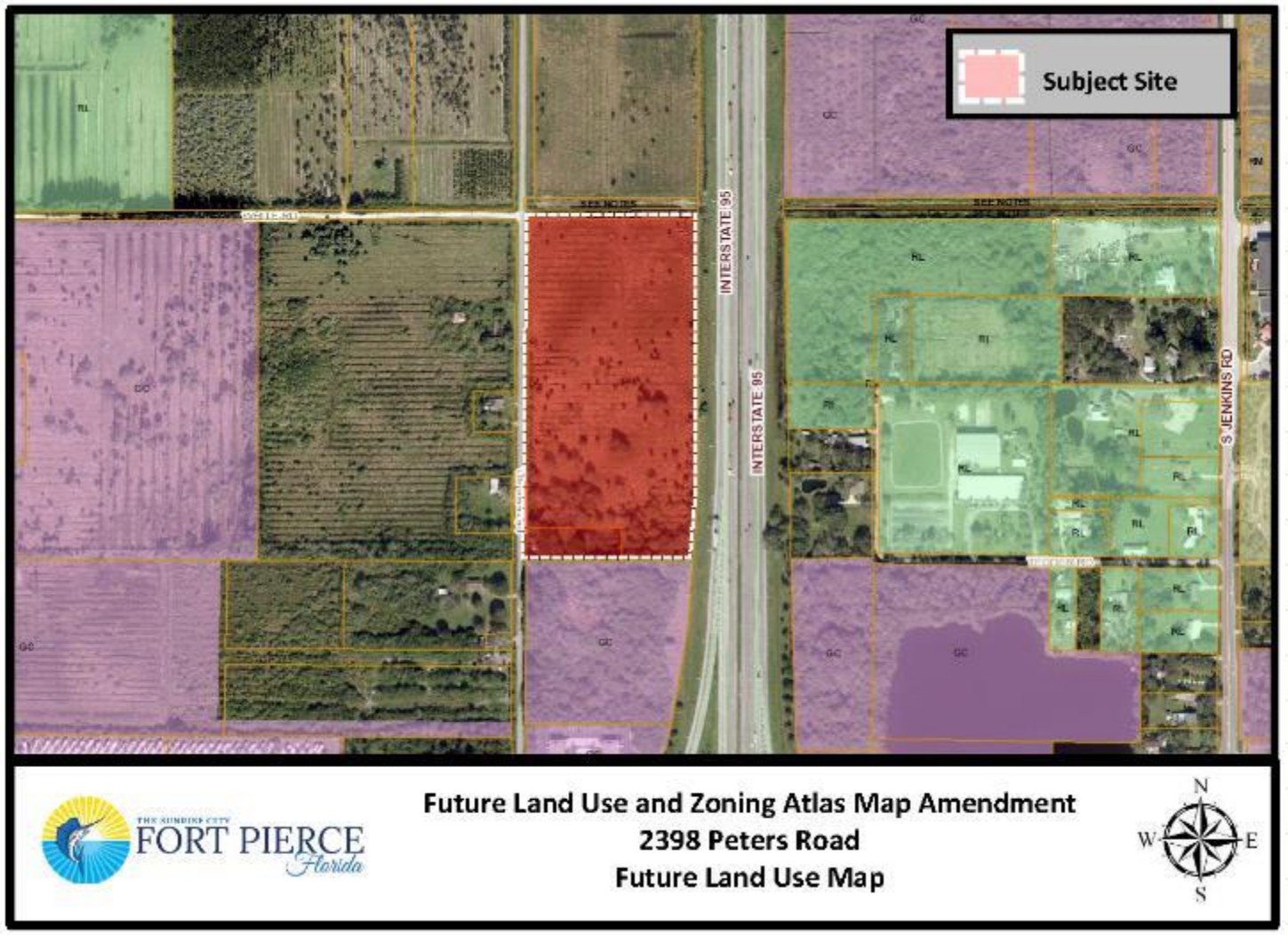


2398 Peters Road

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
N
W
E
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:	August 16, 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.

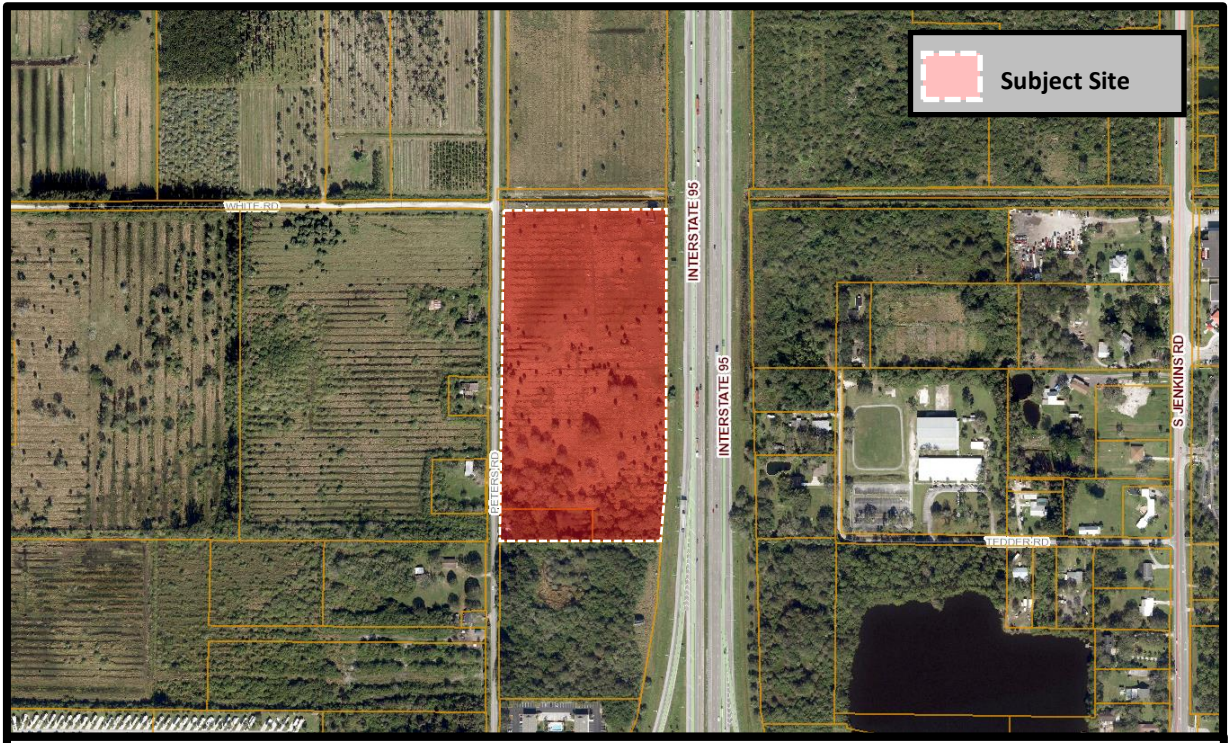
Planning Board
The Planning Board acting as the Local Planning Agency at their meeting on March 8, 2021, voted 5-0 to recommend approval of the Future Land Use Map Amendment as requested.

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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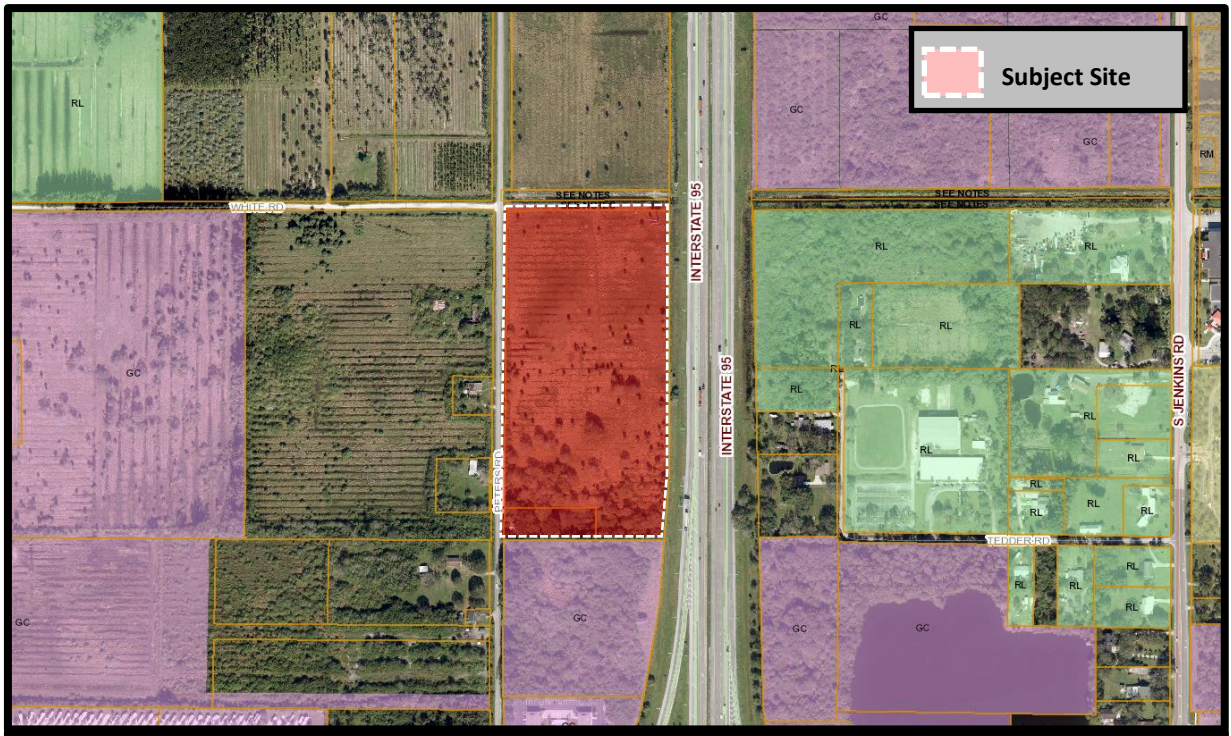

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Future Land Use Map

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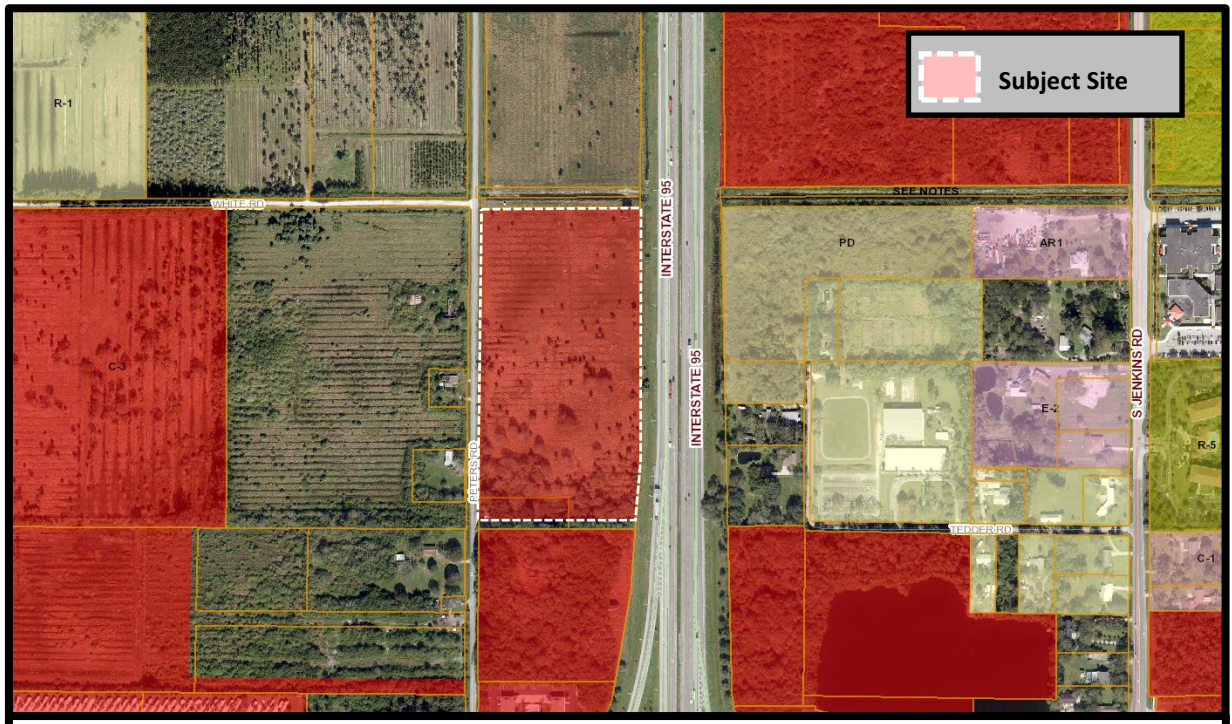

THE SUNRISE CITY
FORT PIERCE
Florida

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).

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

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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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	

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:

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



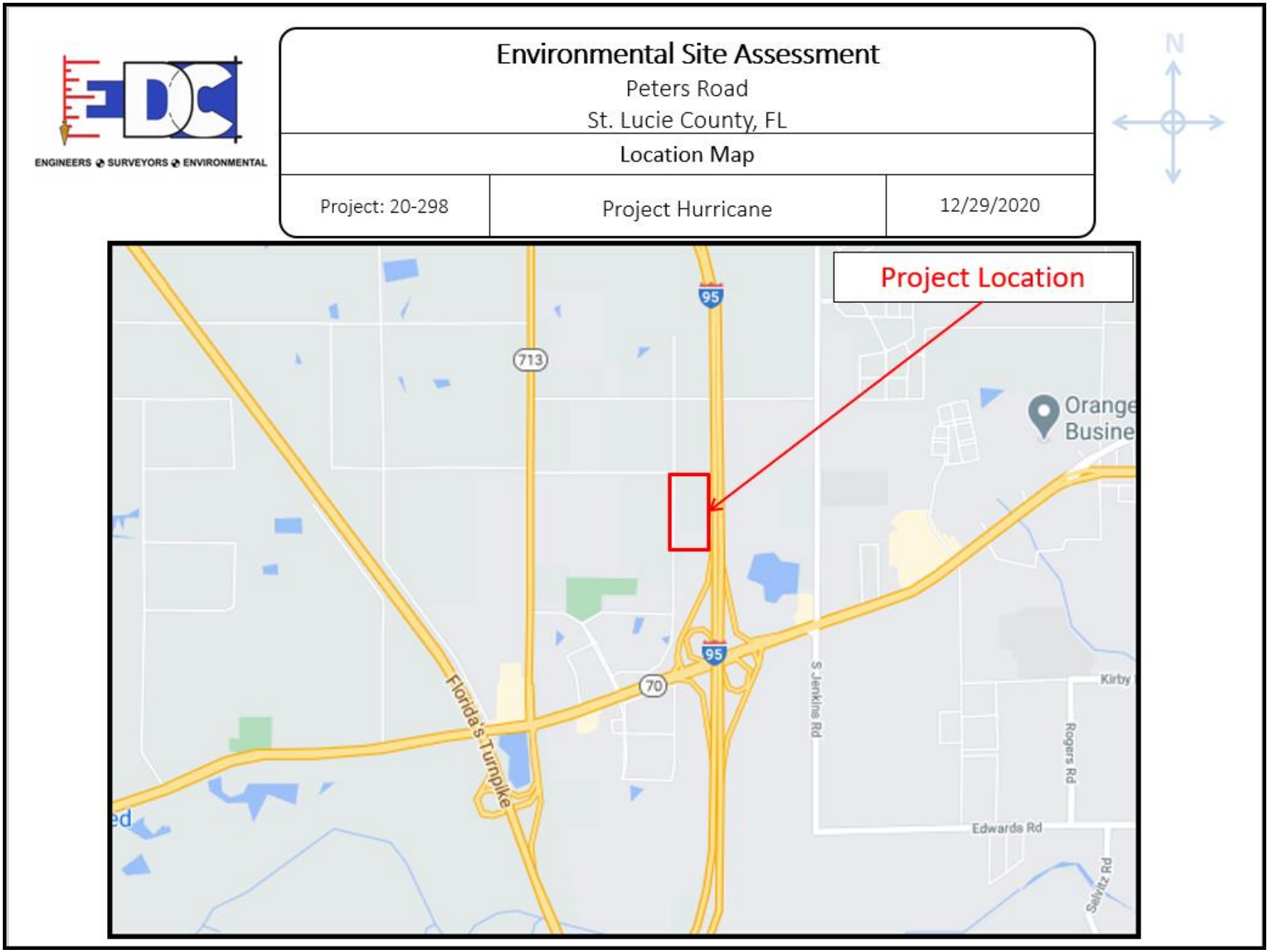


Figure 1. Location Map.



Figure 2. Site Map.

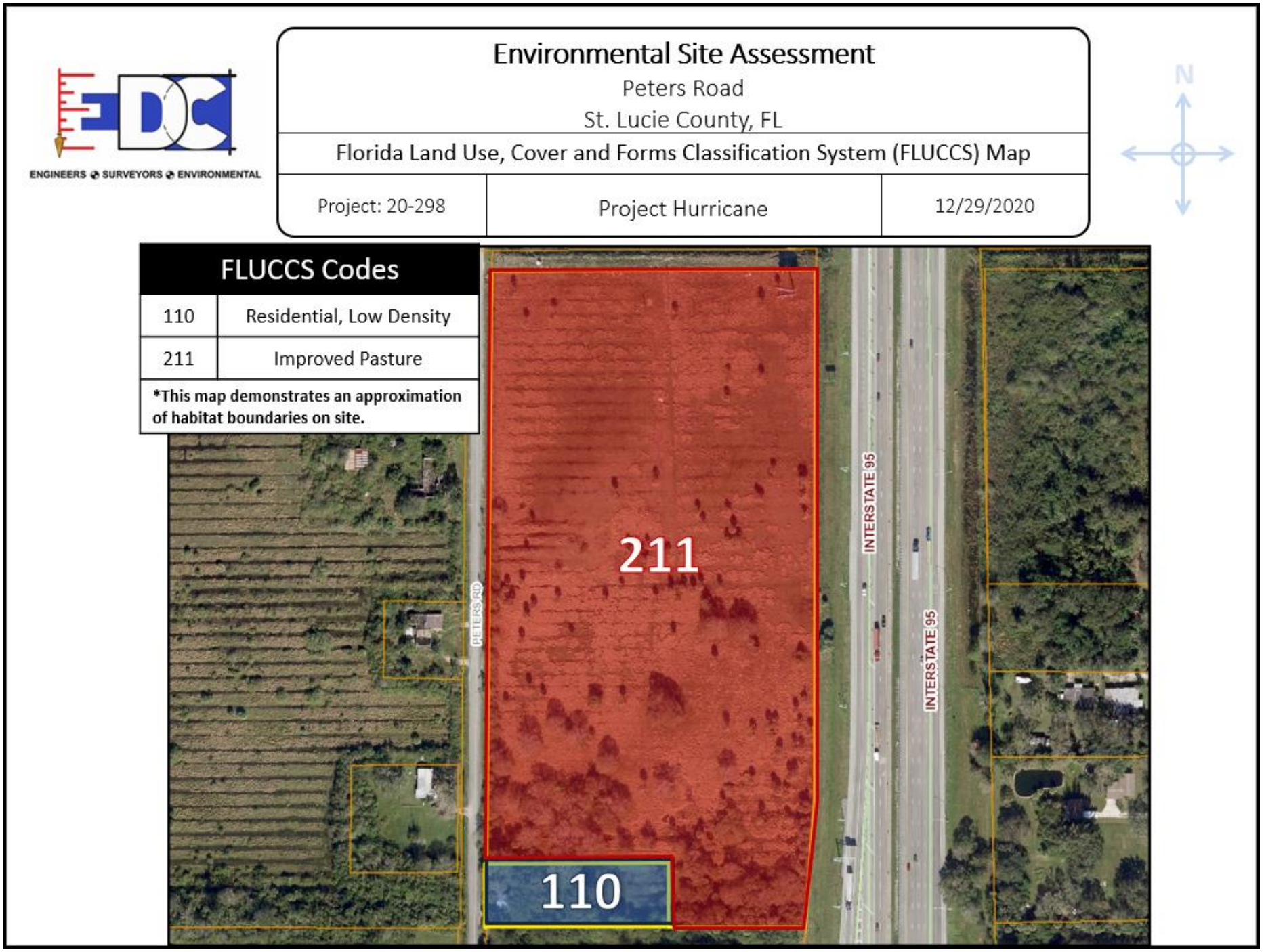


Figure 3. Existing Habitat/FLUCCS Map.

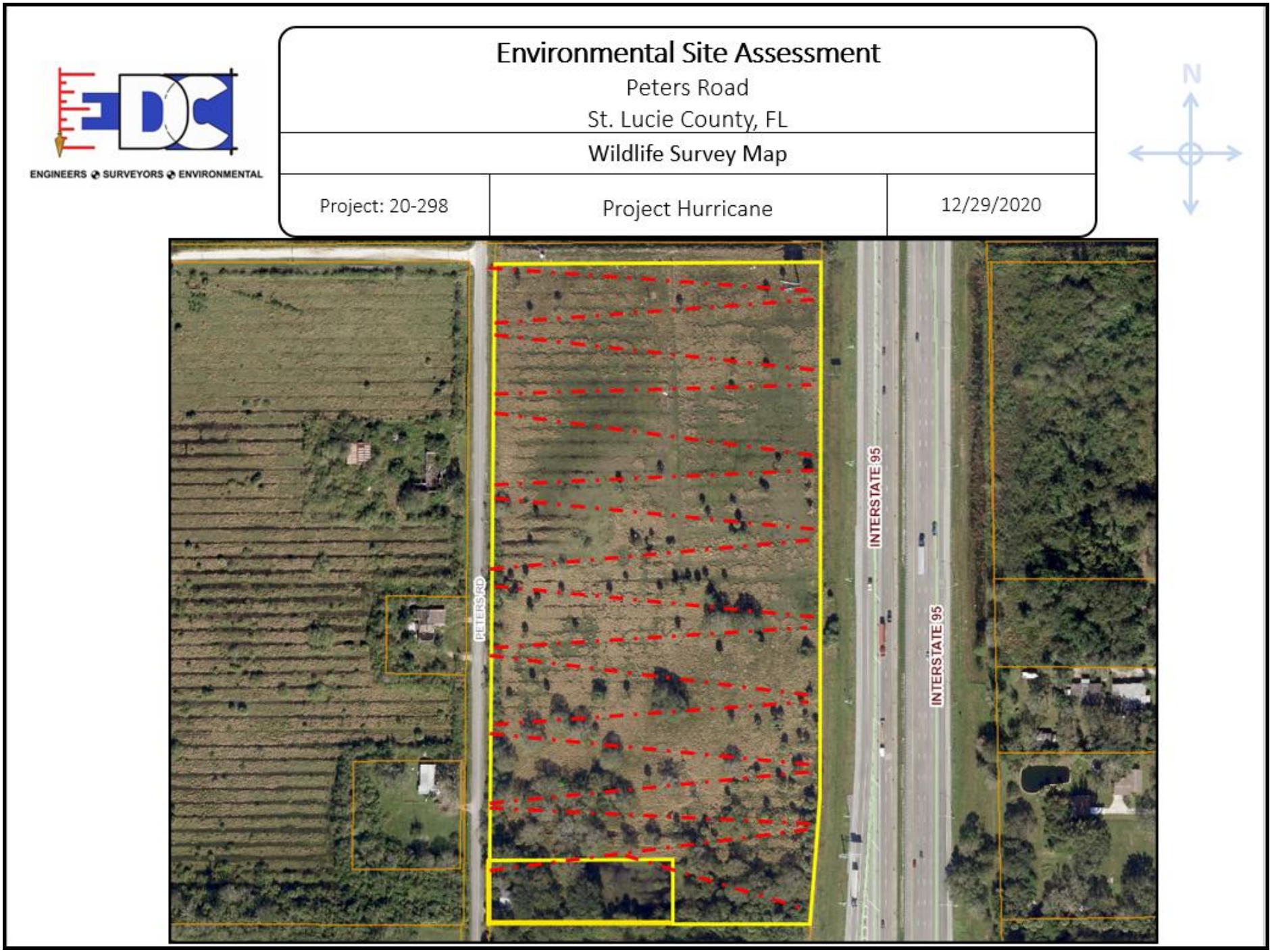


Figure 4. Wildlife Survey Map.

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%**

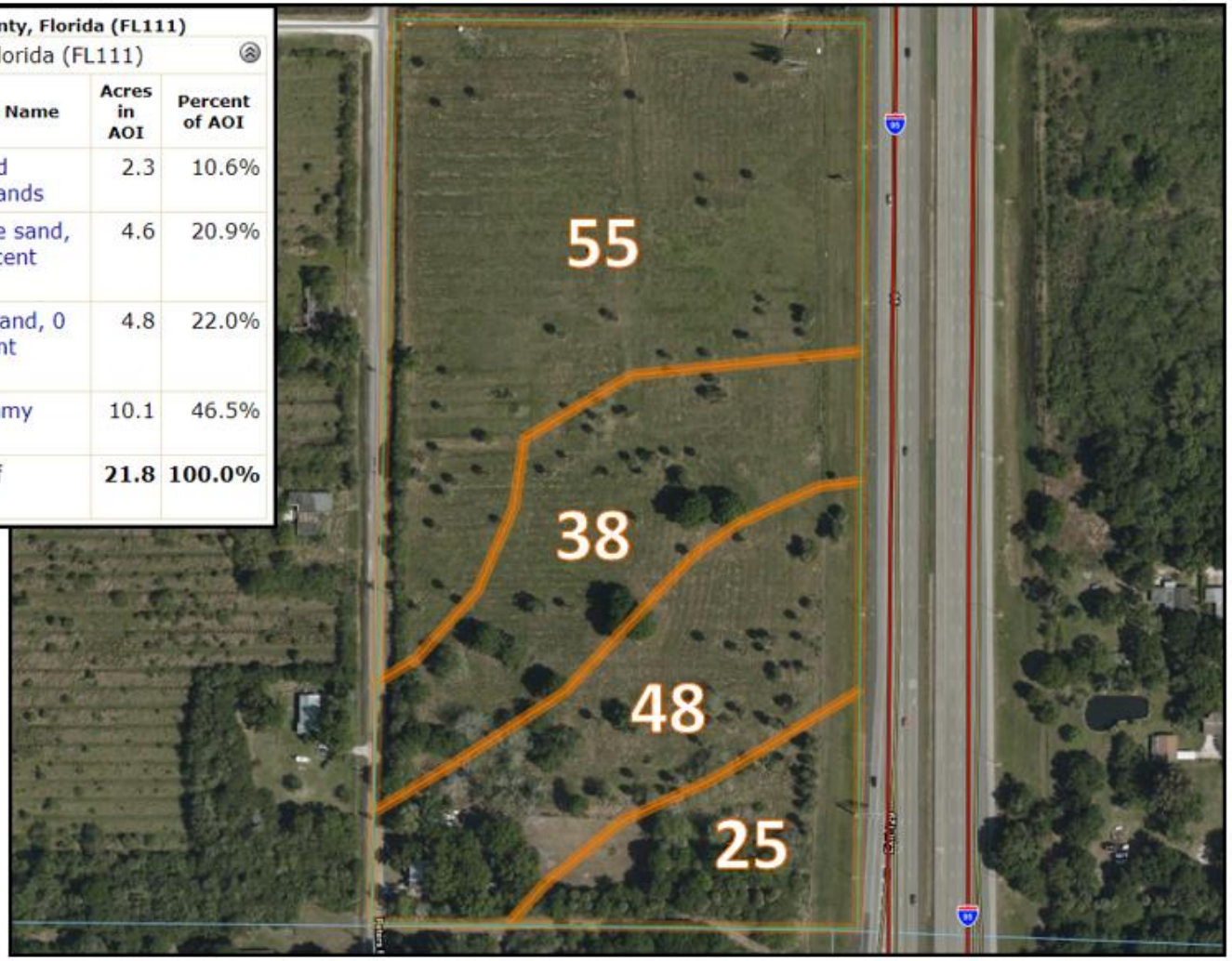


Figure 5. Soil Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Project Hurricane

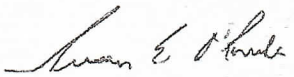
Prepared for:

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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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.

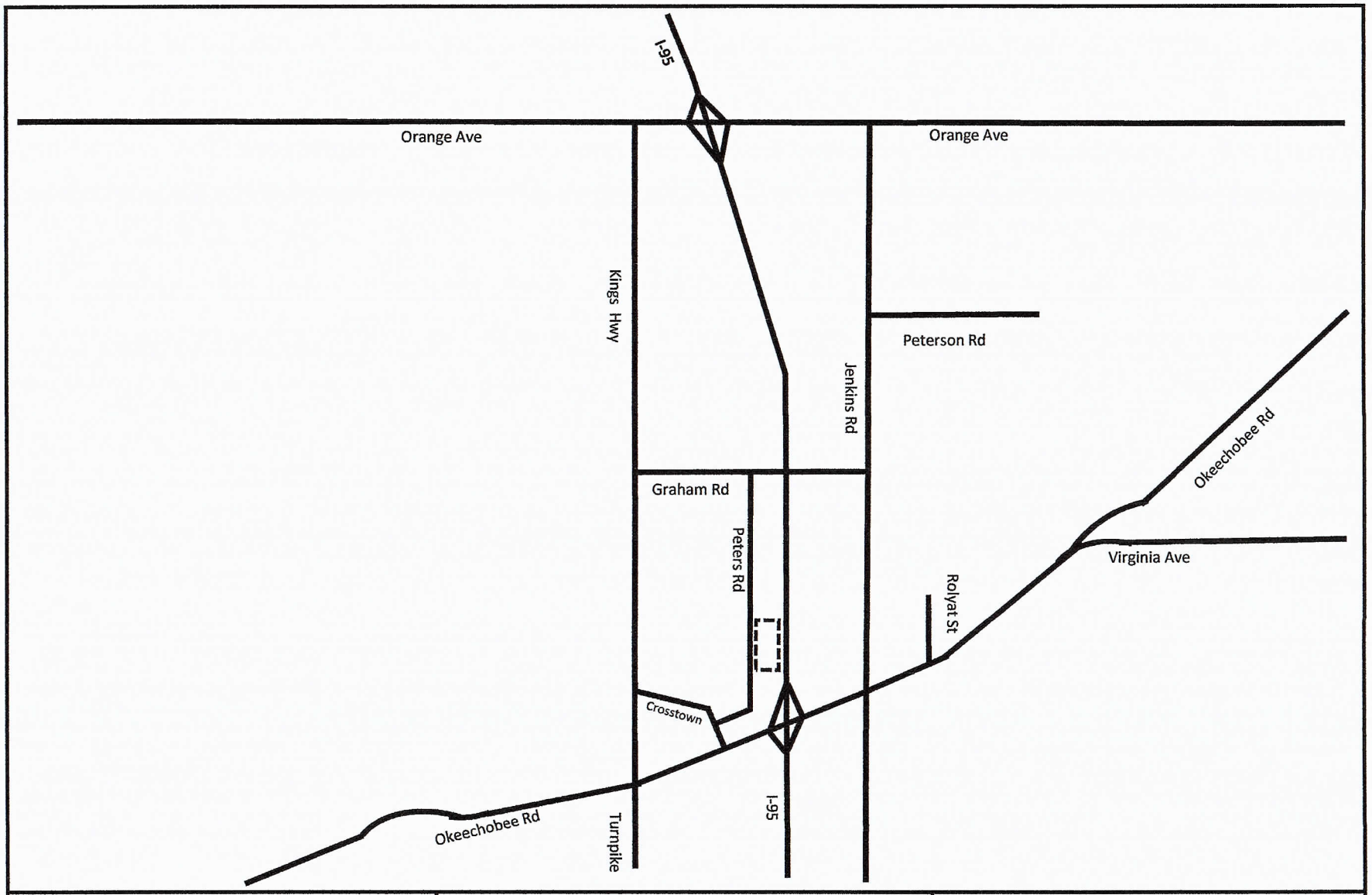
In order to make that determination, the following analytical steps were taken:

- 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.



NTS Job Number: SR20122.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 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

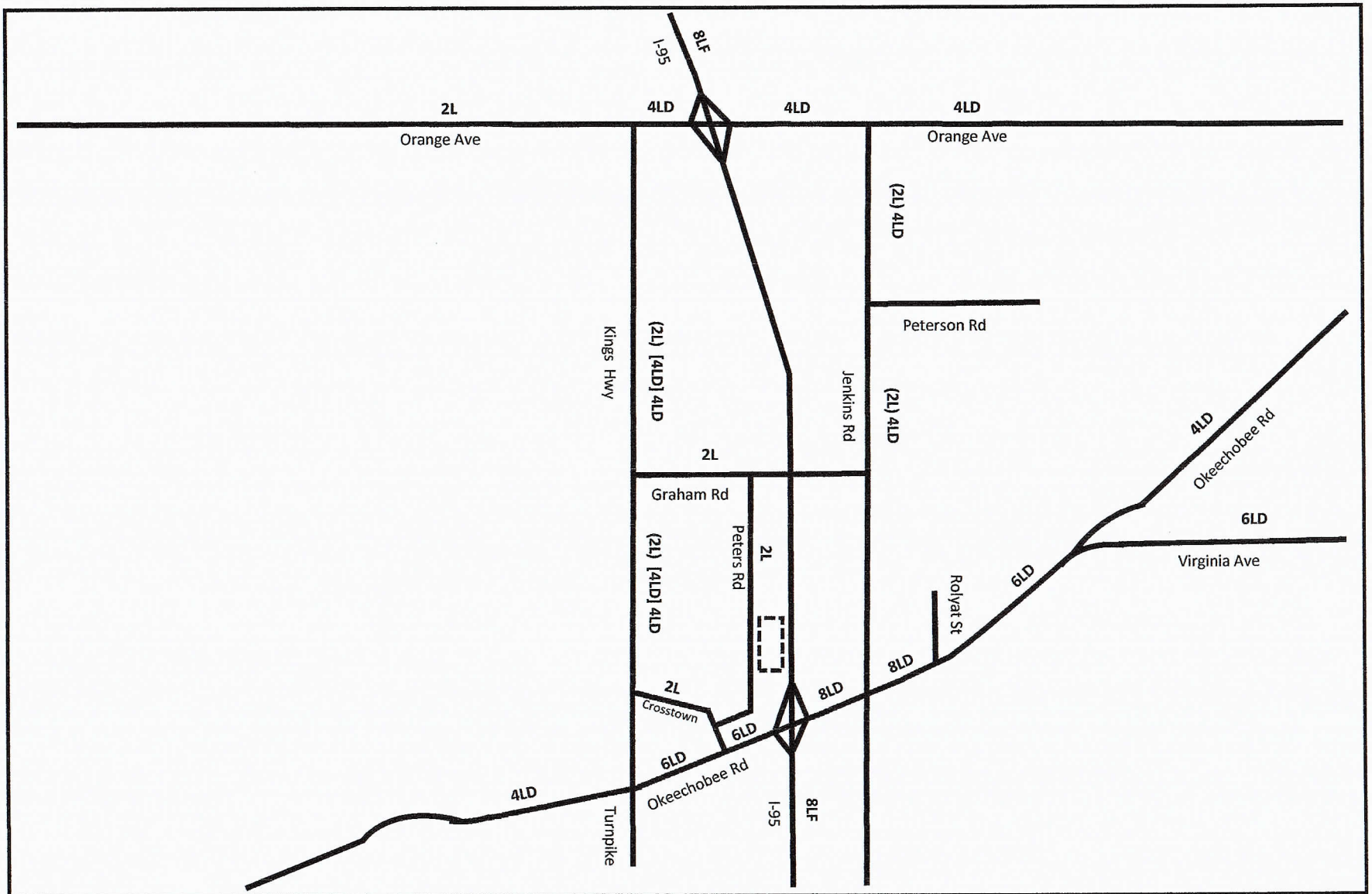
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- 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

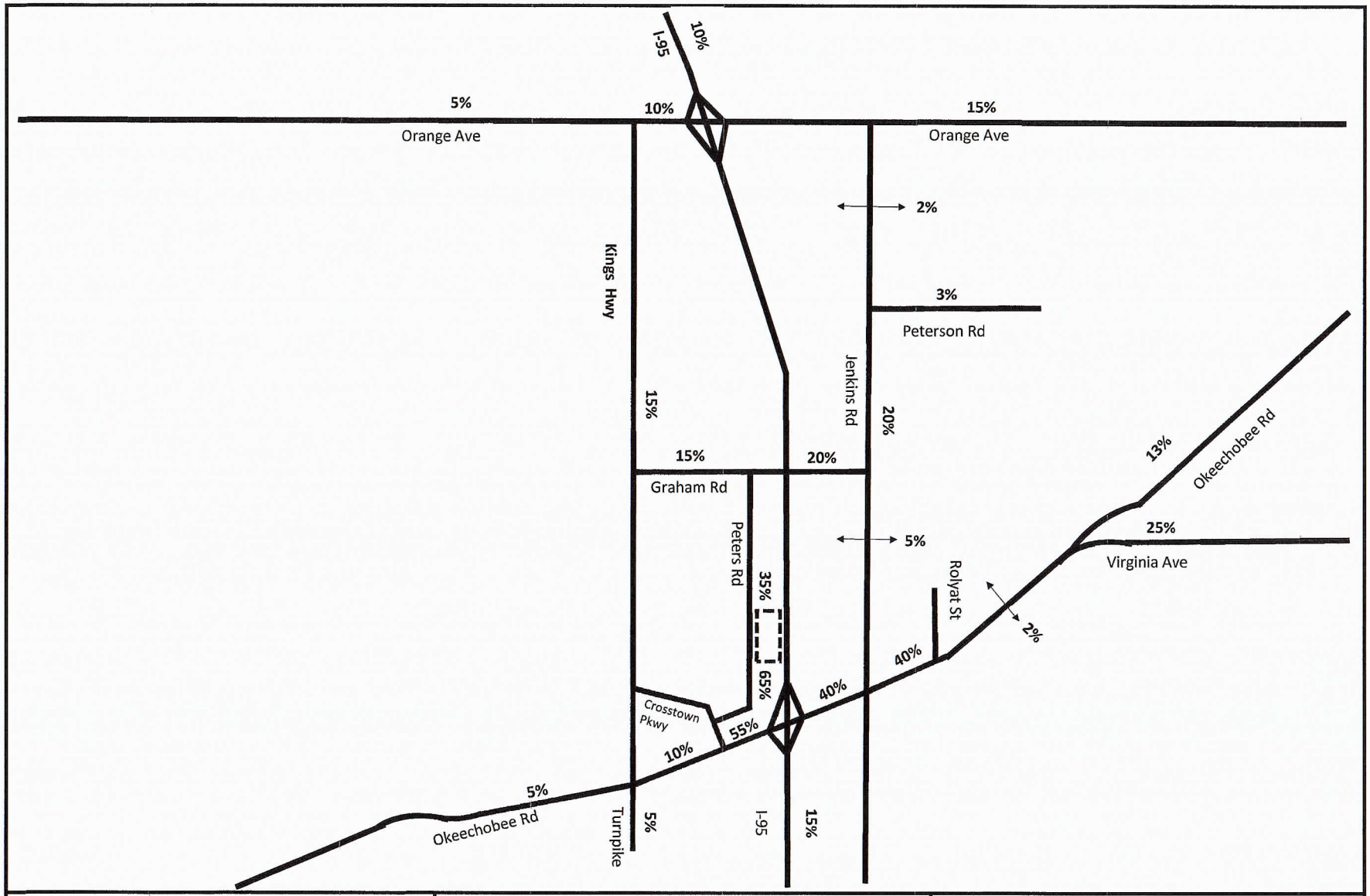
Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	323	91	414	41	10%	291	82	373

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

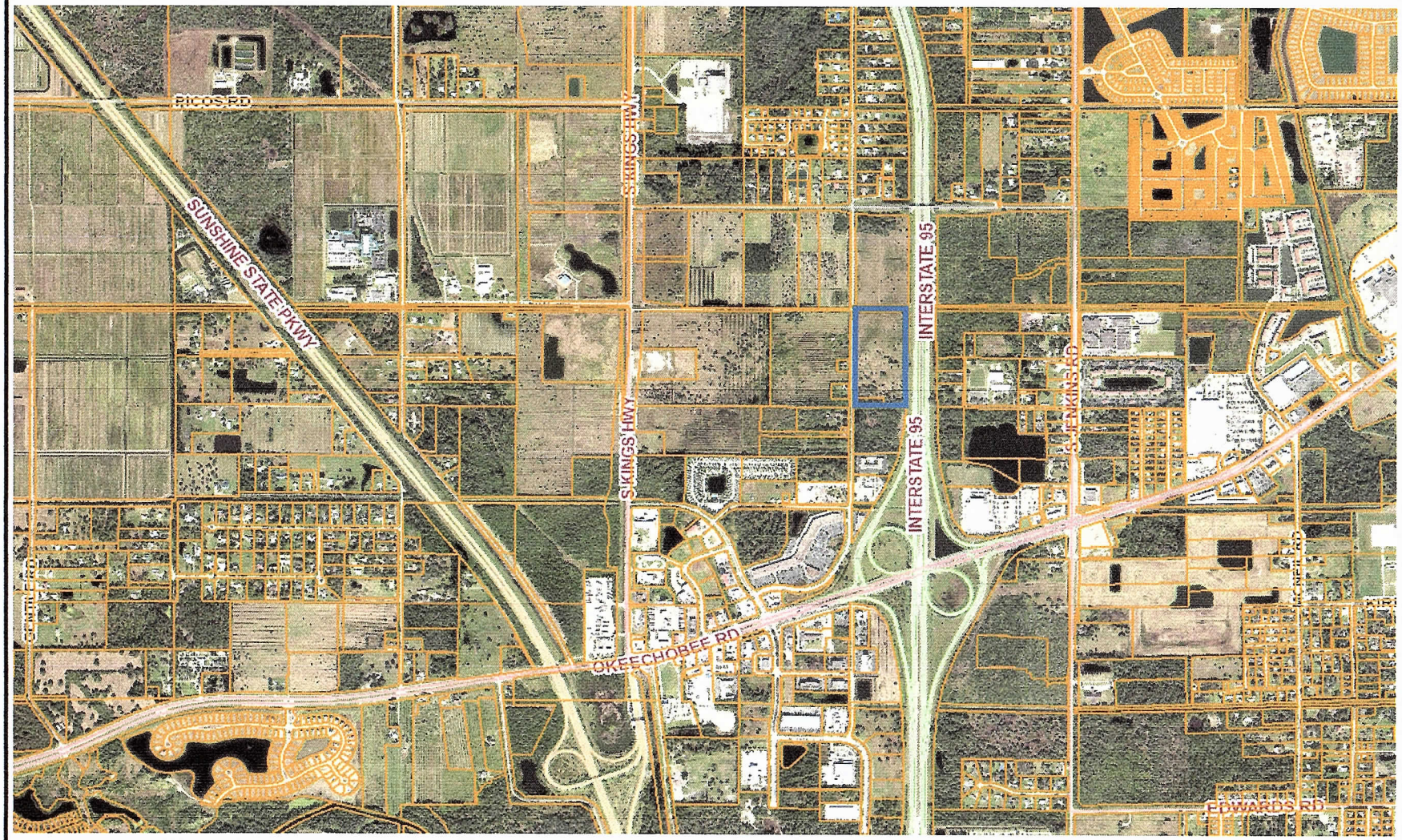
(3) Estimated Existing Traffic

(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

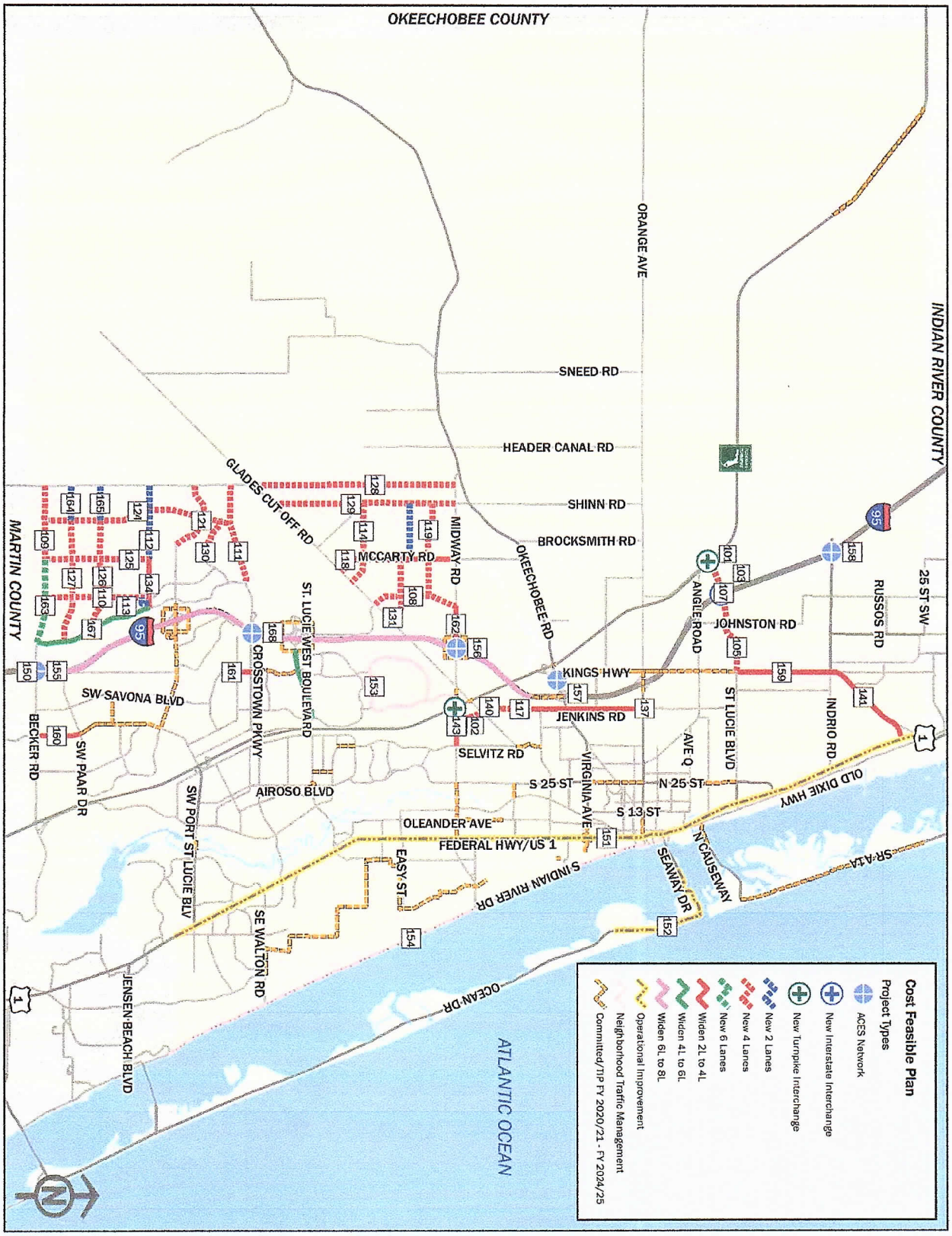


Figure 1. Cost Feasible Plan – Project Types

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	D	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	ALCANTARA 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	8,885	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	5,831	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

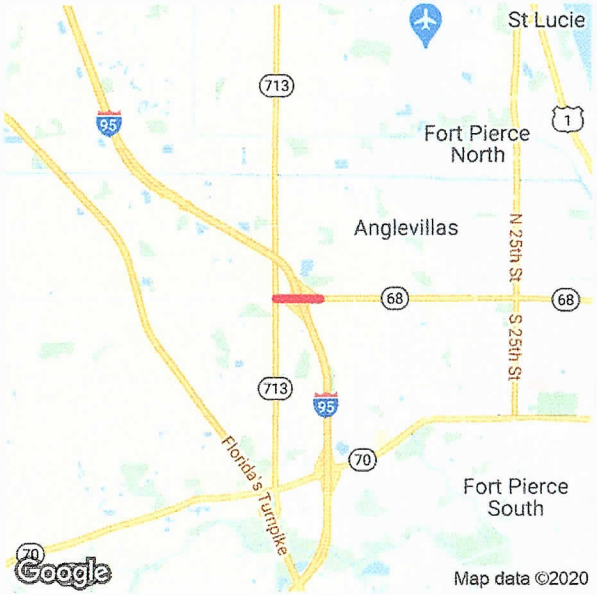
Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(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	9,863	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	66,309	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	-3,833	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	27,004	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	4,588	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	1,966	3,833	3,892	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	24,298	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	18,500	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**

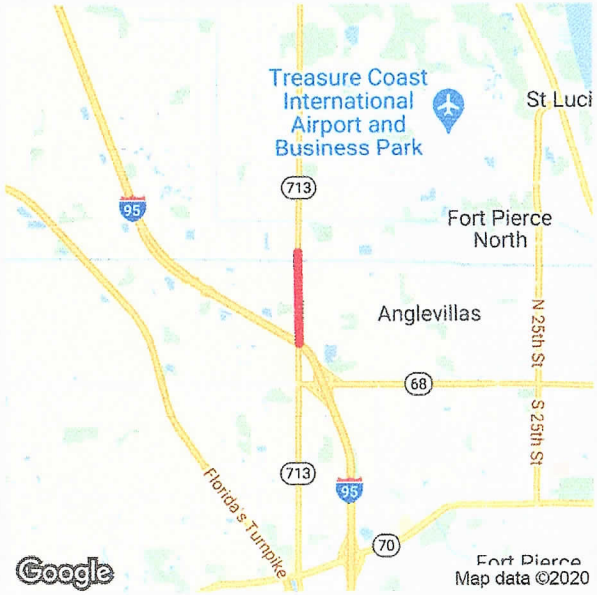
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,143,745
LRTP: Page 7-1

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

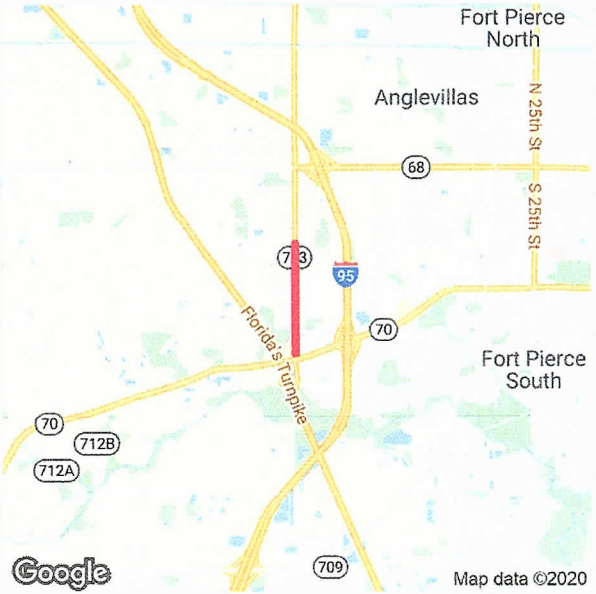
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	**9,618,552**	**5,000,000**	**45,766,984**	**99,346**	**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

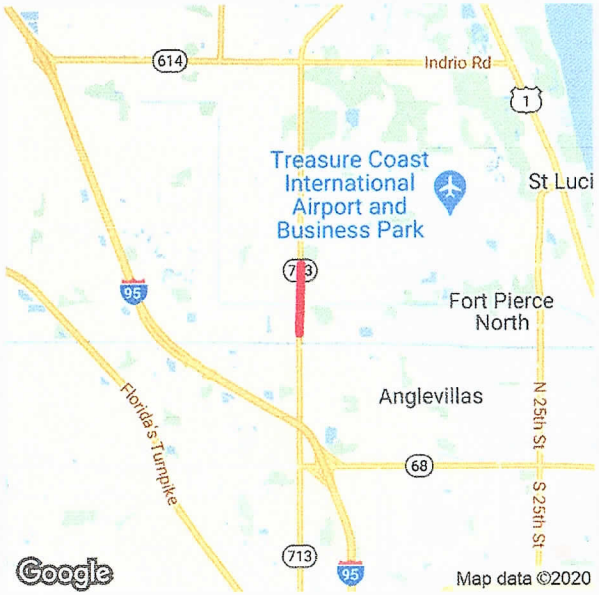
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DIH	27,898	27,898	0	0	0	55,796
CST	DIH	0	0	57,694	0	0	57,694
PE	DDR	194,076	0	0	0	0	194,076
CST	DDR	0	0	655,611	0	0	655,611
		221,974	**27,898**	**713,305**			**963,177**

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



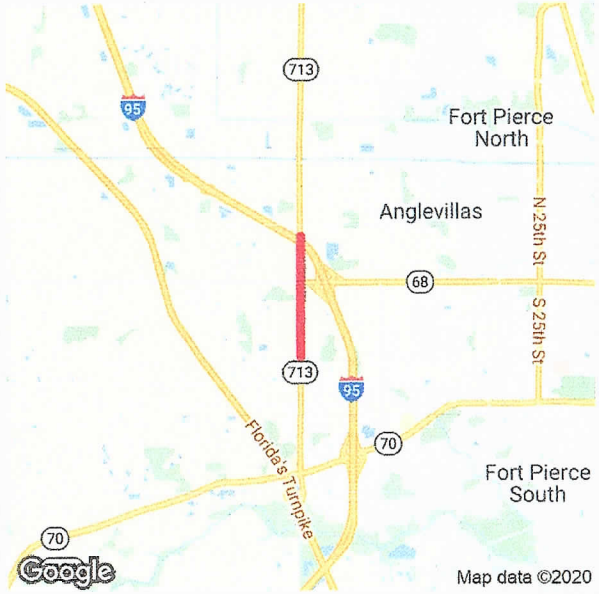
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE
Length: 1.210 **To:** NORTH OF ST LUCIE BLVD
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, 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**

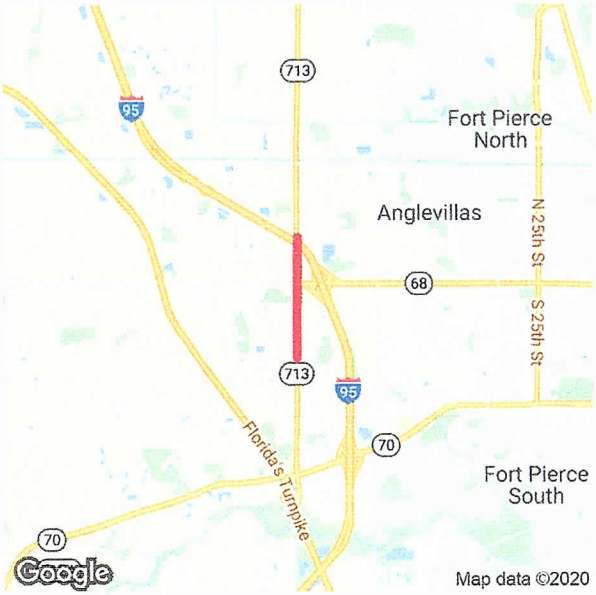
B-12

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

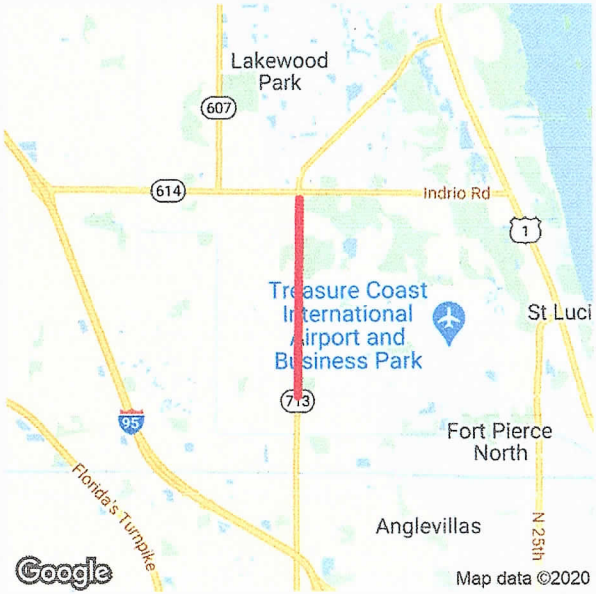
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DS	150,525	0	0	0	0	150,525
ENV	DS	5,000	0	0	0	0	5,000
PE	DIH	5,000	0	0	0	0	5,000
CST	DIH	0	0	44,730	0	0	44,730
CST	DDR	0	0	508,288	0	0	508,288
		160,525		**553,018**			**713,543**

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

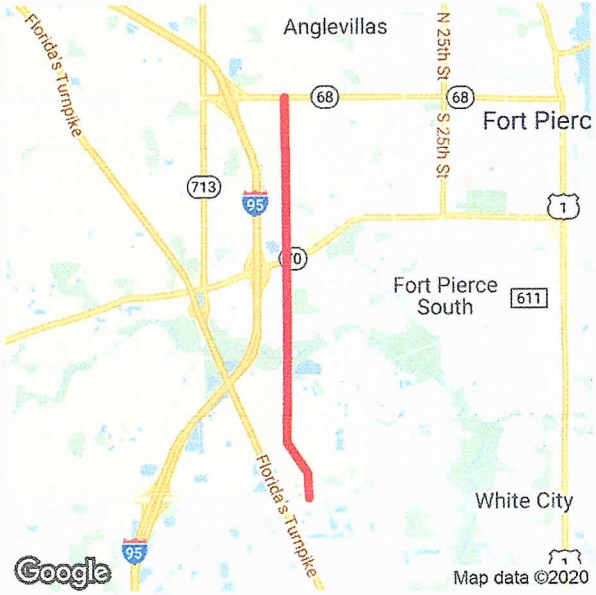
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SA	0	0	3,605,309	0	0	3,605,309
ROW	DS	0	0	6,939,345	0	0	6,939,345
ROW	DIH	0	0	162,000	0	0	162,000
ROW	DDR	0	0	353,970	0	0	353,970
				11,060,624			**11,060,624**

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 | |
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| 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 | |
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St. Lucie Transportation Planning Organization

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

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

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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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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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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

* 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.**

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

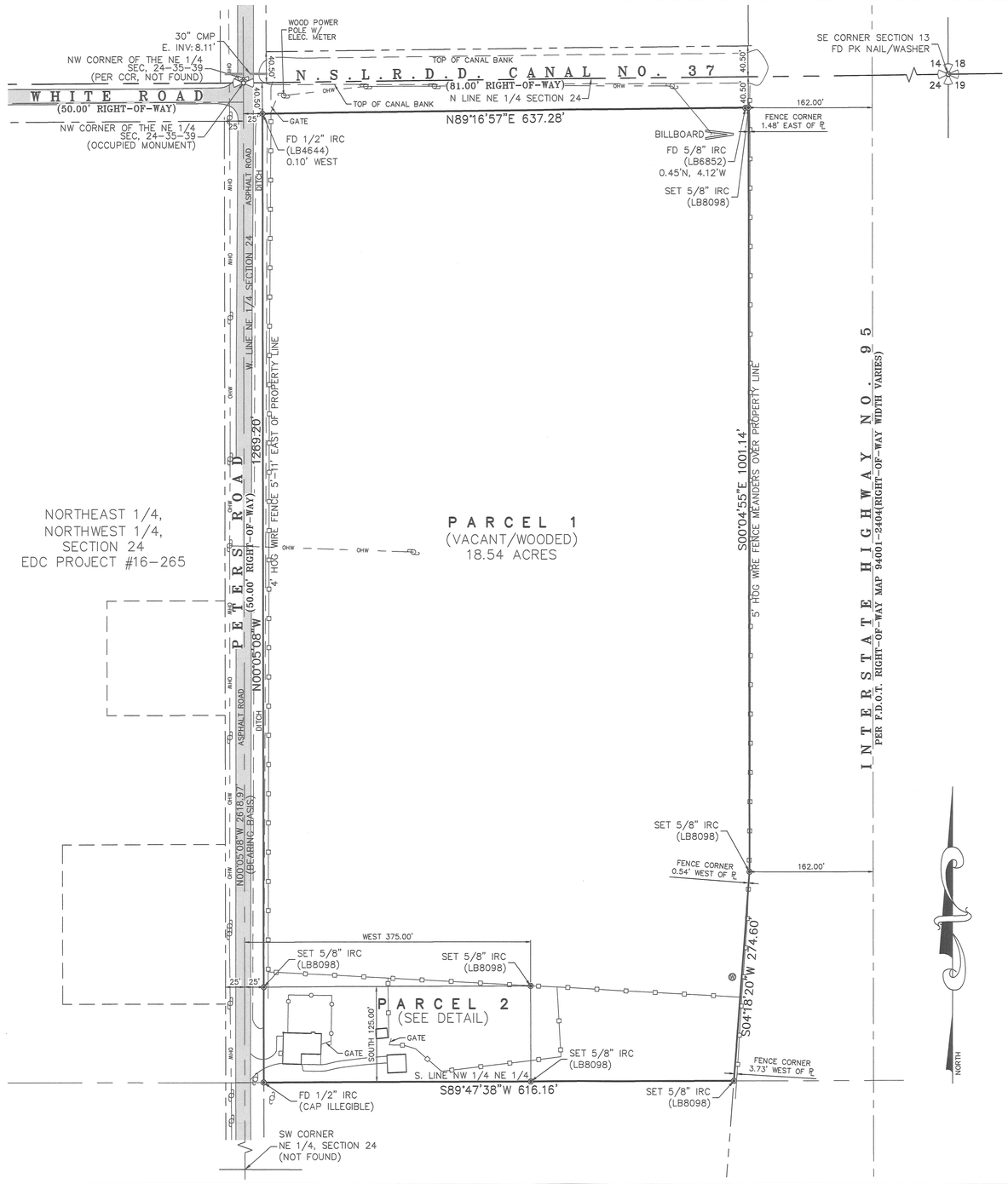
BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.





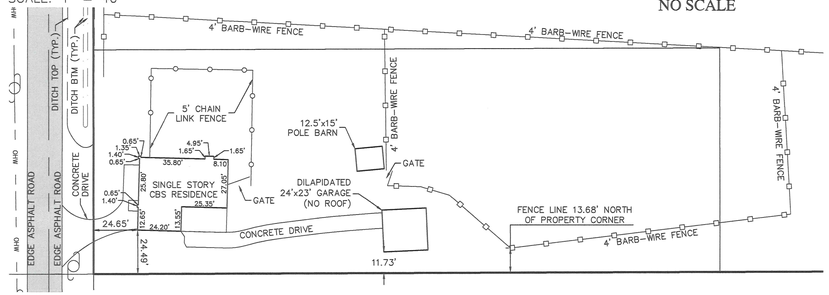
ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	(D)	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	MP	METAL PIPE	P.O.T.	POINT OF TERMINUS	TEL RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	D.B.	DEED BOOK	GAS	GAS VALVE	MW	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	S	SANITARY MANHOLE	UNKN RISER	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	WV	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 — MICHAEL T. OWEN — LICENSE NUMBER 5556 — PROFESSIONAL SURVEYOR & MAPPER

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

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-298

1 OF 1

USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
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

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

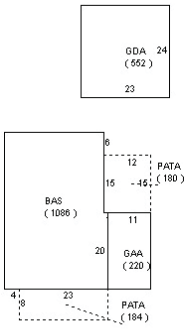
Exterior Data

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

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

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
Stacy Ewing Consalvo
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
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

Stacy Ewing Consalvo
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**

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. g.**

Meeting Date: 08/16/2021

Re: Zoning Atlas Map Amendment - Project Hurricane - 2398 Peters Road

---

SUBJECT:

Legislative 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). SECOND 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
Proof of Publication #2

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/13/2021 09:28 AM
City Manager	Nick Mimms	08/11/2021 08:58 AM

Form Started By: Brandon Creagan
Started On: 06/09/2021 02:18 PM
Final Approval Date: 08/11/2021

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:

_____
Tanya Earley
Interim 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 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.

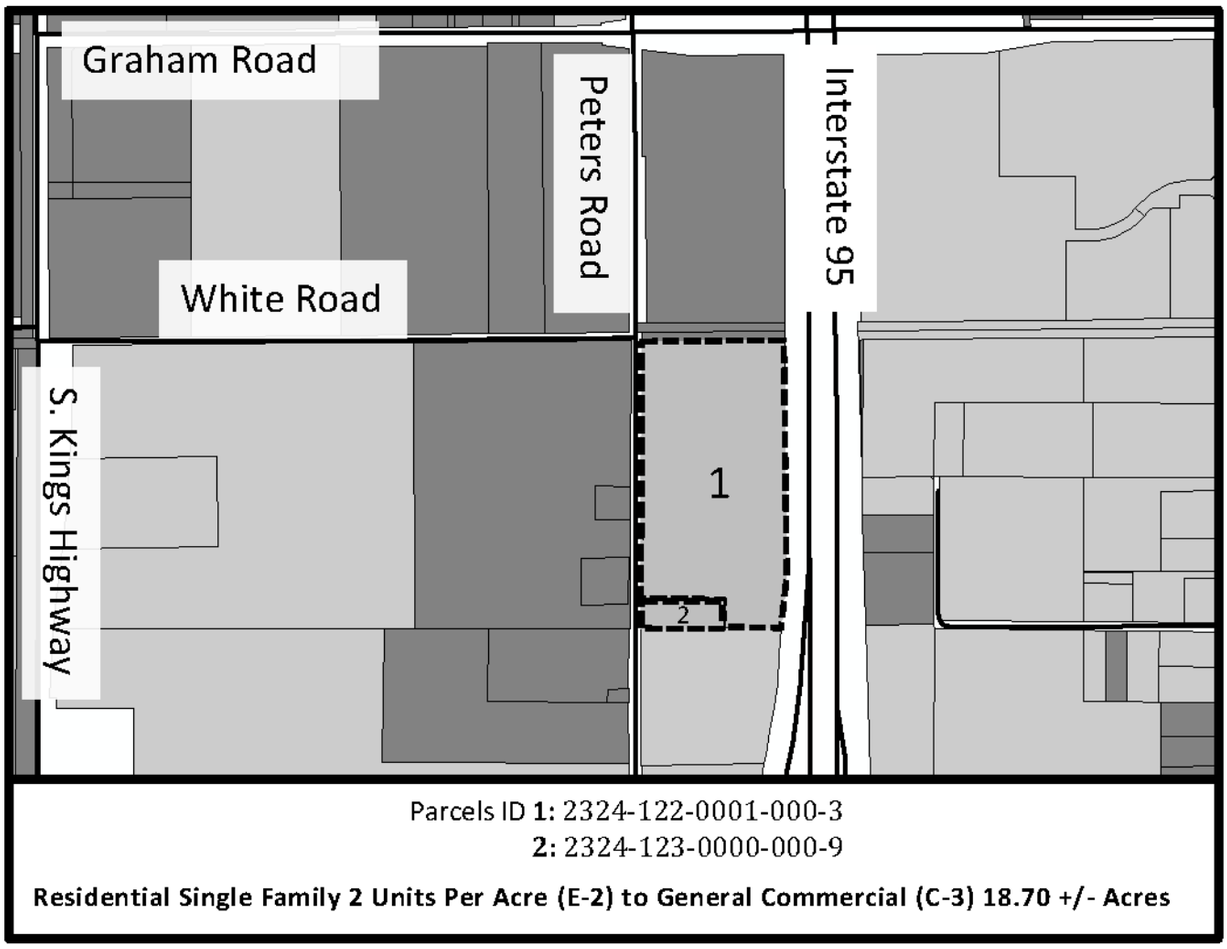
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

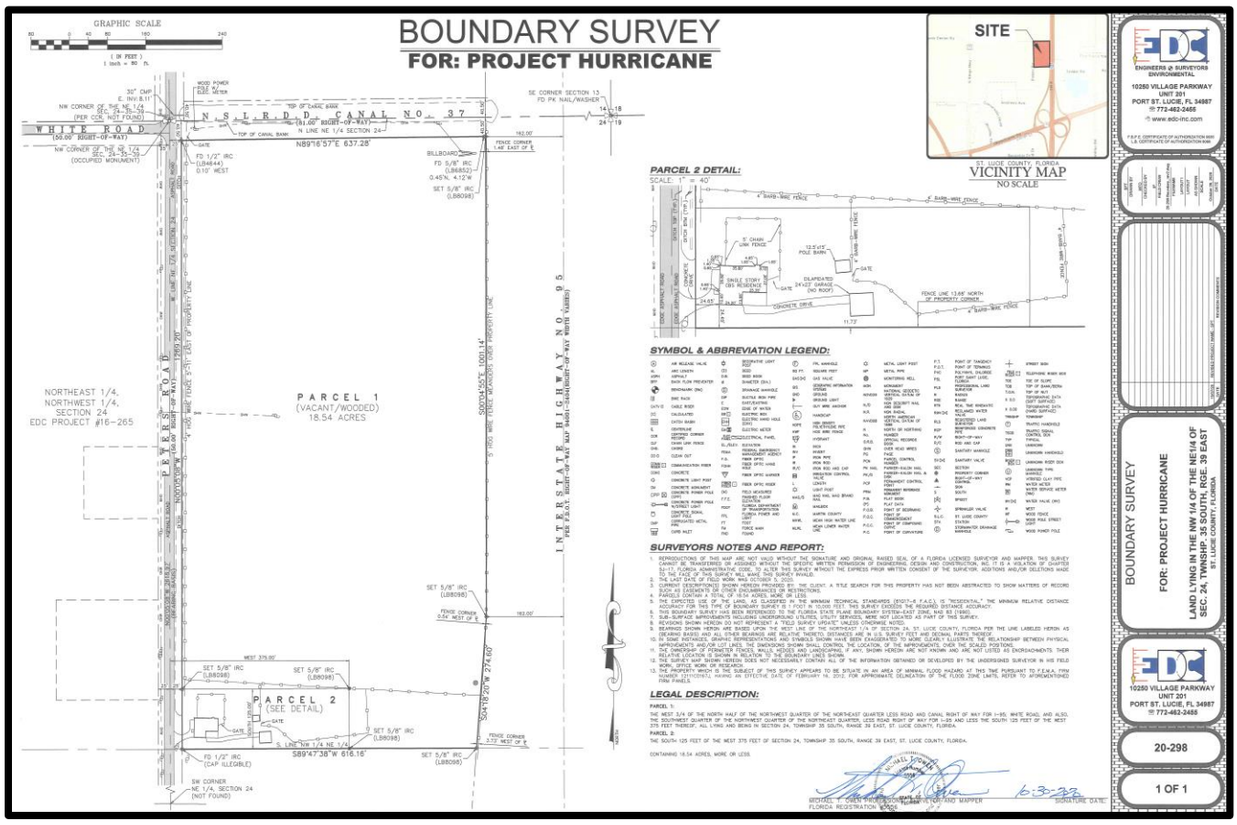
Exhibit A
Proposed Zoning Atlas Map Amendment
C-3, General Commercial



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

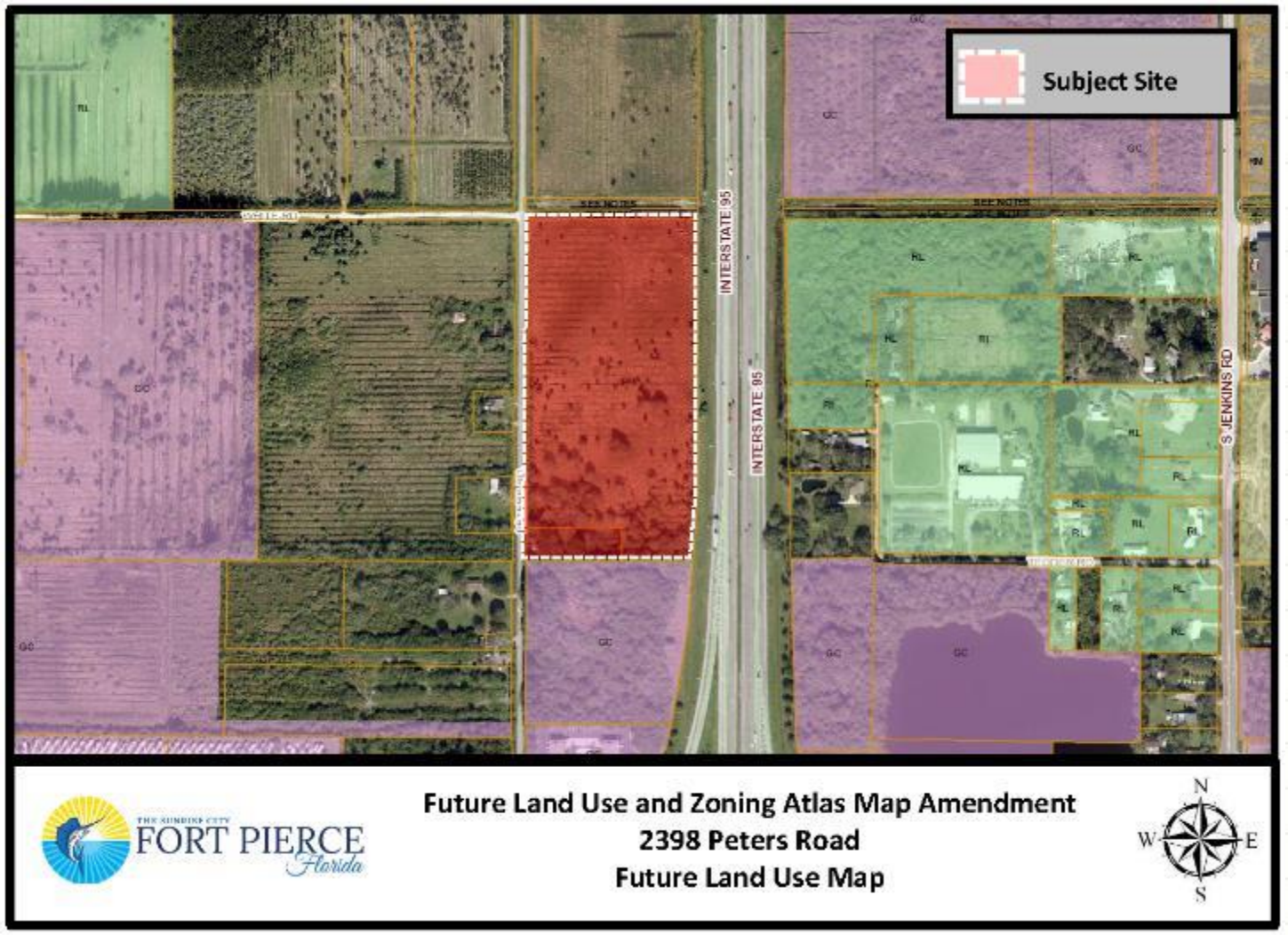


2398 Peters Road

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
E
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:	August 16, 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.

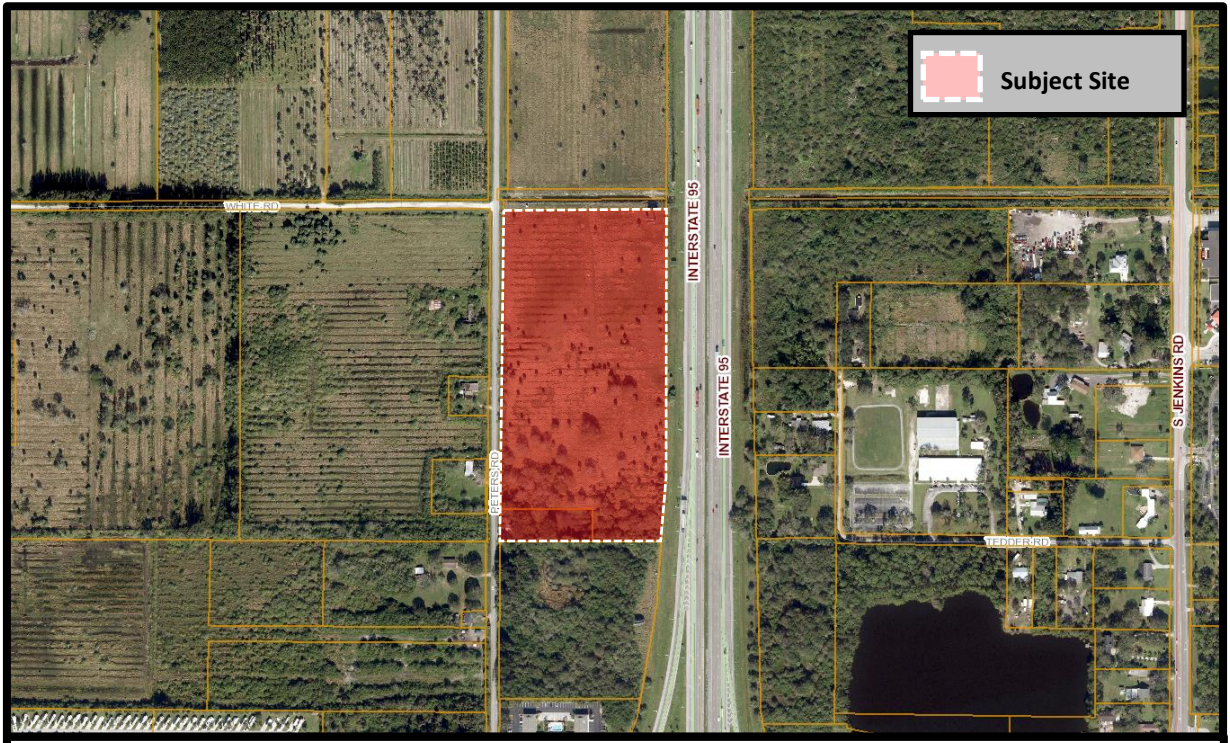
Planning Board
The Planning Board acting as the Local Planning Agency at their meeting on March 8, 2021, voted 5-0 to recommend approval of the Future Land Use Map Amendment as requested.

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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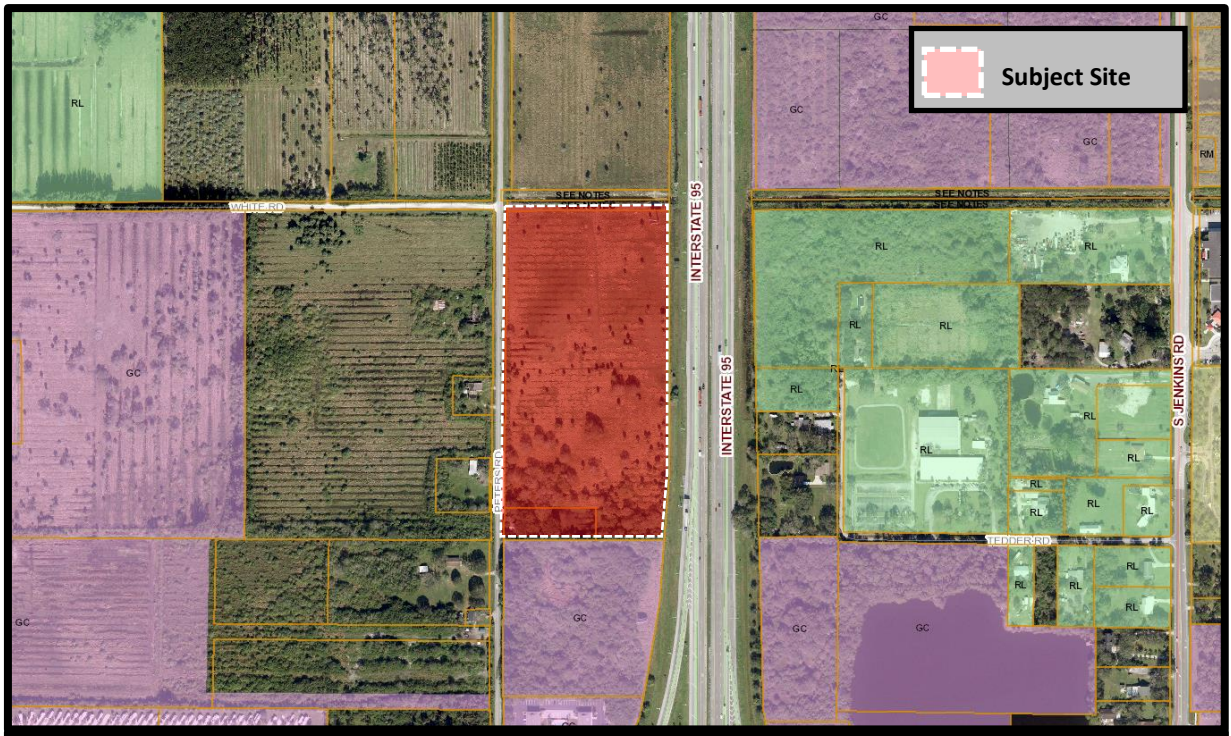

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Future Land Use Map

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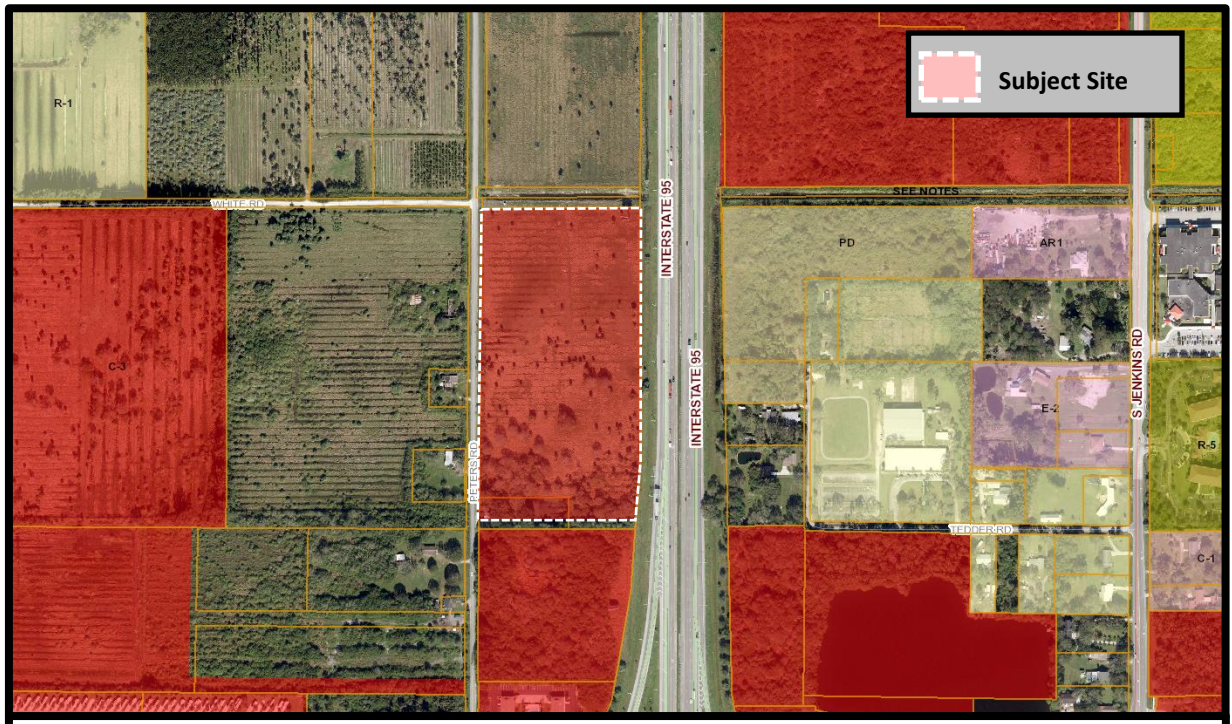

THE SUNRISE CITY
FORT PIERCE
Florida

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).

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

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.

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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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Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
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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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	

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:

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



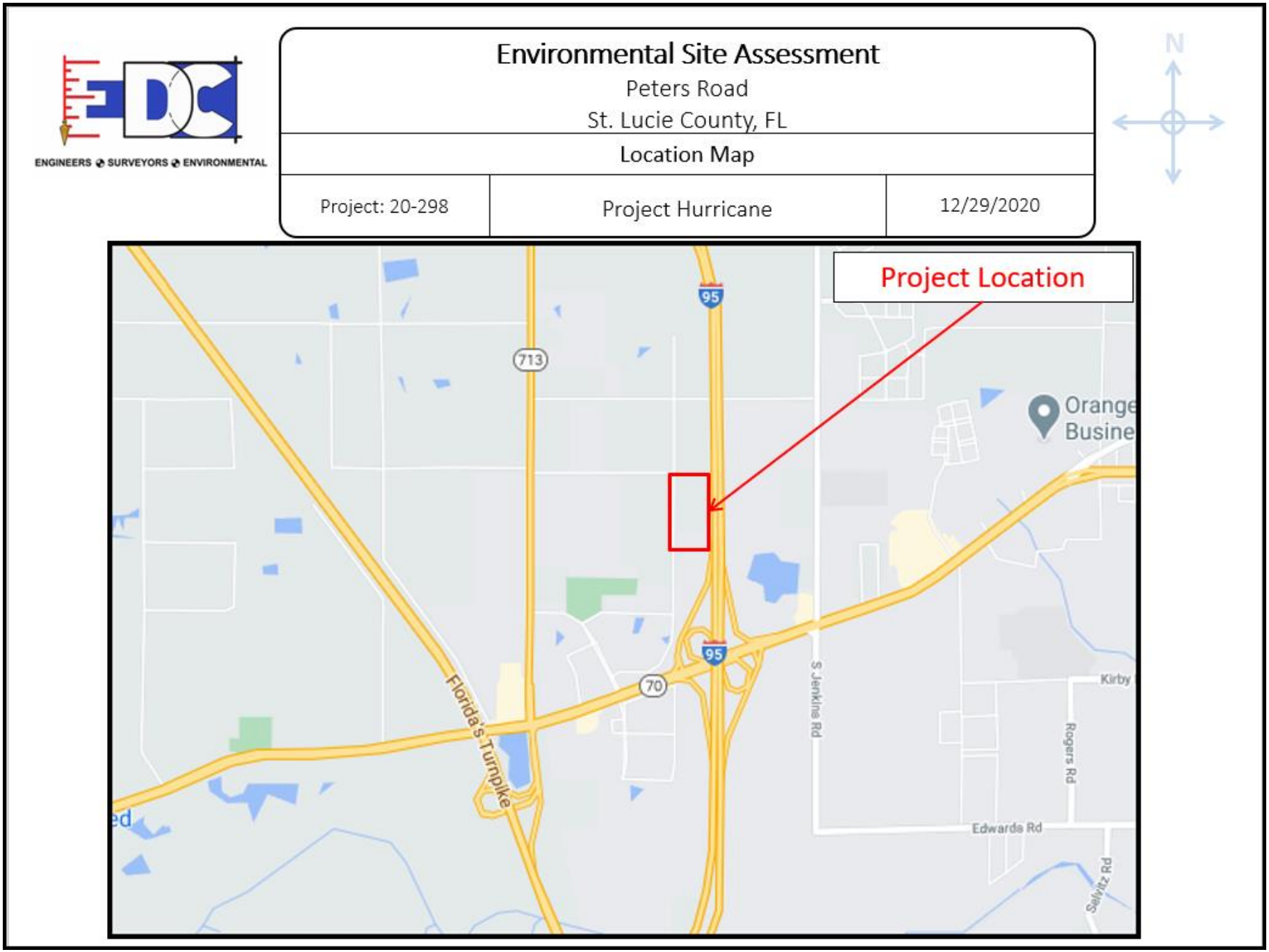


Figure 1. Location Map.



Figure 2. Site Map.

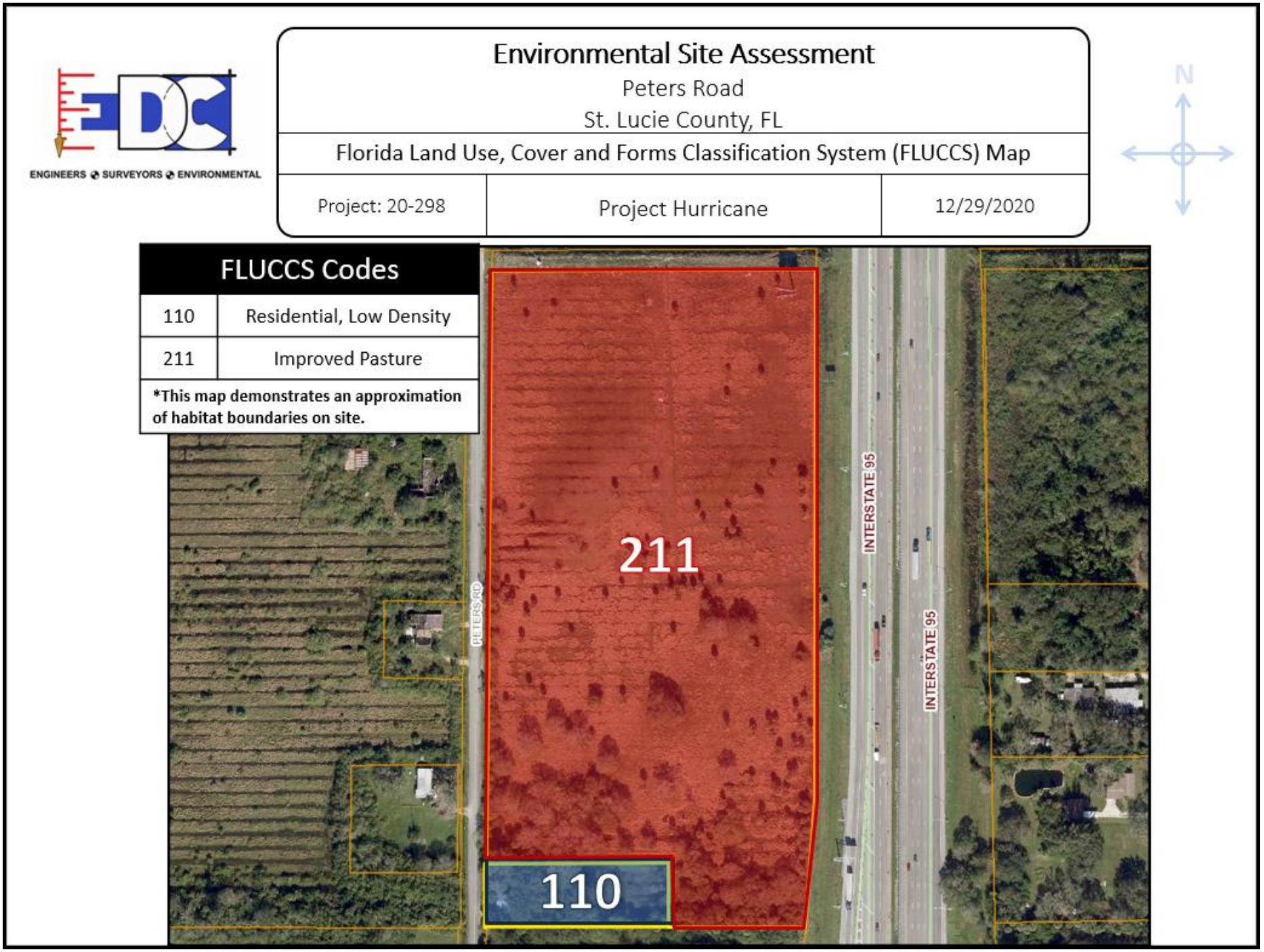


Figure 3. Existing Habitat/FLUCCS Map.

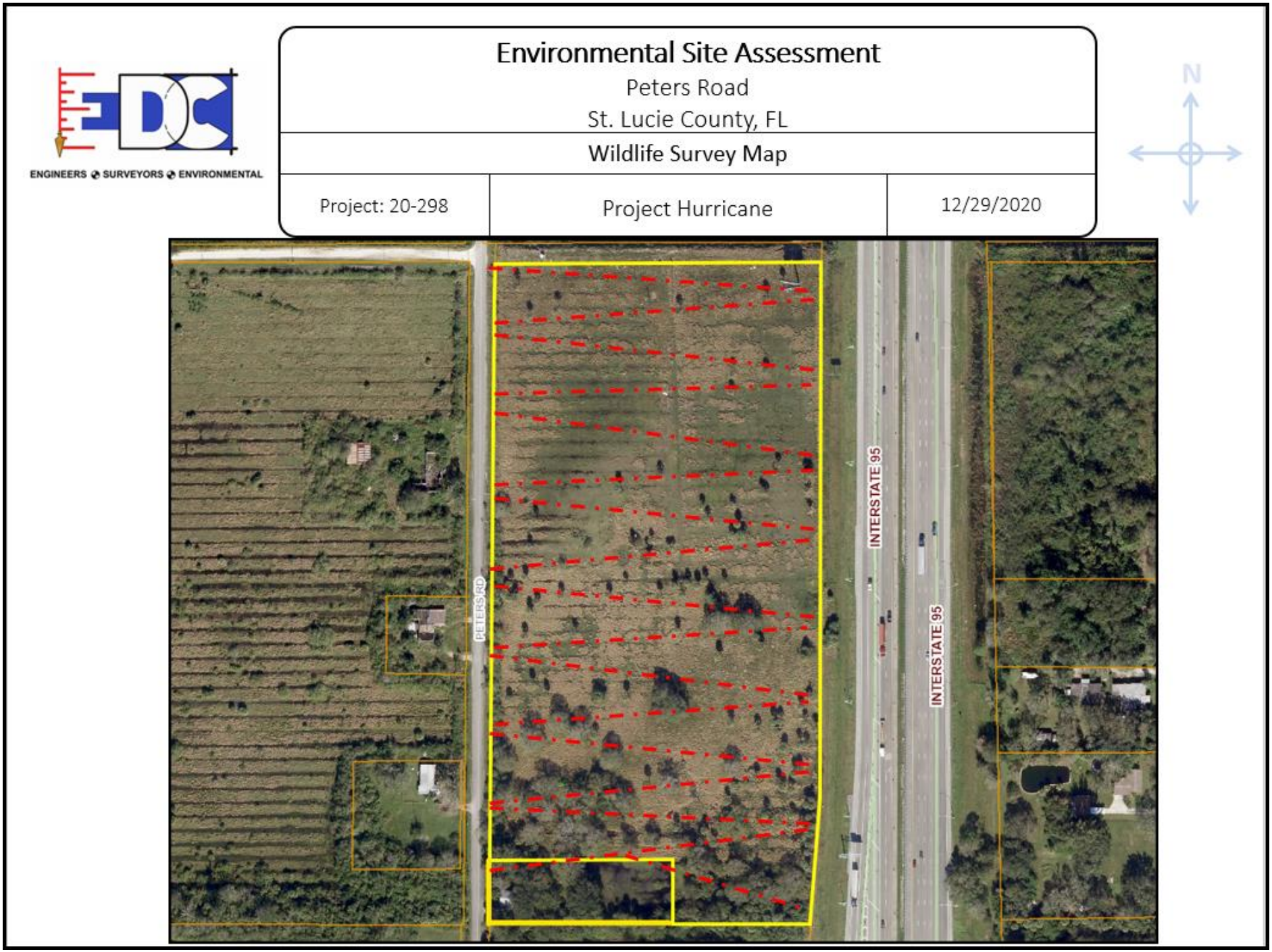


Figure 4. Wildlife Survey Map.

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%**

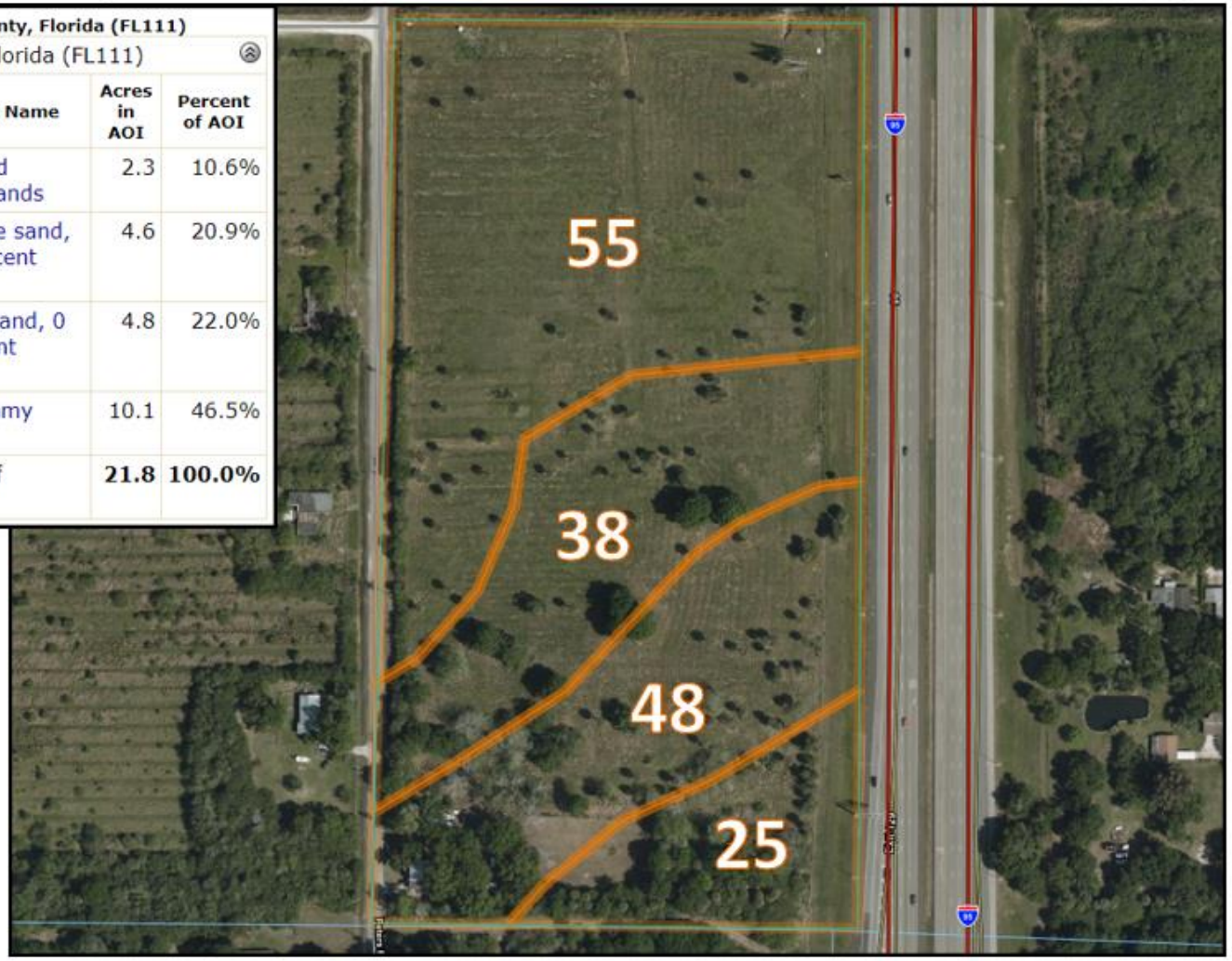


Figure 5. Soil Map.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Project Hurricane

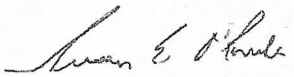
Prepared for:

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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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.

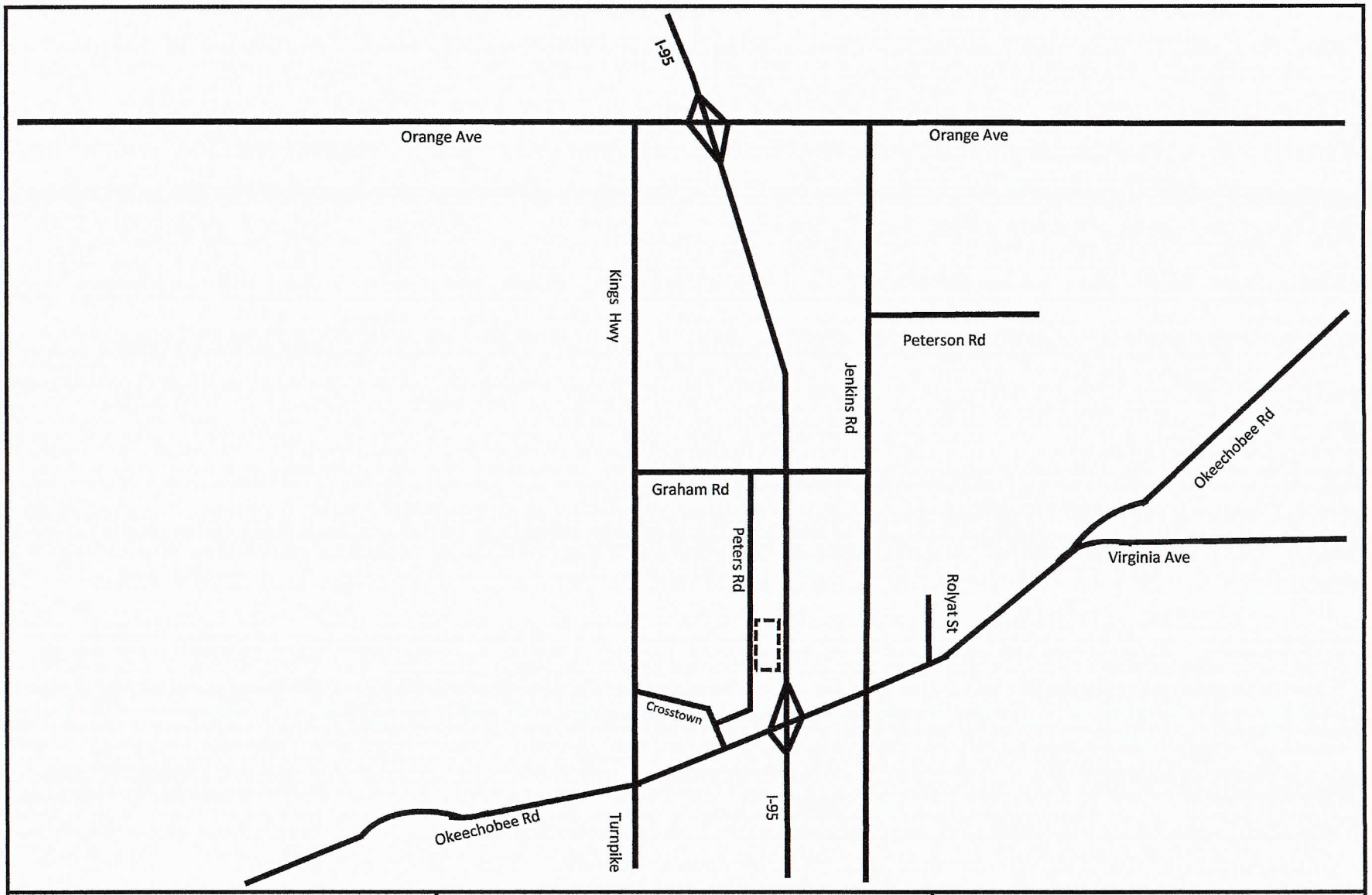
In order to make that determination, the following analytical steps were taken:

- 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.



NTS Job Number: SR20122.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 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

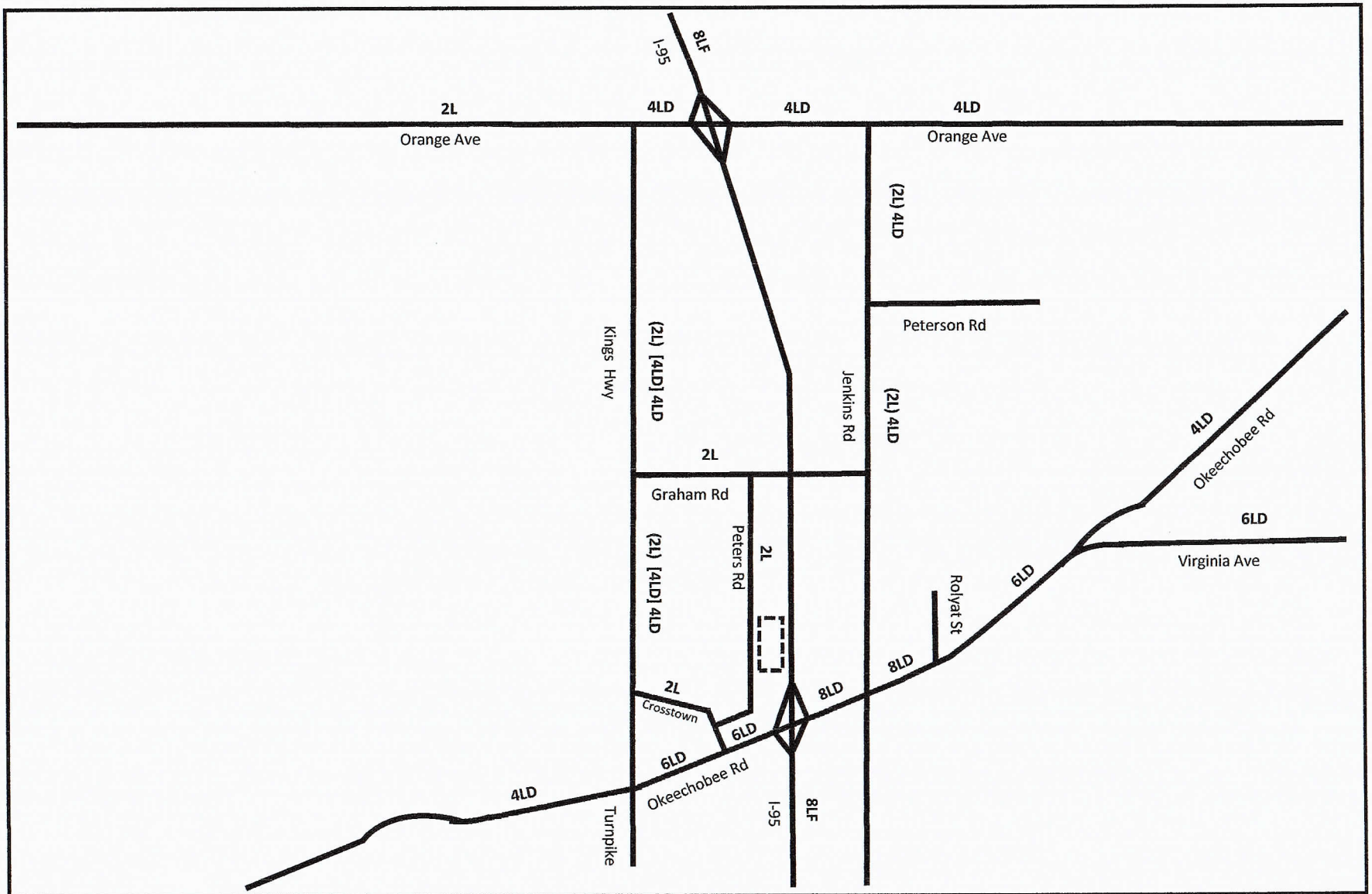
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- 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

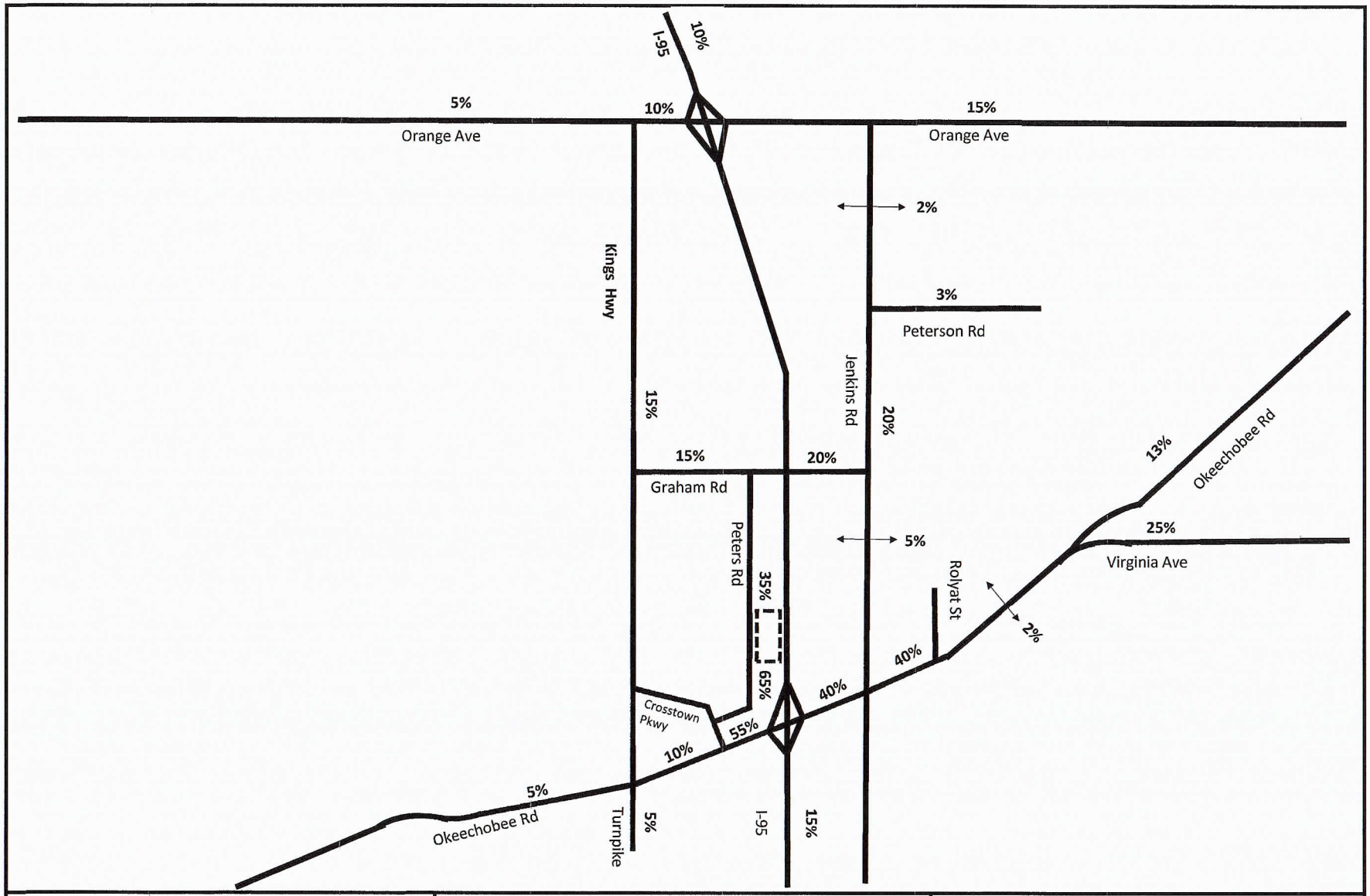
Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	200,000	SF	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	323	91	414	41	10%	291	82	373

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

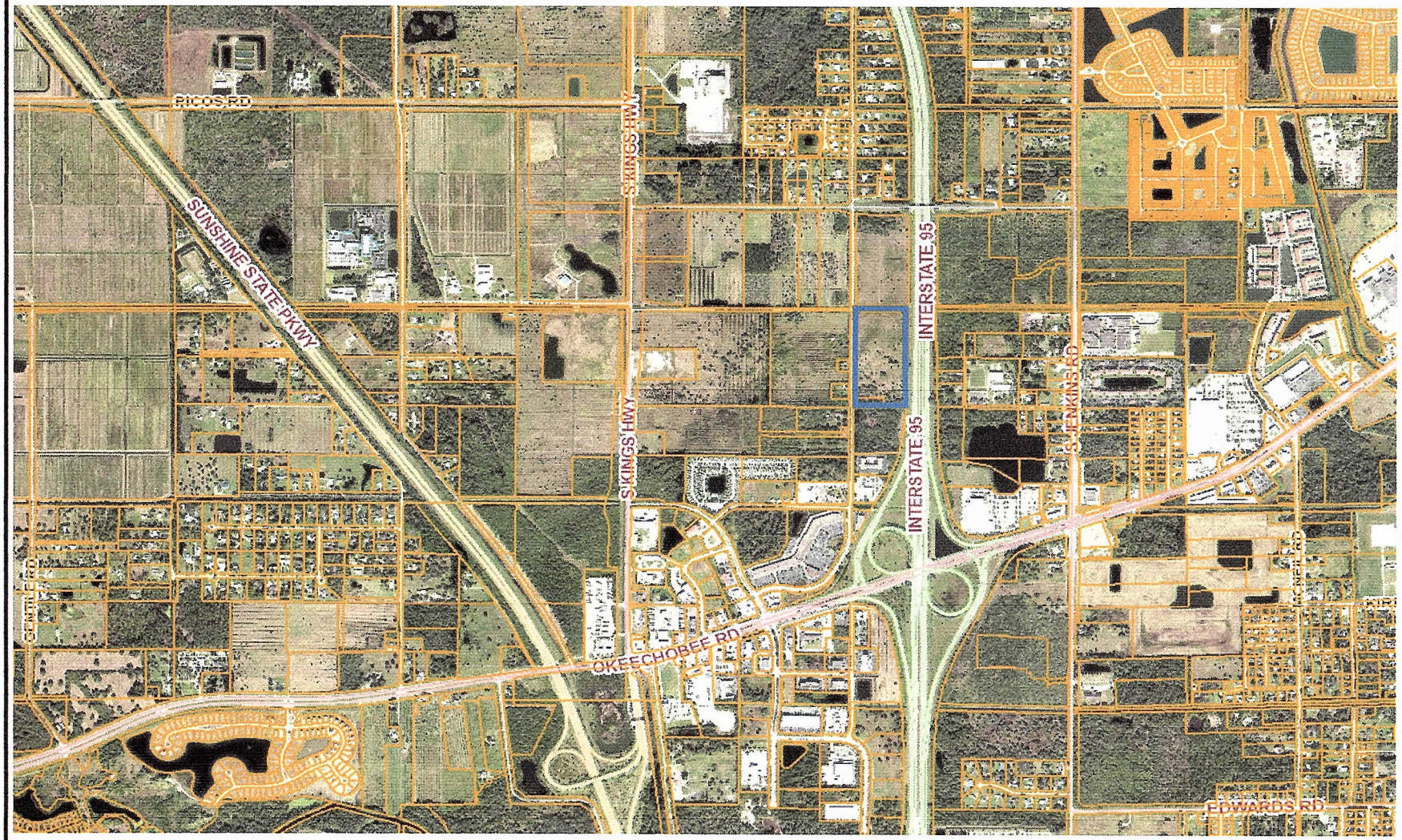
(3) Estimated Existing Traffic

(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

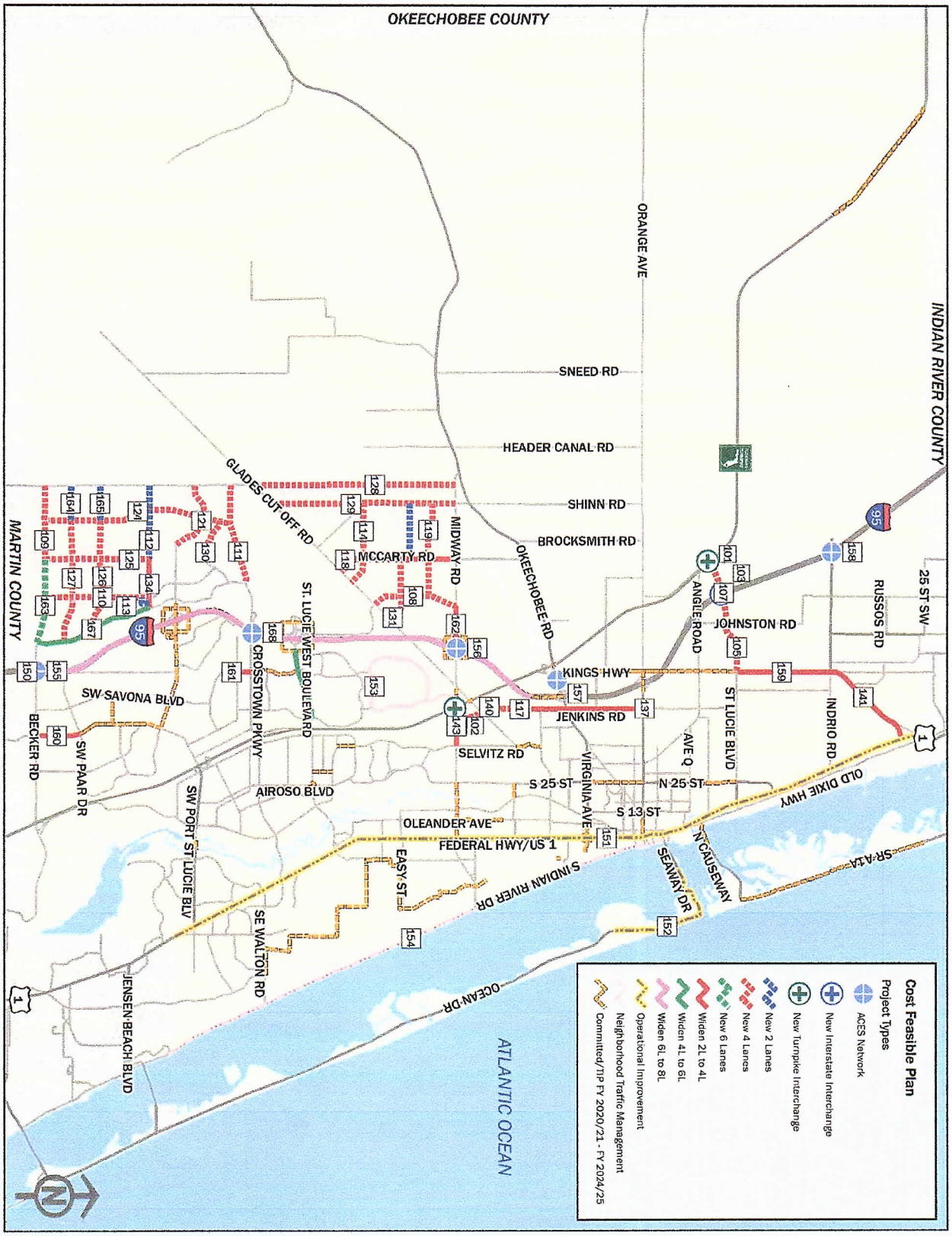


Figure 1. Cost Feasible Plan – Project Types

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	D	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	ALCANTARA 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	2Q	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	8,885	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	5,831	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

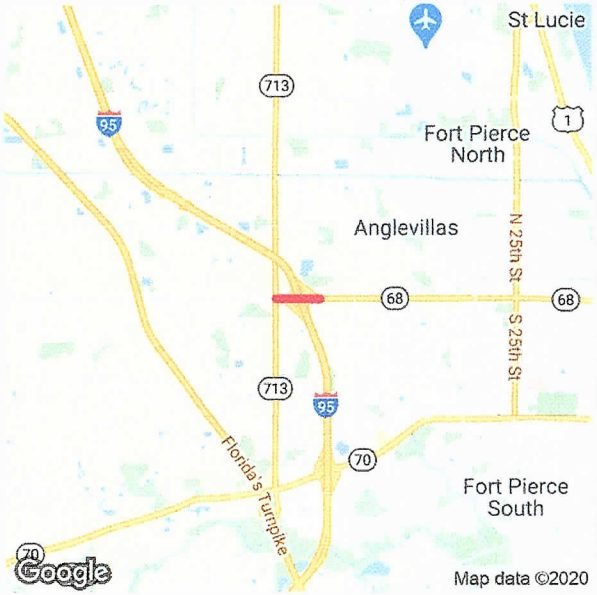
Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(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	9,863	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	66,309	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	-3,833	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	27,004	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	4,588	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	1,966	3,833	3,892	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	24,298	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	18,500	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**

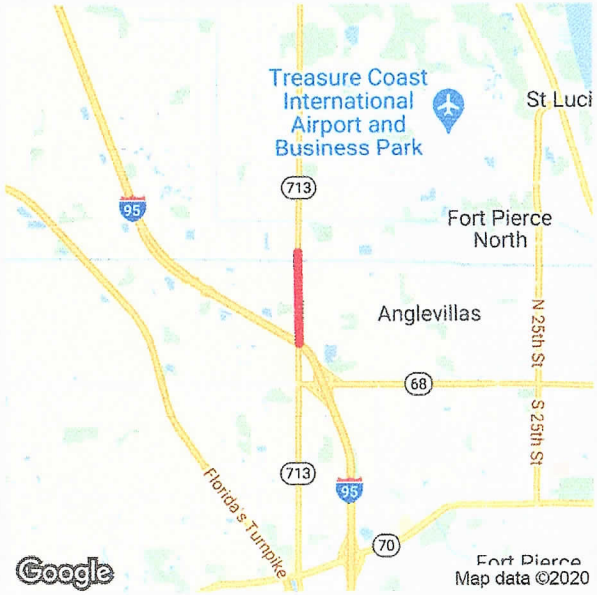
Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,143,745
LRTP: Page 7-1

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

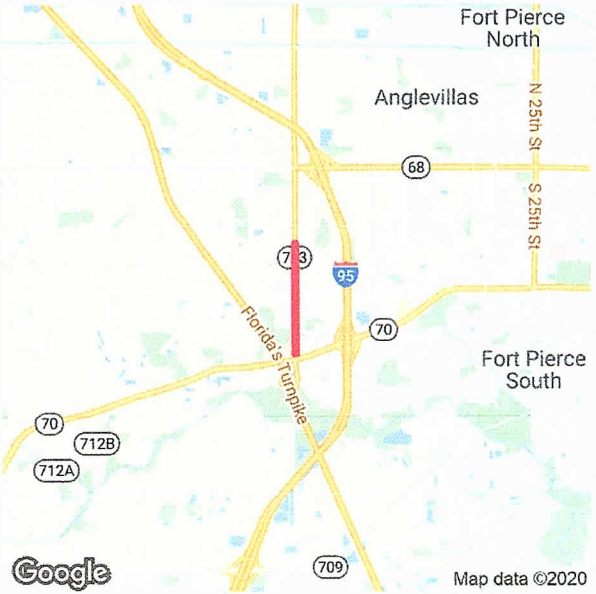
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	**9,618,552**	**5,000,000**	**45,766,984**	**99,346**	**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

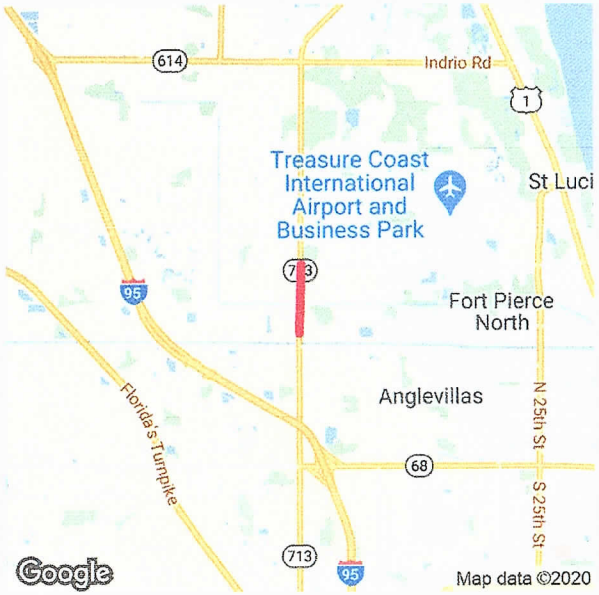
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DIH	27,898	27,898	0	0	0	55,796
CST	DIH	0	0	57,694	0	0	57,694
PE	DDR	194,076	0	0	0	0	194,076
CST	DDR	0	0	655,611	0	0	655,611
		221,974	**27,898**	**713,305**			**963,177**

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



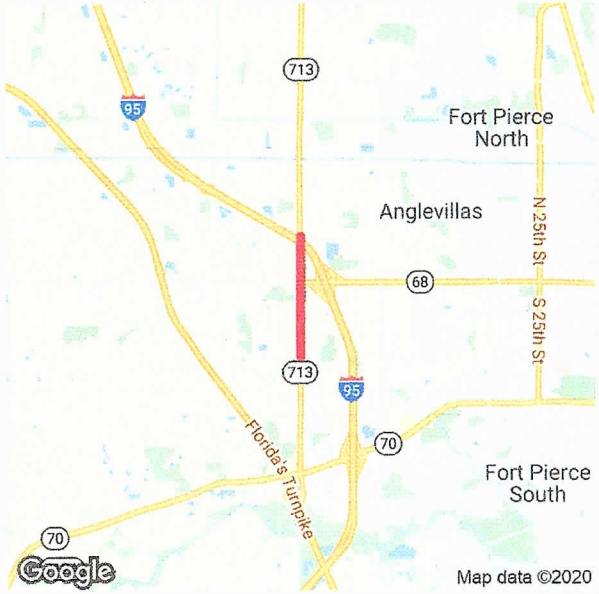
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE
Length: 1.210 **To:** NORTH OF ST LUCIE BLVD
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, 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**

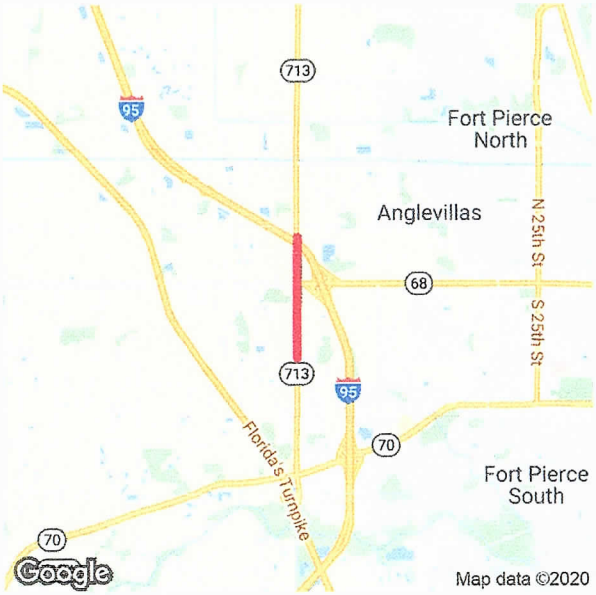
B-12

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

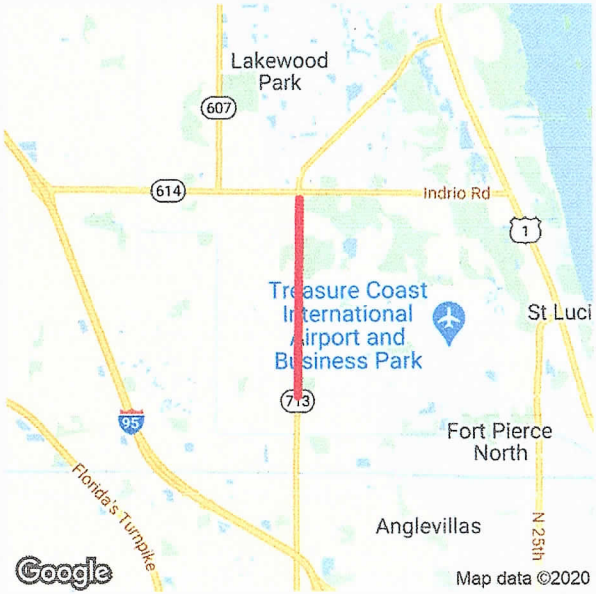
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DS	150,525	0	0	0	0	150,525
ENV	DS	5,000	0	0	0	0	5,000
PE	DIH	5,000	0	0	0	0	5,000
CST	DIH	0	0	44,730	0	0	44,730
CST	DDR	0	0	508,288	0	0	508,288
		160,525		**553,018**			**713,543**

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

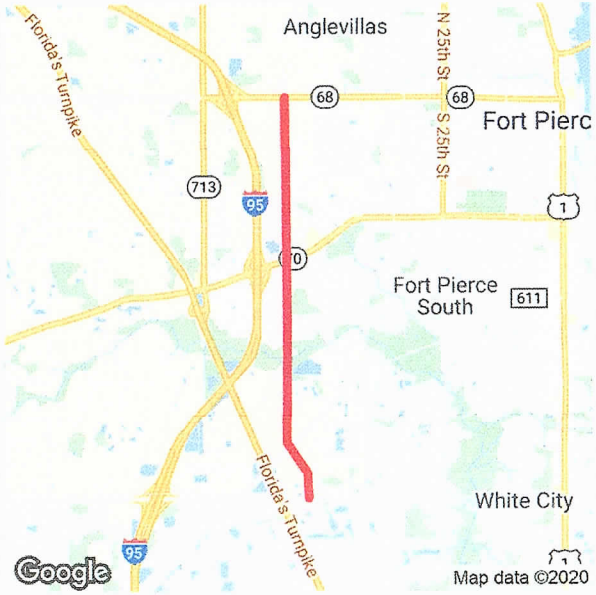
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SA	0	0	3,605,309	0	0	3,605,309
ROW	DS	0	0	6,939,345	0	0	6,939,345
ROW	DIH	0	0	162,000	0	0	162,000
ROW	DDR	0	0	353,970	0	0	353,970
				11,060,624			**11,060,624**

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 | |
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St. Lucie Transportation Planning Organization

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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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						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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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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*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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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
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

* 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.**

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

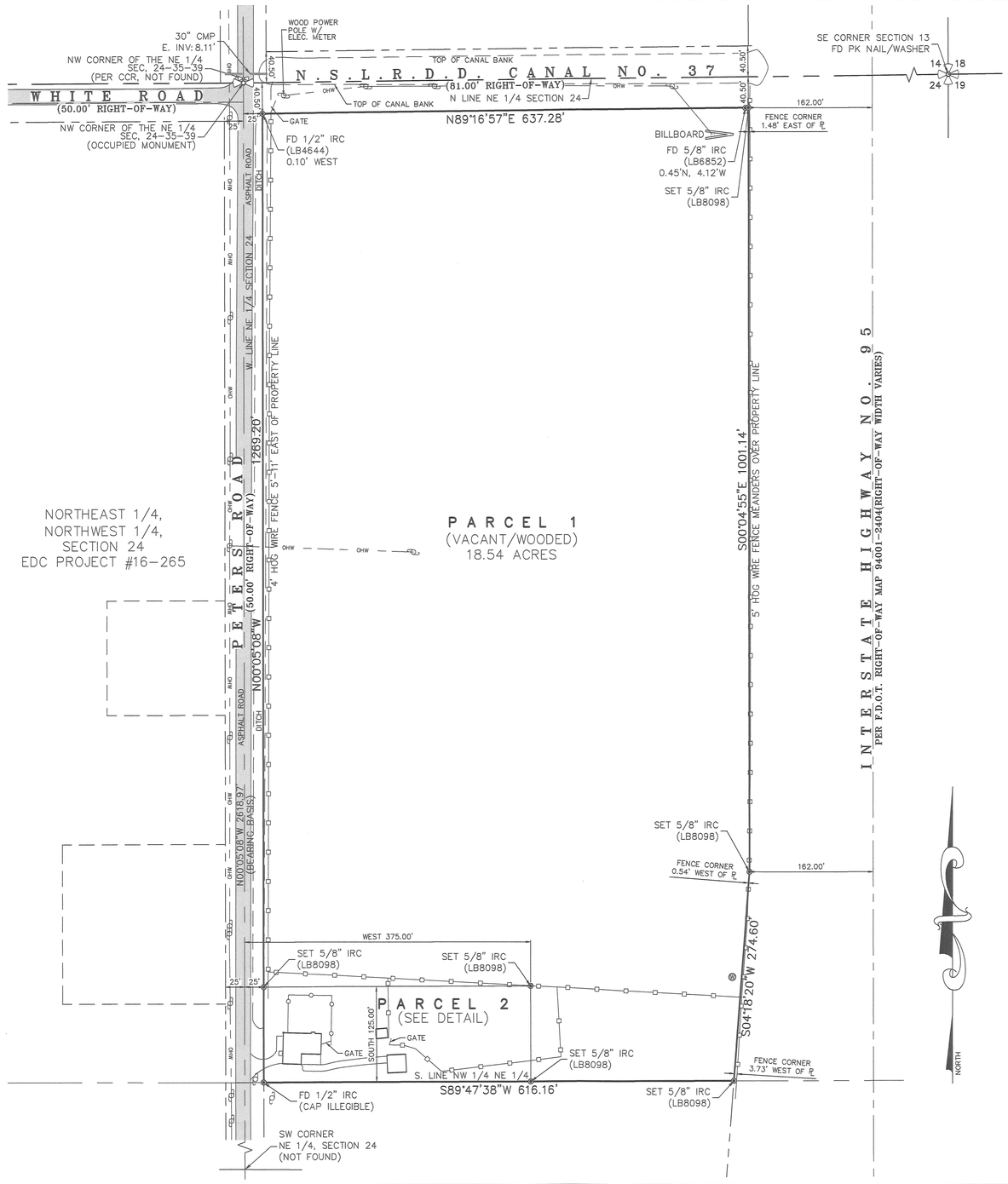
BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.





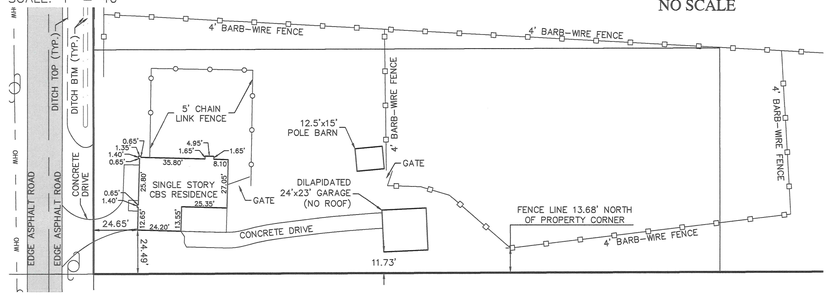
ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	(D)	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	MP	METAL PIPE	P.O.T.	POINT OF TERMINUS	TEL RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	D.B.	DEED BOOK	GAS	GAS VALVE	MW	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	S	SANITARY MANHOLE	UNKN RISER	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	WV	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 — MICHAEL T. OWEN — LICENSE NUMBER 5556 — PROFESSIONAL SURVEYOR & MAPPER

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

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-298

1 OF 1

USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
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

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

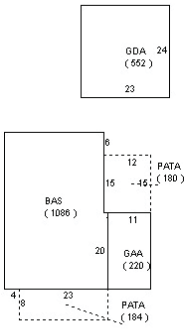
Exterior Data

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

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

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
Stacy Ewing Consalvo
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
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

Stacy Ewing Consalvo
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**

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):

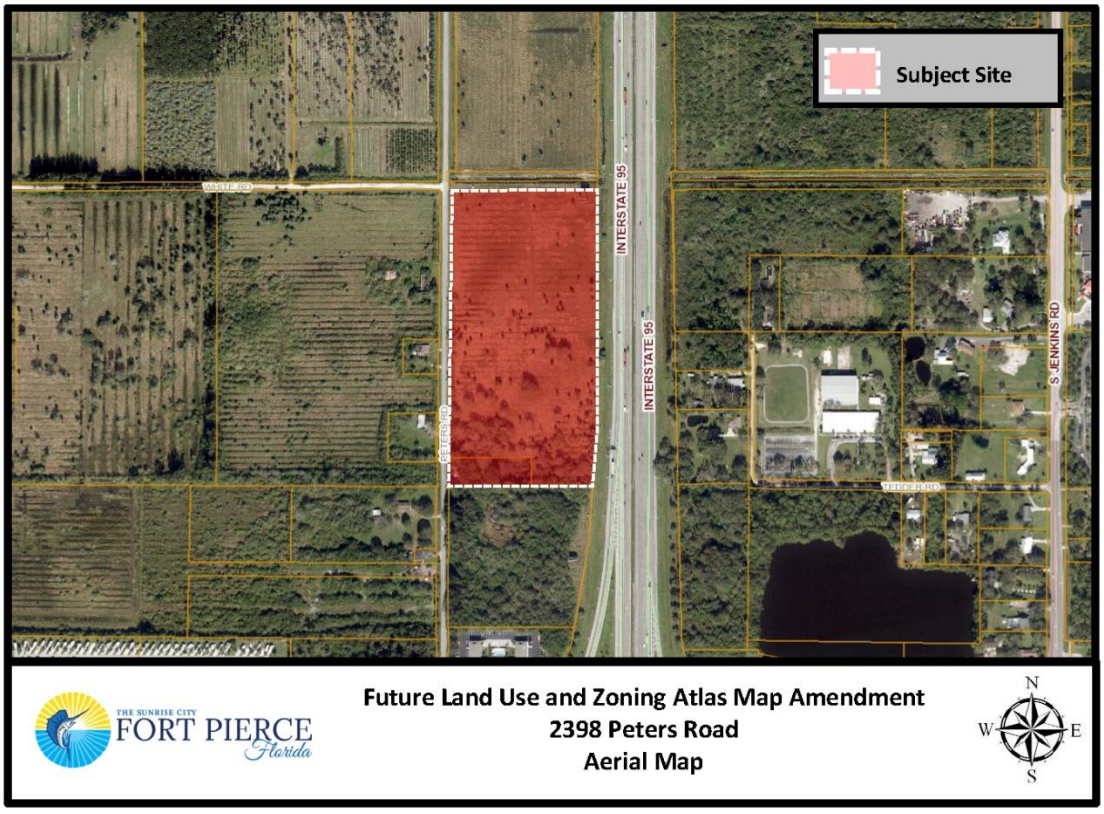
The property owner, RV Development LLC, is requesting approval of a **Zoning Atlas Map Amendment** to rezone two (2) properties from Residential Single Family, 2 dwelling units per acre (E-2) to General Commercial (C-3) at or near **2398 Peters Road** Fort Pierce, FL. A subsequent Future Land Use Map 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.



THE SUNRISE CITY FORT PIERCE Florida

Future Land Use and Zoning Atlas Map Amendment
2398 Peters Road
Aerial Map

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

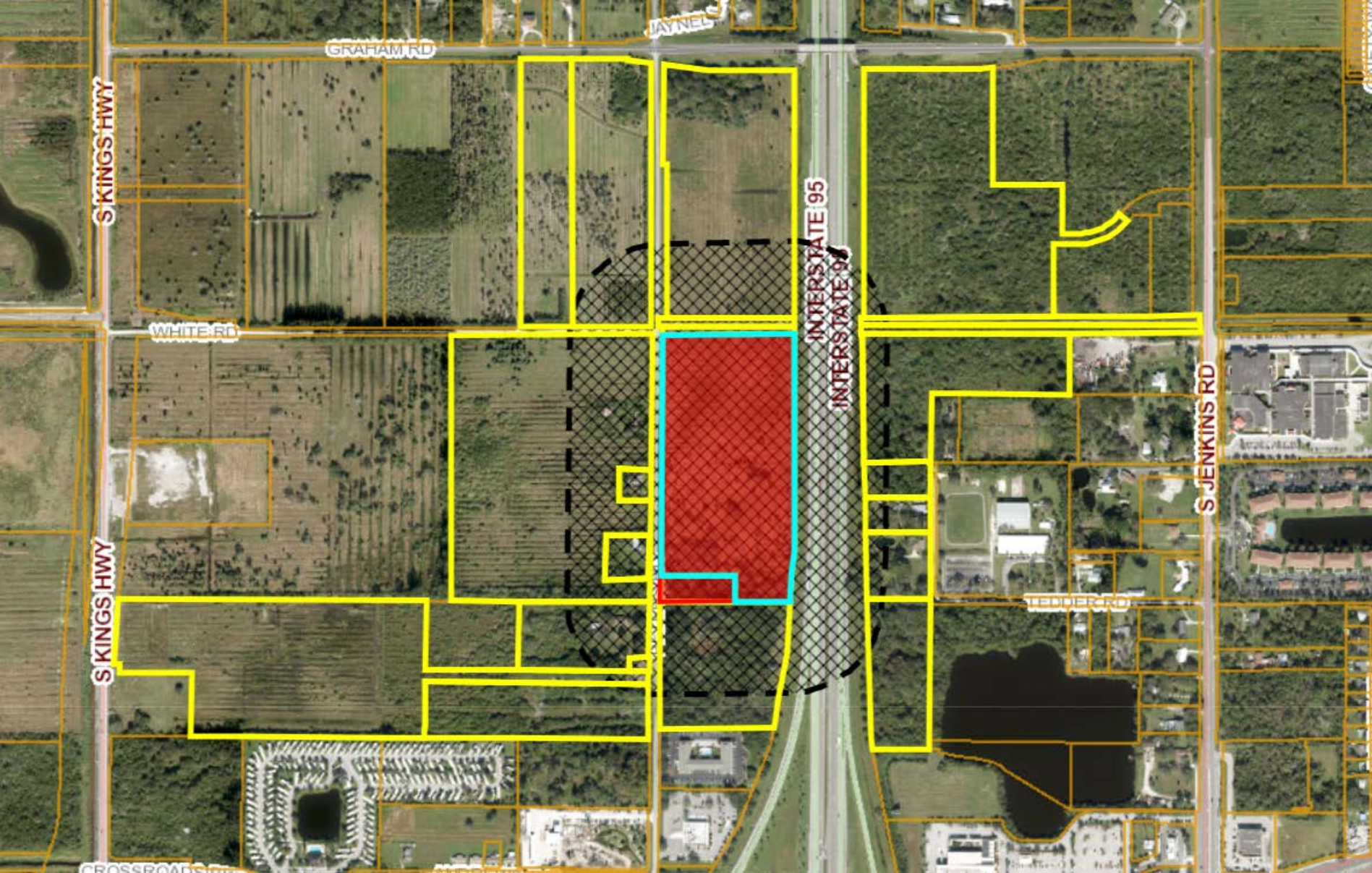
Jose L Luna and Patricia Luna
5880 Tedder Road
Fort Pierce, FL 34947

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 Kabott

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

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.

08/01/2021

Subscribed and sworn to before on August 1, 2021:

Notary, State of WI, County of Brown

6/30/2025
My commission expires

Publication Cost: $126.36
Ad No: 0004843391
Customer No: 1309463
PO #: peters rd

# of Affidavits 1

AMY KOKOTT
Notary Public
State of Wisconsin

PUBLIC NOTICE
CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will hold a public hearing on Monday, August 16, 2021, for second reading, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meetings 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: 8/1/2021
PUB: August 1, 2021
TCN4843391

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

Meeting Date: 08/16/2021

Re: Text Amendment - Chapter 125-321: Coastal Construction Control Line (CCCL)

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

SUBJECT:

Legislative Hearing - Ordinance 21-027 - Text Amendment to Chapter 125-321: Coastal Construction Control Line (CCCL) to remove the requirement for a Conditional Use approval for structures seaward of the CCCL. FIRST READING

SUMMARY:

Pursuant to Chapter 161, Florida Statutes, coastal communities are responsible with enforcing the statutory requirements of structures seaward of the CCCL. Further, City Code, ARTICLE VII. Coastal Construction Code provides the regulations for such structures within the Building Code. With the guidance from the building department, the planning department has determined that the Conditional Use approval process, as stipulated in City Code 125-321, which requires a Conditional Use approval for structures seaward of the CCCL, to be obsolete. As such, the subject code amendment proposes to eliminate the requirement for a Conditional Use approval for structures seaward of the CCCL if those structures meet all other zoning district regulations of Chapter 125 (Zoning Code).

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

COORDINATED WITH:

Paul Thomas, Building Official
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

n/a

Attachments

staff presentation

staff report and supporting documentation
Proposed Ordinance
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Hofmeister	08/06/2021 03:29 PM
City Manager	Nick Mimms	08/11/2021 08:58 AM

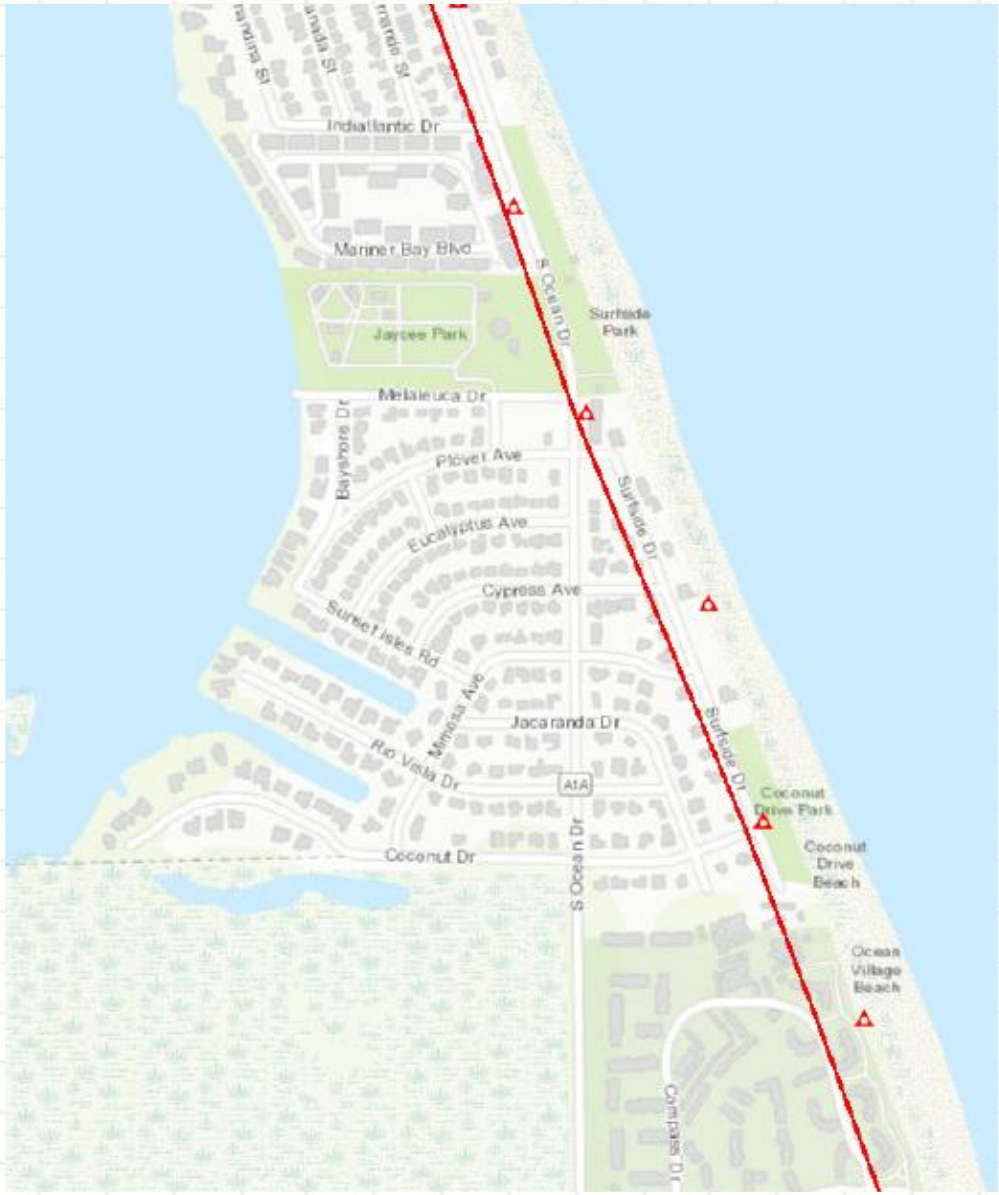
Form Started By: Jennifer Hofmeister Started On: 08/05/2021 01:34 PM
Final Approval Date: 08/11/2021

TEXT AMENDMENT TO THE CITY CODE SECTION 125-321- COASTAL CONSTRUCTION CONTROL LINE

City Commission Regular Meeting
August 16, 2021

Coastal Construction Control Line CCCL





Staff Analysis

- Chapter 161, F.S., coastal communities are responsible with enforcing structures seaward of the CCCL
- ARTICLE VII: City Coastal Construction Code regulates such structures eastward of the CCCL in the Building Code
- City Code Section 125-321, requires a Conditional Use approval for structures seaward of the CCCL
- Building official is tasked with enforcement of the Florida Building Code and City Ordinances
- Coastal construction regulations are located within the Florida Building Code
- City Code Section 103-264, grants the building department the authority for professional review and physical inspection of all structures seaward of the CCCL to ensure the minimum standards for the design and construction that address design features that can affect the structural stability of the beach, dunes, and topography of adjacent properties
- Florida Building Code Section 105.3.1 provides that "**If the Building Official is satisfied that the proposed work conforms to the requirements of the building Code and the laws and ordinances applicable thereto, the building office shall issue a permit therefore as soon as practicable**"
- The Planning department will continue to review residential and commercial development for compliance with the zoning code through the building permit review

City Commission Possible Actions

- APPROVAL

as staff is recommending approval; or

- DISAPPROVAL

TEXT AMENDMENT TO THE CITY CODE SECTION 125-321- COASTAL CONSTRUCTION CONTROL LINE

City Commission Regular Meeting
August 16, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

FROM: Jenn Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Code Amendment to City Code Section 125-321 - Coastal Construction Control Line**

MEETING DATE: August 16, 2021

STAFF REPORT

Pursuant to Chapter 161, Florida Statutes, coastal communities are responsible with enforcing the statutory requirements of structures seaward of the CCCL. Further, City Code, ARTICLE VII. Coastal Construction Code provides the regulations for such structures within the Building Code. With the guidance from the building department, the planning department has determined that the Conditional Use approval process, as stipulated in City Code 125-321, which requires a Conditional Use approval for structures seaward of the CCCL, to be obsolete. As such, the subject code amendment proposes to eliminate the requirement for a Conditional Use approval for structures seaward of the CCCL if those structures meet all other zoning district regulations of Chapter 125 (Zoning Code).

The intent of the subject code amendment is to reduce the need for a public hearing for structures eastward of the CCCL when the purpose of this review is to provide protection for the dune system and ensure structural integrity eastward of the CCCL. The additional level of scrutiny by the planning department does not serve this purpose. Pursuant to Code Section 103-264, the building department provides the professional review and physical inspection of all structures seaward of the CCCL to ensure the minimum standards for the design and construction of buildings and structures are met to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal area of the City. These standards are intended to specifically address design features which affect the structural stability of the beach, dunes, and topography of adjacent properties. The Planning department will continue to review residential and commercial structures for compliance with the zoning code (height, setbacks and landscaping) but only through the building permit review process.

Attachments:

Building Official's memorandum
Article VII, Code of Ordinances
Proposed Draft Ordinance

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

MEMORANDUM

TO: **Jennifer Hofmeister, Planning Director**

FROM: **Paul Thomas, CBO, CFM, Building Director**

RE: **Enforcement of the Coastal Construction Code**

DATE: **July 21, 2021**

Florida Building Code, Section 3109 provide for regulation of structures seaward of a coastal construction control line. Locally, City Ordinance 109-25(b) provides that the floodplain administrator is authorized and directed to administer and enforce the provisions of Chapter 109, Floodplain Management. Regulation thereof includes enforcement of the City's Coastal Construction Code as adopted by City Ordinance 103-263. This specifically includes review of structures constructed seaward of the coastal construction control line (CCCL).

As Building Code Administrator and Floodplain Administrator, I am tasked with the enforcement of the Florida Building Code and City Ordinances. Coastal construction regulations in the Florida Building Code take precedence over any conflicting city ordinance. Florida Building Code Section 105.3.1 provides that "If the Building Official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable."

It is my recommendation to not require Conditional Uses for structures seaward of the CCCL, if deemed appropriate by the City Attorney's Office.

PT/sc

ARTICLE VII. COASTAL CONSTRUCTION CODE[1]

Sec. 103-263. Title.

The provisions contained herein shall constitute the coastal construction code for construction within the coastal building zone and coastal barrier islands in the city and shall be referred to as the coastal code.

(Code 1983, § 5-305; Ord. No. I-200, § 2, 12-15-1986)

Sec. 103-264. Purpose.

The purpose of the coastal code is to provide minimum standards for the design and construction of buildings and structures to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal area of the city which fronts on the Atlantic Ocean. These standards are intended to specifically address design features which affect the structural stability of the beach, dunes, and topography of adjacent properties. The coastal code is site specific to the coastal building zone, as defined herein, and is not applicable to other locations. In the event of a conflict between this article and the other chapters of this Code, the requirements resulting in the more restrictive design shall apply. No provisions in this article shall be construed to permit any construction in any area prohibited by city, county, state or federal regulation.

(Code 1983, § 5-306; Ord. No. I-200, § 2, 12-15-1986)

Sec. 103-265. Scope.

(a) *Applicability.* The requirements of this coastal code shall apply to the following types of construction in the coastal building zone and on coastal barrier islands in the city:

(1) The new construction of, or substantial improvements to major structures, nonhabitable major structures, and minor structures as defined herein;

(2) Construction which would change or otherwise have the potential for substantial impact on coastal zones (i.e. excavation, grading, paving);

(3) Construction located partially within the coastal building zone;

(4) Reconstruction, redevelopment or repair of a damaged structure from any cause which meets the definition of substantial improvement as defined herein.

(b) *Exceptions.* The requirements of the coastal code shall not apply to the following:

(1) Minor work in the nature of normal beach cleaning and debris removal;

(2) Structures in existence prior to the effective date of the code, except for substantial improvements as defined herein;

[1]State law reference(s)—Coastal Zone Protection Act of 1985, F.S. § 161.52 et seq.

(3) Construction for which a valid and unexpired building permit was issued prior to the effective date of this code;

(4) Construction extending seaward of the seasonal high water line which is regulated by the provisions of F.S. § 161.041 (i.e. groins, jetties, moles, breakwaters, seawalls, piers, revetments, beach nourishment, inlet dredging, etc.);

(5) Construction of nonhabitable major structures as defined herein, except for the requirements of section 103-267(d);

(6) Construction of minor structures as defined herein, except for the requirements of section 103-267(e);

(7) Structures listed in the National Register of Historic Places or the state inventory of historic places;

(8) Construction for improvement of a major structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

(c) *Application for permits.* Applications for building permits for construction in the coastal building zone and on coastal barrier islands, if not of normal or usual design, may be required by the building official to be certified by an architect or professional engineer registered in the state. Such certifications shall state that the design plans and specifications for the construction are in compliance with the criteria established by this coastal code.

(Code 1983, § 5-307; Ord. No. I-200, § 2, 12-15-1986)

Sec. 103-266. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Coastal construction control line means the landward extent of that portion of the beach-dune system which is subject to severe fluctuations based upon a 100-year storm surge, storm waves or other predictable weather conditions as established by the department of environmental protection in accordance with F.S. § 161.053.

Mean high water line means the intersection of the tidal plane of mean high water with the shore. Mean high water is the average height of high waves over a 19-year period.

Mobile home means manufactured housing which conforms to the Federal Manufactured Housing Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1 pursuant to F.S. § 320.823.

NGVD means National Geodetic Vertical Datum, a geodetic datum established by the National Ocean Service and frequently referred to as the 1929 Mean Sea Level Datum.

One-hundred-year storm or *100-year storm* means a shore incident hurricane or any other storm with accompanying wind, wave and storm surge intensity having a one-percent chance of being equaled or exceeded in any given year, during any 100-year interval.

Seasonal high water line means the line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range above mean high water.

(Code 1983, § 5-308; Ord. No. I-200, § 2, 12-15-1986; Ord. No. K-418, § 1, 4-3-2006; Ord. No. L-245, § 1, 2-6-2012)

Sec. 103-267. Coastal construction requirements.

(a) *General.* Construction within the coastal building zone and on coastal barrier islands shall meet the requirements of this article. All structures shall be designed so as to minimize damage to life, property and

the natural environment. Assistance in determining the design parameters to minimize such damage may be found in the reference documents listed in section 103-268.

(b) *Structural requirements for major structures.*

(1) *Design and construction.* Major structures, except for mobile homes, shall be designed and constructed in accordance with the state building code (FBC). Major structures, except mobile homes, shall also comply with the applicable standards for construction found elsewhere in the state building code.

(2) *Mobile homes.* Mobile homes shall conform to the Federal Mobile Home Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1, pursuant to F.S. § 320.823, as well as the requirements of chapter 125 and article I of chapter 109 of this Code.

(3) *Elevation, floodproofing and siting.* All major structures shall be designed, constructed and located in compliance with the National Flood Insurance Regulations as found in 44 CFR parts 59 and 60 or article I of chapter 109 of this Code, whichever is more restrictive.

(c) *Design conditions.*

(1) *Velocity pressure.* Major structures, except mobile homes, shall be designed in accordance with the requirements of the state building code.

(2) *Foundations.* The elevation of the soil surface to be used in the design of foundations, calculation of pile reactions and bearing capacities shall not be greater than that which would result from the erosion reasonably anticipated as a result of design storm conditions. Foundation design and construction of a major structure shall consider all anticipated loads acting simultaneously with live and dead loads. Erosion computations for foundation design shall account for all vertical and lateral erosion and scour producing forces, including localized scour due to the presence of structural components. Foundation design and construction shall provide for adequate bearing capacity taking into consideration the type of soil present and the anticipated loss of soil above the design grade as a result of localized scour. Erosion computations are not required landward of coastal construction control lines established or updated since June 30, 1980. Upon request, the department of natural resources may provide information as to those areas within coastal building zones where erosion and scour of a 100-year storm event is applicable.

(3) *Wave forces.* Calculations for wave forces resulting from design storm conditions on building foundations and superstructures may be based upon the minimum criteria and methods prescribed in the Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of Navy; Shore Protection Manual, United States Department of the Army Corps of Engineers; United States Department of the Army Coastal Engineering Research Center Technical Papers and Reports; the Technical and Design Memoranda of the Division of Beaches and Shores, Florida Department of Natural Resources; or other professionally recognized methodologies which produce equivalent design criteria.

Breaking, broken and nonbreaking waves shall be considered as applicable. Design wave loading analysis shall consider vertical uplift pressures and all lateral pressures to include impact as well as dynamic loading and the harmonic intensification resulting from repetitive waves.

(4) *Hydrostatic loads.* Calculations for hydrostatic loads shall consider the maximum water pressure resulting from a fully peaked, breaking wave superimposed upon the design storm surge with dynamic wave setup. Both free and hydrostatic loads shall be considered. Hydrostatic loads which are confined shall be determined by using the maximum elevation to which the confined water would freely rise if unconfined. Vertical hydrostatic loads shall be considered both upward and downward on horizontal or inclined surfaces of major structures (i.e. floors, slabs, roofs, walls). Lateral hydrostatic loads shall be considered as forces acting horizontally above and below grade on vertical or inclined surfaces. Hydrostatic loads on irregular or curved geometric surfaces shall be determined by considering the

separate vertical and horizontal components acting simultaneously under the distribution of the hydrostatic pressures.

(5) *Hydrodynamic loads.* Hydrodynamic loads shall consider the maximum water pressures resulting from the motion of the water mass associated with the design storm. Full intensity loading shall be applied on all structural surfaces above the design grade which would affect the flow velocities.

(d) *Structural requirements for nonhabitable major structures.* Nonhabitable major structures need not meet the specific structural requirements of subsection (b) of this section, except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code. All sewage treatment and public water supply systems shall be floodproofed to prevent infiltration of surface water anticipated under design storm conditions. Underground utilities, excluding pad transformers and vaults, shall be floodproofed to prevent infiltration of surface water expected under design storm conditions or shall otherwise be designed to function when submerged under such storm conditions.

(e) *Structural requirements for minor structures.* Minor structures need not meet the specific structural requirements of subsection (b) of this section except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code (FBC).

(f) *Location of construction.* Construction, except for elevated walkways, lifeguard support stands, piers, beach access ramps, gazebos and coastal or shore protection structures, shall be located a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune stability. Construction, including excavation, may occur to the extent that the natural storm buffering and protection capability of the dune is not diminished.

(g) *Public access.* Where the public has established an accessway through private lands to lands seaward of mean high tide or water line by prescription, prescriptive easement or other legal means, development or construction shall not interfere with such right of access unless a comparable alternative accessway is provided. The developer shall have the right to improve, consolidate or relocate such public accessways so long as they are:

(1) Of substantially similar quality and convenience to the public;

(2) Approved by the local government and approved by the department of natural resources whenever improvements are involved seaward of the coastal construction control line; and

(3) Consistent with the coastal management element of the local comprehensive plan adopted pursuant to F.S. § 163.3178.

(Code 1983, § 5-309; Ord. No. I-200, § 2, 12-15-1986; Ord. No. K-125, § 6, 12-17-2001; Ord. No. L-245, §§ 2, 3, 2-6-2012)

Sec. 103-268. References.

Assistance in determining the design parameters and methodologies necessary to comply with the requirements of this article may be obtained from:

(1) Shore Protection Manual, United States Army Corps of Engineers, 4th edition, 1984.

(2) United States Department of the Army, Coastal Engineering Research Center's Technical Papers and Reports.

(3) Florida Department of Natural Resources, Division of Beaches and Shores Technical and Design Memoranda.

(4) Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of the Navy.

(5) Coastal Construction Manual, Federal Emergency Management Agency, August 2005.

(Code 1983, § 5-310; Ord. No. I-200, § 2, 12-15-1986; Ord. No. K-125, § 6, 12-17-2001; Ord. No. L-245, § 4, 2-6-2012)

Secs. 103-269—103-299. Reserved.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Technical Review Committee Members

FROM: Jenn Hofmeister-Drew, AICP, LCAM, Planning Director

SUBJECT: Code Amendment to City Code Section 125-321 - Project Number 21-01400006

DATE: July 21, 2021

Planning Department is requested an expedited review of the subject code amendment. Please provide your comments by July 28, 2021.

Pursuant to Chapter 161, Florida Statutes, coastal communities are responsible with enforcing the statutory requirements of structures seaward of the CCCL. Further, City Code, ARTICLE VII. Coastal Construction Code specifies the regulations for such structures be reviewed by the building department. With the guidance from the building department, the planning department has determined that the Conditional Use approval process, as stipulated in City Code 125-321, which requires a Conditional Use approval for structures seaward of the CCCL, to be obsolete.

As such, the subject code amendment proposes to eliminate the requirement for a Conditional Use Approval for structures seaward of the CCCL if those structures meet all other zoning district regulations of Chapter 125 (Zoning Code).

The intent of the subject code amendment is to reduce the need for a public hearing for structures eastward of the CCCL when the purpose of this review is to provide protection for the dune system and ensure structural integrity eastward of the CCCL. The building department through FDEP provides the professional review and physical inspection of all structures seaward of the CCCL. The additional level of scrutiny by the planning department does not serve a purpose for dune protection.

~~**Sec. 125-321. - Coastal construction control line.**~~

~~No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by article V of this chapter and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of environmental protection or its successor agency in accordance with F.S. § 161.053.~~

~~(Code 1983, § 22-66; Ord. No. H-186, § 30-66, 6-15-1981)~~

Attachments:
Building Official's memorandum
Article VII, Code of Ordinances

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Technical Review Committee Members

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~~(Code 1983, § 22-66; Ord. No. H-186, § 30-66, 6-15-1981)~~

Attachments:
Building Official's memorandum
Article VII, Code of Ordinances

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 6:14 AM
To: Linda Cox; Ben Balcer ; Cassandra Davis; ChambersG@stlucieco.org; David Hays; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Martha Kerr; Marvin Sanders; Mike Reals; Paul Bertram; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer; Planning
Cc: Paul Thomas; Shaun Coss; Nick Mimms; Tanya Earley
Subject: RE: Expedited TRC review of a Code amendment

Thank you!

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Linda Cox <lcox@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 8:12 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

I approve because it makes perfect sense.

Get Outlook for iOS

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41:07 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

Good evening TRC members,

Attached please find a memo and background information for an expedited review of a City Code amendment to the Coastal Construction Control Line section within the Zoning Code.

Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 1:28 PM
To: Tracy Telle
Cc: John Andrews
Subject: RE: Expedited TRC review of a Code amendment

Thank you Engineering!

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Tracy Telle <ttelle@cityoffortpierce.com>
Sent: Thursday, July 22, 2021 1:22 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Cc: John Andrews <jandrews@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

Jennifer,

Engineering has no comments on the proposed revision.

Tracy S. Telle | Assistant City Engineer | City of Fort Pierce
Engineering Department
Phone: 772.467.3776, Fax: 772.467.6847, 100 North U.S. 1 Fort Pierce 34950

Website | Facebook | Survey

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler

<jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

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Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Monday, July 26, 2021 9:32 AM
To: Hymowitz, Larry
Subject: Re: Expedited TRC review of a Code amendment

Hi Larry. We review all single family structures for compliance with the comp plan and zoning but through the building permit process.

Thanks for your input.

Jenn

Get Outlook for iOS

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Monday, July 26, 2021 9:28:45 AM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

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. .

Hi Jennifer. My thoughts are that planners (your office) should have a role in determining where and how infrastructure is extended or expanded to support growth to ensure compliance with the comp plan. The conditional use process sounds to me like an entry vehicle for your office to weigh in on the scenario in which development east of the CCL requires public infrastructure to support it.

Just my 2 cents.



Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: lhymowitz@dot.state.fl.us w: www.DOT.state.fl.us

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Friday, July 23, 2021 5:37 PM
To: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Cc: Gardner-Young, Caryn <Caryn.Gardner-Young@dot.state.fl.us>; Bush, Lois <Lois.Bush@dot.state.fl.us>; Paul Thomas <pthomas@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

Hi Larry,

I have copied Paul Thomas, Building Official, to opine. As stated the building department is the authority and this Conditional Use process through the Planning Department is not necessary.

Thank you so much for reviewing and commenting. Much appreciated!

Have a great weekend all.

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Friday, July 23, 2021 2:47 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Cc: Gardner-Young, Caryn <Caryn.Gardner-Young@dot.state.fl.us>; Bush, Lois <Lois.Bush@dot.state.fl.us>
Subject: RE: Expedited TRC review of a Code amendment

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. .

Greetings Jennifer. It occurred to me that the City might wish to hold on to the Conditional Use approval requirement for scenarios in which construction east of the CCL requires extending or expanding public infrastructure to support such development.

Your thoughts?

FDOT

Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: lhymowitz@dot.state.fl.us w: www.DOT.state.fl.us

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM

To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Yi Ding <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; buchwaldp@stlucieco.org; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

EXTERNAL SENDER: Use caution with links and attachments.

Good evening TRC members,

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Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Thursday, July 22, 2021 6:43 AM
To: Jennifer Hofmeister
Cc: Ben Balcer; Kori Benton; Peter Buchwald; Cassandra Davis; ChambersG@stlucieco.org; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; David Hays; jcarnes@fpua.com; jcisneros@fpua.com; Jason Mittler; Jacolby Washington; Keymail FPUA; Kenny Norris; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Linda Cox; Lydia Santiago (lsantiago@fpua.com); Marvin Sanders; Martha Kerr; Mike Reals; J Nentwick; Nick Mimms; Leslie Olson; Peggy Arraiz; Paul Bertram; Linda Pendarvis; Paul Laguerre; Paul Langel; Planning; Paul Thomas; ReedR@stlucieco.org; RevordJ@stlucieco.org; R Ridle; Shaun Coss; Tracy Telle; Venetia Barnes; FPUA
Subject: Re: Expedited TRC review of a Code amendment

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 fire district has no concerns.

Take care,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

From: "Jennifer Hofmeister" <jhofmeister@cityoffortpierce.com>
To: "Ben Balcer" <balcerb@stlucieco.org>, "Cassandra Davis" <cddavis@fppd.org>, "ChambersG@stlucieco.org" <ChambersG@stlucieco.org>, "David Hays" <haysd@stlucieco.org>, "deklem" <deklem@stlucieco.org>, "Diane Hobley-Burney" <dhobley-burney@fppd.org>, "Dingy" <dingy@stlucieco.org>, "djohnson" <djohnson@fppwd.com>, "dspotts@fppd.org" <dspotts@fppd.org>, "FPUA" <www_FPUA@fpua.com>, "J Nentwick" <nentwickj@stlucieco.org>, "Jacolby Washington" <jwashington@cityoffortpierce.com>, "Jason Mittler" <jmittler@fpua.com>, "jcarnes@fpua.com" <jcarnes@fpua.com>, "jcisneros@fpua.com" <jcisneros@fpua.com>, "Kenny Norris" <knorris@fppd.org>, "Keymail FPUA" <keymail@fpua.com>, "Kori Benton" <bentonk@stlucieco.org>, "Larry Lammers" <lammers@fpua.com>, "larry.hymowitz@dot.state.fl.us" <larry.hymowitz@dot.state.fl.us>, "lbianco@fpua.com" <lbianco@fpua.com>, "Leslie Olson" <olsonl@stlucieco.org>, "Linda Cox" <lcox@cityoffortpierce.com>, "Linda Pendarvis" <pendarvisl@stlucieco.org>, "Lydia Santiago (lsantiago@fpua.com)" <lsantiago@fpua.com>, "Martha Kerr" <mkerr@fpua.com>, "Marvin Sanders" <marvin.sanders@stlucieschools.org>, "Mike Reals" <mreals@cityoffortpierce.com>, "Paul Bertram" <pbertram@cityoffortpierce.com>, "Paul Laguerre" <plaguerre@fpua.com>, "Paul Langel" <plangel@slcfd.org>, "Paul Thomas" <pthomas@cityoffortpierce.com>, "Peggy Arraiz" <parraiz@cityoffortpierce.com>, "Peter Buchwald" <buchwaldp@stlucieco.org>, "R Ridle" <rridle@fppd.org>, "ReedR@stlucieco.org" <ReedR@stlucieco.org>, "RevordJ@stlucieco.org" <RevordJ@stlucieco.org>, "Tracy Telle" <ttelle@cityoffortpierce.com>, "Venetia Barnes" <vbarnes@cityoffortpierce.com>, "Wayne Boyer" <wboyer@slcfd.org>, "Planning" <planning_dl@cityoffortpierce.com>
Cc: "Paul Thomas" <pthomas@cityoffortpierce.com>, "Shaun Coss" <scoss@cityoffortpierce.com>, "Nick Mimms" <nmimms@cityoffortpierce.com>
Date: 07/21/2021 05:45 PM
Subject: Expedited TRC review of a Code amendment

Good evening TRC members,

Attached please find a memo and background information for an expedited review of a City Code amendment to the Coastal Construction Control Line section within the Zoning Code.

Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



[attachment "Memo to TRC- CCCL.pdf" deleted by Wayne Boyer/slcfd] [attachment "Building official memo.pdf" deleted by Wayne Boyer/slcfd] [attachment "ARTICLE_VII.___COASTAL_CONSTRUCTION_CODE.pdf" deleted by Wayne Boyer/slcfd] [attachment "image001.png" deleted by Wayne Boyer/slcfd]

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 9:33 AM
To: James Carnes
Subject: RE: Expedited TRC review of a Code amendment

Thank you.

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: James Carnes <jcarnes@fpua.com>
Sent: Thursday, July 22, 2021 8:43 AM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

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. .

FPUA Water/Wastewater Engineering has no objections to the provided Code Amendment.

JAMES CARNES III, P.E.
Supervising Engineer
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34984
772.466.1600 Ext. 3472
772.468.2414 Fax

From: Jennifer Hofmeister [mailto:jhofmeister@cityoffortpierce.com]
Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; WWW_FPUA <WWW_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; James Carnes <jcarnes@fpua.com>; Javier Cisneros <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail <Keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; Lori Bianco

<lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
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(For additional information, go to https://www.fpua.com/Information/PrivacyInformation.aspx)

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 6:14 AM
To: Mike Reals; SANDERS, MARVIN E.; Ben Balcer ; Cassandra Davis; ChambersG@stlucieco.org; David Hays; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Cox; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Martha Kerr; Paul Bertram; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer; Planning
Cc: Shaun Coss; Nick Mimms
Subject: RE: Expedited TRC review of a Code amendment

Thank you.

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: Mike Reals <mreals@cityoffortpierce.com>
Sent: Thursday, July 22, 2021 6:14 AM
To: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

No objections from the PWD.

Mike Reals | Director of Public Works | City of Fort Pierce

Public Works Department

Phone: 772.467.3811 Fax: 772.489.3194 52 Savannah Rd Fort Pierce 34982

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Wednesday, July 21, 2021 9:01 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

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The School Board has no concerns.

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

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

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Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 6:14 AM
To: SANDERS, MARVIN E.; Ben Balcer ; Cassandra Davis; ChambersG@stlucieco.org; David Hays; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Cox; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Martha Kerr; Mike Reals; Paul Bertram; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer; Planning
Cc: Shaun Coss; Nick Mimms
Subject: RE: Expedited TRC review of a Code amendment

Thank you.

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Wednesday, July 21, 2021 9:02 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

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Marty E. Sanders, P.E.
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Port St. Lucie, FL 34986



office 772.429.7547
cell 772.216.5755

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Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

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Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jennifer Hofmeister

From: David Hays <haysd@stlucieco.org>
Sent: Thursday, July 22, 2021 7:14 AM
To: Jennifer Hofmeister; Benjamin Balcer; Grant M. Chambers; Jodi Nentwick; Kori Benton; Leslie Olson; Linda Cox; Paul Bertram; Paul Thomas; Tracy Telle; Venetia Barnes; Planning
Cc: Shaun Coss; Nick Mimms; Douglas Harvey
Subject: RE: Expedited TRC review of a Code amendment

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SLC PW agrees with the memo and supports the code revision regarding the regulatory review for structures east of the CCCL.

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department
Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



"Teamwork gives you the best opportunity to turn vision into reality" John C. Maxwell

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM
To: Benjamin Balcer <BalcerB@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; Grant M. Chambers <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; Murriah Dekle <DekleM@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Yi Ding <DingY@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <WWW_FPUA@fpua.com>; Jodi Nentwick <NentwickJ@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; Javier Cisneros <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <OlsonL@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <BuchwaldP@stlucieco.org>; Robert Ridle <rridle@fppd.org>; Rod Reed <ReedR@stlucieco.org>; Joshua J. Revord <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; nmimms@cityoffortpierce.com
Subject: Expedited TRC review of a Code amendment

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Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 9:42 AM
To: Jodi Nentwick
Subject: RE: Expedited TRC review of a Code amendment

Thank you!

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

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THE SUNRISE CITY FORT PIERCE Florida

From: Jodi Nentwick <NentwickJ@stlucieco.org>
Sent: Thursday, July 22, 2021 8:08 AM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

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Good morning Jennifer,

Happy Thursday!

No concerns, absolutely makes sense.

Thank you!
Jodi

Jodi Nentwick | Senior Planner | Planning & Development Services Department
Ph: 772-462-1580 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

ST. LUCIE COUNTY FLORIDA 2016 - 2019 BEST places to work ST. LUCIE COUNTY

For more information about St. Lucie County's response to COVID-19, or COVID-19 business assistance, please visit www.stlucieco.gov and www.youredc.com and click on the COVID-19 Update banners. Or leave me a message and I will do my best to direct you to the right resources.

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Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; nmimms@cityoffortpierce.com
Subject: Expedited TRC review of a Code amendment

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Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce

ORDINANCE NO. 21-0xx

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE VII, SECTION 125-321, ELIMINATING THAT SECTION IN ITS ENTIRETY FROM CHAPTER 125, ZONING; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on June 15, 1981, approved Ordinance H-186 that created Chapter 22, Zoning, that established the coastal construction control line to only permit construction seaward of the coastal construction control line in any zoning district except for navigational structures, private and semipublic water-dependent recreational uses and water-dependent public uses in a manner provided for through the conditional use approval process; and

WHEREAS, the City Commission of the City of Fort Pierce renumbering Chapter 22, Zoning via Ordinance No. 20-022 enacted on September 21, 2020 changing the Coastal Construction Control Code from Section 22-66 to Section 125-321; and

WHEREAS, the City Commission of the City of Fort Pierce through City Ordinance 109-25(b) provides that the floodplain administrator is authorized and directed to administer and enforce the provisions of Chapter 109, Floodplain management,

WHEREAS, the City Commission of the City of Fort Pierce through City Ordinance I-200 currently enforces the City's Coastal Construction Code as contained in Chapter 103, Article VII and administered by the building department; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on August 9, 2021, to consider the Zoning Code amendment and recommended _____ by a vote of ___ to ___;

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

SECTION 1. Section 125-321 is hereby amended as follows:

~~**Sec. 125-321. Coastal construction control line.**~~

~~No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by article V of this chapter and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of environmental protection or its successor agency in accordance with F.S. § 161.053.~~

~~(Code 1983, § 22-66; Ord. No. H-186, § 30-66, 6-15-1981)~~

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:

_____
Tanya M. Earley
Interim 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. 21-0xx was duly advertised by title only in the St. Lucie News Tribune on Sunday, August 1, 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 August 16, 2021; and was duly introduced, read by title only, and passed on second and final reading September 7, 2021, by the City Commission of the City of Fort Pierce, Florida.

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

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME:	Chapter 125-321 – Coastal Construction Control Line
NOTICE PROVIDED PURSUANT TO:	City Code Section 125-37 & Section 166.041(3)(a), F.S.
NOTICE BY NEWSPAPER:	August 1, 2021 and August 22, 2021
NOTICE BY MAIL:	N/A
NOTICE BY SIGNS:	N/A

VERIFIED BY: Jennifer Hofmeister-Drew, AICP, LCAM **TITLE:** Planning Director

SIGNATURE: **DATE:** 8/5/2021

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

Meeting Date: 08/16/2021

Re: 21-028 Residency

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance No. 21-028 creating Chapter 12, Section12-7 of the Code of Ordinances establishing proof of residency requirements for candidates seeking the office of commissioner and/or mayor-commissioner. FIRST READING

SUMMARY:

The Mayor and City Commission adopted, as part of the strategic plan, the goal to review and consider several aspects of election reform. At the Conference Agenda on July 12, the commission discussed establishing proof of residency as a component of the desired reform.

RECOMMENDATION:

Adopt the ordinance.

ALTERNATIVES:

Adopt with modifications or do not adopt.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

21-028

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:55 AM

Form Started By: Linda Cox Started On: 08/03/2021 04:12 PM

Final Approval Date: 08/11/2021

ORDINANCE NO. 21-028

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 12,** OF THE CODE OF ORDINANCES, **CREATING SEC. 12-7 ELECTION OF MAYOR AND CITY COMMISSION MEMBERS**; PROVIDING FOR THE FILING OF PROOF OF RESIDENCY FOR CANDIDATES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in furtherance of the 2021 Strategic Plan, the Mayor and City Commission adopted as a goal the review of several aspects of election reform including, but not limited to, districts, compensation, candidate eligibility, and residency; and

WHEREAS, Article VI, Section 52 of the City Charter establishes two (2) districts with two (2) members elected from each district and requires the mayor-commissioner to be elected at large; and

WHEREAS, Article VI, Section 63 of the City Charter requires any qualified elector of the City seeking the office of commissioner to be a resident of the City of Fort Pierce and his or her respective district continuously for at least two (2) years prior to the date of the election for which the elector becomes a candidate; and

WHEREAS, Article VI, Section 63 of the City Charter requires any qualified elector of the City seeking the office of mayor-commissioner to be a resident of the City of Fort Pierce for at least two (2) years prior to the date of the election for which the elector becomes a candidate; and

WHEREAS, during the 2020 election, a lawsuit was filed challenging the validity of the residency of a candidate.

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

SECTION 1. Chapter 12, Section 12-7, of the Code of Ordinances, is hereby created as follows:

12-7. - Election of Mayor and City Commission Members.

(a) Candidates seeking the office of commissioner shall meet the requirements set forth in this Chapter and in Article VI, Section 63 of the City Charter.

(b) Candidates seeking the office of mayor-commissioner shall meet the requirements set forth in this Chapter and in Article VI, Section 63 of the City Charter.

(c) At the time of qualifying, candidates shall be required to submit proof satisfactory to the City Clerk that they have met the requirements of the City Charter and this Chapter. If satisfactory proof is not submitted prior to the end of the qualifying period, the City Clerk shall not qualify that person for the office sought and their name shall not appear on the ballot.

(d) Satisfactory proof of having met the residency requirements of the City Charter and this Chapter shall include submission of at least one of the following items, in the name of the candidate, for the two-year period prior to the date of the election for which the candidate is qualifying: homestead exemption documentation, a lease for residential property, a utility bill which reflects usage of utilities at a level indicating actual residence, a Florida driver's license, or a Florida identification

card. For purposes of meeting the residency requirements of this section sublease agreements are unacceptable. Candidates shall also submit documentation that they are a qualified elector.

(e) Any aggrieved party may appeal the final decision of the City Clerk to the circuit court of St. Lucie County.

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 is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Tanya Earley
Interim 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. 21-028 was duly advertised by title only in the St. Lucie News Tribune on August 6, 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 Monday, August 16, 2021; and was duly introduced, read by title only, and passed on second and final reading on Tuesday, September 7, 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.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

City Commission Regular Meeting - 4:30 pm **13. a.**

Meeting Date: 08/16/2021

Re: FPUA Budget

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval and acceptance of the FPUA FY2022 Annual Budget and FY2021 Amended Budget.

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), hereby submitted for consideration by the City Commission is the FPUA's FY 2022 Annual Budget and FY 2021 Amended Budget.

RECOMMENDATION:

By majority vote, waive the thirty-day period for disapproval and approve FY 2022 Annual Budget and FY 2021 Amended Budget as submitted.

ALTERNATIVES:

By four-fifths (4/5) vote, disapprove or decrease any line item expenditures or amendments thereto. If no disapproval occurs, the budget and amendments there to shall be deemed approved as submitted within thirty (30) days.

RESPONSIBLE STAFF:

John Tompeck, Director of Utilities
Barbara Mika, Director of Financial Services

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

Distribution to the City of Fort Pierce

Attachments

Cover Memo
Annual Budget
UA Resolution

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:55 AM
Form Started By: Linda Cox		Started On: 08/04/2021 01:47 PM

Final Approval Date: 08/11/2021

Fort Pierce Utilities Authority

MEMORANDUM

To: Fort Pierce City Commission

From: Barbara A. Mika, CGFO
FPUA Director of Financial Services

Through: John K. Tompeck, P.E.
FPUA Director of Utilities

Date: August 4, 2021

Subject: City Commission Agenda Request for the August 16, 2021 Meeting
FPUA - FY 2022 Annual Budget and FY 2021 Amended Budget

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), I am submitting an electronic copy of the Annual Budget for FY 2022 and the Amended Budget for FY 2021, for consideration and approval by the City Commission during the the August 16, 2021 City Commission meeting.

If you have any questions or need additional information, please feel free to contact me.

Email: Nick Mimms, City Manager, City of Fort Pierce
Linda Cox, City Clerk, City of Fort Pierce

50 Years of Excellence 1972-2022

FPUA

COMMUNITY PROUD

Fort Pierce Utilities Authority

2021-2022 ANNUAL BUDGET

For the Fiscal Year Ending September 30, 2022
Amending Fiscal Year Ending September 30, 2021

206 S. 6th Street | Fort Pierce, FL 34950
www.FPUA.com

Fort Pierce Utilities Authority

A Component Unit of the City of Fort Pierce, Florida

ANNUAL BUDGET

For the fiscal year ending September 30, 2022
Amending the fiscal year ending September 30, 2021

Prepared by
Department of Finance

Barbara A. Mika, CGFO
Director of Financial Services
bmika@fpua.com
www.fpua.com

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50
Years
of Excellence
1972 - 2022
FPUA
COMMUNITY PROUD

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Fort Pierce Utilities Authority
Florida

For the Fiscal Year Beginning

October 01, 2020

Christopher P. Morrill

Executive Director

LEADERSHIP FY 2021-2022

Leadership Team

John K. Tompeck, P.E.

Director of Utilities

Barbara A. Mika, CGFO

Director of Financial Services

Bo Hutchinson, P.E.

Director of Water/Wastewater Systems

Javier Cisneros, P.E.

Director of Utility Support Services

Joshua Paul Gang, J.D.

Director of Regulatory Affairs

Paul A. Jakubczak, P.E.

Director of Electric and Gas Systems

Board of Directors



From Left to Right:

Linda Hudson

Mayor-Member

Frank H. Fee, IV

Vice Chairman

Charlie F. Matthews

Chairman

Glynda W. Cavalcanti, CPA

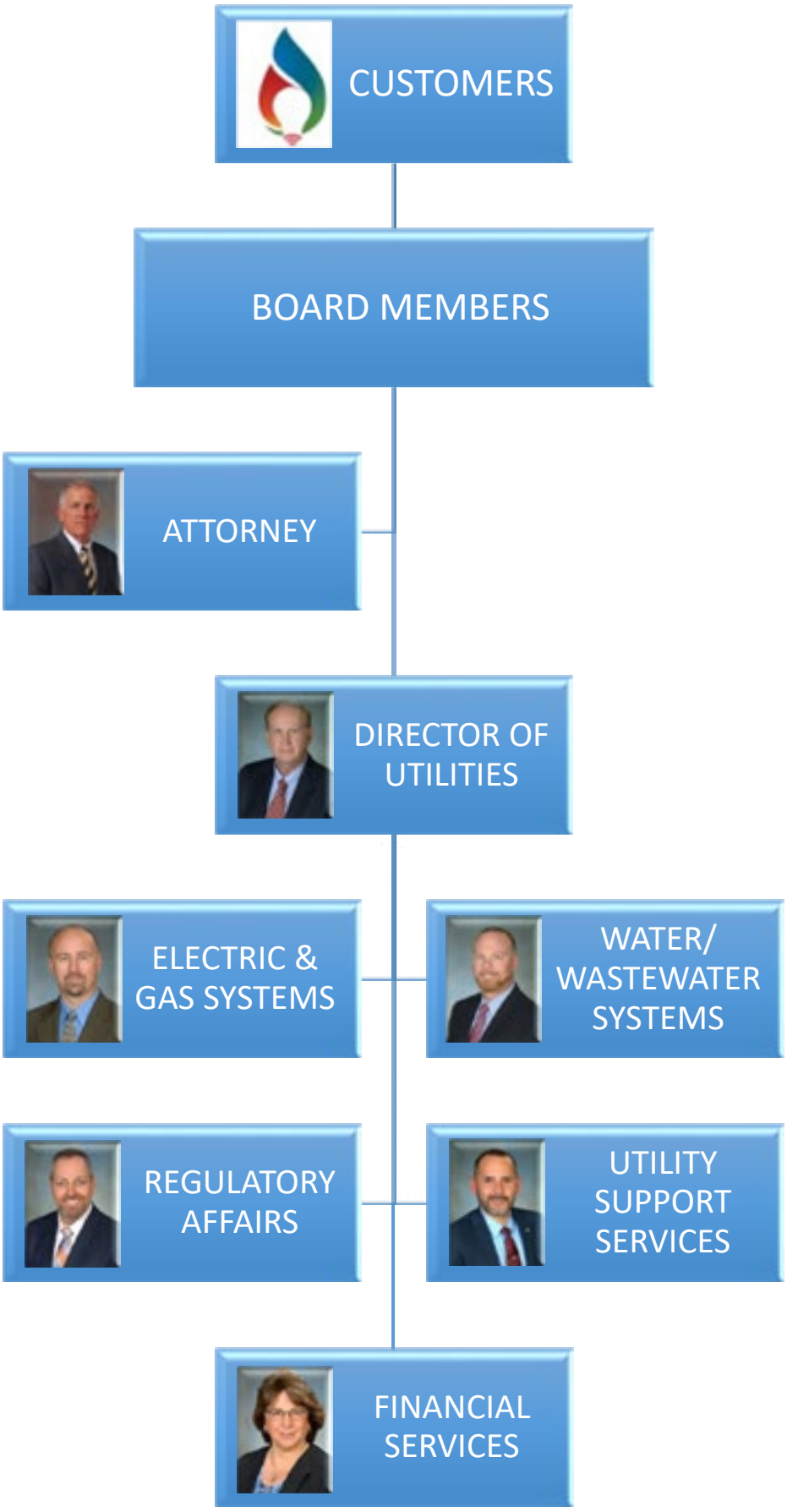
Secretary

Kristina Gibbons

Deputy Secretary

Rupert N. Koblegard III

Attorney

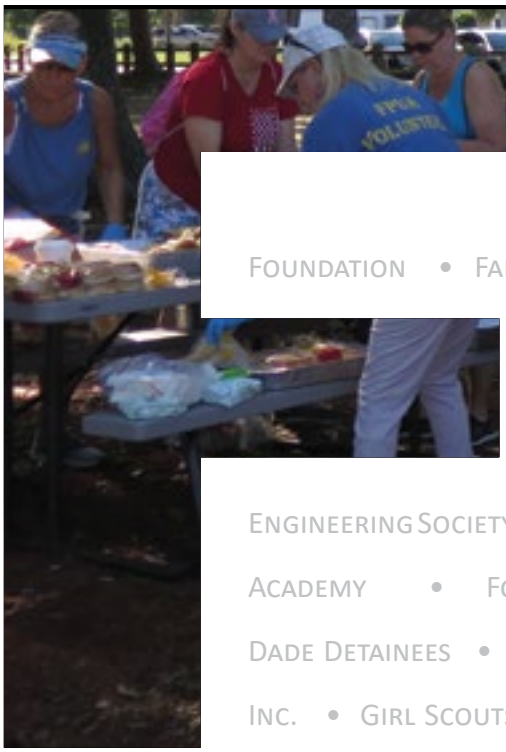

CUSTOMERS
BOARD MEMBERS
ATTORNEY
DIRECTOR OF UTILITIES
ELECTRIC & GAS SYSTEMS
WATER/ WASTEWATER SYSTEMS
REGULATORY AFFAIRS
UTILITY SUPPORT SERVICES
FINANCIAL SERVICES

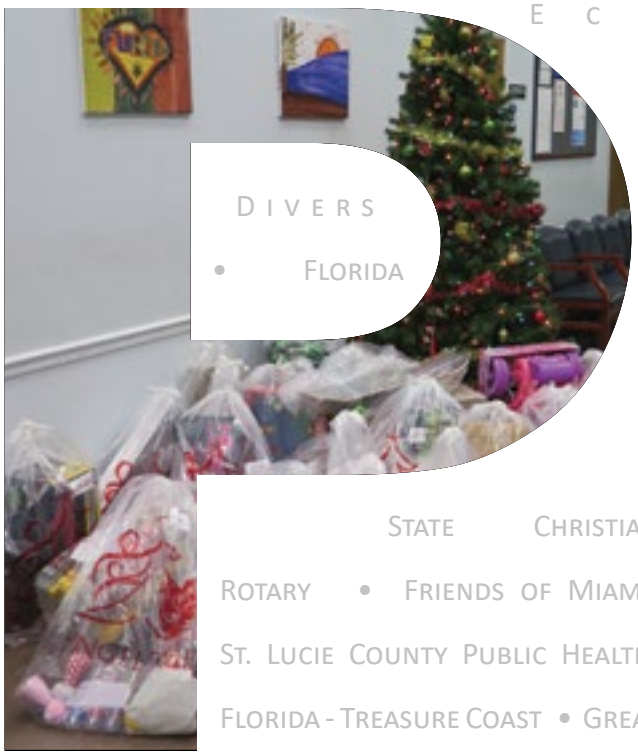
Fort Pierce Utilities Authority

"To provide our customers with economical, reliable and friendly service

Fort Pierce Utilities Authority employees have "enhanced the quality of life in our

4-H • Alzheimer's Community Care • American Cancer Society • American Red Cross • Baby Girl Horse Rescue & Veterans Therapy Ranch • Bluebird Educational Foundation • Boys & Girls Clubs of St. Lucie County • Brennity Assisted Living • C.A.S.T.L.E. • Child Fund International • Christ Family Church • Christ Fellowship Church • Christian FM • City of Fort Pierce • Conservation Foundation • Conservation Kidz • Council on Aging of St. Lucie County • Dogs & Cats Forever • Early Learning Coalition • Eco Divers Foundation • Family Meals





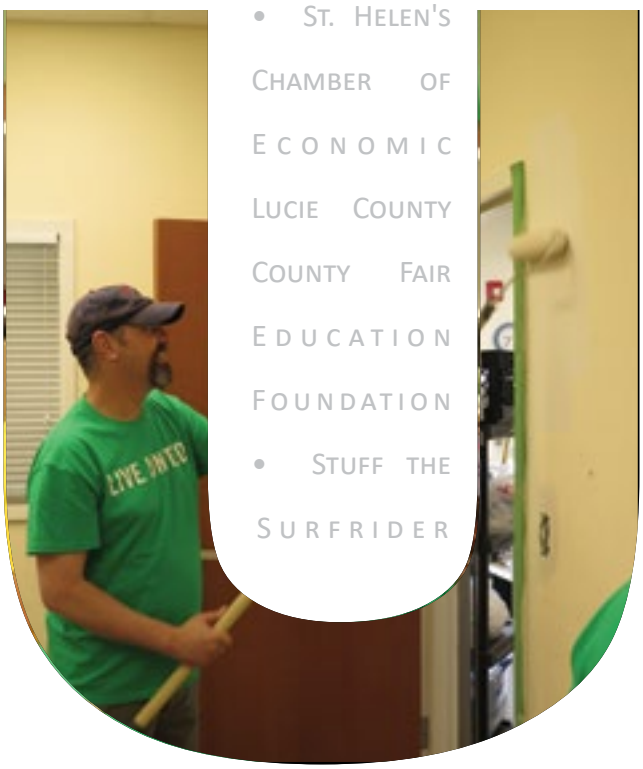
Engineering Society • Florida Academy • Fort Pierce Dade Detainees • Friends of Inc. • Girl Scouts of South American Cleanup • H.A.L.O. State Christian Rotary • Friends of Miami-St. Lucie County Public Health, Florida - Treasure Coast • Great Rescue • Habitat for Humanity • Heathcote Botanical Gardens • Hibiscus Children's Center • Hibiscus Park Neighborhood Association & Crime Watch • Highwaymen Festival • IRL Science Festival • Keep Fort Pierce Beautiful • Kiwanis Club of Fort Pierce-Sunrise • Lindsay School of the Arts • Lincoln Park Main Street • Main Street Fort Pierce • Marine Clean-up Initiative • Marine Corps Toys for Tots • MMPS Environmental • Manatee Observation & Education Center (MOEC) • Moore's Creek Cleanup • Mustard Seed Ministries • Northside Bat & Ball Little League • One Florida Foundation • Oxbow Eco-Center

Mission Statement

IN A CONTINUOUS EFFORT TO ENHANCE THE QUALITY OF LIFE IN OUR COMMUNITY"

COMMUNITY" BY CONTRIBUTING THEIR TIME AND SERVICE TO THE FOLLOWING ORGANIZATIONS:

• Oyster Fest • PACE Center for Girls • Parkview Baptist Church Food Pantry • Pilot Club of Ft. Pierce • PSL Police Department • PSL Predators - FL Youth Football League • Reef Environmental Education Foundation • Restoring the Village • Roundtable of St. Lucie County • Salvation Army Christmas Angels • Sandy Shoes Festival • Sarah's Kitchen • Scubanauts International • Shark Whisperer Organization • Smithsonian Institute • Sponsor Me, Inc • St. Andrews Episcopal Academy • St. Helen's Catholic Church • St. Lucie County Chamber of Commerce • St. Lucie County Economic Development Council • St. Lucie County Schools • St. Lucie County Fair • St. Lucie County Education Foundation • Stuff the Bus • Surfrider Foundation Treasure Coast • Susan G. Komen-Strides Against Breast Cancer • Sword Outreach Mentoring & Resource Center • The Lighthouse Foundation • The Momentum Foundation • The VanDuzer Foundation • Tim Tebow Foundation • Treasure Coast Blood Bank • Treasure Coast Food Bank • Treasure Coast Manatee Foundation • Treasure Coast Waterway Cleanup • Treasure Coast Youth Football & Cheer • United Against Poverty, Inc. • United Way of St. Lucie County • Vero Beach Baseball Club, Inc. • We Leap, Inc. • Wild over Wildlife •





UTILITY SYSTEMS DESCRIPTION

The Electric, Water, Wastewater, and Natural Gas Utility Systems, FPUAnet® Communications, and the Manatee Observation and Education Center (MOEC) are managed and operated for the City of Fort Pierce by Fort Pierce Utilities Authority (FPUA). FPUA was established in accordance with provisions of the City of Fort Pierce Charter, Article XII.

Fort Pierce Utilities Authority is a municipal utility, and is a discretely presented component unit of the City of Fort Pierce. FPUA's community investments keep money locally when possible and FPUA Board meetings are open to the public. FPUA is recognized by the American Public Power Association as one of 274 utilities nationwide designated a "Reliable Public Power Provider" (RP3).

FPUA is governed by a utility board made up of residents of the community, who are customers of the utility. The FPUA Board consists of five members, one of whom is the Mayor-Commissioner of the City, who serves on the Board as long as he or she holds such office. The City Commission appoints the other four members for four-year overlapping terms. No member of the FPUA Board shall serve more than two consecutive four-year terms.

ELECTRIC SYSTEM



The Electric System serves the City of Fort Pierce and the immediate surrounding area (Page 159), encompassing approximately 35 square miles, with an average of 28,749 services billed during the fiscal year ended September 30, 2020. FPUA currently has 16 miles of 69kV and 7.5 miles of 138kV transmission lines. The 69kV lines interconnect six sub-transmission substations and the 138kV connects two transmission substations to Florida Power and Light (FPL). FPUA's primary distribution has approximately 265 miles of overhead and 140 miles of underground cable which operates at 13.2kV. FPUA and FPL have a territorial agreement approved by the Florida Public Service Commission.

On December 16, 1997, FPUA agreed to participate in the Florida Municipal Power Agency's All-Requirements Power Supply Project (ARP). In doing so, FPUA is now one of 13 municipally owned utilities in the ARP. The principal benefits of ARP are:

1. Lower operating costs through utilization of the most efficient generation available.
2. Future generation will be planned for the collective systems, as needed, by FMPA.
3. Economies of scale in operating, planning, and financing.
4. Lower risk with more units and more cities working together.

As of January 1, 1998, FPUA assigned its resources to the ARP and agreed to purchase its total power requirements from them. These resources include the contracts with Florida Municipal Power Agency (FMPA) related to Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2. The contracts related to the St. Lucie Nuclear Project have not been assigned.

The Treasure Coast Energy Center (TCEC) is a natural gas-fueled combined cycle unit, wholly owned by FMPA and operated by Fort Pierce Utilities Authority. FPUA operates the TCEC with its staff on an ongoing contract basis.

FPUA is in the midst of a multi-year Grid Modernization and Storm Hardening strategic initiative. This will include the replacement of six 25MVA transformers and eighteen 69kV switches inside of our substations. The plan will also harden our system by changing out our main line feeder poles from wood to concrete for better reliability and strength. Our plan also includes the undergrounding of certain laterals in trouble prone areas. All this is to help maintain reliable power to our 29,000 customer owners.

WATER SYSTEM





The Water System serves the City of Fort Pierce and the immediate surrounding area (Page 160), encompassing approximately 32 square miles, with an average of 21,124 services billed during the fiscal year ended September 30, 2020. Water supply is obtained from 36 Surficial Aquifer wells (shallow) and 11 Floridan Aquifer wells (deep). FPUA currently has a Water Use Permit (WUP) from the South Florida Water Management District (SFWMD) to withdraw an annual daily average not to exceed 21.13 million gallons (MG) of ground water. Treatment of the raw ground water is presently accomplished through a 20 million gallons per day (MGD) conventional Lime Softening Water Treatment Plant and a 10.3 MGD Reverse Osmosis Water Treatment Plant. Over the past 7 years, FPUA has made a significant investment into the water treatment plant by rehabilitating and upgrading all of the critical components to ensure that safe and reliable drinking water is provided to the FPUA rate payers. FPUA meets all federal and state drinking water standards. FPUA has 9 million Gallons (MG) of storage capacity. The water distribution system is composed of 390 miles of water mains, remote pumping facilities, ground level storage tanks, hydrants, and valves.

WASTEWATER SYSTEM



The Wastewater System serves the City of Fort Pierce and the immediate surrounding area (Page 161), encompassing approximately 30 square miles, with an average of 15,585 services billed during the fiscal year ended September 30, 2020. The wastewater collection system consists of 118 lift stations, 174 miles of gravity sewer lines ranging from 4 to 48 inches in diameter, and approximately 97 miles of force mains ranging in size from 1.5 to 30 inches in diameter. The Island Water Reclamation Facility (IWRF) currently has a

permitted capacity of 10 MGD for Annual Average Daily Flow (AADF) and 11.5 MGD for 3-Month AADF. The Florida Department of Environmental Protection (FDEP) has issued an operating permit which will be adequate through December 10, 2022. FPUA has one domestic deep injection well (IW) at the IWRF plant site. A pumping station injects treated/disinfected effluent into the 3,300-foot deep injection well for disposal. The IWRF IW-1 well is a twenty-four inch domestic well which is permitted through 2022. There are two deep injection wells located on the site of the future Mainland Water Reclamation Facility (MWRF) in the southwest corner of the service area. IW-1 is an 18-inch industrial deep injection well with a capacity of 2.7 MGD, PHF and IW-2 is a 24-inch domestic deep injection well. IW-1 accommodates the TCEC's industrial wastewater stream and St. Lucie County landfill leachate, and is permitted through August 4, 2020 with permit renewal under review. The IW-2 well is currently not in operation and therefore is not permitted. Both wells can be utilized for disposal of MWRF effluent when that facility is constructed. FPUA has made significant progress in the relocation efforts of the IWRF and has spent over $23 million towards that effort to date.

NATURAL GAS SYSTEM



The Natural Gas System serves the City of Fort Pierce and the immediate surrounding area (Page 162), encompassing approximately 27 square miles, with an average of 4,117 services billed during the fiscal year ended September 30, 2020. The system consists of 173 miles of gas main and 81 miles of service lines. FPUA also owns and operates a Compressed Natural Gas (CNG) station that provides clean fuel for FPUA's fleet of vehicles. In FY 2022 the Natural Gas System will expand services north to the Lakewood park area. This expansion is expected to double our customer base within ten years. The Natural Gas System purchases firm gas for resale through the Florida Gas Utility (FGU). FGU has a contract with Florida Gas Transmission for the transportation of gas to FPUA's system. Gas purchases are supplied by FGU under an "All Requirements" agreement. The Gas Operations Department is responsible for the installation and maintenance of all gas mains and service lines. The department also employs a staff of qualified gas service technicians to maintain and repair customers' natural gas appliances.

FPUAnet® COMMUNICATIONS



FPUAnet Communications is a registered Competitive Local Exchange Carrier (CLEC) with the Florida Public Service Commission since May of 2003. The fiber system consists of over 110 miles of fiber optic lines that provides dark fiber service to all the utility business units and provides broadband service to external customers. The mission of FPUAnet is to help transform the City of Fort Pierce into a 21st Century SMART City. With a city-wide fiber deployment FPUAnet will promote the socio-economic future of our community by attracting new industries, enabling telecommuting and increasing home values. Its fiber network will provide affordable, high speed symmetrical broadband service to all residents and businesses.

MANATEE OBSERVATION & EDUCATION CENTER



The Manatee Observation & Education Center is located on Moore's Creek east of Indian River Drive in Fort Pierce. The Manatee Center represents FPUA's longtime commitment to community engagement and environmental stewardship. The Manatee Center's mission is to promote understanding and responsible actions for the protection of the Treasure Coast's fragile ecosystems and their inhabitants. The Manatee Center provides environmental education and community involvement through an active education outreach program and a group of over 100 volunteers who staff the Exhibit Hall, Vanishing Mermaid Gift Shop, and community events. The Manatee Center Exhibit Hall, a museum of aquatic tanks and environmental information, provides a clean and safe facility for viewing manatees in the wild and other inhabitants of the Indian River Lagoon. During fiscal year 2020, Manatee Center staff counted 470 manatee sightings in Moore's Creek while hosting 39,119 visitors and students from all over the world. Volunteers provided critical and active support to the Center with a total of 8,489 hours of service.

CITY HISTORY



Fort Pierce, often called the Sunrise City, has been the hub of St. Lucie County, Florida for over 100 years. Situated on the "Treasure Coast," named after the famed sinking of a Spanish treasure fleet in 1715, Fort Pierce is one of the oldest communities on the East Coast of Florida. Fort Pierce was named after the Fort Pierce Army post which was built nearby in 1838 during the Second Seminole War. The military post had been named for Benjamin Kendrick Pierce, a career United States Army officer and the brother of President Franklin Pierce. Incorporated in 1901, Fort Pierce was primarily one general store surrounded by a few nearby houses. When Henry Flagler's railroad was built through the town in 1915 it brought an opportunity for expansion of new homes and schools with it. The city grew from 300 pioneers to approximately 45,000 residents today and encompasses approximately 29 square miles. In 1923 Sunrise Theatre opened its doors as the largest theater on Florida's East Coast with 1,200 seats. It quickly became the center of St. Lucie County. Sunrise Theatre closed its doors in 1983 due to its inability to convert to a multiple screen operation. In 1988 downtown





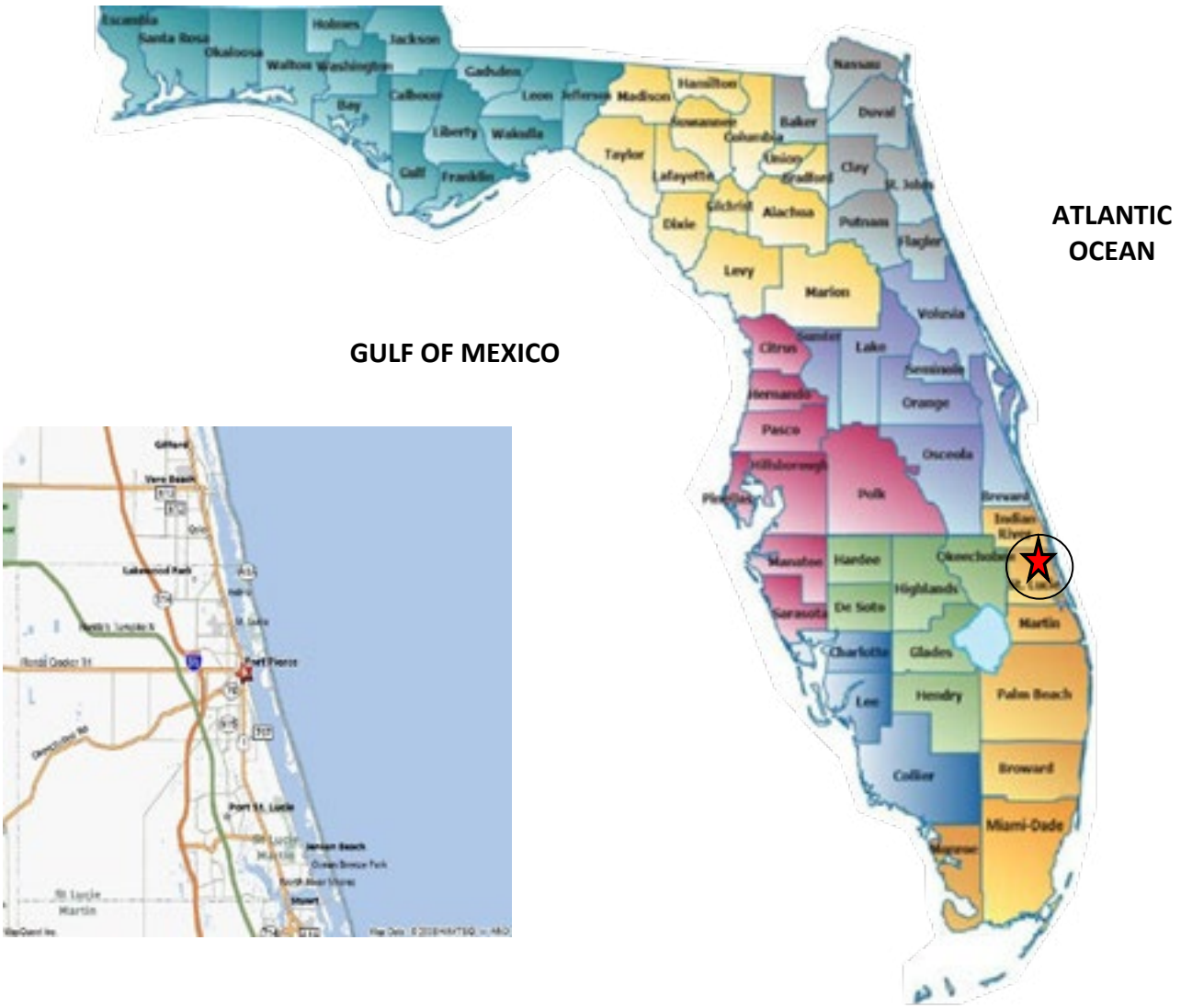
started to establish unique retail shops, restaurants and art galleries. The Sunrise Theatre is located on Main Street in Fort Pierce right in the heart of downtown. The St. Lucie Preservation Association purchased the theater and reopened the newly renovated Sunrise Theatre for the Performing Arts in 2006. Old City Hall is one of the best-regarded and frequently used buildings on the Treasure Coast of Florida. Built at the height of the Florida boom in 1925, it was the first historic building to be restored in downtown Fort Pierce in 1995. The building was used as the Fort Pierce City Hall until 1983. In 1971 Harbor Branch Oceanographic Institution, a non-profit research organization, was founded by J. Seward Johnson, Sr. in collaboration with Edwin A. Link. In December 2007, the assets and parcels of land of the research institute were transferred to Florida Atlantic University and took its current name - Harbor Branch Oceanographic Institute at Florida Atlantic University. Their research and education focuses on biological oceanography, aquaculture, discovery and development of natural products for medicines, ocean engineering, and other uses. Its staff includes more than 160 scientists, engineers, mariners, and support personnel. In 2008 the H.D. King plant (Fort Pierce Nuclear plant) was demolished and a series of soil testing started. Ninety-eight percent of all materials from the demolished building were recycled or salvaged, including 20,000 tons of concrete and 37,000 gross tons of steel. After the site was cleared by environmental testing the City of Fort Pierce and the Fort Pierce Redevelopment Agency started soliciting qualifications and accepting proposals for the site. In 2018 a proposal was accepted for a 120-room high end hotel from a national chain, 60 condos, 40,000 square feet of retail space and two restaurants. A 1.5-acre section of the location will be left vacant for a potential rail station in the future. In 2020 Derecktor broke ground on a new shipping yard and port that will hold the world's largest mobile boat hoist, standing at 85 feet tall, 75 feet wide, and 120 feet long and weighing 738 tons. This hoist will be able to lift mega-yachts of up to 250 feet in length out of the water for general maintenance, repair or refit. "The Port of Fort Pierce is the ideal location for America's next great shipyard. The Fort Pierce Inlet is the widest, deepest, and most navigable inlet between Port Canaveral and Port Everglades. Deep water access, no overhead obstructions and a generous turning basin provide ample clearance and maneuverability for the global fleet of mega-yachts and large sailing yachts," explained Justin Beard, Marketing Manager for Derecktor.







MAP OF FLORIDA SHOWING THE LOCATION OF FORT PIERCE



DIRECTOR OF UTILITIES

John K. Tompeck, P.E.

Director of
Electric & Gas Systems
Paul A. Jakubczak, P.E.

Director of
Water/Wastewater Systems
Bo Hutchinson, P.E.

Director of
Financial Services
Barbara A. Mika, CGFO

Director of
Utility Support Services
Javier Cisneros, P.E.

Director of
Regulatory Affairs
Joshua P. Gang, J.D.

Community Relations
Judith A. Widmayer
Manager

Department	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022	CHANGE FROM 9/30/2021 TO 9/30/2022
10 Board	5	5	5	5	-
11 Director of Utilities	2	2	2	2	-
12 Attorney	1	1	1	1	-
15 Human Resources	3 D	- *	-	-	-
41 Community Relations	- **	1	1	1	-
TOTAL FTE	**11**	**9**	**9**	**9**	**-**

D - Includes DROP participant employees
* - Reorganized to Regulatory Affairs for FY 2020
** - Reorganized to Director of Utilities for FY 2020

DIRECTOR OF ELECTRIC & GAS SYSTEMS

Paul A. Jakubczak, P.E.

Electric Transmission & Distribution

Wilburn L. Crawford
Superintendent

Electric Operations

Thomas Parker
Superintendent

Gas Operations

Craig Crawford
Superintendent

Electric & Gas Engineering

Eric Meyer, P.E.
Supervising Engineer

Treasure Coast Energy Center

Edward S. Leongomez
Plant Manager

Department	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022	CHANGE FROM 9/30/2021 TO 9/30/2022
02 Treasure Coast Energy Center	15 D	15 D	15 D	15 D	-
51 Director of Electric & Gas Systems	1	1	1	1	-
54 Electric Transmission & Distribution	25	25	25	27	2
55 Electric Operations	23 D	24 D	24 D	24 D	-
56 Electric & Gas Engineering	13 D,P	13 P	13 P	13 P	-
74 Gas Operations	15	15	15 D	15 D	-
TOTAL FTE	**92**	**93**	**93**	**95**	**2**

D - Includes DROP participant employees
P - Excludes part-time employees

DIRECTOR OF WATER/WASTEWATER SYSTEMS

Bo Hutchinson, P.E.

Water/Wastewater Engineering

James Leland Carnes, P.E.
Supervising Engineer

Water Resources

Keith Stephens
Superintendent

Water Distribution

Andrew D. Byrd
Superintendent

Wastewater Collection/Reclamation

Mark Kobbe
Superintendent

Department	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022	CHANGE FROM 9/30/2021 TO 9/30/2022
61 Director of Water/Wastewater Systems	1	1	1	1	-
62 Water Resources	25 D	25 D	25 D	25 D	-
64 Water Distribution	27 D	27 D	28 D	28 D	-
66 Water/Wastewater Engineering	13 P	13 P	13 P	13 P	-
82 Water Reclamation	16 D	16 D	16 D	16 D	-
84 Wastewater Collection	20	20	20	20	-
TOTAL FTE	**102**	**102**	**103**	**103**	**-**

D - Includes DROP participant employees

P - Excludes part-time employees

DIRECTOR OF UTILITY SUPPORT SERVICES

Javier Cisneros, P.E.

Customer Service

Regina D. Morris
Manager

Information Technology Services

Thomas Fryar
Manager

Facilities/Materials Management

Eric Winterstein, C.F.M.
Superintendent

FPUAnet® Communications

Jason Mittler
Manager

Manatee Observation & Education Center

Rachel Tennant
Manager

Department	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022	CHANGE FROM 9/30/2021 TO 9/30/2022
01 Manatee Observation & Education Ctr	4 P	4 P	4 P	4 P	-
18 Safety	1 P	- *	-	-	-
22 Materials Management	6 D,P	6 D	7 D	7 D	-
31 Director of Utility Support Services	2	2	2	2	-
32 Information Technology Services	17	17	17 P	17 P	-
35 Facilities	5	5	6	6	-
41 Community Relations	1	- **	- **	- **	-
43 Customer Service	26 D	26 D	28 D	29 D	1
93 FPUAnet Communications	3	4	4	6	2
TOTAL FTE	**65**	**64**	**68**	**71**	**3**

D - Includes DROP participant employees
P - Excludes part-time employees
* - Reorganized to Regulatory Affairs for FY 2020
** - Reorganized to Director of Utilities for FY 2020

DIRECTOR OF REGULATORY AFFAIRS

Joshua P. Gang, J.D.

Human Resources

Lois A. Wolfe, SHRM-CP
Manager

Department	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022	CHANGE FROM 9/30/2021 TO 9/30/2022
14 Regulatory Affairs	-	3	4	4	-
15 Human Resources	-	3 D *	3 D	3 D	-
18 Safety	-	1 P *	1 P	1 P	-
TOTAL FTE	**-**	**7**	**8**	**8**	**-**

D - Includes DROP participant employees
P - Excludes part-time employees
* - Reorganized to Regulatory Affairs for FY 2020

DIRECTOR OF FINANCIAL SERVICES

Barbara A. Mika, CGFO

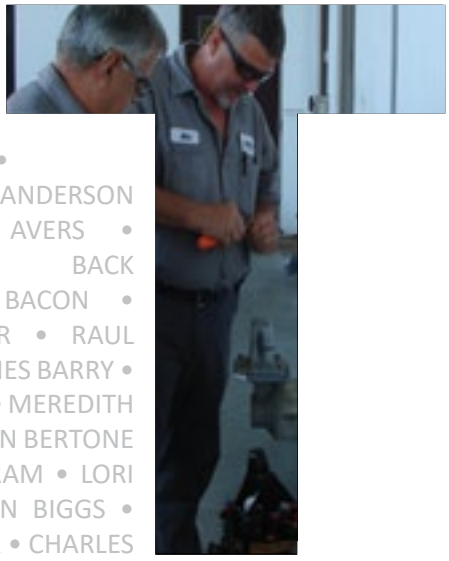
Department	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022	CHANGE FROM 9/30/2021 TO 9/30/2022
21 Finance	13	11 *	11 D	12 D	1
TOTAL FTE	**13**	**11**	**11**	**12**	**1**

* - Two Finance personnel were reorganized to Regulatory Affairs

FPUA TOTAL FULL-TIME POSITIONS

Department	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022	CHANGE FROM 9/30/2021 TO 9/30/2022
Director of Utilities	11	9	9	9	-
Director of Electric & Gas Systems	92	93	93	95	2
Director of Water/Wastewater Systems	102	102	103	103	-
Director of Utility Support Services	65	64	68	71	3
Director of Regulatory Affairs	-	7	8	8	-
Director of Financial Services	13	11	11	12	1
TOTAL FTE	**283**	**286**	**292**	**298**	**6**

TEAM UA - OVER 3,000





JAMES ADAMS • CHARLES ALFORD • KATHARINE ALFORD • WILLIAM ANDERSON • ANDREW AVERS • CHRISTOPHER BACK • MAURICE BACON • JEFFREY BAKER • RAUL BARRERA • JAMES BARRY • RYAN BASTINE • MEREDITH BENNETT • ALAN BERTONE • KARYL BERTRAM • LORI BIANCO • JOHN BIGGS • DONALD BLACK • CHARLES BLAIR • S LANCE BRICK • KEVIN BROGNANO • DANIEL BROLMANN • WILLIAM BROOKS • ROGER BROWN • MELISSA BRUNO • VICTOR BURRIS • TRAVIS BUTLER • ANDREW BYRD • JOSHUA CALANDRO • NIKOLAS CALISE • DWAYNE CALLENDER • JOHN CANARD • JULIE CANTAVE • DADE CAPPAR • JAMES CARNES • BRANDON CASS • GLYNDA CAVALCANTI • MICHAEL CHIDGEY • JAVIER CISNEROS • LINDA CLARK • TEVIN CLAYTON • ANDRE CLEVELAND • RICK CLEVINGER • ANTHONY CLINCO • BRIAN COLLIER • BRETT CORBETT • TYLER COX • BRANDY CRAWFORD • CRAIG CRAWFORD • SHILOH CRAWFORD • WILBURN CRAWFORD • STEVEN CRITES • CLAYTON CROUCH • CHRISTOPHER CRUMBLEY • JONATHAN CRUMBLEY • MICHAEL CURRID • THOMAS DAROZA • TYRUS DARVILLE • ALDONIO DASILVA • FELICIA DAVIS • GREGORY DAVIS • JOEL DAVIS • ROBERT DAVIS • LUGEY DAWSON • ALICE DELANNOY • JAMES DENMAN • OWEN DENNIS • ANDREW DIGIACOMO • SEDDRICK DIXON • THOMAS DRISKELL • JASON DROST • PETER DUNCAN • WILLIAM DUPRE • SCOTT DYKEMA • CHRISTOPHER ELIASON • JASON ERWIN • ROBERT ESCHMANN • TRENT EURY • CHARLES EVANS • FRANK FEE IV • STEVEN FERGUSON • CHRISTOPHER FITZMAURICE • OMAR FOOTE • DENISE FOUNTAIN • SHARI FRANCO • APRIL FREDERICK • THOMAS FRYAR • NORIEL FUMERO • JOSEPH FUORE • FREDERICK GADDIS • JOSHUA GANG • STEVEN GATINS • KRISTINA GIBBONS • BARBARA GIBSON • MICHAEL GIFT • PATRICK GILLESPIE • KEVIN GILLETTE • MONIQUE GILSINAN • PATRICIA GILSINAN • JOSEPH GILSON • MICHAEL GOLDSMITH • SONIA GOMEZ • ANTONIO GONZALEZ • WILLIAM GOODWIN • CROSBY GORE • AARON GRAVES • WILLIAM GRAY • MARIA GUERRERO • KATHRYN GUILLETTE • RONALD HAGWOOD • GEORGE HALL • JOSHUA HANSON • JAMES HARRIS • MICHELE HARRIS • MATTHEW HARWARD • SENATOR HAYES • STEVE HERDEMAN • CLINTON HINER • ADAM HOFFER • ESTELA HOLMAN • KYLE HOLMAN • BRANDON HOULE • LINDA HUDSON • TIMOTHY HUGHES • BRAYAN HURTADO ESQUIVEL • BOWDOIN HUTCHINSON • MARIE INGLE • MARCUS JACKSON • PAUL JAKUBCZAK • TYLER JARDEL • SIDNEY JERGER • SIDNEY JERGER, JR • JUWAN JEUNE • ANA JOHNSON • CHONTAE JOHNSON • CHRISTOPHER JOHNSON • TERRY JOHNSON • MICHAEL JONES • JOSHUA JORDAN • KERVANS JOSEPH • WILLIAM KAEFF • ADAM KEE • MARTHA KERR • MARK KOBBE • RUPERT KOBLEGARD III • JENNIFER KRIP • KUPER KRUEGER • PAUL LAGUERRE • MICHAEL LEDOUX • EDWARD LEONGOMEZ • GLEN LEPESKA • ASHLEY LEVIN • KARINA LIVINGSTON • KAREN LLANAS • JORGE LOPEZ-AGUILAR • SCOTT LOVEN • ALAN LUNA • JOSHUA MACNICHOL



Years of Dedicated Service





• PAUL MADSEN • WANDA MAGNUSON • WILLIAM MAIN • TAMMY MALIN • GLEN MANCHESTER • FRED MANN • LAURIE MARTIN • MELISSA MARTIN • MICHAEL MARTIN • STEPHEN MASTELLER • CHARLIE MATTHEWS • KENNETH MAXWELL • FLORINDA MAZZARELLA • TOMMIE MC CARTHY • KEVIN MCDONALD • DANIEL MCKINLEY • GEORGE MCMILLAN • JOHN MCMILLIAN • TERRANCE MCMILLON • STONEY MCPEEK • FRANCISCO MERCADO • ERIC MEYER • ROSALINE MICHEL • BARBARA MIKA • GEORGE MILLER • JOSHUA MILLER • JASON MITTLER • JOSE MORALES GUDINO • KENNETH MORRIS • REGINA MORRIS • LARRY MORRISON • STEVEN MOSELY • MICHAEL MULVANEY • STEVEN MURTO • KYLE MYERS • CHRISTELLE MYRICK • CHRISTOPHER NASSO • MICHAEL NEILL • DINO NESSELRODE • DAVID NOEL • TINA O'CONNELL • KIMBERLY OKUBO • SHANNON ONDERLINDE • JOHNNY ORTIZ • SHANE OSTRANDER • ANGEL PADILLA-FERNANDEZ • JAKUB PAJAK • NANCY PALKA • PATRICIA PARKER • THOMAS PARKER • SHELIA PARNELL • KEVIN PARRISH • EDWARD PATRICK • DARIN PATTERSON • ERIC PEARSON OLIVO • LAURIE PEPPLE • RICHARD PETERSEN • BARBARA PLASENCIA • RONNIE PREBILSKY • TONY PRICE • DOUGLAS PUPARD • CHARLES PUTNAM • DAVID RACICOT • FRANCISCO RAMOS • STEPHANIE RAULERSON • SERITTA REEVES • DILLON RESENDIZ • J RHODEN • TIMOTHY RICHARDS • BRANDON RICHARDSON • EDWIN RICHBERG • HEATHER RICUCCI • ROBERTO RIGUAL • WILLIAM ROBERSON • WILLIAM ROLLE • LINDA ROSADO • SAMANTHA ROWLAND • SCOTT RUBY • JILL SABOTA • DERRICK SANDERS • LYDIA SANTIAGO • DEBORAH SAVRDA • JAMES SCHMITT • SAL SCIMECA • HARRY SHERVA • JOSHUA SHOLANDER • CARMELO SIGNORELLI • STERLING SIMMONS • DWAYNE SIMPSON • VALENTIME SIRMONS • JULIE SIZEMORE • SHAWN SMITH • SANDRA SNELL • JOEL SPADES • RYAN SPENCE • CHARLES STANG • KENNETH STEPHAN • ANGELA STEPHENS • B KEITH STEPHENS • KURTIS STRAND SUIT • CHARLES SWINDLE • THIERRY SYDNE • TONYA TARDIF • TAYLOR • RACHEL TENNANT • DEBRA THERIAULT • DARRYL • JOSEPH TIETZ • DANIEL TILLMAN • NICOLE TIPTON • ROBERT TOMLINSON • JOHN TOMPECK • JENNIFER TOOMS • GERMAN TORRES • CUONG TRAN • ANDREA TRASFERINI-SLOWN • ELIZABETH UNDERWOOD • MASON URSO • OSVALDO VALDES • DAVID VANAUKEN • ROBERT VAUGHN • CHRISTOPHER VELARDO • ANDREW WARE • KARISSA WARE-CURRY • JABAREY WARREN • CODY WHITE • CANDACE WICKHAM • JUDITH WIDMAYER • EDMOND WILLIAMS • STACEY WILLIAMS • CAROL WILSON • OLIVER WINT • ERIC WINTERSTEIN • DALTON WOLFE • LOIS WOLFE • SHARON WOLKOWICZ • TERRANCE YEARBY • RAY YOUNG •



• ZACHARY WILLIAM THOMAS-BEY TIPTON • WENDY

RESOLUTION NO. U.A. 2021-03

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022 AND AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FOR FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA.

Be it resolved by Fort Pierce Utilities Authority:

SECTION I: That Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, hereby adopts as its FY 2022 budget and amends its FY 2021 budget, for the operation of the utility systems of the City of Fort Pierce, Florida, in accordance with the City of Fort Pierce Charter, Article XII, Section 176(12), the estimates for FY 2022 and FY 2021 made by the Director of Utilities of said Fort Pierce Utilities Authority. Said estimates have been presented to Fort Pierce Utilities Authority in August 2021, detailed estimates are now on file with the Director of Utilities of said Fort Pierce Utilities Authority, and a summary of said estimates are made a part hereof.

SECTION II: That it shall be the duty of the Director of Utilities of said Fort Pierce Utilities Authority to set up appropriations of revenue and expenses on the account records of said Fort Pierce Utilities Authority, to keep such accounts in conformity with said summary as required by the aforementioned City of Fort Pierce Charter, Article XII, Section 176(12), and as may be directed from time to time by Fort Pierce Utilities Authority.

SECTION III: That this Resolution shall be in full force and effect upon passage by Fort Pierce Utilities Authority and the City Commission of the City of Fort Pierce, Florida.

SECTION IV: That there follows, and is incorporated herein, the attached summaries herein above referred to in Section I hereof.

Passed and adopted this 3rd day of August, 2021.

ATTEST:

FORT PIERCE UTILITIES AUTHORITY

_____
Secretary

BY: _____
Chairman

(FPUA Seal)

APPROVED AS TO FORM & CORRECTNESS:

BY: RWK
Fort Pierce Utilities Authority Attorney

Fort Pierce Utilities Authority
Department of Finance
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

July 27, 2021

MEMBERS OF FORT PIERCE UTILITIES AUTHORITY BOARD
Fort Pierce, Florida

Dear Board Members:

It is with pleasure that we present to you the budgets for the fiscal year ending September 30, 2022, and amending the fiscal year ending September 30, 2021. The Fiscal Year 2022 marks 50 Years of service by Fort Pierce Utilities Authority (FPUA) to the citizens of the City of Fort Pierce. On May 30, 1972 FPUA was confirmed by election and established in accordance with provisions of the City Charter to be responsible for utility services. This budget document is submitted in accordance with the provisions of the City of Fort Pierce Charter and the budget policies detailed in the Overview section. The budget is comprised of the Revenue Budget, Operations & Maintenance (O&M) Budget, Capital Budget, including a five-year Capital Improvement Plan, and Debt Service. As required by Florida Statutes, the document presents a balanced budget; i.e., the total receipts available, including balances brought forward from prior fiscal years, equals the total of appropriations for expenditures and reserves. This budget has been prepared using the accrual basis of accounting. The figures contained herein reflect the revenues and expenses necessary to maintain current levels of service provided to the customers of FPUA. Revenues and expenses are subject to appropriation of FPUA's sole enterprise fund.

The Budget is the financial guide for the operation of FPUA during the upcoming fiscal year. The adoption of this document is one of the most important issues that the Board must vote on annually as it establishes the financial limits used to provide utility services to FPUA's customers. It also serves as the ultimate guide for the Director of Utilities and staff when planning, organizing, and implementing the policies needed to provide safe, reliable service at the most economical rates possible.

The proposed budgets have been developed through the budget preparation process, with a critical look at each department's plans, projects and projections to ensure that they support the FPUA's mission and the strategic goals of the organization. A budget workshop was held to present the proposed budgets to the FPUA Board and the public, to provide the opportunity to review the assumptions made in the preparation of the budget.

FY 2021 ACHIEVEMENTS

The challenges that we faced in fiscal year 2020 were consistent as we moved into the new fiscal year. We have kept our customers on the forefront of our efforts and as we come to the close of the current year we are stronger as an organization for what we have learned. We now look back at the accomplishments that the utility has brought forth and the groundwork that has been laid for the future plans of FPUA.

FPUA has taken a significant stride in our migration from manual meter reading to an Advanced Metering Infrastructure (AMI). Since deployment began in FY 2020 and including the advanced deployment, we have installed over 8,100 electric meters, 3,200 gas meters and about 700 water meters. At about 20% completed, the AMI will continue to roll out with planned completion of the entire system by FY 2024. The AMI system will collect data for all services that is up to the hour, allowing for real-time outage notifications, consumption data, water leak detection, and unusual consumption usage. AMI will improve customer service, system reliability, and support the efficient delivery of utility services.

FPUA's participation in Florida Municipal Power Agency's (FMPA) solar project had its groundbreaking for Phase I in November 2019. These solar sites will generate 223.5 megawatts of emission-free energy and came online in June 2020. In December of 2019, construction began on Phase II of FMPA's solar project, which will generate 149 megawatts, for a total generating capacity of 372.5 megawatts of emission-free energy.

FPUA's business development team has focused its commitment to assisting developers, engineering and design teams with their project development. The strategic location and navigability of Fort Pierce makes it an ideal location for boat and ship manufacturing and repairs.

Throughout FY 2021 we have continued to innovate ideas that will better serve our customers. The installation of a new drive-up Kiosk to accept payments, and opening up two walk-up windows for in person services was a stride in helping our customers emerge from pandemic life. Participation in our customer-based Weatherization & Education Outreach Program (WEOP) has begun again. We are here to serve our customers, and our efforts to help make them whole again with the utility included, setting up special payment arrangements, committing additional funds to the Project Care Relief Fund, and assisting residential customers with CARES Act applications to help them get financial relief.

Interest rates were at a record low as we entered FY 2021. These favorable lending rates pushed developers to continue construction, both residential and commercial. The financial impact of the pandemic event was minimal to FPUA, and this budget's development. In light of the uncertain economic times, FPUA underwent a surveillance review by Fitch Bond Ratings to assess any vulnerabilities. In May 2021 our Utilities Revenue Bond rating of A+ was reaffirmed. FPUA remains optimistic about the long-term economic rebound of our service area.

FY 2022 AND BEYOND

FPUA's Strategic Management Plan promotes communication and cooperation as well as encouraging involvement in achieving company goals that support FPUA's long-term plan. The Strategic Plan focuses on six key result areas.

Building the Utility/Building the City – FPUA's top goal over the next five years will be to implement an Advanced Metering Infrastructure (AMI) system for the Electric, Water, and Gas systems. The majority of the cost is expected to be financed beginning in FY 2022. The completion of this project is anticipated for 2024.

Approximately one quarter of the five-year Capital Improvement Plan (CIP) is comprised of multiple expansion projects which will be financed through new debt issuance in the upcoming fiscal year. While these projects are necessary for building our utility and the city, the economic conditions complicate the process with supply chain problems and escalating prices. We are hopeful that these issues will subside and that the current plan will be sufficient to satisfy the needs.

Other expansion opportunities will be pursued for the Water and Wastewater infrastructure, which will support current needs and will also support the objective of a future Mainland Water Reclamation Facility (MWRF). FPUA's Water Reclamation Facility currently resides on Hutchinson Island. Relocating this plant would enhance the economic build for the City. Various opportunities are being explored to determine the most practicable opportunity for the benefit of the City and FPUA.

The expansion of the Natural Gas service territory will entice manufacturing businesses to the local area. Current commitments from a local juice processing plant with a desire to expand the size of their operations is driving the current and future capital construction. Future financing is planned for the expansion of the North Service Territory for Gas and a third Gate Station that will open up opportunities for future growth in the Gas customer base.

Internet service has become an essential service for everyone. FPUAnet communications will be expanding its infrastructure to develop a Smart City with wireless connections. The infrastructure will increase internet speeds through fiber optics and increase capacity, which will support a larger customer base. The installation of informational interactive kiosks will be installed in designated locations downtown which will promote the city activities and attractions. Future financing will develop growth-related projects targeting the expansion of the available service territory for fiber services.

Reliability – Electric system reliability and storm hardening projects include the pole replacement budgeted for the 20% replacement per year for the fiscal years 2022 through 2025 for poles previously identified. Yearly testing of utility poles will add to the existing plan for replacement. The project is being supplemented with contractors to expedite the completion within the

planned window. Substation transformer replacement for aging infrastructure will take five years to complete with one per year through FY 2025. This storm hardening multi-year project will provide system dependability and bring FPUA in compliance with the current regulatory requirements.

Many other projects geared toward improving reliability also serve to prevent more expensive emergencies from happening. The recent award of $2.5 million grant will support the wastewater pipe lining project permitting the lining project to accomplish about 25% of the system-wide work. The lining of these mains will reduce inflow, infiltration, and exfiltration, and therefore reduce washouts, street repairs, and costs associated with treating stormwater. Recent experiences with storms have revealed vulnerabilities at the Water and Wastewater Operations Plants, which are addressed in the 2022 Capital budget.

Gas reliability will be improved through the replacement or installation of valves, replacing corroded steel mains with polyethylene, looping dead-end mains, and the implementation of a SCADA monitoring system, which will detect pressure fluctuations and avoid service interruptions.

Employee Development and Satisfaction - Providing opportunities for advancement within the organization and honesty with employees as to expectations and possibilities is one reason that we have been voted one of the "Best Places to Work" in St. Lucie County again in 2019. On average, more than 3% of employees' time is dedicated to training. Apprenticeship and internship programs have helped develop the specialized skills needed for electric linemen and engineering positions. As the job market rebounds, FPUA has enhanced efforts to attract and retain the best-qualified employees for each job. FPUA works hard to develop and retain our employees. Benefits are enhanced along with new and different options, succession planning benefits both the utility and the employee and our educational reimbursement plan enables this all to come together.

Competitive Rates – FPUA compiled a Capital Improvement Plan, which, if entirely spent, would require increases in Electric, Water, Wastewater, and Gas rates. Adjustments will be evaluated based on the timing of expected spending and adjustments will be proposed if necessary. Electric bills remain competitive primarily due to the cost of power purchased from the Florida Municipal Power Agency. Electric and Gas rates are monitored on a monthly basis, and adjustments to customer bills are rendered through revisions to the Power Cost Adjustment (PCA), typically as credits in light of the current situation with lower costs of our purchased power.

FPUA Image –We serve our customers in accordance with our mission statement with economical, reliable, and friendly service. FPUA has expanded the use of social media to convey messages about all the positive contributions made to the community on a regular basis. We continue to support local organizations that dedicate programs that promote positive change in youth. The involvement is not solely a financial one. Employees give of their time to effect change in the community which is promoted through an organizationally sponsored volunteer program,

which acknowledges employees for their efforts. FPUA is in the process of organizing a Utilities Advisory Board (UAB). This Board, comprised of customers, will evaluate citizen concerns and work with FPUA staff to ensure that all customers have a forum for their questions/concerns to be answered. The UAB will be up and running in the first quarter of FY 2022.

Customer Service – FPUA continues, through the use of social media, our online billing portal, radio advertisements, and televised Board meetings, to promote avenues and opportunities for customers to get financial assistance. FPUA offers residential customers the opportunity to apply for assistance for an evaluation of their home, including repairs, that will enhance energy efficiency and lower their bills. This program is known as the Weatherization & Educational Outreach Program (WEOP) and is administered by FPUA in cooperation with the City of Fort Pierce.

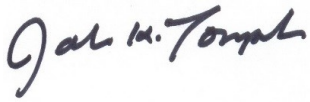
Business Development focuses on assisting new and existing commercial customers seeking to expand their existing facilities to our service area and has had continued success in FY 2021. These businesses bring jobs to Fort Pierce and will bolster the economy for our city. Commercial customer expansions for several boat manufacturers are slated for FY 2021 and 2022.

Dozens of assistance development projects are slated for the next five years and can be seen in detail in the Capital CIP. Additional goals and accomplishments are quantified by department in the Operations and Maintenance section of this budget.

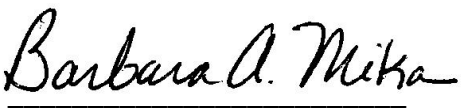
The budgeting process is complex, challenging, and takes a team. We would like to recognize the efforts and expertise of the Director of Utilities, Finance Staff, Directors, Department Heads, and support staff for the many hours dedicated to completing this budget.

FPUA continues to focus on growth and reliability under the direction of the management team. The team also relies on the vision and leadership of the Board. We appreciate the dedication of the Board Members to the mission that we work toward every day.

Respectfully submitted,



John K. Tompeck, P.E.
Director of Utilities



Barbara A. Mika, CGFO
Director of Financial Services

What Is A Budget?

The FY 2022 annual budget is presented as a policy document, an operational tool, a financial planning tool, and a link to the strategic plan. In addition, it is also considered a link to the community. This document will be submitted to the Government Finance Officers Association (GFOA) for review and consideration for the Distinguished Budget Award, which Fort Pierce Utilities Authority (FPUA) has received annually since fiscal year 1996. The budget provides significant policy direction from the Board to staff.

The Budget Serves As:

A Policy Document

Decisions made within the budget reflect the general principles or plans that guide the actions taken for the future. As a policy document, the budget links FPUA goals and policy direction to the actual day-to-day activities of the organization. The budget process affords an interesting and challenging opportunity to reassess plans, goals, and the means for accomplishing them.

An Operational Tool

The budget directs the operation of the Utilities Authority. Activities of each function or department have been formalized and described in the Operations and Maintenance section of the document. This section gives an understanding of the various systems of FPUA, how they relate to each other, and to the strategic goals of FPUA and the Board.

A Financial Planning Tool

Traditionally, the budget is a financial planning tool, but it is also a requirement. A balanced budget must be adopted and in place prior to October 1. The budget provides the authority to spend within the means of the approved budget. Revenues are estimated, along with available cash reserves to indicate funds available for spending.

A Link To The Strategic Plan

The budget follows FPUA's mission statement, and the Strategic Plan is an integral part of achieving that mission. The Strategic Plan lays out the direction for FPUA, and the budget is a link to getting there. The key result areas that were developed as a part of the Strategic Plan are linked to specific departments and are incorporated and reflected in their goals and budgets.

A Link With The Community

The budget provides a unique opportunity to encourage the public to review and understand FPUA operations. The document describes company activities, the underlying reasons or causes for those activities, their future implications, and the ways in which they directly impact and relate to our customers.

BUDGET OVERVIEW

RATES

This budget reflects no projected rate increases. FPUA will continue to monitor cash balances and compare revenues to spending levels on an ongoing basis to evaluate the need for rate adjustments, and/or the implementation of cost cutting measures. Below is an illustration of residential rates for the average customer per month, over the last three years.

Utility Service	Average Consumption	September 2019	September 2020	September 2021
Electric	1,000 kWh	$108.84	$103.84	$104.84
Water	6,000 gallons	36.26	37.14	37.82
Wastewater	6,000 gallons	49.66	49.66	50.54
Natural Gas	13 ccf	30.66	30.72	32.40

UNIT SALES

Unit sales levels and customer billings for FY 2021 and FY 2022 for the Electric, Water, Wastewater and Natural Gas systems have been estimated by FPUA staff, and are based upon historical data included in the Comprehensive Annual Financial Report (AFR) as well as detailed billing and customer statistics, and anticipated changes to this data. The projections assume normal weather patterns.

These budgets reflect flat anticipated unit sales and customer billings (generally increasing or decreasing very little) for the Electric, Water and Wastewater systems. Natural Gas general service and contract sales are anticipated to improve in FY 2022 due to local roadway projects and current infrastructure projects coming online with increases in load from new and existing customers.

Projected unit sales and customer billings are as follows:

	Original Budget FY 2021	Amended Budget FY 2021	Percent Change	Original Budget FY 2022	Percent Change
Electric (MWh)	556,800	556,800	0.0%	556,400	(0.1%)
Water (MG)	2,793,374	2,909,327	4.2%	2,909,327	0.0%
Wastewater (MG)	1,610,896	1,717,466	6.6%	1,717,466	0.0%
Natural Gas (ccf)	4,466,000	4,466,000	0.0%	4,883,000	9.3%

The details of unit sales statistics are located on page 48.

The budget reflects the expected number of customer services billed to remain flat in FY 2022:

	FY 2021	FY 2022	Increase (Decrease) #	Increase (Decrease) %
Electric	28,830	28,830	-	0.0%
Water	21,420	21,420	-	0.0%
Wastewater	15,830	15,830	-	0.0%
Natural Gas	4,200	4,400	200	4.8%

REVENUES

The schedule below summarizes total budgeted revenues by utility system:

	Original Budget FY 2021	Amended Budget FY 2021	Percent Change	Original Budget FY 2022	Percent Change
Electric	$ 67,259,600	$ 63,480,800	(5.6%)	$ 66,573,100	4.9%
Water	19,577,600	22,152,700	13.2%	21,773,600	(1.7%)
Wastewater	14,297,100	17,141,980	19.9%	19,213,900	12.1%
Natural Gas	5,064,000	5,072,500	0.2%	5,349,400	5.5%
MOEC	520,586	452,385	(13.1%)	521,180	15.2%
FPUAnet	584,052	985,700	68.8%	1,378,800	39.9%
TCEC	2,365,680	2,082,782	(12.0%)	1,967,293	(5.5%)
TOTAL REVENUES	$109,668,618	$111,368,847	1.6%	$116,777,273	4.9%

Staff has estimated sales revenues for FY 2021 and FY 2022 for all of FPUA's utility systems. This forecast reflects some growth in services and the permitted PSC index adjustments.

A reduction in power cost revenue and expense reflected in the Original FY 2022 budget is driven by lower natural gas prices. A decrease is reflected in the power cost adjustment (PCA), virtually flat purchased gas adjustment (PGA), with an overall decrease in the cost of power and gas purchased for resale. The PCA and PGA are a pass through of FPUA's cost of power and gas purchased for resale. In the event costs rise or fall at a pace different than expected, there will be a corresponding increase or decrease in PCA and PGA revenues to balance those increased or decreased costs. The PCA and PGA are reviewed monthly to ensure that current electric and natural gas costs are recovered from our customers.

FPUAnet revenue is derived primarily from providing dedicated internet access, the sale of fiber optic transmission and bandwidth connections, as well as dark fiber transmission. These services are expected to expand over the next few years. Current plans to deploy fiber services city-wide is the first step in our SMART City initiative.

The Manatee Observation & Education Center (MOEC) anticipates improvement in attendance after having had to close their doors to visitors for over one year. We have applied for and are currently receiving grants that help promote educational understanding about our local ecosystems on the Treasure Coast. It is expected that FPUA will have to continue to contribute additional funding to the MOEC in order to balance its budget.

Costs and the anticipated reimbursements associated with staffing the Treasure Coast Energy Center are accounted for in its own system. We have included estimated revenues and costs of $2,082,782 for FY 2021 and $1,967,293 for FY 2022.

Investment income, has declined in FY 2021 due to the drop in interest rates coming off of last year's pandemic. Lower interest rates have impacted all short-term investments in certificates of deposit and bank sweep accounts. We anticipate these lower rates to continue through most, if not all, of FY 2022.

The schedule below summarizes total revenues by source:

	Original Budget FY 2021	Amended Budget FY 2021	% of Total	Original Budget FY 2022	% of Total
General Service Sales	$ 58,486,200	$ 56,889,200	51.1%	$ 59,154,200	50.6%
Residential Sales	44,139,400	43,199,000	38.8%	44,757,300	38.4%
Other Operating Revenues	2,563,638	1,902,785	1.7%	2,826,980	2.4%
Non-Operating Revenue	3,208,380	3,013,762	2.7%	5,481,393	4.7%
Capital Contributions:					
Capital Impr. Charges	739,000	2,209,200	2.0%	1,783,400	1.5%
Contr. Capital - Cash	332,000	1,549,300	1.4%	1,138,900	1.0%
Contr. Capital - Non-Cash	200,000	2,605,600	2.3%	1,635,100	1.4%
TOTAL REVENUES	$ 109,668,618	$ 111,368,847	100.0%	$ 116,777,273	100.0%

Non-Operating Revenues anticipated in FY 2022 will come in the form of State Grants to fund the Sewer Main Lining program. This lining program preserves and extends the life of existing infrastructure eliminating the infiltration and exfiltration from/to the environment. Capital contributions are on the rise as a result of developer construction, both commercial and residential.

Summary tables and graphs of revenues, as well as a more detailed discussion and presentation thereof, can be found on pages 58 through 69.

PERSONNEL

The number of full-time positions proposed as of September 30, 2022 is 12 more than the number of full-time positions approved as of September 30, 2020 in the Original FY 2021 Budget. The following is a summary of the changes since the Original FY 2021 Budget was published:

Full-time positions September 30, 2020	**286**
Positions Added in FY 2021:	
Risk Program Manager, Regulatory Affairs	1
Material Warehouse Clerk, Materials Management	1
note: part-time position upgraded to full-time	
HVAC Specialist, Facilities	1
Customer Service Representative II, Customer Service	1
Utility Locator, Water Distribution	1
OSP Engineer, FPUAnet	1
Full-time positions proposed, September 30, 2021	**292**
Positions Proposed in Original FY 2022 Budget:	
Utility Accountant, Finance	1
Customer Service Representative I, Customer Service	1
Certified Top Climber, Electric T&D	1
Top Climber, Electric T&D	1
Account Specialist, FPUAnet	1
Install/Repair Technician, FPUAnet	1
Full-time positions proposed, September 30, 2022	**298**

When an employee leaves FPUA, the viability of reorganizing workflows is evaluated. As a result, positions are being added when the need arises (or is anticipated), and eliminated when possible. The increase in the number of full-time positions is expected to yield improved productivity and the ability to complete projects on schedule.

There are currently 22 employees participating in the deferred retirement option program (DROP), resulting in savings of $193,809 in FY 2021 and $183,379 in FY 2022 for employer retirement contributions, which are not being made for these employees.

PERSONNEL - NUMBER OF FULL-TIME POSITIONS

DEPARTMENT	FINAL 9/30/2019	FINAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022
01 Manatee Observation & Education Center	4 P	4 P	4 P	4 P
02 Treasure Coast Energy Center	15 D	15 D	15 D	15 D
10 Board	5	5	5	5
11 Director of Utilities	2	2	2	2
12 Attorney	1	1	1	1
14 Regulatory Affairs	-	3	4	4
15 Human Resources	3 D	3 D	3 D	3 D
18 Safety	1 P	1 P	1 P	1 P
21 Finance	13	11	11 D	12 D
22 Materials Management	6 D,P	6 D	7 D	7 D
31 Director of Utility Support Services	2	2	2	2
32 Information Technology Services	17	17	17 P	17 P
35 Facilities	5	5	6	6
41 Community Relations	1	1	1	1
43 Customer Service	26 D	26 D	28 D	29 D
51 Director of Electric & Gas Systems	1	1	1	1
54 Electric Transmission & Distribution	25	25	25	27
55 Electric Operations	23 D	24 D	24 D	24 D
56 Electric & Gas Engineering	13 D,P	13 P	13 P	13 P
61 Director of Water/Wastewater Systems	1	1	1	1
62 Water Resources	25 D	25 D	25 D	25 D
64 Water Distribution	27 D	27 D	28 D	28 D
66 Water/Wastewater Engineering	13 P	13 P	13 P	13 P
74 Gas Operations	15	15	15 D	15 D
82 Water Reclamation	16 D	16 D	16 D	16 D
84 Wastewater Collection	20	20	20	20
93 FPUAnet Communications	3	4	4	6
TOTAL	283	286	292	298

D Includes DROP participants
P Excludes part-time positions

OPERATIONS & MAINTENANCE EXPENSES

The schedule below summarizes budgeted total expenses by major classifications:

	Original Budget FY 2021	Amended Budget FY 2021	Percent Change	Original Budget FY 2022	Percent Change
Purchases for Resale	$ 46,888,000	$ 46,828,000	(0.1%)	$ 46,163,000	(1.4%)
Personnel Services	18,110,843	17,525,021	(3.2%)	18,917,046	7.9%
Employee Benefits	9,098,448	8,537,744	(6.2%)	8,900,004	4.2%
Contractual Services	8,311,084	8,861,959	6.6%	9,754,656	10.1%
Commodities	3,707,247	3,664,540	(1.2%)	3,558,070	(2.9%)
Depreciation	14,000,000	14,230,000	1.6%	14,320,000	0.6%
Interest Expense	2,559,723	2,577,893	0.7%	2,306,912	(10.5%)
City Distribution	6,393,844	6,342,445	(0.8%)	6,471,018	2.0%
Other Fixed & Sundry	4,098,376	4,796,623	17.0%	4,612,752	(3.8%)
TOTAL	113,167,565	113,364,225	0.2%	115,003,458	1.4%
Less Transfers*	2,612,000	2,541,000	(2.7%)	2,541,000	0.0%
TOTAL APPROPRIATION	$ 110,555,565	$ 110,823,225	0.2%	$ 112,462,458	1.5%

*Transfers include capitalized labor and overhead, as well as unallocated contingency.

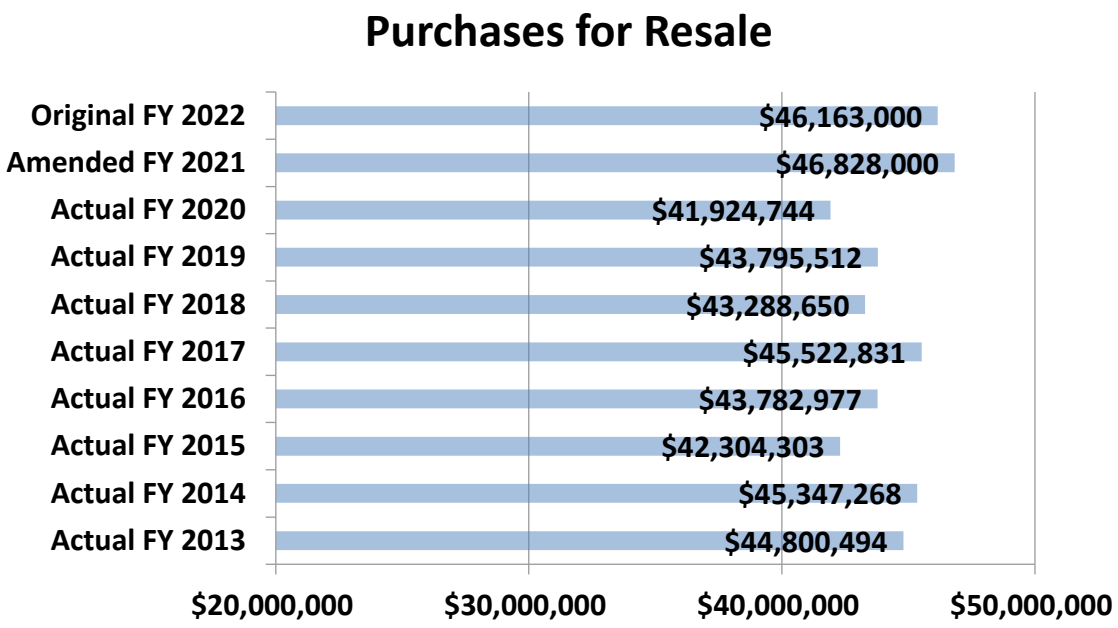
As always, the O&M Budget supports the high quality of services and products to which FPUA's customers have become accustomed. In addition, it meets regulatory standards (including unfunded mandates) and reflects appropriate adjustments due to the changing economy.

Summary tables and graphs of O&M expenses are located on pages 71 through 73. The details for each department can be found on pages 78 through 141.

In the Amended FY 2021 O&M Budget, expenses before transfers total $113,364,225, is virtually unchanged from the Original FY 2021 Budget. The Original FY 2022 O&M Budget expenses total $115,003,458 which is an increase of 1.4% from the Amended FY 2021 Budget, and an increase of 1.6% when compared to the Original FY 2021 Budget. Changes are attributable to a variety of expense items including Purchases for Resale, Personnel Services and employee related expenses, and Professional Consulting fees.

Explanations for some of the major increases/decreases between the Original FY 2021 Budget and the Amended FY 2021 Budget and the Original FY 2022 Budget are discussed in greater detail below:

- **3360 – Purchases for Resale:** Purchases for Resale is 40% of the FY 2022 operating budget. The chart below illustrates the changes in the cost of purchased power and natural gas over the past ten years. FPUA's power supplier, Florida Municipal Power Agency (FMPA), passes through its costs to the member cities of the All-Requirements Project (ARP). The cost of purchased power and natural gas is recovered through the power cost adjustment (PCA) and the purchased gas adjustment (PGA). Estimated FY 2022 purchases for resale have decreased when compared to the Amended FY 2021 Budget due to decreases in the estimated price of power purchased from FMPA and lower cost of Natural Gas.



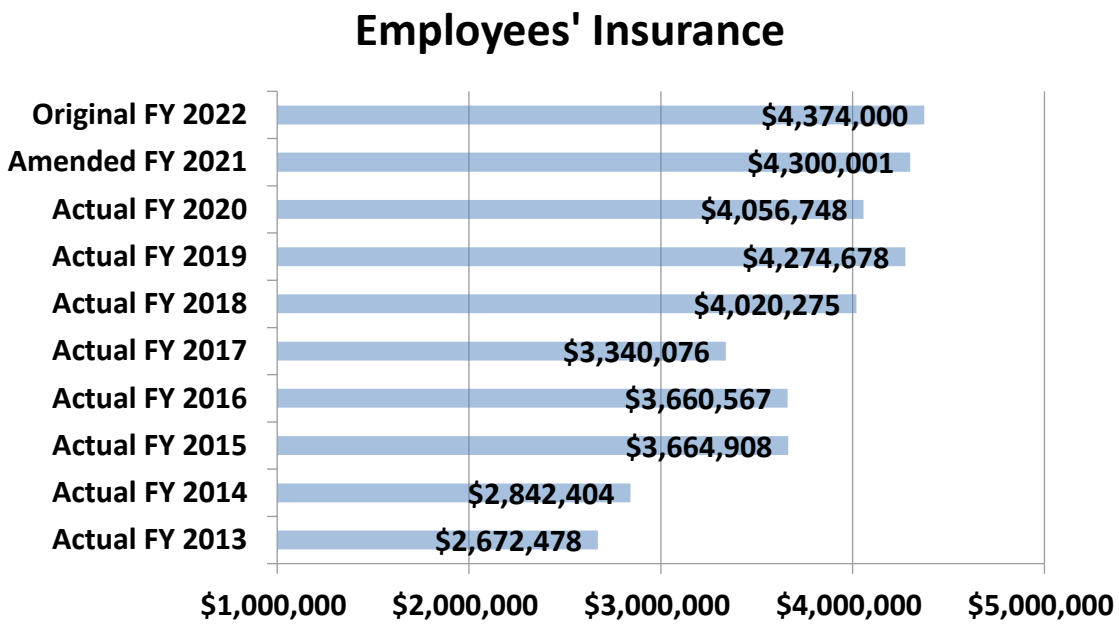
- **1010 – Salaries and Wages:** The personnel head count has increased for FY 2022 due to projected growth. The Amended FY 2021 budget has decreased 4.5% from the Original FY 2021 budget due to the postponement of salary adjustments for five months. The FY 2022 budget for salaries and wages has increased 4.3% as compared to the Original FY 2021 budget. Wage increases, in the amount of $682,404, have been included in the FY 2022 Original Budget, but will only be paid if approved separately by the FPUA Board.

- **1020 – Overtime:** The FY 2021 replacement of substation transformers demanded off-hour work time, requiring some employees to work additional hours. Expanded hours for

Customer Service was implemented to accommodate customer calls and assist with setting up special payment arrangements.

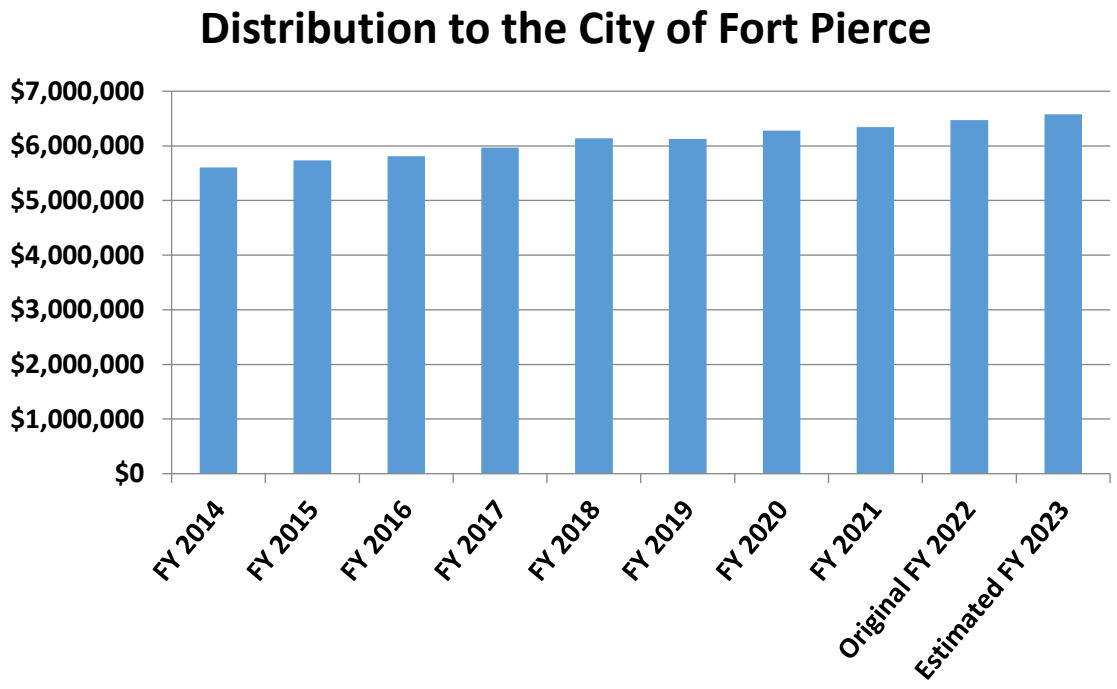
- **4050 – Retirement:** The actuarially required employer contribution to the City of Fort Pierce Retirement and Benefit System will decrease from 16.46% in FY 2021 to 16.17% in FY 2022.

- **4070 – Employees' Insurance:** Utilization of the health care plan decreased during FY 2020 and the first half of FY 2021 due to the delay in care and care avoidance. It is expected that utilization will increase throughout FY 2022.



- **4110 – Net OPEB Expense:** The healthcare benefit FPUA makes available to its retirees is referred to as an Other Post-Employment Benefit (OPEB). Although retirees pay 100% of the estimated cost of the benefit, the cost of healthcare for a retiree is assumed to be more than for an average active employee. This assumption results in an "implied subsidy" which is a cost to FPUA. This cost reflects the liability for benefits expected to be paid on behalf of current active employees when they retire in the future. An actuarial study is performed bi-annually. This is a non-cash expense, and the liability is not being funded.

- **9000 – Distribution to the City of Fort Pierce:** As provided for by the Charter of the City of Fort Pierce, Florida, a percentage of the FPUA's utility systems revenue is distributed to the City's General Fund on an annual basis. The distribution calculation is based on the preceding fiscal year's audited financial statements. The distribution for FY 2021, payable in April 2022, is estimated to be $6,471,018, up $128,573 or 2.0% from the FY 2020 distribution paid in April 2021. The distribution for FY 2022, payable in April 2023, is estimated to be $6,578,958, up by $107,940 or 1.7% from the distribution for FY 2021.



- **2250 – Community Relations:** Funding in the amount of $147,000 has been included in the FY 2021 Amended Budget and increased to $171,500 in the FY 2022 Original Budget for the Weatherization and Educational Outreach Program to serve qualified low-income homeowners who are FPUA customers. Social distancing has drastically cut the utilization of this item in FY 2020. This is expected to rebound next year.

- **4700 – Utility Bad Debt Expense:** Recent COVID-19 actions of rescinding cut-offs have ended. Resolute customer deposit procedures and the application of Special Payment Arrangements will help mitigate some of the risk for bad debt. The Utility Bad Debt Expense budget has increased by 50.0% to cover anticipated write down of receivables in FY 2022.

- **5721 – Interest – Bonds:** Due to the level design of FPUA's debt service structure, the decrease in this line is offset by an increase in principal payments made each October 1.

- **9030 – Depreciation:** Depreciation, which is an allocation of the cost of capital assets over their estimated useful lives, is expected to increase with the capitalization of current projects.

DEBT SERVICE

A summary of each system's cost of borrowed money is in the Debt Service section of this Budget. The debt service narrative and schedules are located on pages 54 through 56. These schedules reflect the anticipated principal and interest payments due in future periods.

DEBT SERVICE COVERAGE RATIO

The Debt Service Coverage Ratio is detailed, along with other financial ratios, on page 51 and is estimated at 2.33 times for FY 2021, and 2.72 times for FY 2022. Based on these projections, FPUA is expected to maintain its debt service coverage well above the minimum requirement of 1.25 times.

CAPITAL IMPROVEMENT PLAN (CIP)

The FY 2022 Capital Budget totals $30,011,735, including contingency funding of $500,000. The CIP totals $110,949,464 for FY 2022 through FY 2026, and includes funding for improvements to aging infrastructure in order to maintain the quality and reliability of its services. Projects, which will improve FPUA's reliability, efficiency or safety account for 26% of the five-year CIP. FPUA's coordination of efforts with the City of Fort Pierce, St. Lucie County and Florida Department of Transportation roadway plans will benefit all entities with the efficient completion of these projects. Government and regulatory-required projects account for 31% of the five-year CIP.

At the end of each fiscal year, funding for some capital projects remains unspent due to unexpected delays. In an effort to reduce the need for budget transfers to complete these previously approved projects, staff has received authorization to carry over budgeted funds for partially completed projects, remaining from FY 2021, and spend those funds in FY 2022 without additional Board approval. At the end of each fiscal year, a report on those capital projects requiring carryover of funds including, the amounts spent, carryover amounts, and the percentage of completion, will be provided to the Board as an information item.

The proposed FY 2022 – FY 2026 CIP consists of the following major projects, which account for almost 47% of the total:

PROJECT DESCRIPTION	SYSTEM	AMOUNT
Debt Funded Expansion	W,WW	$ 10,827,000
North Fort Pierce Expansion	G	7,224,699
System Expansion Projects	W,WW,G,FPUAnet	6,285,000
Advanced Metering Infrastructure	E,W,G	6,023,200
Wastewater Main Lining Grant	WW	5,510,000
Water Mains Misc. R&R	W	3,600,000
Government & Other Required	E,W,WW,G	3,250,000
Mains, Services & Valve Replacements	W	3,045,756
Storm Hardening - NESC	E	3,030,000
City Roadway Projects	W,WW	3,000,000

The portion of the FY 2022 Capital Budget that will be funded by rates is $13,301,986, or 44% of the total. Contributions from outside sources are expected to fund 25% of the FY 2022 Capital Budget with Grant funding accounting for 7% of that total. The Advanced Metering Infrastructure (AMI) project is expected to be completed within a three-year timeframe, and is estimated to cost an additional $6 million. The remainder of the AMI project and a few other system expansion projects are expected to be debt funded, and account for 29% of the FY 2022 Capital Budget.

The remaining 2% of the FY 2022 Capital Budget is identified as contingency. Contingency funds will only be used in the wake of unforeseen events. All requests for use of contingency funds must be submitted to the FPUA Board for approval. In the event that contingencies are drawn upon, they will be funded through cash reserves and/or contributions from outside sources.

The array of requirements by regulatory and governmental agencies demands a considerable amount of capital. Thirty-one percent of the FY 2022 – FY 2026 CIP will be committed by FPUA to remain in compliance with the requirements and standards set by regulatory agencies or required by state or local government. Thirty-two percent of the CIP is attributable to new growth. Replacement of aging operating systems, overall system improvements and the replacement of worn out equipment account for 10% of the CIP. With an aging infrastructure, these renewals and replacements are critically necessary.

Over the last 10 to 15 years, FPUA has incurred considerable renewal and replacement expenses in an effort to prevent unplanned system outages. While it is less costly to perform preventative maintenance than to make emergency repairs, Renewals and Replacements generally have a

profound impact on the operating budget in avoidance of emergency repairs. Certain capital expenditures have more of a financial impact on FPUA's operating budget than others. The projected annual impact is described in more detail on page 149. The Electric system has performed storm hardening and is replacing all 69kV breakers system-wide in an effort to prevent extensive outages, which are costly to FPUA and our customers. The Supervisory Control and Data Acquisition (SCADA) system is continually being upgraded for greater security and to allow for remote monitoring and control of utility operations. The Water and Wastewater systems have completed water well refurbishments and replacements, many water treatment plant improvements and expansions, installation of an emergency generator at the Water Reclamation Facility (IWRF), and wastewater system inflow and infiltration remediation. The Natural Gas system is working on expansion projects that are highly anticipated for bringing in new revenue. The replacement of old, gasoline-powered vehicles with clean, compressed natural gas, bi-fuel, and electric vehicles is expected to pay off in the long run. All four utility systems are continually making system improvements associated with street refurbishment. Unfortunately, the resources necessary to accomplish all of these system improvements are limited.

Capital projects and fixed asset purchases are discussed in additional detail in the Capital section of the Budget, beginning on page 142.

ESTIMATE OF FUNDS AVAILABLE FOR CAPITAL AND OTHER

The amount of current-year cash available for capital expenses and other, based on budgeted revenues and expenses, is estimated to be $5,192,538 in FY 2021 and $10,774,750 in FY 2022. (See table on page 49). If these estimates are correct, and the amount available falls short of the cash required to fully fund FPUA's capital program, staff will use cash reserves and/or reduce capital spending.

SUMMARY

Lower projected natural gas prices drive the level projections for revenues and expenses over prior year actuals. Projected revenues and expenses show small increases when compared to prior year budgeted amounts. The estimated debt service coverage and days cash-on-hand ratios remain well above those required by FPUA bond covenants. This Annual Budget and Resolution will be presented at the August 3, 2021 FPUA Board meeting.



BUDGET POLICY

- In accordance with the City of Fort Pierce Charter, Article XII, Section 176 (12), FPUA shall annually prepare and adopt a budget for the ensuing year and furnish a copy to the City Commission at least forty-five (45) days prior to the beginning of the next fiscal year (October 1). If a four-fifths (4/5) vote of the City Commission does not disapprove of any line item expenses in the budget, or any amendments thereto, within thirty (30) days of the date of submission to the City Commission, the budget or any amendments thereto shall be deemed approved as submitted. The City Commission may not increase any amounts in the proposed budget or amendments thereto, but may reduce by a four-fifths (4/5) vote of the city commission any line item in the budget or amendments thereto. The City Commission may by majority vote waive the thirty-day period for disapproval and approve the budget, or any amendment thereto. Any expenses disapproved shall not be authorized. No amendments to the FPUA budget shall be authorized unless submitted to the City Commission.

- The budget includes proposed capital and operations and maintenance expenses and the means by which they are to be financed. The budget is presented on the accrual basis; accordingly, revenues and expenses are budgeted for the specific periods of time and are recorded as incurred, along with acquired assets, without regard to the date of receipts or payment of cash, which is consistent with generally accepted accounting principles (GAAP).

- Once approved, the Annual Budget becomes the basis for capital and operations and maintenance expenses during the ensuing fiscal year. Expenses may not exceed the adopted budget.

- Formal budgetary integration is employed as a management control device during the year. Controls are in place to reduce the possibility of overspending in individual line items. Requisitions that exceed budgeted amounts are flagged as such, and are not converted to Purchase Orders until the over-budget condition is corrected. Cumulative budget transfers are limited to the spending authority levels of Department Heads, Directors and the Director of Utilities. All cumulative budget transfers that exceed $50,000 must be approved by the FPUA Board.

- After the close of the fiscal year, the budget is amended to reflect changes in available revenues and transfers of appropriations between departments and utility systems. Unexpended balances of appropriations lapse at year end.

BUDGET PREPARATION PROCESS



COMPILATION

Each department completes Operations and Maintenance (O&M) Budget worksheets which are provided by Finance, including comparative prior year(s) data. Departments are also provided with templates and historical trends to complete worksheets for the Capital Improvement Plan (CIP). These budget worksheets are the basis for the O&M Budget and CIP. Department Heads review and update the worksheets as necessary, and Directors give final approval.

REVIEW AND REVISE

Once all budget worksheets are completed by the departments, they are then compiled and summary schedules are prepared to provide an overview of the departmental budgets. A draft of each budget document is sent to the Budget Review Committee (BRC) prior to the budget meetings. The BRC, consisting of the Director of Utilities, Director of Financial Services, and the Assistant Controller and Utility Accountant with the corresponding responsibility for either Capital or O&M Budget, meets to discuss the budgets with the respective Department Heads and Directors, and to make revisions as needed. The Department Heads and Directors must also describe their Goals and Objectives, Accomplishments, and Performance Measures. A Budget Workshop is held for the benefit of the FPUA Board and City Commissioners and is open to the public. At the Workshop, budgets are presented for review and discussion.

The Director of Financial Services submits the completed O&M Budget and CIP to the Director of Utilities, which is then submitted to the FPUA Board for approval. The public is invited to this meeting and individuals are given the opportunity to address their questions and concerns.

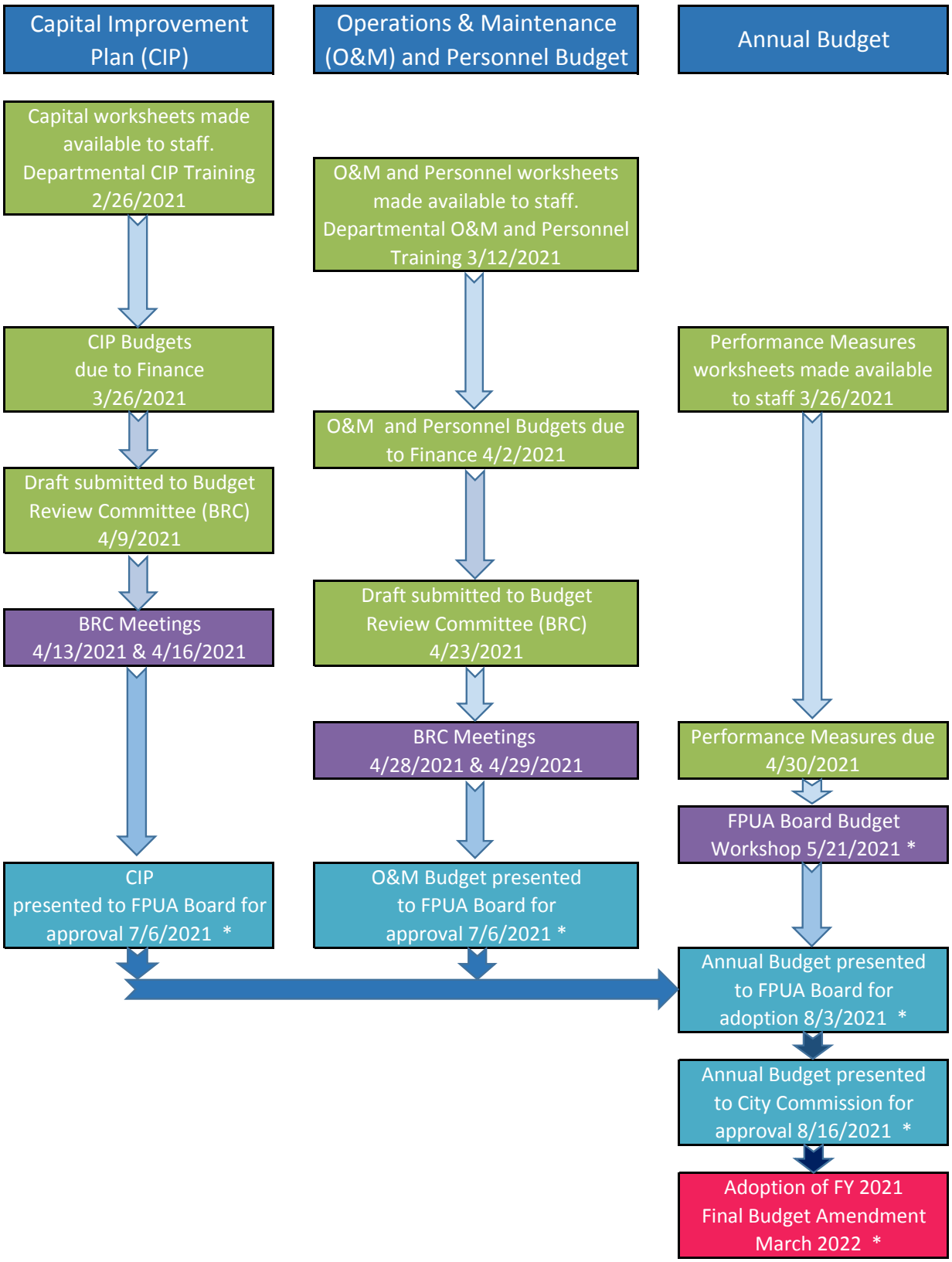
APPROVAL

The FPUA Board reviews and approves each of the two prefatory budgets - the O&M Budget, which includes Revenue and Personnel, and the CIP. The final Annual Budget document is a compilation of these two budget documents summarized, and highlighted with comparisons and trends. It is sent to the Director of Utilities for review before being submitted to the FPUA Board for adoption by Resolution. The final step in the budget approval process is to present the Annual Budget to the City Commission for their approval.

FINAL BUDGET AMENDMENT

The budget and amendments thereto, have been approved according to the above procedures.

BUDGET PREPARATION FLOWCHART



* Public are invited to these meetings.

SIGNIFICANT FINANCIAL POLICIES

The accounting policies of FPUA conform to generally accepted accounting principles (GAAP) as applicable to local governmental units. FPUA complies with the standards of the Governmental Accounting Standards Board (GASB) as they become effective. Private-sector standards of accounting and financial reporting issued on or before November 30, 1989 are followed to the extent that those standards do not conflict with or contradict GASB pronouncements, in accordance with GASB 62. The following is a summary of the more significant policies unique to FPUA:

REPORTING ENTITY

The voters of the City of Fort Pierce, Florida authorized the organization of Fort Pierce Utilities Authority (FPUA) at a special election held May 30, 1972. FPUA commenced operations as of June 30, 1972, and is responsible for management and operation of the combined Electric, Water, Wastewater and Natural Gas Systems, as well as the Treasure Coast Energy Center, the Manatee Observation and Education Center (MOEC) and FPUAnet® Communications. The City Charter, Article XII, defines the powers, duties and responsibilities of FPUA. The members of FPUA's governing board are selected or removed from office by the Fort Pierce City Commission. FPUA's budget is subject to approval of the City Commission, as are rates for service.

The accounts of the various utility systems of FPUA are included as a discretely presented component unit within the financial statements of the City of Fort Pierce, Florida. FPUA has no component units.

BASIS OF PRESENTATION – FUND ACCOUNTING

The accounts of FPUA are an enterprise fund, which is organized on the basis of systems (Electric, Water, Wastewater, Natural Gas, Manatee Observation & Education Center, FPUAnet® Communications, Treasure Coast Energy Center and Shared Services), each of which is considered a separate accounting entity. Resources are allocated to, and accounted for, in these systems based upon the purpose for which they are to be spent. For external reporting purposes, these systems are combined. This document presents a balanced budget; i.e., expenses do not exceed revenues or amounts carried over from prior fiscal years.

BASIS OF ACCOUNTING AND BUDGETING

The budget and the financial statements are prepared on the accrual basis; accordingly, budgeted revenues are recognized when earned, and budgeted expenses are recognized when incurred, regardless of the timing of related cash flows.

BOND COVENANT COMPLIANCE

FPUA is in compliance with the covenants set forth in Resolution No. UA 85-29, as amended, which includes:

- The Debt Service Coverage Ratio must exceed 1.25 times.
- A minimum Days Cash on Hand Ratio of at least 45 must be maintained as of September 30 and March 31 of each year.

CASH HANDLING POLICY

1. All cash, checks, money orders, and cashier's checks (revenues) will be recorded on the date received and forwarded to the bank for deposit.
2. All checks, money orders, etc. will be endorsed with the FPUA endorsement stamp upon receipt.
3. Daily cash reports must be presented to the Department of Finance.
4. Cash drawers will be counted and balanced daily.
5. Bank account activity is reviewed daily for otherwise unaccounted-for items.

INVESTMENT POLICY

Purpose:
Resolution No. U.A. 2002-3, February 5, 2002, sets the criteria for the operation of the investment portfolio. The primary goal is to establish a conservative set of investment criteria to prudently protect FPUA's principal sums and enable generation of a fair rate of return on investments.

Responsibility:
The Director of Financial Services is responsible for the implementation of the investment policy, which has been approved by the FPUA Board. An Investment/Financial Committee, which includes FPUA Directors and one FPUA Board member, was established in 2009 to provide guidance to the Director of Financial Services.

Types of Investments Allowed and Limitations:

1. The Local Government Surplus Funds Trust Fund.
2. Negotiable direct obligations of the United States Government, or obligations, the principal and interest of which are unconditionally guaranteed by the United States Government.
3. Obligations of the Federal Farm Credit Banks, the Federal Home Loan Mortgage Corporation, including Federal Home Mortgage Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association.
4. Obligations of the Federal National Mortgage Association, including Federal National Mortgage Association participation certificates and mortgage pass-through certificates guaranteed by the Federal National Mortgage Association.
5. Repurchase Agreements of the types of investments listed in Sections 2, 3, and 4 above to the following extent and limitations:
    a. The investment securities must be wireable.
    b. The investment securities must be for no longer than ten years.
    c. The market value of the securities plus accrued interest must exceed FPUA's repurchase principal plus interest due at time of repurchase by 2%.
    d. FPUA will have the funds to purchase the securities wired to a designated Federal Reserve Bank through a designated third party national bank.

e. The securities to be purchased will also be wired to the designated Federal Reserve Bank, and the actual transfer of funds for securities will not take place until both funds and securities are in the possession of the designated Federal Reserve Bank.
f. The designated Federal Reserve Bank will hold the securities. The Federal Reserve Bank will issue a safekeeping receipt to the designated national bank to the credit of FPUA.
g. The terms of the Repurchase Agreement will be spelled out on the confirmation received from the dealer or broker as follows:
    1) Date of purchase.
    2) Rate of interest to be paid on the repurchase principal.
    3) Complete description of securities purchased.
    4) Date these securities are to be repurchased from FPUA.
h. Section 5 restrictions do not apply to overnight repurchase agreements acquired through St. Lucie County, Florida, commercial banks that are public qualified depositories pursuant to Chapter 280, Florida Statutes.

6. Interest-bearing time deposits or savings accounts in banks organized under the laws of this state, in national banks organized under the laws of the United States and doing business and situated in this state, in thrift institutions which are under state supervision, or in federal thrift institutions located in this state and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.
7. Deposits and certificates of deposit in out-of-state banks, savings and loan associations, or other regulated financial institutions insured by FDIC.
8. Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, to the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized bond rating agency.

Risk Management:

1. Reduce losing purchasing power of interest and principal to be received in the future by keeping investments short-term.
2. Minimize the risk of unreturned principal and interest through short-term and conservative investments.

Investment Techniques:

It is recognized that the future level of interest rates is almost impossible to predict. When interest rates are at higher levels, funds may be shifted to longer maturities to lock into higher yields; when interest rates are at lower levels, funds will be placed in short-term maturities to avoid being locked in to low rates of return. All investments are purchased through an informal bidding award process.

PROCUREMENT POLICY

UP TO $1,500

Departments are authorized to spend up to $1,500, with proper approvals. Purchases over $1,500 require a purchase order.

$1,501 TO $10,000

For purchases over $1,500, but no more than $10,000, departments must submit an electronic purchase requisition with comparative quotes for approval in accordance with the spending authority granted by the respective Director or Department Head. The requisition is ultimately forwarded to the Department of Finance, where the purchase order is created and distributed.

$10,001 TO $50,000

The Director of Utilities can authorize purchases up to $50,000. Purchases over $10,000 must be formally bid, unless a specific exemption applies. The current supply chain shortages have forced informal bidding processes to prevail temporarily, with suppliers unable to commit to long-term pricing. Departments must submit an electronic purchase requisition flagged as a Purchase Order Authorization (POA) for such purchases, with bid specifications attached, for approval in accordance with the procedure above. The POA is then submitted to the Purchasing Program Manager for formal bidding or review of exemption documentation. After the bid evaluation and recommendation, the requisition is then forwarded to the Department of Finance, where the purchase order is created and distributed.

OVER $50,000

The FPUA Board must approve purchase orders over $50,000. Purchases more than $50,000 are handled in the same manner as purchases from $10,001 to $50,000 except that the FPUA Board must also authorize the purchase.

CAPITAL SPENDING POLICY

Utility plant is stated at cost for items constructed or acquired by purchase and at the estimated fair market value on the date received for items contributed. Depreciation is charged, on a straight-line basis, as an expense against operations over the estimated useful life of the related asset. Capital expenditures are defined as the purchase or construction of an asset with a useful life of three or more years, with an individual unit cost exceeding $5,000.

Each year, FPUA Board members, Department Heads and key staff members develop a strategic plan, including vehicle and equipment replacement, taking into consideration both expansion and major rehabilitation. The key items identified are then combined into the five-year Capital Improvement Plan (CIP) and put through the same rigorous scrutiny as the other budgets to determine which projects/items will be funded in the upcoming fiscal year.

At the time major capital expenditures are initiated, or when capital cannot be funded from rates or other sources, staff seeks FPUA Board approval to obtain alternative financing.

UNIT SALES STATISTICS

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
ELECTRIC - MWH				
Residential	246,354	252,185	255,751	255,565
General Service	312,291	304,220	291,808	291,594
Street Lights	3,216	3,216	3,216	3,216
Traffic Signals	803	804	802	802
Rental Lights	5,979	5,457	5,223	5,223
TOTAL	568,643	565,882	556,800	556,400
WATER - 1000's of GALLONS				
Residential	894,338	935,680	914,080	914,080
General Service	1,496,441	1,492,538	1,496,767	1,496,767
Sales for Resale	343,496	458,579	498,480	498,480
TOTAL	2,734,275	2,886,797	2,909,327	2,909,327
NATURAL GAS - CCF				
Residential	430,370	433,924	357,270	437,549
General Service	2,538,305	2,418,710	2,346,291	2,627,948
Heat Only	588	734	767	806
Contract Sales	1,688,760	1,711,290	1,761,672	1,816,697
TOTAL	4,658,023	4,564,658	4,466,000	4,883,000
WASTEWATER - 1000's of GALLONS				
Residential	636,068	667,758	688,473	688,473
General Service	948,318	963,940	1,028,993	1,028,993
TOTAL	1,584,386	1,631,698	1,717,466	1,717,466

COMPUTATION OF CHANGE IN NET POSITION AND FUNDS AVAILABLE FOR CAPITAL AND OTHER

AMENDED BUDGET FY 2021	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUAnet	OTHER	TOTAL
REVENUES	$63,480,800	$22,152,700	$5,072,500	$ 17,141,980	$ 985,700	$2,535,167	$111,368,847
EXPENSES	68,627,139	19,804,893	5,108,336	13,929,282	818,408	2,535,167	110,823,225
Change in Net Position	(5,146,339)	2,347,807	(35,836)	3,212,698	167,292	-	545,622
ADD BACK:							
Depreciation	4,332,340	5,045,116	501,521	4,244,206	93,927	12,890	14,230,000
Debt Accretion	370,760	360,057	22,487	146,163	-	-	899,467
Amortization of deferred charges and bond discounts	10,449	6,741	840	3,396	-	-	21,426
OPEB accrual	3,940	3,556	893	2,452	191	791	11,823
SUBTRACT:							
Principal payments on debt	2,504,527	2,432,223	151,900	987,350	-	-	6,076,000
Restricted CIC's not spent	-	872,800	-	961,400	-	-	1,834,200
Non-Cash Capital Contributions	94,300	967,600	-	1,534,400	-	9,300	2,605,600
FUNDS AVAILABLE FOR CAPITAL AND OTHER	**$ (3,027,677)**	**$ 3,490,654**	**$ 338,005**	**$ 4,125,765**	**$ 261,410**	**$ 4,381**	**$ 5,192,538**

ORIGINAL BUDGET FY 2022	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUAnet	OTHER	TOTAL
REVENUES	$66,573,100	$21,773,600	$5,349,400	$ 19,213,900	$1,378,800	$2,488,473	$116,777,273
EXPENSES	68,166,303	20,600,795	5,543,473	14,566,330	1,097,084	2,488,473	112,462,458
Change in Net Position	(1,593,203)	1,172,805	(194,073)	4,647,570	281,716	-	4,314,815
ADD BACK:							
Depreciation	4,359,748	5,077,024	504,702	4,271,031	94,525	12,970	14,320,000
Debt Accretion	286,150	277,889	17,355	112,808	-	-	694,203
Restricted CIC's spent in excess of received	-	110,966	-	-	-	-	110,966
Amortization of deferred charges and bond discounts	10,128	6,533	814	3,291	-	-	20,766
OPEB accrual	3,305	3,011	746	2,056	227	655	10,000
SUBTRACT:							
Principal payments on debt	2,530,084	2,457,041	153,450	997,425	-	-	6,138,000
Restricted CIC's not spent	-	-	-	922,900	-	-	922,900
Non-Cash Capital Contributions	89,100	646,000	-	900,000	-	-	1,635,100
FUNDS AVAILABLE FOR CAPITAL AND OTHER	**$ 446,944**	**$ 3,545,187**	**$ 176,094**	**$ 6,216,431**	**$ 376,468**	**$ 13,625**	**$ 10,774,750**

ESTIMATED DISTRIBUTION TO THE CITY OF FORT PIERCE

AMENDED FY 2021 REVENUE BUDGET	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUAnet	OTHER	TOTAL
GROSS REVENUE	$63,480,800	$22,152,700	$ 5,072,500	$ 17,141,980	$ 985,700	$2,535,167	$111,368,847
REVERSE:							
Purchased Power & Gas Adjustments	(6,045,300)	-	247,100	-	-	-	(5,798,200)
Capital Contributions	339,900	2,657,100	31,000	2,723,800	603,000	9,300	6,364,100
Grant Revenue	-	-	-	183,380	-	25,000	208,380
FMPA O&M Contract Income	-	-	-	-	-	2,082,782	2,082,782
Gas Piping & Appliance Revenue	-	-	175,400	-	-	-	175,400
Gas Piping & Appliance Costs	-	-	(114,200)	-	-	-	(114,200)
Revenue for City Billing	77,300	56,800	11,100	41,800	200	-	187,200
MOEC Operating Revenue	-	-	-	-	-	413,085	413,085
ADJUSTED GROSS REVENUE	$69,108,900	$19,438,800	$ 4,722,100	$ 14,193,000	$ 382,500	$ 5,000	$107,850,300
DISTRIBUTION TO CITY PAYABLE IN FY 2022	$ 4,146,534	$ 1,166,328	$ 283,326	$ 851,580	$ 22,950	$ 300	$ 6,471,018

ORIGINAL FY 2022 REVENUE BUDGET	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUAnet	OTHER	TOTAL
GROSS REVENUE	$66,573,100	$21,773,600	$ 5,349,400	$ 19,213,900	$1,378,800	$2,488,473	$116,777,273
REVERSE:							
Purchased Power & Gas Adjustments	(3,092,800)	-	236,600	-	-	-	(2,856,200)
Capital Contributions	343,200	1,884,000	34,800	1,980,400	315,000	-	4,557,400
Grant Revenue	-	-	-	2,743,000	-	15,000	2,758,000
FMPA O&M Contract Income	-	-	-	-	-	1,967,293	1,967,293
Gas Piping & Appliance Revenue	-	-	178,000	-	-	-	178,000
Gas Piping & Appliance Costs	-	-	(114,900)	-	-	-	(114,900)
Revenue for City Billing	77,300	56,800	11,100	41,800	200	-	187,200
MOEC Operating Revenue	-	-	-	-	-	451,180	451,180
ADJUSTED GROSS REVENUE	$69,245,400	$19,832,800	$ 5,003,800	$ 14,448,700	$1,063,600	$ 55,000	$109,649,300
DISTRIBUTION TO CITY PAYABLE IN FY 2023	$ 4,154,724	$ 1,189,968	$ 300,228	$ 866,922	$ 63,816	$ 3,300	$ 6,578,958

BUDGETED STATEMENT OF NET POSITION

The first page of the Budgeted Statement of Net Position displays the Total Assets and Deferred Outflows of resources, and the second page displays the Total Liabilities, Deferred Inflows of Resources and Net Position of the statement. Total Assets and Deferred Outflows are equal to Total Liabilities, Deferred Inflows plus Total Net Position, which are projected to be $195,600,000 as of September 30, 2021 and $199,914,000 as of September 30, 2022.

This projection assumes that capital expenditures will be $14,000,000 in FY 2021 and are estimated for FY 2022 to be 50% of the budgeted capital dollars, excluding contingencies. The continuing need for system renewals and the reliability of FPUA's infrastructure will force the use of unrestricted cash.

The decline in Total Current Assets for FY 2021 and FY 2022 is affected by a decrease in unrestricted cash. The anticipated increase in the cost of purchased power will impact changes in Net Position. Any increases in purchased power will reduce the existing over-recovery of Purchased Power and is reflected in the change in Deferred Inflows of Resources in the FY 2021 and FY 2022 budgets.

The current ratios on restricted and unrestricted accounts demonstrate FPUA's ability to pay debt, which is a key indicator of solvency. Higher ratios indicate an increased ability to repay debt. The debt to equity ratio of 0.42 in the FY 2022 Original Budget shows that for every dollar of internal financing, there will be $0.42 in financed debt. Debt Service coverage ratio is a ratio of Net Available Income to the Net Cash required to cover our Debt Service.

Selected financial ratios are highlighted below:

FINANCIAL RATIOS	ACTUAL 9/30/2020	AMENDED BUDGET 9/30/2021	ORIGINAL BUDGET 9/30/2022
Current Ratio:			
Unrestricted Assets	4.10	3.50	3.03
Restricted Assets	1.24	1.35	1.42
Debt to Equity Ratio	0.48	0.45	0.42
Debt Service Ratio	3.16x	2.33x	2.72x

Net Position is defined as the difference between FPUA's Assets and Liabilities, as displayed on the Budgeted Statement of Net Position. Projected changes in Net Position are as follows:

NET POSITION	Dollars in thousands		
	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
Net Position - Beginning of Year	$ 190,109	$ 195,053	$ 195,600
Change in Net Position	4,944	547	4,314
Net Position - End of Year	$ 195,053	$ 195,600	$ 199,914

BUDGETED STATEMENT OF NET POSITION
(Dollars in Thousands)

	ACTUAL 9/30/19	ACTUAL 9/30/20	AMENDED BUDGET 9/30/21	ORIGINAL BUDGET 9/30/22	CHANGE 9/30/21 TO 9/30/22 $	CHANGE 9/30/21 TO 9/30/22 %
ASSETS AND DEFERRED OUTFLOWS						
ASSETS						
Current Assets:						
Equity in Pooled Cash and Investments	$ 30,506	$ 24,808	$ 19,733	$ 16,316	$ (3,417)	(17.32%)
Accounts Receivable, Net of Allowance for Uncollectible Accounts	7,549	7,896	7,951	8,320	369	4.64%
Unbilled Receivables	5,221	6,106	6,106	6,106	-	0.00%
Due from Other Governments	1,793	1,418	924	-	(924)	(100.00%)
Inventories and Other Current Assets	4,501	5,346	5,286	5,265	(21)	(0.40%)
Restricted Equity in Pooled Cash and Investments	13,038	12,800	14,778	16,160	1,382	9.35%
Restricted Cash with Fiscal Agent	6,404	6,432	6,460	6,486	26	0.40%
Total Current Assets	69,012	64,806	61,238	58,653	(2,585)	(4.22%)
Noncurrent Assets:						
Capital Assets:						
Utility Plant in Service	457,592	468,621	484,821	496,321	11,500	2.37%
Construction Work in Progress	17,483	24,977	21,977	24,977	3,000	13.65%
Less Accumulated Depreciation	(263,908)	(276,799)	(290,229)	(304,049)	(13,820)	4.76%
Total Capital Assets (net of Accumulated Depreciation)	211,167	216,799	216,569	217,249	680	0.31%
Other Noncurrent Assets:						
FMPA Working Capital Receivable	1,919	1,919	1,919	1,919	-	0.00%
Investment in Public Gas Partners Pool	359	34	34	34	-	0.00%
Restricted Equity in Pooled Cash and Investments	6,857	6,857	6,857	6,857	-	0.00%
Total Other Noncurrent Assets	9,135	8,810	8,810	8,810	-	0.00%
Total Noncurrent Assets	220,302	225,609	225,379	226,059	680	0.30%
TOTAL ASSETS	289,314	290,415	286,617	284,712	(1,905)	(0.66%)
DEFERRED OUTFLOWS OF RESOURCES						
Deferred Pension Outflow	3,328	1,505	2,072	3,250	1,178	56.85%
Deferred OPEB Outflow	114	339	339	339	-	
Deferred Amount on Debt Refunding	97	80	64	49	(15)	(23.44%)
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,539	1,924	2,475	3,638	1,163	46.99%
TOTAL ASSETS AND DEFERRED OUTFLOWS	$292,853	$292,339	$289,092	$288,350	$ (742)	(0.26%)

*Deferred Pension Outflow and Inflow has been restated for FY 2019 in accordance with GASB Statement No. 68

BUDGETED STATEMENT OF NET POSITION
(Dollars in Thousands)

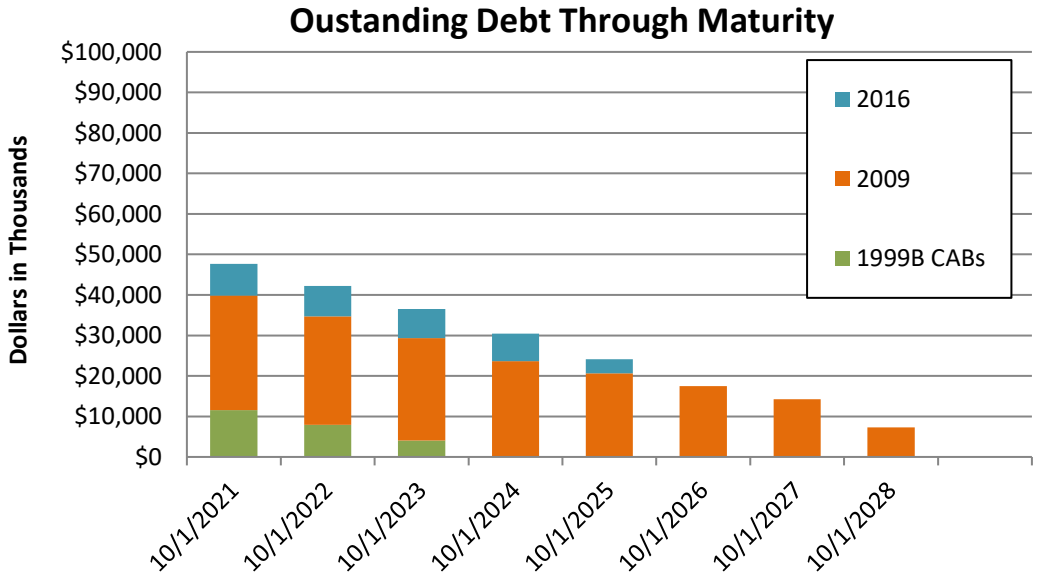
	ACTUAL 9/30/19	ACTUAL 9/30/20	AMENDED BUDGET 9/30/21	ORIGINAL BUDGET 9/30/22	CHANGE 9/30/21 TO 9/30/22 $	CHANGE 9/30/21 TO 9/30/22 %
LIABILITIES, DEFERRED INFLOWS AND NET POSITION						
LIABILITIES						
Current Liabilities:						
Accounts Payable and Accrued Expenses	$ 7,969	$ 9,546	$ 9,845	$ 10,346	$ 501	5.09%
Due to City of Fort Pierce	858	942	942	942	-	0.00%
Customer Deposits	8,481	8,735	8,876	9,017	141	1.59%
Revenue Bonds Payable - restricted assets	5,953	6,015	6,076	6,138	62	1.02%
Accrued Interest Payable - restricted assets	853	822	792	759	(33)	(4.17%)
Capital Leases Payable	29	34	40	11	(29)	(72.50%)
Other Current Liabilities	623	598	595	579	(16)	(2.69%)
Total Current Liabilities	24,766	26,692	27,166	27,792	626	2.30%
Noncurrent Liabilities:						
Revenue Bonds Payable, Net of Unamortized Discounts	57,728	52,812	47,641	42,202	(5,439)	(11.42%)
Accrued Compensated Absences	2,211	2,181	2,181	2,181	-	0.00%
Other Post Employment Benefits Obligation	989	1,228	1,240	1,252	12	0.97%
Net Pension Liability	11,606	10,486	10,599	10,834	235	2.22%
Capital Leases Payable	85	51	11	-	(11)	(100.00%)
Total Noncurrent Liabilities	72,619	66,758	61,672	56,469	(5,203)	(8.44%)
TOTAL LIABILITIES	97,385	93,450	88,838	84,261	(4,577)	(5.15%)
DEFERRED INFLOWS OF RESOURCES						
Purchased Power and Gas Over-Recovery	4,881	3,133	3,497	2,075	(1,422)	(40.66%)
Deferred Pension Inflow	441	674	1,128	2,071	943	83.60%
Deferred OPEB Inflow	37	29	29	29	-	0.00%
Total Deferred Inflows of Resources	5,359	3,836	4,654	4,175	(479)	(10.29%)
NET POSITION						
Net Investment in Capital Assets	160,527	167,218	169,183	171,923	2,740	1.62%
Restricted for Capital Improvement Charges	4,155	3,660	5,494	6,732	1,238	22.53%
Restricted for Debt Service	5,457	5,457	5,457	5,457	-	0.00%
Restricted for Emergencies	900	900	900	900	-	0.00%
Restricted for Renewals and Replacements	500	500	500	500	-	0.00%
Unrestricted	18,570	17,318	14,066	14,402	336	2.39%
Total Net Position	190,109	195,053	195,600	199,914	4,314	2.21%
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$292,853	$292,339	$289,092	$288,350	$ (742)	(0.26%)

*Deferred Pension Outflow and Inflow has been restated for FY 2019 in accordance with GASB Statement No. 68

OUTSTANDING DEBT

FPUA has three revenue bond series outstanding. All are collateralized by pledge of the net revenues of the combined systems as required by bond covenants. FPUA is currently working on a new tax-exempt debt issuance along with refinancing a portion of our existing debt. A level debt restructuring will extend debt service out to FY 2035, permitting much needed expansion projects to take place. As of June 30, 2021 the existing outstanding debt consists of:

- $10,223,000 Utilities Revenue Capital Appreciation Bonds, Series 1999B, yield varying from 5.89% to 5.90%. Future bond maturity dates October 1, 2021 through October 1, 2024 carry principal amounts totaling $17,345,000 due in those years in annual amounts ranging from $4,335,000 to $4,340,000. The accreted value as of June 30, 2021 was $15,705,000.
- $34,800,000 Utilities Refunding Revenue Bonds, Series 2009, interest varying from 4.10% to 5.00%. The bonds mature October 1, 2021 through October 1, 2029, with annual principal amounts ranging from $1,420,000 to $7,285,000. The outstanding balance as of June 30, 2021 was $29,665,000.
- $9,545,000 Utilities Revenue Bond, Series 2016, interest fixed at 2.14%. Future bond maturity dates October 1, 2021 through October 1, 2026 carry annual principal amounts ranging from $321,000 to $3,451,000. The outstanding balance as of June 30, 2021 was $8,153,000.



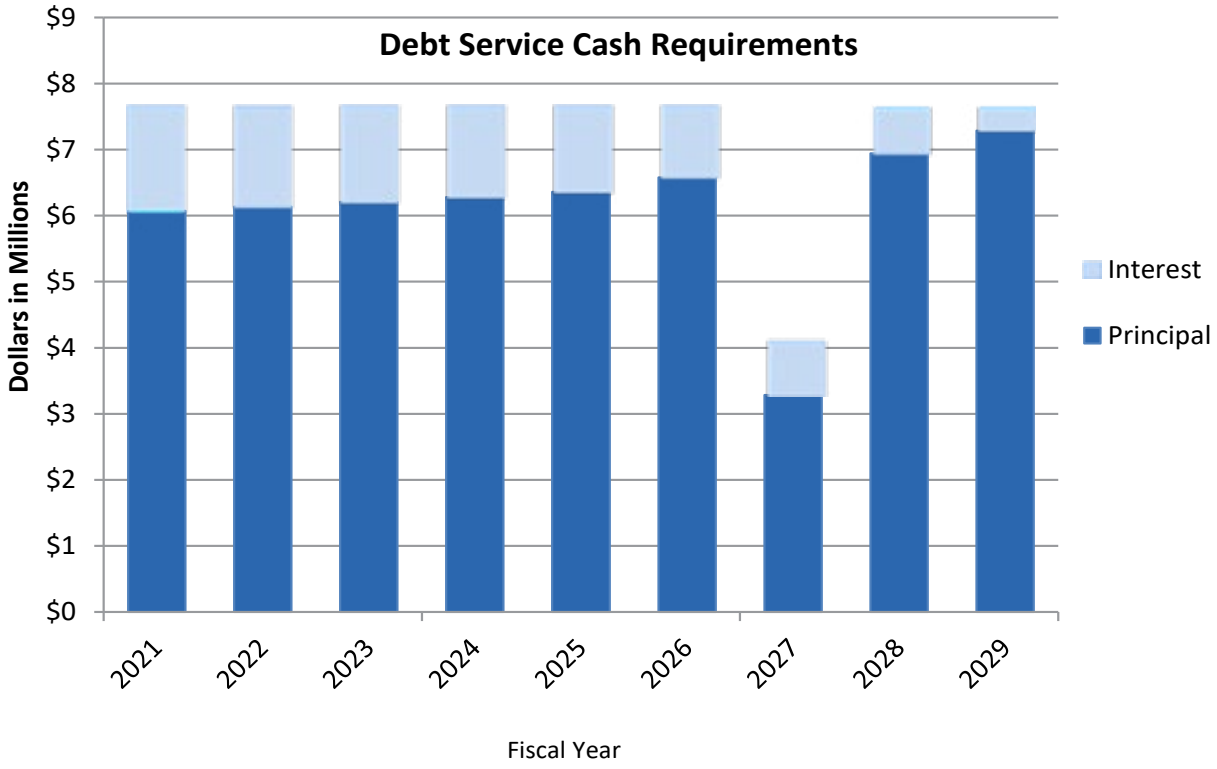
DEBT SERVICE

Following is a summary of each system's cost of borrowed money, including principal repayments and interest expense associated with the retirement of outstanding bonded debt. FPUA does not have a legally mandated debt limit. This schedule includes accretion of Capital Appreciation Bonds, which is not included in the calculation of debt service coverage.

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
ELECTRIC				
Principal	$ 2,453,827	$ 2,479,383	$ 2,504,527	$ 2,530,084
Interest	1,228,013	1,128,657	1,023,657	912,217
Total	3,681,840	3,608,040	3,528,184	3,442,301
WATER				
Principal	2,382,986	2,407,805	2,432,223	2,457,041
Interest	1,192,561	1,096,073	994,105	885,883
Total	3,575,547	3,503,878	3,426,328	3,342,924
NATURAL GAS				
Principal	148,825	150,375	151,900	153,450
Interest	74,479	68,453	62,085	55,326
Total	223,304	218,828	213,985	208,776
WASTEWATER				
Principal	967,362	977,437	987,350	997,425
Interest	484,115	444,946	403,552	359,620
Total	1,451,477	1,422,383	1,390,902	1,357,045
TOTAL ALL SYSTEMS	$ 8,932,168	$ 8,753,129	$ 8,559,399	$ 8,351,046
SUMMARY				
Principal	$ 5,953,000	$ 6,015,000	$ 6,076,000	$ 6,138,000
Interest	2,979,168	2,738,129	2,483,399	2,213,046
Total	$ 8,932,168	$ 8,753,129	$ 8,559,399	$ 8,351,046

DEBT SERVICE CASH REQUIREMENTS BY FISCAL YEAR

Year Ending September 30	Principal	Interest	Total
2021	$ 6,076,000	$ 1,583,932	$ 7,659,932
2022	6,138,000	1,518,842	7,656,842
2023	6,210,000	1,449,348	7,659,348
2024	6,283,000	1,376,729	7,659,729
2025	6,360,000	1,299,571	7,659,571
2026	6,581,000	1,078,096	7,659,096
2027	3,285,000	847,745	4,132,745
2028	6,945,000	694,920	7,639,920
2029	7,285,000	357,395	7,642,395
Totals	**$ 55,163,000**	**$ 10,206,578**	**$ 65,369,578**

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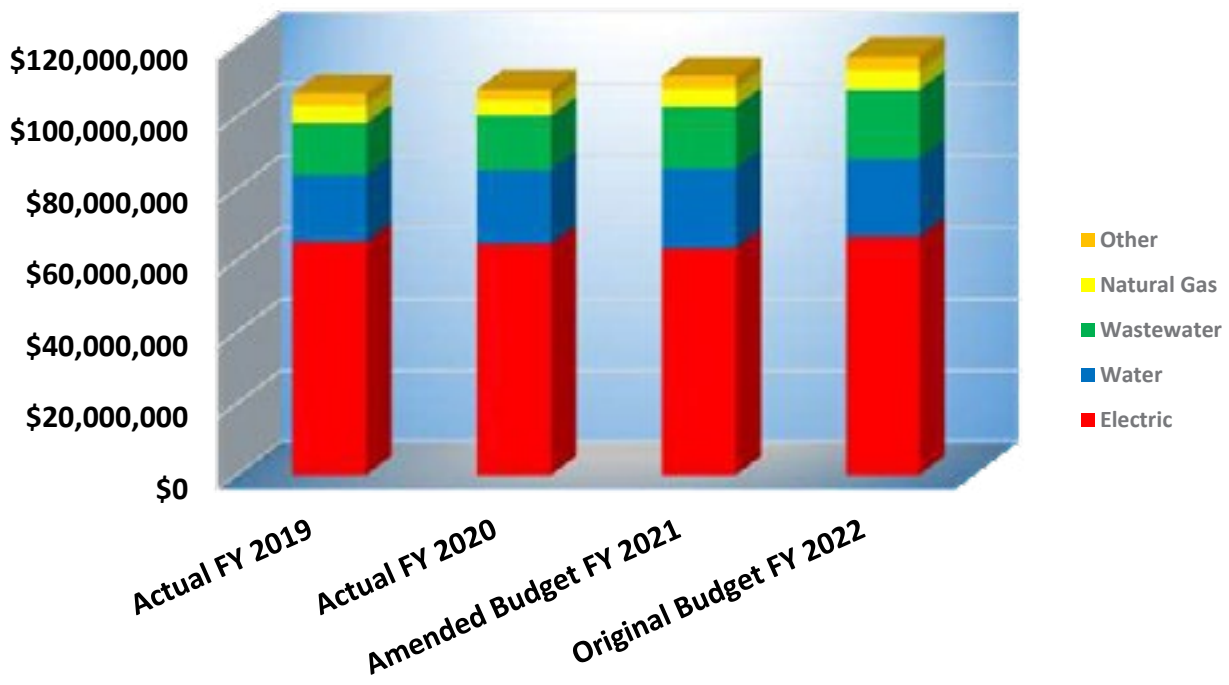
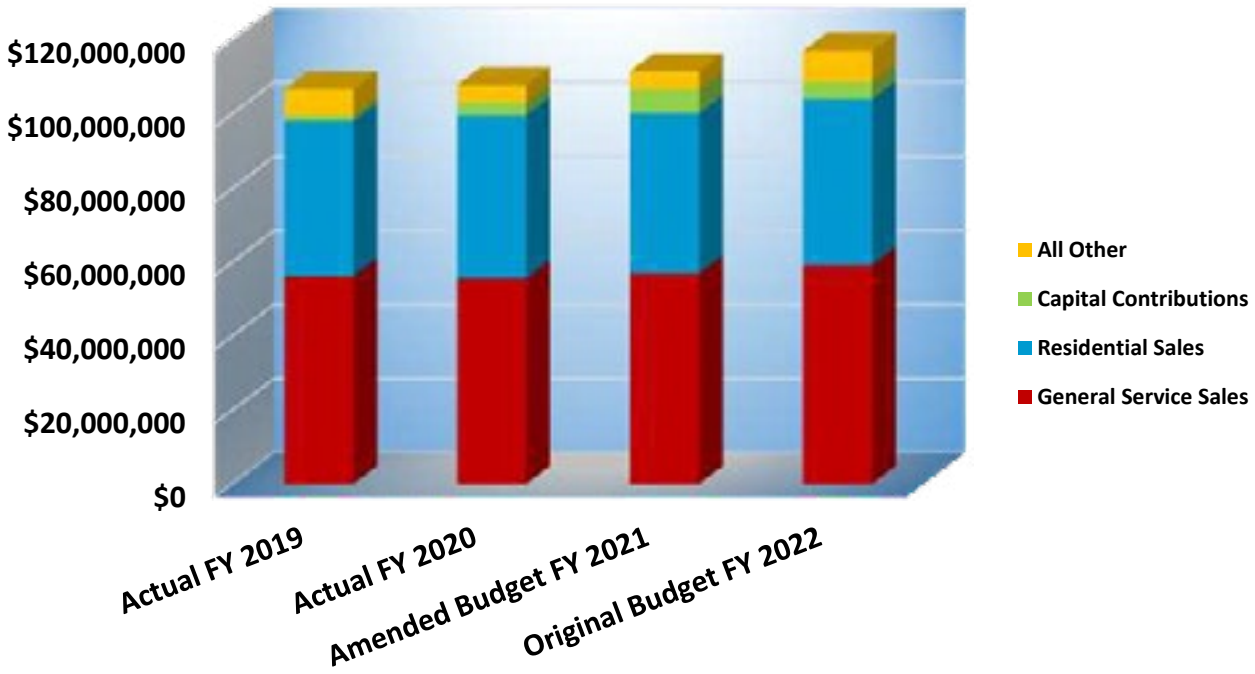
REVENUES BY SYSTEM



	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
Electric	$ 65,190,831	$ 64,505,368	$ 63,480,800	$ 66,573,100
Water	18,655,668	20,682,313	22,152,700	21,773,600
Wastewater	14,350,931	15,068,548	17,141,980	19,213,900
Natural Gas	5,021,822	4,234,635	5,072,500	5,349,400
Other	3,270,286	3,169,821	3,520,867	3,867,273
Total Revenues	$ 106,489,538	$ 107,660,685	$ 111,368,847	$ 116,777,273

FPUA staff estimated unit sales and sales revenues for FY 2021 and FY 2022 for the Electric, Water, Wastewater and Natural Gas Systems, and Other revenues which include the Treasure Coast Energy Center, Manatee Observation and Education Center, and FPUAnet Communications. Future unit sales and revenues are based upon historical data including detailed customer billing statistics, prior years' financial results, and other pertinent records of operations. The projections assume normal weather patterns. To ensure that FPUA continues to meet its goal of maintaining adequate operating reserves, staff continues to compare revenues to spending levels on an ongoing basis.

REVENUES BY SOURCE

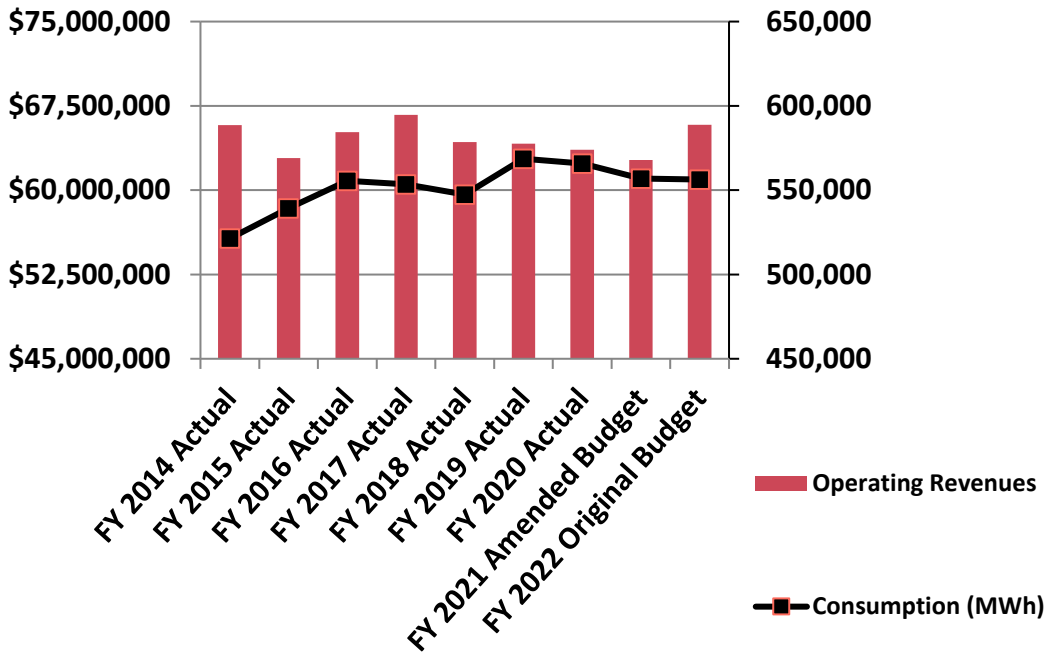


	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
General Service Sales	$ 56,241,487	$ 55,546,859	$ 56,889,200	$ 59,154,200
Residential Sales	41,751,207	44,004,177	43,199,000	44,757,300
Capital Contributions	1,500,771	3,392,372	6,364,100	4,557,400
All Other	6,996,073	4,717,277	4,916,547	8,308,373
Total Revenues	$ 106,489,538	$107,660,685	$ 111,368,847	$ 116,777,273

In FY 22, FPUA expects to generate 89.0% of its revenues through rates charged to customers, the power cost adjustment (PCA), and the purchased gas adjustment (PGA). Of those sales, 57.0% is from general service sales, and 43.0% is from residential sales. The remaining 11.0% of the budget is made up of other operating, non-operating and contributed revenues. Other operating revenues include service charges such as penalties, interest and field contact charges (service turn-ons and turn-offs), as well as Manatee Observation & Education Center and FPUAnet Communication revenues, and guaranteed revenue charges. Other non-operating revenues include Treasure Coast Energy Center, which is a direct reimbursement of contracted cost, revenue for City billing, and investment income.

ELECTRIC REVENUES

Electric operating revenues and consumption are depicted in the chart below.



The Original Budget for FY 2022 Electric operating revenues is expected to increase $3.1 million, or 5.0%, from the Amended Budget for FY 2021. While projected consumption is expected to remain steady, the forecasts include the adjustments to the Power Costs (PCA) which are expected on average to remain lower through this fiscal year but increase as we head into FY 2022. These fluctuations are directly attributable to changes in the cost to FPUA of our purchased power and are offset by increases/decreases to expense.

It is estimated that FPUA will purchase approximately 590,000 MWh and sell approximately 556,400 MWh for FY 2022. These estimates reflect an unaccounted for or, line loss factor, of 4%. The electric power cost is projected to be $44 million or $74.58 per MWh purchased for FY 2022. Based upon budgeted unit sales at current rates, electric sales revenues for FY 2022 will be approximately $64.9 million.

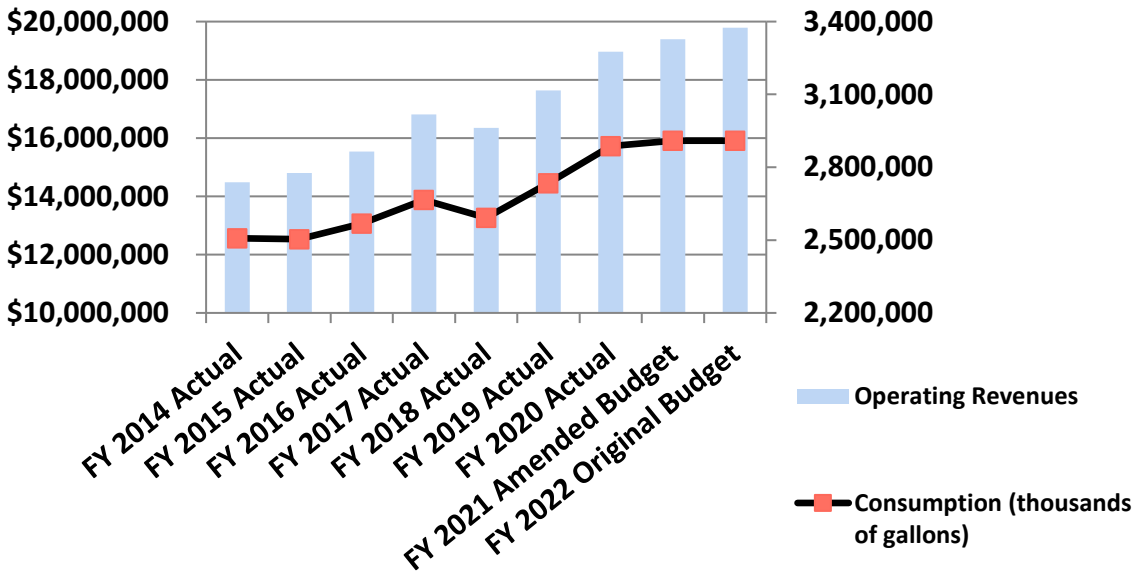
Based upon a review of historical customer statistics and the most recent plans for new development, it is expected that electric customer services billed will remain flat from FY 2021 to FY 2022.

ELECTRIC REVENUES

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
OPERATING REVENUES				
SALES OF ELECTRICITY:				
RESIDENTIAL SALES:				
Inside City	$ 24,237,597	$ 24,793,058	$ 25,095,600	$ 25,095,600
Outside City	5,955,105	6,045,076	6,126,200	6,126,200
GENERAL SERVICE:				
Inside City	29,973,214	29,245,914	29,702,100	29,702,100
Outside City	5,455,701	5,258,115	5,356,200	5,356,200
POWER COST ADJUSTMENT:				
Residential	(1,582,038)	(2,084,111)	(2,841,300)	(1,453,600)
General Service	(1,748,390)	(2,445,808)	(3,204,000)	(1,639,200)
UNBILLED SERVICE REVENUE	(872,500)	527,600	-	-
RENTAL LIGHTS:				
Residential	75,257	73,690	73,600	74,200
General Service	1,097,820	1,093,109	1,095,700	1,095,500
STREETLIGHTS & TRAFFIC SIGNALS	515,225	515,138	515,100	515,200
TOTAL	63,106,991	63,021,781	61,919,200	64,872,200
OTHER OPERATING REVENUES	1,024,696	564,150	767,200	944,800
TOTAL OPERATING REVENUES	64,131,687	63,585,931	62,686,400	65,817,000
NON-OPERATING REVENUES				
INVESTMENT INCOME	336,691	341,843	283,200	320,600
REVENUE FOR CITY BILLING	77,931	77,735	77,300	77,300
MISCELLANEOUS INCOME	7,715	10,008	94,000	15,000
GAIN (LOSS) ON DISPOSITION OF PROPERTY	(33,025)	-	-	-
GRANT REVENUE	371,085	87,445	-	-
TOTAL NON-OPERATING REVENUES	760,397	517,031	454,500	412,900
REVENUES BEFORE CAPITAL CONTRIBUTIONS	64,892,084	64,102,962	63,140,900	66,229,900
CAPITAL CONTRIBUTIONS				
CONTRIBUTED CAPITAL - CASH	201,264	318,609	245,600	254,100
CONTRIBUTED CAPITAL - NONCASH	-	83,797	94,300	89,100
REVENUES BEFORE EXTRAORDINARY ITEMS	65,093,348	64,505,368	63,480,800	66,573,100
EXTRAORDINARY INCOME	97,483	-	-	-
TOTAL REVENUES	$ 65,190,831	$ 64,505,368	$ 63,480,800	$ 66,573,100

WATER REVENUES

Water operating revenues and consumption are depicted in the chart below.



FY 2022 Water operating revenues are expected to stay relatively flat (increasing slightly) when compared to the Amended FY 2021 levels. These revenues include the implementation of the adjustments to rates, permitted by resolution, by the 2020 Public Service Commission (PSC) index of 1.17%. Bulk and General Service sales continue to remain steady through FY 2021 and FY 2022.

It is anticipated that consumption will increase by 4.2% for the Amended FY 2021 budget. However, the Amended FY 2021 is expected to be flat to FY 2022. It is estimated that FPUA will sell approximately 2.9 billion gallons of water in FY 2022. Based upon these unit sales at current rates, water sales revenue for FY 2022 will be approximately $19.6 million.

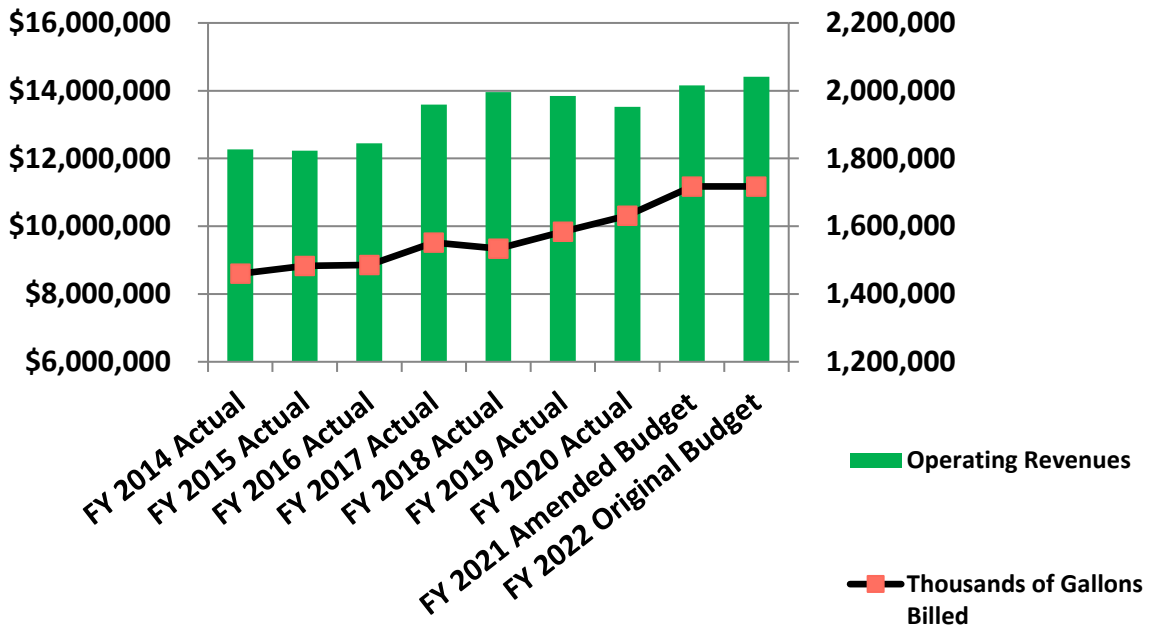
While new development has begun, the uncertainty of the market has kept projections conservative on the number of water customer services billed, flat from FY 2021 to FY 2022.

WATER REVENUES

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
OPERATING REVENUES				
SALES OF WATER:				
RESIDENTIAL SALES:				
Inside City	$ 5,063,018	$ 5,335,662	$ 5,397,800	$ 5,455,600
Outside City	1,964,062	2,097,532	2,185,800	2,231,700
GENERAL SERVICE:				
Inside City	5,964,169	5,869,512	5,924,500	6,058,100
Outside City	2,877,613	3,096,041	3,202,200	3,300,200
UNBILLED SERVICE REVENUE	13,000	22,500	-	-
SALES FOR RESALE	1,061,407	2,203,655	2,387,900	2,413,600
UNMETERED FIRE PROTECTION	164,872	171,593	172,600	181,300
TOTAL	17,108,141	18,796,495	19,270,800	19,640,500
OTHER OPERATING REVENUES	526,326	171,082	123,100	144,200
TOTAL OPERATING REVENUES	17,634,467	18,967,577	19,393,900	19,784,700
NON-OPERATING REVENUES				
INVESTMENT INCOME	80,603	81,786	42,300	42,200
GRANT REVENUE	27,296	21,214	-	-
REVENUE FOR CITY BILLING	56,123	56,361	56,800	56,800
MISCELLANEOUS INCOME	950	9,228	2,600	5,900
TOTAL NON-OPERATING REVENUES	164,972	168,589	101,700	104,900
REVENUES BEFORE CAPITAL CONTRIBUTIONS	17,799,439	19,136,166	19,495,600	19,889,600
CAPITAL CONTRIBUTIONS				
CAPITAL IMPROVEMENT CHARGES	650,120	398,608	1,019,800	703,000
CAPACITY REDUCTIONS	(275,852)	(11,728)	-	-
CONTRIBUTED CAPITAL - CASH	421,557	400,622	669,700	535,000
CONTRIBUTED CAPITAL - NONCASH	60,404	758,645	967,600	646,000
TOTAL CAPITAL CONTRIBUTIONS	856,229	1,546,147	2,657,100	1,884,000
TOTAL REVENUES	$ 18,655,668	$ 20,682,313	$ 22,152,700	$ 21,773,600

WASTEWATER REVENUES

Wastewater operating revenues and gallons billed are depicted in the chart below.



Total FY 2022 Wastewater operating revenues are consistent with the Amended FY 2021, increasing just slightly with the planned implementation of a rate adjustment, permitted by resolution, by the 2020 Public Service Commission (PSC) index of 1.17%. The increases experienced in fiscal years 2018 and FY 2019 related to a few developers electing to reduce their available capacity for wastewater services by applying previously paid Capital Improvement Charges (CICs) toward delinquent Guaranteed Revenue Charges (GRCs).

It is estimated that FPUA will bill approximately 1.7 billion gallons during FY 2022. At current rates, wastewater charges for FY 2022 are estimated to be $14.2 million.

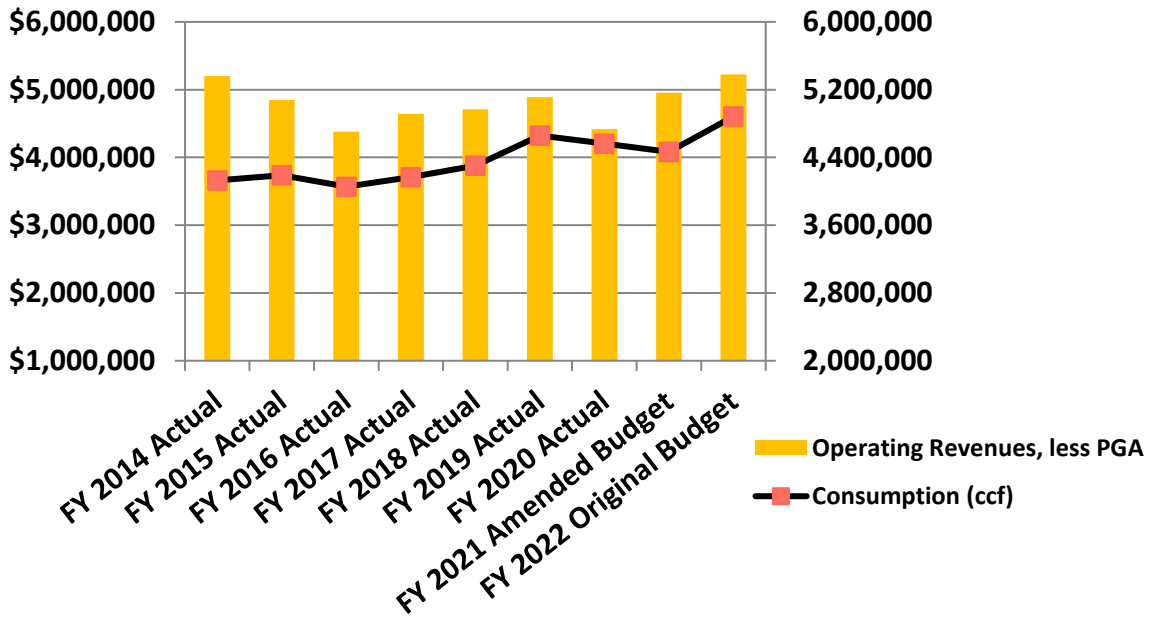
While some new development has begun, the uncertainty of the market has kept projections conservative for the number of wastewater customer services billed, flat from FY 2021 to FY 2022.

WASTEWATER REVENUES

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
OPERATING REVENUES				
WASTEWATER CHARGES:				
RESIDENTIAL:				
Inside City	$ 5,137,620	$ 5,263,295	$ 5,321,100	$ 5,378,000
Outside City	604,543	655,631	650,500	659,000
GENERAL SERVICE:				
Inside City	5,554,729	5,489,329	5,817,200	5,949,000
Outside City	1,154,742	1,079,980	1,090,700	1,120,000
REVENUE FROM ST. LUCIE COUNTY	578,916	817,723	1,102,600	1,115,000
UNBILLED SERVICE REVENUE	(81,600)	55,400	-	-
TOTAL	12,948,950	13,361,358	13,982,100	14,221,000
OTHER OPERATING REVENUES	898,161	165,754	177,500	194,400
TOTAL OPERATING REVENUES	13,847,111	13,527,112	14,159,600	14,415,400
NON-OPERATING REVENUES				
INVESTMENT INCOME	61,063	61,967	32,300	32,200
REVENUE FOR CITY BILLING	41,652	41,694	41,800	41,800
GRANT REVENUE	21,030	26,084	183,380	2,743,000
MISCELLANEOUS INCOME	1,454	952	1,100	1,100
TOTAL NON-OPERATING REVENUES	125,199	130,697	258,580	2,818,100
REVENUES BEFORE CAPITAL CONTRIBUTIONS	13,972,310	13,657,809	14,418,180	17,233,500
CAPITAL CONTRIBUTIONS				
CAPITAL IMPROVEMENT CHARGES	999,437	653,846	1,189,400	1,080,400
CAPACITY REDUCTIONS	(625,488)	(14,367)	-	-
CONTRIBUTED CAPITAL - NONCASH	4,672	771,260	1,534,400	900,000
TOTAL CAPITAL CONTRIBUTIONS	378,621	1,410,739	2,723,800	1,980,400
TOTAL REVENUES	$ 14,350,931	$ 15,068,548	$ 17,141,980	$ 19,213,900

NATURAL GAS

Natural Gas operating revenues and consumption are depicted in the chart below.



The increase in the FY 2021 projected revenues over the actual FY 2020 relates to expansion projects coming to completion in FY 2021 bringing new customers online. Budgeted operating revenues for Natural Gas in FY 2022 are expected to be slightly higher than the Amended FY 2021 levels with the planned implementation of a rate adjustment, permitted by resolution, by the 2020 Public Service Commission (PSC) index of 1.17%.

Staff estimates that FPUA will purchase approximately 4,604,000 ccf in FY 2021 and approximately 4,935,000 ccf in FY 2022. At current rates, natural gas sales revenues for FY 2022 will be approximately $5.2 million.

Based upon a review of historical customer statistics and the most recent plans for new development, it is expected that natural gas customer services billed will remain flat or have a small increase from FY 2021 to FY 2022. FPUA continues to promote commercial natural gas usage. Expansion of the Natural Gas service area is expected to bring additional manufacturing customers to Fort Pierce. It has been anticipated that the natural gas system may lose a small number of residential services billed annually while adding new contract commercial services billed. Development is happening and the trend is anticipated to continue for the next few years.

NATURAL GAS REVENUES

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
OPERATING REVENUES				
SALES OF NATURAL GAS:				
RESIDENTIAL SALES:				
Inside City	$ 1,062,375	$ 1,081,261	$ 1,089,000	$ 1,096,800
Outside City	176,253	181,827	184,100	184,900
GENERAL SERVICE:				
Inside City	2,314,606	2,212,610	2,330,500	2,523,300
Outside City	518,438	524,248	638,200	709,100
CONTRACT SALES:				
Commercial	218,731	220,544	225,400	225,400
Industrial	190,177	173,402	174,300	174,300
HEAT ONLY:				
Residential	6,343	6,261	6,500	6,400
General Service	1,695	2,225	2,300	2,300
PURCHASED GAS ADJUSTMENT:				
Residential	(44,610)	(84,404)	(108,600)	(116,200)
General Service	347,822	19,529	355,700	352,800
COMPRESSED NATURAL GAS	7,282	12,299	18,700	18,700
UNBILLED SERVICE REVENUE	29,500	21,600	-	-
TOTAL	4,828,612	4,371,402	4,916,100	5,177,800
OTHER OPERATING REVENUES	59,393	43,461	39,400	48,800
TOTAL OPERATING REVENUES	4,888,005	4,414,863	4,955,500	5,226,600
NON-OPERATING REVENUES				
INVESTMENT INCOME	25,126	(264,008)	13,600	13,600
REVENUE FOR CITY BILLING	11,307	11,223	11,100	11,100
GAS PIPING & APPLIANCE SALES	183,216	151,556	175,400	178,000
GAS PIPING & APPLIANCE COSTS	(124,404)	(102,995)	(114,200)	(114,900)
MISCELLANEOUS INCOME	26	204	100	200
TOTAL NON-OPERATING REVENUES	95,271	(204,020)	86,000	88,000
REVENUES BEFORE CAPITAL CONTRIBUTIONS	4,983,276	4,210,843	5,041,500	5,314,600
CONTRIBUTED CAPITAL - CASH	38,546	23,792	31,000	34,800
TOTAL REVENUES	$ 5,021,822	$ 4,234,635	$ 5,072,500	$ 5,349,400

MANATEE OBSERVATION & EDUCATION CENTER REVENUES

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
OPERATING REVENUES				
FPUA CONTRIBUTION	$ 221,606	$ 292,575	$ 310,085	$ 209,680
GIFT SHOP SALES	141,114	92,758	55,000	145,000
BOAT TOURS	20,693	10,072	10,000	20,000
DONATIONS	6,912	3,633	1,500	5,000
ADMISSIONS	19,354	12,122	10,000	43,000
TEACHING INCOME & CAMPS	16,676	14,085	25,000	25,000
MEMBERSHIPS	1	630	500	500
FUND RAISING INCOME	2,504	3,083	1,000	3,000
TOTAL OPERATING REVENUES	428,860	428,958	413,085	451,180
NON-OPERATING REVENUES				
INVESTMENT AND OTHER INCOME	-	-	-	-
GRANT REVENUE	3,570	24,464	25,000	15,000
GAIN (LOSS) ON DISPOSITION OF PROPERTY	61,889	3,920	5,000	55,000
TOTAL NON-OPERATING REVENUES	65,459	28,384	30,000	70,000
CONTRIBUTED CAPITAL - NONCASH	-	9,288	9,300	-
TOTAL REVENUES	$ 494,319	$ 466,630	$ 452,385	$ 521,180

FPUAnet COMMUNICATIONS REVENUES

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
OPERATING REVENUES				
DEDICATED INTERNET ACCESS	$ 177,199	$ 190,718	$ 185,000	$ 351,800
FIBER BANDWIDTH CONNECTIONS	124,377	123,675	125,000	170,700
COMMON CARRIER TELECOM SERVICES	103,374	-	-	-
DARK FIBER TRANSMISSION	33,300	32,523	45,000	493,600
WIRELESS BROADBAND INTERNET ACCESS	19,012	17,681	20,000	20,000
WIRELESS BANDWIDTH CONNECTIONS	5,287	5,084	5,000	5,000
OTHER OPERATING REVENUES	2,323	1,556	2,500	2,500
TOTAL OPERATING REVENUES	464,872	371,237	382,500	1,043,600
NON-OPERATING REVENUES				
SMART CITY INITIATIVE	-	-	-	20,000
REVENUE FOR CITY BILLING	187	187	200	200
REVENUES BEFORE CAPITAL CONTRIBUTIONS	465,059	371,424	382,700	1,063,800
CONTRIBUTED CAPITAL - CASH	26,111	-	603,000	315,000
TOTAL REVENUES	$ 491,170	$ 371,424	$ 985,700	$ 1,378,800

TREASURE COAST ENERGY CENTER REVENUES

	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
NON-OPERATING REVENUES				
FMPA O&M CONTRACT INCOME	$ 2,284,797	$ 2,331,767	$ 2,082,782	$ 1,967,293
TOTAL NON-OPERATING REVENUES	2,284,797	2,331,767	2,082,782	1,967,293
TOTAL REVENUES	$ 2,284,797	$ 2,331,767	$ 2,082,782	$ 1,967,293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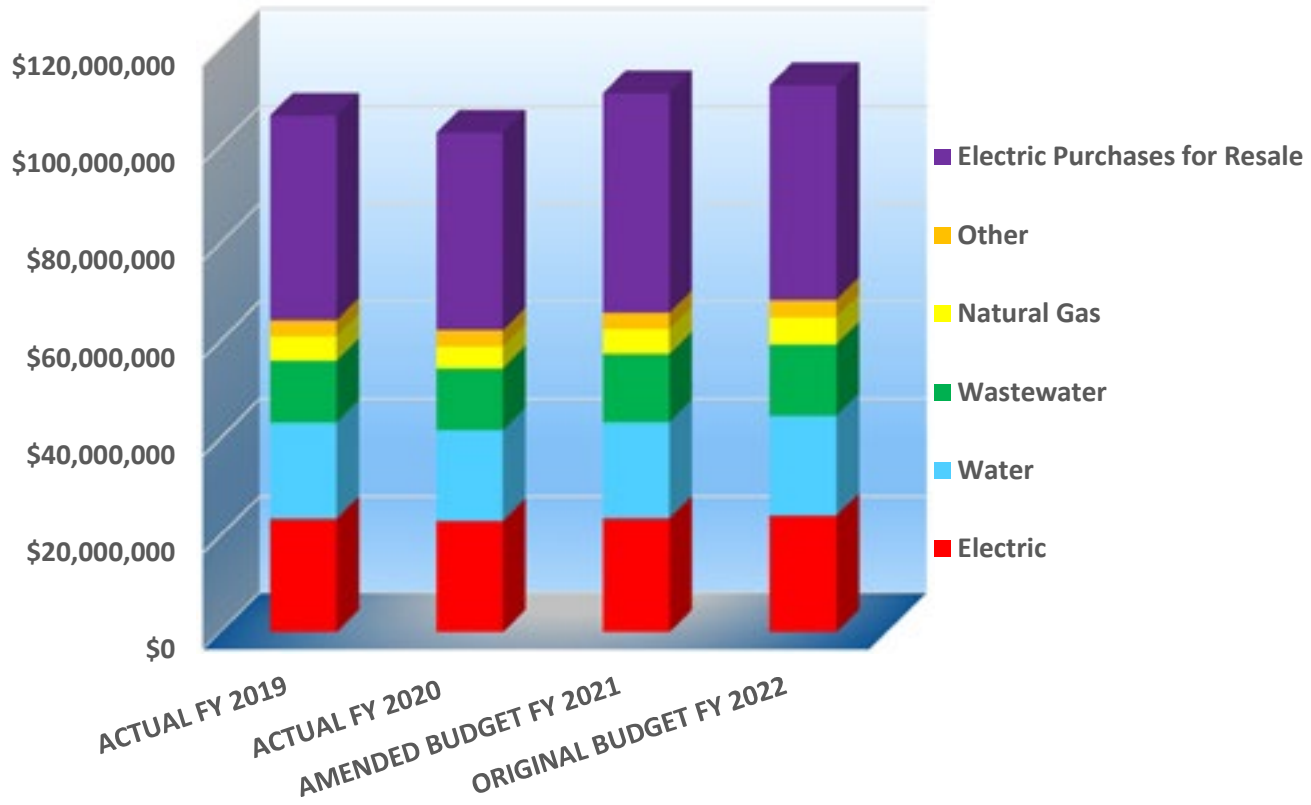
OPERATIONS AND MAINTENANCE EXPENSES BY DEPARTMENT

Department Name	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
01 - MOEC	$ 493,939	$ 462,754	$ 452,150	$ 520,880
02 - Treasure Coast Energy Center	2,284,797	2,331,767	2,082,782	1,967,293
10 - Board	106,705	89,769	110,327	111,411
11 - Director of Utilities	373,143	354,881	376,139	457,117
12 - Attorney	125,772	130,108	150,495	157,065
14 - Regulatory Affairs	-	280,589	436,422	561,287
15 - Human Resources	391,601	370,015	429,442	445,411
18 - Safety	235,652	216,752	212,509	232,160
21 - Finance	1,773,335	1,626,583	1,670,919	1,746,674
22 - Materials Management	733,451	676,427	752,166	759,561
31 - Director of Utility Support Services	335,261	353,689	352,302	354,925
32 - Information Technology Services	2,975,370	2,918,151	3,284,104	3,459,633
35 - Facilities	802,241	800,611	993,652	980,741
39 - Administrative & General - MOEC	380	3,919	235	300
41 - Community Relations	198,187	188,671	217,510	245,047
43 - Customer Service	2,239,239	2,148,859	2,302,293	2,412,775
49 - Administrative & General - Administration	44,303	109,677	1,150,350	1,158,001
51 - Director of Electric & Gas Systems	334,264	310,635	322,547	330,627
52 - Power Generation	176	-	-	-
53 - Electric Purchases for Resale	41,923,532	40,480,433	45,000,000	44,000,000
54 - Electric Transmission & Distribution	8,546,558	8,469,669	8,550,695	8,809,465
55 - Electric Operations	2,174,732	2,163,686	2,184,531	2,291,448
56 - Electric & Gas Engineering	1,412,826	1,293,969	1,278,226	1,431,953
59 - Administrative & General - Electric	7,666,723	7,613,250	7,694,578	7,460,425
61 - Dir of Water/Wastewater Systems	229,120	198,848	277,187	795,974
62 - Water Resources	8,038,781	7,227,858	7,622,681	7,707,262
64 - Water Distribution	5,481,368	5,394,987	5,627,477	5,734,773
66 - Water/Wastewater Engineering	1,273,126	1,170,984	1,210,640	1,554,946
69 - Administrative & General - Water	2,448,008	2,431,205	2,453,221	2,338,092
74 - Gas Operations	2,037,284	1,935,028	2,152,629	2,251,511
75 - Gas Purchases for Resale	1,788,170	1,365,287	1,725,000	2,000,000
79 - Administrative & General - Gas	474,737	505,050	516,201	531,972
82 - Water Reclamation	3,816,142	3,674,826	3,965,669	4,062,248
84 - Wastewater Collection	4,803,041	4,953,537	5,624,661	5,723,236
89 - Administrative & General - Wastewater	1,472,750	1,554,725	1,467,964	1,420,447
93 - FPUAnet Communications	453,716	366,725	592,328	803,429
95 - FPUAnet Purchases for Resale	-	79,024	100,000	160,000
99 - Administrative & General - FPUAnet	28,249	28,197	24,193	25,369
Grand Total	$ 107,516,679	$ 104,281,145	$ 113,364,225	$ 115,003,458

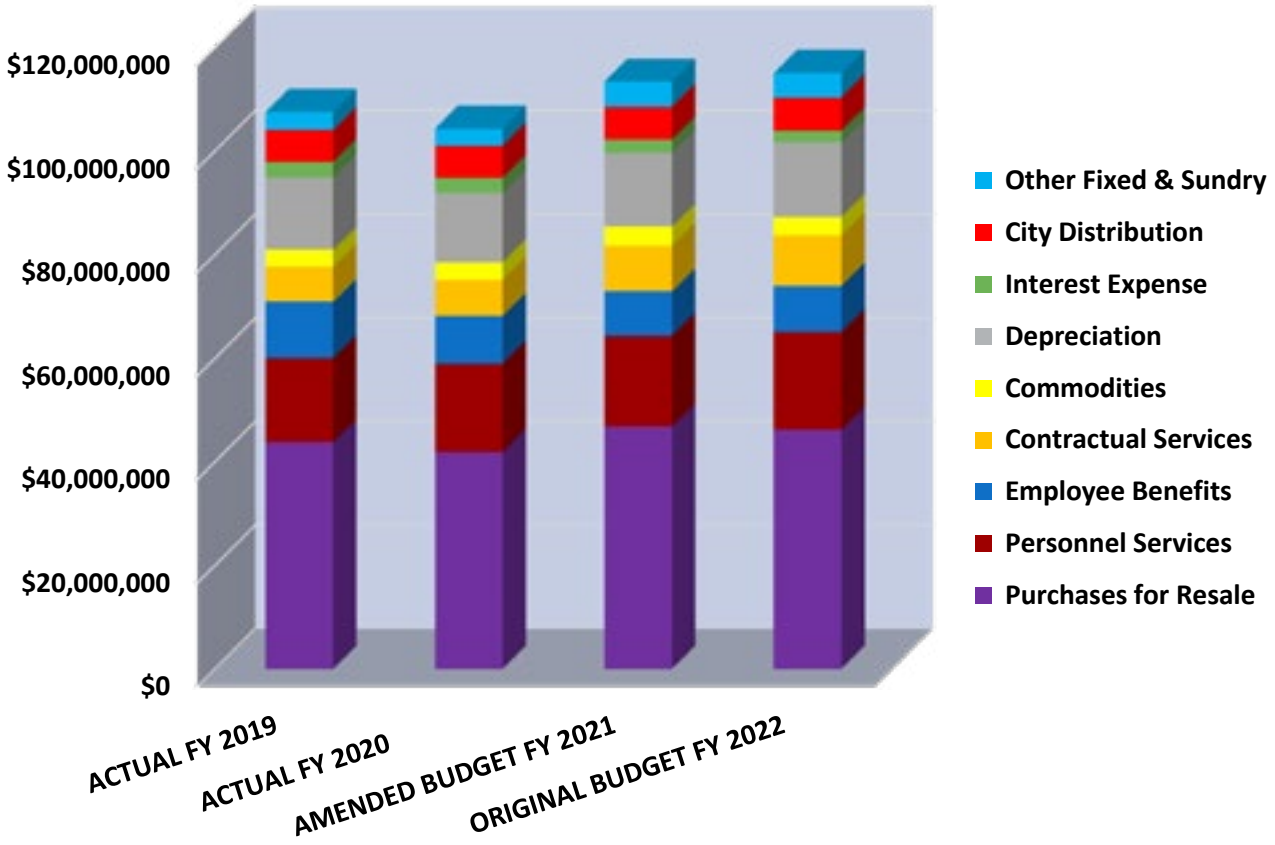
OPERATIONS & MAINTENANCE EXPENSES BY SYSTEM



SYSTEM	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
Electric	$ 23,513,135	$ 23,080,514	$ 23,627,139	$ 24,166,303
Electric Purchases for Resale	41,923,532	40,480,433	45,000,000	44,000,000
Water	19,807,253	18,663,650	19,804,893	20,600,795
Wastewater	12,675,368	12,686,201	13,929,282	14,566,330
Natural Gas	4,967,768	4,451,699	5,108,336	5,543,473
Other	3,326,020	3,353,965	3,353,575	3,585,557
TOTAL, net	$ 106,213,076	$ 102,716,462	$ 110,823,225	$ 112,462,458

NOTE: Excludes capitalized labor and overhead, and unallocated contingency

OPERATIONS & MAINTENANCE EXPENSES BY CATEGORY



Type	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
Purchases for Resale	$ 43,795,512	$ 41,924,744	$ 46,828,000	$ 46,163,000
Personnel Services	16,276,715	17,084,815	17,525,021	18,917,046
Employee Benefits	10,837,144	9,196,244	8,537,744	8,900,004
Contractual Services	6,719,361	6,987,102	8,861,959	9,754,656
Commodities	3,280,176	3,374,795	3,664,540	3,558,070
Depreciation	13,958,502	13,383,902	14,230,000	14,320,000
Interest Expense	3,043,710	2,824,893	2,577,893	2,306,912
City Distribution	6,125,454	6,276,267	6,342,445	6,471,018
Other Fixed & Sundry	3,480,105	3,228,383	4,796,623	4,612,752
TOTAL	$ 107,516,679	$ 104,281,145	$ 113,364,225	$ 115,003,458

OPERATIONS & MAINTENANCE EXPENSES BY OBJECT CODE

Object Code		ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 15,369,223	$ 16,162,871	$ 16,365,921	$ 17,861,446
1020	Overtime	907,492	921,944	1,159,100	1,055,600
	Personnel Services Total	16,276,715	17,084,815	17,525,021	18,917,046
	EMPLOYEE BENEFITS				
4050	Retirement	4,921,247	3,693,768	2,669,006	2,853,078
4060	FICA	1,196,984	1,245,242	1,331,914	1,437,926
4070	Employees' Insurance	4,274,678	4,056,748	4,300,001	4,374,000
4090	Vacation Pay Expense	61,139	168,778	-	-
4100	Sick Pay Expense	134,361	(198,225)	-	-
4110	Net OPEB Expense	11,823	6,611	11,823	10,000
4600	Workers' Compensation	236,912	218,090	215,000	215,000
4640	Unemployment Claims	-	5,232	10,000	10,000
	Employee Benefits Total	10,837,144	9,196,244	8,537,744	8,900,004
	CONTRACTUAL SERVICES				
2110	Advertising	46,605	70,591	77,809	81,680
2122	Rentals	61,970	66,534	85,991	78,823
2131	Maintenance of Structures	63,569	53,806	101,430	100,940
2132	Maintenance of Vehicles	191,317	140,614	178,163	185,797
2133	Maintenance of Equipment	83,342	105,451	159,102	172,436
2139	Maintenance/Service Contracts	3,049,060	3,403,150	3,864,251	4,038,002
2140	Postage	188,584	205,620	216,523	217,445
2151	Printing	58,723	57,492	84,145	90,152
2161	Professional Fees - Audit	41,620	47,880	48,480	49,000
2164	Professional Fees - Consult/Eng	191,956	143,492	488,605	1,085,840
2165	Temporary Labor	18,434	11,687	19,986	9,993
2166	Professional Fees - Other	70,630	45,840	176,635	228,858
2170	Training	252,668	241,250	331,917	421,139
2171	Travel	4,845	6,278	15,998	20,107
2172	Car Allowance	140,235	145,716	146,299	155,560
2190	Communications	180,889	185,710	218,800	265,300
2200	Utilities	1,855,321	1,877,858	2,273,664	2,133,664
2230	Employee Relations	49,317	31,588	54,253	66,288
2240	Business Relations	2,651	944	4,677	5,853
2250	Community Relations	77,761	43,020	198,340	227,850
2260	Memberships - Professional	68,753	76,369	82,185	82,850
2262	Memberships - Civic	18,713	23,755	32,226	34,599
2290	Billing - Housing Authority	2,398	2,457	2,480	2,480
	Contractual Services Total	6,719,361	6,987,102	8,861,959	9,754,656
	PURCHASES FOR RESALE				
3360	Purchases for Resale	43,795,512	41,924,744	46,828,000	46,163,000
	Purchases for Resale Total	43,795,512	41,924,744	46,828,000	46,163,000

OPERATIONS & MAINTENANCE EXPENSES BY OBJECT CODE

Object Code		ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	COMMODITIES				
3311	Office Supplies	87,249	76,728	99,760	104,986
3313	Subscriptions	12,734	14,666	22,979	21,340
3316	Operating Supplies	1,674,428	1,843,861	1,803,041	1,679,995
3320	Chemicals	1,056,283	1,064,631	1,242,640	1,249,500
3331	Vehicle Supplies	365,528	304,126	385,729	387,509
3340	Small Tools	83,954	70,783	110,391	114,740
	Commodities Total	3,280,176	3,374,795	3,664,540	3,558,070
	FIXED & SUNDRY				
4010	Cost of Goods Sold	64,561	44,207	39,200	68,600
4015	Sales Discounts	5,695	4,283	4,900	10,780
4020	Cash (Over) Short	5	(231)	118	294
4080	Employee Suggestions & Awards	6,186	9,675	11,270	11,270
4509	Other Taxes	36,479	38,601	38,623	40,554
4510	Gross Receipts Tax	1,681,194	1,567,391	1,709,500	1,711,406
4520	Licenses & Permits	65,654	45,012	67,875	74,268
4531	Contributions - Civic	221,608	292,575	310,086	209,680
4610	Insurance - Prop/Liability	573,093	644,590	701,601	710,000
4666	Inventory Adjustments	226,475	812	60,150	20,000
4700	Utility Bad Debt Expense	41,034	223,582	400,000	300,000
5730	Bank Charges	342,880	384,458	503,000	506,000
9005	Duplicate Charges	(49,184)	(51,389)	(49,700)	(50,100)
	Fixed & Sundry Total	3,215,680	3,203,566	3,796,623	3,612,752
	INTEREST EXPENSES				
5721	Interest - Bonds	2,979,169	2,737,045	2,483,399	2,213,046
5723	Interest - Deposits	41,247	65,773	72,468	72,500
5725	Capitalized Interest	-	-	-	-
5729	Interest - Other	583	-	600	600
5731	Amortization of Bond Discounts	22,711	22,075	21,426	20,766
	Interest Expenses Total	3,043,710	2,824,893	2,577,893	2,306,912
	MISCELLANEOUS				
5710	Storm Expenses	264,249	24,817	-	-
9000	Distribution to City of Fort Pierce	6,125,454	6,276,267	6,342,445	6,471,018
9010	Contingency	-	-	1,000,000	1,000,000
9030	Depreciation	13,958,502	13,383,902	14,230,000	14,320,000
9050	Extraordinary Expense	176	-	-	-
	Miscellaneous Total	20,348,381	19,684,986	21,572,445	21,791,018
	Grand Total	$ 107,516,679	$ 104,281,145	$ 113,364,225	$ 115,003,458

ALLOCATION DISTRIBUTION

AMENDED BUDGET FY 2021

	DEPARTMENTS	CAPITAL OR UNALLOC. CONTING.	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUA Net	OTHER	TOTAL
01	MOEC	$ -	$ -	$ -	$ -	$ -	$ -	$ 452,150	$ 452,150
02	Treasure Coast Energy Center	-	-	-	-	-	-	2,082,782	2,082,782
10	Board	5,000	43,489	31,946	6,225	23,572	95	-	110,327
11	Director of Utilities	15,000	123,654	117,767	29,433	82,448	7,837	-	376,139
12	Attorney	6,000	59,662	43,825	8,540	32,338	130	-	150,495
14	Regulatory Affairs	-	180,198	132,367	25,793	97,671	393	-	436,422
15	Human Resources	55,000	128,209	122,106	30,517	85,485	8,125	-	429,442
18	Risk Management	11,000	83,203	61,118	11,909	45,098	181	-	212,509
21	Finance	81,000	656,478	482,222	93,964	355,824	1,431	-	1,670,919
22	Materials Management	379,000	149,416	106,352	84,037	31,906	1,455	-	752,166
31	Director of Utility Support Services	14,000	115,835	110,320	27,572	77,234	7,341	-	352,302
32	Information Technology Services	130,000	1,079,966	1,028,553	257,059	720,082	68,444	-	3,284,104
35	Facilities	38,000	373,947	296,539	62,977	215,213	6,976	-	993,652
39	Administrative & General	-	-	-	-	-	-	235	235
41	Community Relations	9,000	86,093	63,241	12,323	46,665	188	-	217,510
43	Customer Service	-	950,617	698,285	136,066	515,253	2,072	-	2,302,293
49	Administrative & General	1,002,000	50,795	48,377	12,091	33,868	3,219	-	1,150,350
51	Director of Electric & Gas Systems	12,000	310,547	-	-	-	-	-	322,547
52	Power Generation	-	-	-	-	-	-	-	-
53	Electric Purchases for Resale	-	45,000,000	-	-	-	-	-	45,000,000
54	Electric Transmission & Distribution	472,000	8,078,695	-	-	-	-	-	8,550,695
55	Electric Operations	-	2,184,531	-	-	-	-	-	2,184,531
56	Electric & Gas Engineering	1,000	1,277,226	-	-	-	-	-	1,278,226
59	Administrative & General	-	7,694,578	-	-	-	-	-	7,694,578
61	Director of W/WW Systems	-	-	166,312	-	110,875	-	-	277,187
62	Water Resources	-	-	7,622,681	-	-	-	-	7,622,681
64	Water Distribution	103,000	-	5,524,477	-	-	-	-	5,627,477
66	W/WW Engineering	52,000	-	695,184	-	463,456	-	-	1,210,640
69	Administrative & General	-	-	2,453,221	-	-	-	-	2,453,221
74	Gas Operations	84,000	-	-	2,068,629	-	-	-	2,152,629
75	Gas Purchases for Resale	-	-	-	1,725,000	-	-	-	1,725,000
79	Administrative & General	-	-	-	516,201	-	-	-	516,201
82	Water Reclamation	3,000	-	-	-	3,962,669	-	-	3,965,669
84	Wastewater Collection	63,000	-	-	-	5,561,661	-	-	5,624,661
89	Administrative & General	-	-	-	-	1,467,964	-	-	1,467,964
93	FPUAnet Communications	6,000	-	-	-	-	586,328	-	592,328
95	FPUAnet Purchases for Resale	-	-	-	-	-	100,000	-	100,000
99	Administrative & General	-	-	-	-	-	24,193	-	24,193
	TOTALS	**$ 2,541,000**	**$ 68,627,139**	**$ 19,804,893**	**$ 5,108,336**	**$ 13,929,282**	**$ 818,408**	**$ 2,535,167**	**$ 113,364,225**

ALLOCATION DISTRIBUTION

ORIGINAL BUDGET FY 2022

	DEPARTMENTS	CAPITAL OR UNALLOC. CONTING.	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUA Net	OTHER	TOTAL
01	MOEC	$ -	$ -	$ -	$ -	$ -	$ -	$ 520,880	$ 520,880
02	Treasure Coast Energy Center	-	-	-	-	-	-	1,967,293	1,967,293
10	Board	5,000	43,937	32,274	6,289	23,815	96	-	111,411
11	Director of Utilities	15,000	151,381	144,174	36,033	100,935	9,594	-	457,117
12	Attorney	6,000	62,375	45,818	8,928	33,808	136	-	157,065
14	Regulatory Affairs	-	231,756	170,238	33,172	125,616	505	-	561,287
15	Human Resources	55,000	133,677	127,313	31,818	89,131	8,472	-	445,411
18	Risk Management	11,000	91,316	67,078	13,071	49,496	199	-	232,160
21	Finance	81,000	687,757	505,199	98,441	372,778	1,499	-	1,746,674
22	Materials Management	379,000	152,377	108,460	85,702	32,538	1,484	-	759,561
31	Director of Utility Support Services	14,000	116,733	111,176	27,785	77,833	7,398	-	354,925
32	Information Technology Services	130,000	1,140,067	1,085,793	271,365	760,155	72,253	-	3,459,633
35	Facilities	38,000	368,894	292,533	62,127	212,305	6,882	-	980,741
39	Administrative & General	-	-	-	-	-	-	300	300
41	Community Relations	9,000	97,465	71,593	13,950	52,827	212	-	245,047
43	Customer Service	-	996,235	731,795	142,595	539,979	2,171	-	2,412,775
49	Administrative & General	1,002,000	53,415	50,872	12,714	35,615	3,385	-	1,158,001
51	Director of Electric & Gas Systems	12,000	318,627	-	-	-	-	-	330,627
52	Power Generation	-	-	-	-	-	-	-	-
53	Electric Purchases for Resale	-	44,000,000	-	-	-	-	-	44,000,000
54	Electric Transmission & Distribution	472,000	8,337,465	-	-	-	-	-	8,809,465
55	Electric Operations	-	2,291,448	-	-	-	-	-	2,291,448
56	Electric & Gas Engineering	1,000	1,430,953	-	-	-	-	-	1,431,953
59	Administrative & General	-	7,460,425	-	-	-	-	-	7,460,425
61	Director of W/WW Systems	-	-	477,584	-	318,390	-	-	795,974
62	Water Resources	-	-	7,707,262	-	-	-	-	7,707,262
64	Water Distribution	103,000	-	5,631,773	-	-	-	-	5,734,773
66	W/WW Engineering	52,000	-	901,768	-	601,178	-	-	1,554,946
69	Administrative & General	-	-	2,338,092	-	-	-	-	2,338,092
74	Gas Operations	84,000	-	-	2,167,511	-	-	-	2,251,511
75	Gas Purchases for Resale	-	-	-	2,000,000	-	-	-	2,000,000
79	Administrative & General	-	-	-	531,972	-	-	-	531,972
82	Water Reclamation	3,000	-	-	-	4,059,248	-	-	4,062,248
84	Wastewater Collection	63,000	-	-	-	5,660,236	-	-	5,723,236
89	Administrative & General	-	-	-	-	1,420,447	-	-	1,420,447
93	FPUAnet Communications	6,000	-	-	-	-	797,429	-	803,429
95	FPUAnet Purchases for Resale	-	-	-	-	-	160,000	-	160,000
99	Administrative & General	-	-	-	-	-	25,369	-	25,369
	TOTALS	**$ 2,541,000**	**$ 68,166,303**	**$ 20,600,795**	**$ 5,543,473**	**$ 14,566,330**	**$ 1,097,084**	**$ 2,488,473**	**$ 115,003,458**

MANATEE OBSERVATION & EDUCATION CENTER

DEPARTMENTAL GOALS AND OBJECTIVES

- Manage the operations of the Manatee Observation and Education Center (MOEC)
- Promote understanding and responsible actions for the protection of the Treasure Coast's fragile ecosystems and their inhabitants, especially the threatened Florida Manatee
- Provide environmental education to the public through exhibits, wildlife viewing, events, programs, and boat tours
- Provide environmental education to students through classroom programs, outreach programs, and field activities
- Raise funds from grants, individual and corporate donations, sponsorships, memberships, admissions, boat tours, programs, Center fundraisers, and gift shop sales
- Maintain positive working relationship and assist with development and implementation of activities associated with Treasure Coast Manatee Foundation (TCMF)
- Maintain an active volunteer program to enhance MOEC's community presence, offer additional education, and provide a work force to assist in the operation of the MOEC

DEPARTMENTAL ACCOMPLISHMENTS

- Stayed highly engaged with our audience during COVID-19 social distancing by expanding our online presence and transferring environmental education to virtual programming, including monthly lunch and learn programming on Facebook Live, virtual Nature Fest and Halloween
- Through a highly-publicized fundraising campaign, and in partnership with TCMF, raised funds and installed retractable screen walls on the outdoor pavilion at MOEC, effectively creating an outdoor classroom
- Installed a Fort Pierce history exhibit, including a display case featuring the Henry D. King Power Plant history, funded by Florida Humanities
- Adopted A.E. Backus Avenue and hosted monthly roadside clean-ups of A.E. Backus Avenue between the Manatee Center on Indian River Drive and US1
- Awarded 2020 TripAdvisor Certificate of Excellence based on consistently great reviews earned

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Lunch-n-learn lecture attendees	375	359	365	549	365	365	365
Educ. program participants (students & campers)	4,500	4,863	4,700	3,966 *	4,700	4,000 *	4,700
Individuals engaged***	46,000	56,845	52,000	39,207 *	52,000	20,000 *	52,000
Volunteer hours	11,500	12,971	12,000	8,489 *	12,000	7,000 *	12,000
Manatees spotted	**	315	**	470	**	250	**

Effectiveness Masurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Grant revenue	$10,000	$3,570	$10,000	$24,464	$10,000	$25,000	$15,000
% +/(-) # of individuals engaged*** over previous year	13.6%	22%	13.0%	-(31%) *	0%	-(49%) *	160%

* Lower numbers due to COVID-19 Crisis

** No Goal –Actual count observed during operating hours

*** *Individuals Engaged* represents the sum of: Visitors to the MOEC exhibit hall, Education Program Participants (on-site and off-site), Boat Tour Patrons, and Visitors Engaged at Offsite Partner Events where MOEC participates. This was formerly reported as "Visitors" and the term is changed to better-represent the comprehensive value and to mirror language in grants received.

DEPT. 01 - MANATEE OBSERVATION & EDUCATION CENTER

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 174,106	$ 179,082	$ 173,864	$ 200,655
1020	Overtime	1,729	700	1,000	1,000
	Personnel Services Total	175,835	179,782	174,864	201,655
	EMPLOYEE BENEFITS				
4050	Retirement	56,712	42,039	28,783	32,608
4060	FICA	12,979	13,385	13,377	15,427
4070	Employees' Insurance	49,634	46,572	41,818	42,537
4090	Vacation Pay Expense	6,242	1,411	-	-
4100	Sick Pay Expense	1,758	5,070	-	-
4110	Net OPEB Expense	718	94	167	138
4600	Workers' Compensation	558	3,317	831	887
	Employee Benefits Total	128,601	111,888	84,976	91,597
	CONTRACTUAL SERVICES				
2110	Advertising	10,415	9,578	10,290	10,290
2131	Maintenance Of Buildings	3,716	2,589	2,450	2,450
2132	Maintenance of vehicles	-	283	294	294
2133	Maintenance Of Equipment	499	248	686	686
2139	Maintenance/Service Contracts	24,805	32,182	40,866	41,160
2140	Postage	246	399	490	490
2151	Printing	1,178	929	980	1,764
2166	Professional Fees - Other	225	-	4,900	245
2170	Training	885	10,500	6,125	6,125
2172	Car Allowance	3,300	3,300	3,300	3,300
2190	Communications	3,111	3,437	3,600	3,700
2200	Utilities	9,194	8,306	9,385	9,385
2230	Employee/Volunteer Relations	3,823	2,667	4,459	4,459
2260	Memberships - Professional	505	515	573	573
2262	Memberships - Civic	330	205	201	201
	Contractual Services Total	62,232	75,138	88,599	85,122
	COMMODITIES				
3311	Office Supplies	1,769	522	1,470	1,470
3316	Operating Supplies	33,319	28,381	33,170	33,320
3331	Vehicle Supplies	166	148	147	147
	Commodities Total	35,254	29,051	34,787	34,937
	FIXED & SUNDRY				
4010	Cost of Goods Sold	64,561	44,207	39,200	68,600
4015	Sales Discount	5,695	4,283	4,900	10,780
4020	Cash (Over) Short	17	71	118	196
4520	Licenses & Permits	30	738	436	436
4610	Property & Liab./Ins. & Uninsur.	3,989	7,559	8,230	8,587
4666	Inventory Adjustments	1,201	(964)	150	-
5730	Bank Charges	5,627	4	3,000	6,000
	Fixed & Sundry Total	81,120	55,898	56,034	94,599
	MISCELLANEOUS				
9030	Depreciation Expense	10,897	10,997	12,890	12,970
	Miscellaneous Total	10,897	10,997	12,890	12,970
	Total	$ 493,939	$ 462,754	$ 452,150	$ 520,880

TREASURE COAST ENERGY CENTER

DEPARTMENTAL GOALS AND OBJECTIVES

- Safely operate and maintain, under contract, the Treasure Coast Energy Center (TCEC) which is wholly owned by FMPA's All Requirements Project (ARP); while adhering to all applicable federal, state and local laws concerning the operation and maintenance of electric power generating units.

DEPARTMENTAL ACCOMPLISHMENTS

- For thirteen (13) years, beginning May 31, 2008, the plant has consistently exceeded expectations for reliability, efficiency and environmental responsibility. Its accomplishments include:
  - Having a forced outage factor of just over 1%, with less than 1,000 hours of unplanned repairs in the past 13 years. The national average is more than 2% per year
  - Having nitrogen oxide emissions 93% below the Florida average and 95% lower than the U.S. average. Sulfur dioxide emissions are 99% lower than both the Florida and U.S. averages
  - Contributing to a reduction in wholesale power costs. TCEC, along with low prices for natural gas, have enabled FMPA to decrease the cost of wholesale power by 26% since 2009
- Forced Outage Factor, (FOF), or unplanned unavailability, provides an indication of the percent of time the unit was unavailable for production. One forced outage day can cost $100,000 - $150,000 in replacement power costs, by extension, one (1.0) percent FOF can cost $365,000-$547,500. The projects implemented to address the root causes of FY 2016 forced outages reduced FOF 2.34% and so avoided between $854,100 and $1.28 million of replacement power costs.

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal[1]	Actual	Goal[1]	Actual	Goal[1]	Projected	Goal[1]
Megawatt Hours	1,638,094	1,840,314	2,000,000	2,635,500	2,000,001	2,000,002	2,000,003
Period Hours	8,760	8,760	8,784	8,784	8,760	8,760	8,760
Service Hours	7,400	8,134	8,000	8,267	8,200	8,200	8,200
Forced Outage Hours	80	75	50	86	50	50	50

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal[1]	Actual	Goal[1]	Actual	Goal[1]	Projected	Goal[1]
Equivalent Availability Factor (EAF)	90.0%	92.9%	90.0%	94.1%	90.0%	92.1%	90.0%
Forced Outage Factor (FOF)	≤1.00%	0.86%	≤1.00%	1.00%	≤1.00%	≤1.00%	≤1.00%
Capacity Factor	*	68.0%	*	71.4%	*	68.0%	*
Safety Frequency Rate (CY)	≤5.0	6.78	≤5.0	6.28	≤5.0	9	0
Safety DART Rate (CY)	≤50	0	≤50	0	≤50	0	0

* Megawatt Hours, Capacity Factor, and Service Hours are system demand controlled metrics.
1 TCEC EAF and FOF Goals are "Stretch Goals", System EAF Goal is 88%, System FOF Goal is 2%,

DEPT. 02 - TREASURE COAST ENERGY CENTER

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 1,167,875	$ 1,446,560	$ 1,195,737	$ 1,117,702
1020	Overtime	339,349	267,667	280,000	280,000
	Personnel Services Total	1,507,224	1,714,227	1,475,737	1,397,702
	EMPLOYEE BENEFITS				
4050	Retirement	399,268	318,952	209,007	198,693
4060	FICA	109,480	124,379	112,894	106,924
4070	Employees' Insurance	197,428	210,531	234,361	238,394
4090	Vacation Pay Expense	26,065	1,472	-	-
4100	Sick Pay Expense	18,876	(65,040)	-	-
4110	Net OPEB Expense	169	354	624	517
4600	Workers' Compensation	14,473	15,247	12,584	12,479
	Employee Benefits Total	765,759	605,895	569,470	557,007
	CONTRACTUAL SERVICES				
2170	Training	315	-	735	735
2172	Car Allowance	10,320	10,320	10,320	10,320
	Contractual Services Total	10,635	10,320	11,055	11,055
	COMMODITIES				
3316	Operating Supplies	675	825	1,029	1,029
	Commodities Total	675	825	1,029	1,029
	FIXED & SUNDRY				
4610	Property & Liab./Ins. & Uninsur.	504	500	25,491	500
	Fixed & Sundry Total	504	500	25,491	500
	Total	$ 2,284,797	$ 2,331,767	$ 2,082,782	$ 1,967,293

BOARD

DEPARTMENTAL GOALS AND OBJECTIVES

- Adopt resolutions and policies necessary for FPUA's operations
- Review and approve the Annual Budget for FPUA
- Review and approve utility rates
- Approve purchases of goods and services greater than $50,000
- Hold public meetings to conduct FPUA business
- Provide for an annual independent audit of the finances for FPUA
- Provide direction to staff regarding rate setting strategy that balances good utility business practices with customer affordability
- Provide direction, oversight, and final review for annual budget that accomplishes objectives of rate setting strategy

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Board meetings	22	19	20	20	20	20	20
Agenda items reviewed	260	303	250	210	275	250	250
Workshops- Budget, Rates, Employee Benefits, Compensation, and Strategic Planning	2	4	5	4	3	4	5
Training sessions attended	2	0	2	0	2	0	2

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Accept annual independent audit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Provide direction for rate adjustments or control of rates to balance need of utility with customer affordability	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Approval of budget that accomplishes objective of rate setting strategy	Yes	Yes	Yes	Yes	Yes	Yes	Yes

DEPT. 10 - BOARD

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 18,088	$ 18,143	$ 18,075	$ 18,075
	Personnel Services Total	18,088	18,143	18,075	18,075
	EMPLOYEE BENEFITS				
4060	FICA	1,450	1,786	1,383	1,383
4070	Employees' Insurance	62,445	57,385	64,651	65,764
4600	Workers' Compensation	380	255	253	268
4610	Property & Liab./Ins. & Uninsur.	168	197	222	229
	Employee Benefits Total	64,443	59,623	66,509	67,644
	CONTRACTUAL SERVICES				
2151	Printing	20	40	20	20
2166	Professional Fees - Other	8,079	-	-	-
2170	Training	4,466	-	9,800	9,800
2171	Travel	-	-	3,920	3,920
2172	Car Allowance	9,600	9,600	9,700	9,600
2240	Business Relations	636	578	490	490
2262	Memberships - Civic	1,318	1,600	1,666	1,666
	Contractual Services Total	24,119	11,818	25,596	25,496
	COMMODITIES				
3311	Office Supplies	55	185	147	196
	Commodities Total	55	185	147	196
	Total	$ 106,705	$ 89,769	$ 110,327	$ 111,411

DIRECTOR OF UTILITIES

DEPARTMENTAL GOALS AND OBJECTIVES

- Serve as Chief Executive Officer of FPUA
- Direct and coordinate activities of all FPUA employees
- Supervise the following direct reports: Director of Utility Support Services, Director of Financial Services, Director of Water/Wastewater Systems, Director of Electric & Gas Systems, Director of Regulatory Affairs, and Executive Assistant
- Establish general procedure to ensure all policies and resolutions passed by the Board are enforced and duly administered with controlled resources in an effort to enhance service delivery
- Direct the budget and rate processes
- Inform the FPUA Board of legislative matters, capital improvements, budget items, policies, and services offered to customers
- Maintain open lines of communication with City Commission and City staff regarding utility issues

DEPARTMENTAL ACCOMPLISHMENTS

- Continued five-year rate planning effort to assure rate sufficiency of all utilities by making rate adjustments
- Provided impetus and oversight for a more focused effort on employee professional development
- Served on the Florida Municipal Power Agency (FMPA) Board of Directors
- Served on the Economic Development Council Executive Committee
- Implemented additional employee safety measures during Coronavirus Pandemic
- Continued development and implementation of AMI

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Director/direct report meetings	45	50	50	45	50	45	45
Exempt staff meetings	4	4	5	2	5	2	5
Meetings with Mayor, Commissioners, or City Commission Meetings	20	12	20	4	10	5	10
FMPA meetings	12	22	15	26	15	24	24
Utility planning meetings with St. Lucie County, City of Port St. Lucie, and Economic Development Council	25	15	25	19	8	5	20

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Accept annual independent audit	Yes	Yes	Yes	Yes	Yes	Yes	Yes

DEPT. 11 - DIRECTOR OF UTILITIES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 224,007	$ 231,762	$ 253,478	$ 313,143
	Personnel Services Total	224,007	231,762	253,478	313,143
	EMPLOYEE BENEFITS				
4050	Retirement	71,982	53,517	41,722	50,635
4060	FICA	15,085	15,302	19,391	23,955
4070	Employees' Insurance	29,455	27,641	22,665	23,055
4090	Vacation Pay Expense	1,793	474	-	-
4100	Sick Pay Expense	5,846	4,707	-	-
4110	Net OPEB Expense	84	47	83	69
4600	Workers' Compensation	463	328	348	367
	Employee Benefits Total	124,708	102,016	84,209	98,081
	CONTRACTUAL SERVICES				
2110	Advertising	-	100	-	-
2139	Maintenance/Service Contracts	1,894	1,609	1,323	1,323
2140	Postage	36	68	39	39
2151	Printing	20	-	201	201
2164	Profess. Fees - Consulting/Eng.	-	-	2,450	9,800
2170	Training	2,409	-	3,831	3,920
2171	Travel	1,096	1,055	6,174	6,174
2172	Car Allowance	5,160	5,160	5,160	5,160
2190	Communications	375	400	700	700
2230	Employee Relations	9,396	9,298	9,212	9,212
2240	Business Relations	319	1	1,470	1,470
2260	Memberships - Professional	-	-	980	980
2262	Memberships - Civic	-	-	980	980
	Contractual Services Total	20,705	17,691	32,520	39,959
	COMMODITIES				
3311	Office Supplies	886	826	2,450	2,450
3313	Subscriptions	-	-	157	157
3316	Operating Supplies	-	117	-	-
	Commodities Total	886	943	2,607	2,607
	FIXED & SUNDRY				
4520	Licenses & Permits	89	-	89	-
4610	Property & Liab./Ins. & Uninsur.	2,279	2,469	3,236	3,327
	Fixed & Sundry Total	2,368	2,469	3,325	3,327
	MISCELLANEOUS				
9030	Depreciation Expense	469	-	-	-
	Miscellaneous Total	469	-	-	-
	Total	$ 373,143	$ 354,881	$ 376,139	$ 457,117

ATTORNEY

DEPARTMENTAL GOALS AND OBJECTIVES

- Provide legal services and assistance to FPUA's Board and Staff
- Serve as a representative of FPUA before all levels of court
- Review, approve, and make available all contracts, agreements, and documents executed on behalf of FPUA
- Review and approve resolutions submitted for Board action
- Process, record and file all annexation agreements

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Board Meetings	20	19	20	12	20	20	21
Special topic meetings	10	1	5	1	1	1	2
Workshops	3	0	1	0	2	2	2
Resolutions reviewed	10	5	3	8	10	8	8
Contracts/agreements	140	157	150	95	175	130	150

DEPT. 12 - ATTORNEY

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 107,740	$ 112,477	$ 114,386	$ 120,632
	Personnel Services Total	107,740	112,477	114,386	120,632
	EMPLOYEE BENEFITS				
4070	Employees' Insurance	18,596	17,457	18,459	18,777
4600	Workers' Compensation	131	109	108	114
	Employee Benefits Total	18,727	17,566	18,567	18,891
	CONTRACTUAL SERVICES				
2166	Professional Fees - Other	-	-	14,700	14,700
2170	Training	(695)	-	2,646	2,646
2171	Travel	-	-	196	196
	Contractual Services Total	(695)	-	17,542	17,542
	COMMODITIES				
3311	Office Supplies	-	65	-	-
	Commodities Total	-	65	-	-
	Total	$ 125,772	$ 130,108	$ 150,495	$ 157,065

REGULATORY AFFAIRS

DEPARTMENTAL GOALS AND OBJECTIVES

- Plan, organize and direct the purchasing, contracts administration, risk management, and records management activities throughout the organization
- Oversight of the requisition and procurement process for all FPUA departments
- Provide for the fair and equitable treatment of all parties involved with formal solicitations issued by FPUA, to maximize the purchasing value of FPUA funds, and provide safeguards for maintaining a procurement system of quality and integrity
- Responds to and assists with public records requests; and coordinate, train, and oversee the records management function for FPUA to ensure compliance with the Florida Sunshine Laws and Florida Records Management Association best practices
- Identify and monitor risk exposure to minimize consequences through effective and efficient practices, procedures, controls and compliance review
- Provide guidance and support to all FPUA departments to ensure compliance with the laws and regulations that pose the greatest legal and operational risk to FPUA

DEPARTMENTAL ACCOMPLISHMENTS

- Improved the time required to complete procurements through the use of cooperatives and "piggybacking" off Florida state/county/city government procurements
- Effectively reduced time required for contract approval and Board submissions
- Completed new qualification of twelve firms for Electrical and Gas Professional Engineering and Design Build Services, and two firms for FPUAnet Communications Professional Engineering and Design Build Services
- Updated departmental policy and procedures to provide for electronic records retention of all files for solicitations, contracts, risk management and insurance, claims records, and other records retention files

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Public Records Requests	50	62	50	67	50	70	70
Records Disposition Volume - Electronic Records / Paper Records	70 GB 200 cf	76 GB 164.69 cf	70 GB 200 cf	0 GB 118.6 cf	70 GB 200 cf	70 GB 200 cf	70 GB 200 cf
Formal Solicitations Completed*	22	31	30	38	35	35	45
POA's Completed	250	327	300	328	275	360	390
PO's Less than $10k, completed**	**	**	**	173	175	190	175

* Going forward formal solicitations completed include ITB's, RFP's, RFQu's, cooperative and piggyback purchases

** New performance measure added for FY2021

DEPT. 14 - REGULATORY AFFAIRS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ -	$ 155,722	$ 248,818	$ 297,974
	Personnel Services Total	-	155,722	248,818	297,974
	EMPLOYEE BENEFITS				
4050	Retirement	-	36,562	40,955	48,182
4060	FICA	-	11,601	19,035	22,795
4070	Employees' Insurance	-	39,283	54,294	55,229
4090	Vacation Pay Expense	-	18,036	-	-
4100	Sick Pay Expense	-	4,174	-	-
4110	Net OPEB Expense	-	71	208	138
4600	Workers' Compensation	-	153	5,152	214
	Employee Benefits Total	-	109,880	119,644	126,558
	CONTRACTUAL SERVICES				
2110	Advertising	-	2,326	4,214	4,214
2139	Maintenance/Service Contracts	-	-	1,764	1,764
2140	Postage	-	-	196	196
2151	Printing	-	60	196	196
2164	Profess. Fees - Consulting/Eng.	-	3,838	4,900	24,500
2166	Professional Fees - Other	-	850	9,800	24,500
2170	Training	-	495	1,470	1,470
2171	Travel	-	-	294	980
2172	Car Allowance	-	3,798	5,160	5,160
2230	Employee Relations	-	-	78	147
2260	Memberships - Professional	-	-	1,323	1,323
	Contractual Services Total	-	11,367	29,395	64,450
	COMMODITIES				
3311	Office Supplies	-	837	8,357	980
3313	Subscriptions	-	-	245	245
	Commodities Total	-	837	8,602	1,225
	FIXED & SUNDRY				
4520	Licenses & Permits	-	410	980	980
4610	Property & Liab./Ins. & Uninsur.	-	2,373	28,983	70,100
	Fixed & Sundry Total	-	2,783	29,963	71,080
	Total	$ -	$ 280,589	$ 436,422	$ 561,287

HUMAN RESOURCES

Departmental Goals and Objectives

- Provide equal employment opportunities and encourage diversity
- Provide quality support services to departmental leadership toward the achievement of organizational goals and objectives
- Recruit "right fit" talent and select the highest quality employees
- Ensure fair and equitable compensation structure
- Provide benefit plans attractive to job applicants that meet employee needs
- Enhance employee relations through effective communication and fair and consistent application of work rules
- Provide employee and management development through ongoing educational programs

Departmental Accomplishments

- Achieved "Best Places to Work" award for the fifth time
- Completion of compensation study to ensure FPUA remains competitive in market
- Addition of three new voluntary benefit offerings
- Renewal of self-insured medical plan with maintenance of grandfathered status
- Removed employee option of buy-up of Long-Term Disability program to fully employer funded with enhanced benefit
- Initiated Management Development program
- Implemented E-verify to ensure a legal workforce
- Enrolled in US Department of Transportation, Federal Motor Carrier Safety Administration Drug & Alcohol Clearinghouse and complying with all reporting requirements
- Ongoing participation in job fairs to attract quality staff and maintain a visible presence in the community

Performance Measures

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Job applications processed	2,000	2,252	2,000	2,094	2,000	1,600	1,500
Interviews scheduled	*	*	*	*	200	150	150
Positions advertised/posted	50	54	50	40	40	50	40
Enrollment in Education Assistance Program	14	18	18	17	18	16	18

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Vacancy Rate	5.0%	3.6%	4.0%	14%	5.0%	10.0%	5.0%
Turnover Rate (Voluntary)	*	6.0%	5.0%	4.1%	5.0%	8.0%	5.0%
Turnover Rate (DROP)	*	1.9%	2.0%	1.0%	2.0%	1.0%	2.0%
Turnover Rate (Involuntary)	*	2.6%	2.0%	1.9%	2.0%	1.0%	2.0%
% of new hires successfully completing probationary period	99%	84%	99%	99%	99%	99%	99%
% of employees completing Intro to FPUA within first four-months of service	100%	100%	100%	100%	100%	100%	100%
% of employees participating in a wellness program activity	60%	75%	75%	54%	75%	60%	75%

* Not previously tracked

DEPT. 15 - HUMAN RESOURCES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 200,414	$ 204,908	$ 205,901	$ 218,339
1020	Overtime	-	43	100	100
	Personnel Services Total	200,414	204,951	206,001	218,439
	EMPLOYEE BENEFITS				
4050	Retirement	46,264	32,939	23,559	25,004
4060	FICA	14,185	14,317	15,759	16,711
4070	Employees' Insurance	61,617	57,781	60,936	61,984
4080	Employee Suggestions & Awards	5,326	7,953	8,820	8,820
4090	Vacation Pay Expense	(4)	1,046	-	-
4100	Sick Pay Expense	(1,274)	(5,713)	-	-
4110	Net OPEB Expense	127	71	125	103
4600	Workers' Compensation	226	153	152	161
	Employee Benefits Total	126,467	108,547	109,351	112,783
	CONTRACTUAL SERVICES				
2110	Advertising	1,985	824	1,960	1,960
2139	Maintenance/Service Contracts	17,383	17,428	15,680	15,680
2140	Postage	32	-	147	147
2151	Printing	153	20	196	196
2164	Profess. Fees - Consulting/Eng.	19,500	6,000	19,600	19,600
2166	Professional Fees - Other	4,621	2,141	19,600	19,600
2170	Training	4,127	10,481	39,200	39,200
2171	Travel	10	-	98	98
2172	Car Allowance	3,300	3,300	3,300	3,300
2190	Communications	808	782	900	900
2230	Employee Relations	1,800	1,237	1,960	1,960
2260	Memberships - Professional	531	459	980	980
	Contractual Services Total	54,250	42,672	103,621	103,621
	COMMODITIES				
3311	Office Supplies	4,477	8,088	4,900	4,900
3313	Subscriptions	2,162	2,582	1,960	1,960
	Commodities Total	6,639	10,670	6,860	6,860
	FIXED & SUNDRY				
4610	Property & Liab./Ins. & Uninsur.	2,463	3,175	3,609	3,708
	Fixed & Sundry Total	2,463	3,175	3,609	3,708
	MISCELLANEOUS				
9030	Depreciation Expense	1,368	-	-	-
	Miscellaneous Total	1,368	-	-	-
	Total	$ 391,601	$ 370,015	$ 429,442	$ 445,411

SAFETY

DEPARTMENTAL GOALS AND OBJECTIVES

- Provide quality OSHA-based safety training to employees to ensure understanding of work environment hazards and effective accident mitigation
- Maintain and implement FPUA's Safety Program which is composed of the following elements:
  - Leadership engagement and employee involvement
  - Safety and health training for employees
  - Hazard prevention and control
  - Worksite safety analysis
  - Review and update FPUA Safety policies and procedures

DEPARTMENTAL ACCOMPLISHMENTS

- Ensured all required training programs were completed, including:
  - FDOT Maintenance of Traffic (MOT)
  - Permit Required Confined Space
  - Respiratory Protection
  - First Aid, CPR/AED, and other training programs
- Assisted departments with monthly safety training topics
- Oversaw 31 quarterly safety checks of FPUA buildings and twice weekly jobsite and department safety checks
- Implemented a new Hazardous Materials Storage and Waste Program in compliance with EPA and OSHA regulations
- Completed an annual surveillance and facility safety review of all FPUA locations

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Incident Reports	<28	22	<20*	14	<18*	15	<15
Claims – W/C	<10	8	<10*	5	<8*	5	<5
Building Safety Inspections	55	41	55*	29	55*	55	55

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Worker's Comp. Experience Modification Factor	.95	1.28	<1.0*	1.21	<1.0*	1.11	<1.0
Vehicle Accident Rate**	<.08	.07	<.05*	.04	≤.07*	.03	<.05
FPUA Frequency Rate	≤4.5	3.10	≤4.5*	2.04	≤4.0*	3.4	0
FPUA DART Rate	≤45	0	≤45*	5	≤50*	5	0

* Reported under Department 14 for FY 2021 Budget Book.
** Vehicle Accident Rate is the number of accidents/total number of vehicles (includes *not at fault accidents*).

DEPT. 18 - SAFETY

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 89,444	$ 103,166	$ 86,437	$ 92,292
	Personnel Services Total	89,444	103,166	86,437	92,292
	EMPLOYEE BENEFITS				
4050	Retirement	23,191	19,711	14,228	14,924
4060	FICA	6,548	7,676	6,612	7,060
4070	Employees' Insurance	18,725	17,502	10,621	10,803
4080	Employee Suggestions & Awards	860	1,722	2,450	2,450
4090	Vacation Pay Expense	(1,175)	(1,911)	-	-
4100	Sick Pay Expense	2,810	(4,945)	-	-
4110	Net OPEB Expense	42	24	-	34
4600	Workers' Compensation	428	277	298	314
	Employee Benefits Total	51,429	40,056	34,209	35,585
	CONTRACTUAL SERVICES				
2132	Maintenance Of Vehicles	75	337	118	118
2139	Maintenance/Service Contracts	8,388	-	6,370	6,370
2140	Postage	130	225	98	98
2151	Printing	675	593	735	735
2166	Professional Fees - Other	4,077	3,030	5,390	5,390
2170	Training	18,998	13,034	19,600	24,990
2171	Travel	23	47	49	49
2190	Communications	1,278	1,018	1,300	1,400
2230	Employee Relations	888	3,409	4,900	4,900
2260	Memberships - Professional	170	145	343	343
	Contractual Services Total	34,702	21,838	38,903	44,393
	COMMODITIES				
3311	Office Supplies	723	441	1,470	1,470
3313	Subscriptions	3,325	3,724	-	-
3316	Operating Supplies	47,169	40,803	44,100	50,960
3331	Vehicle Supplies	2,893	763	1,323	1,323
	Commodities Total	54,110	45,731	46,893	53,753
	FIXED & SUNDRY				
4610	Property & Liab./Ins. & Uninsur.	1,599	1,581	1,647	1,697
	Fixed & Sundry Total	1,599	1,581	1,647	1,697
	MISCELLANEOUS				
9030	Depreciation Expense	4,368	4,380	4,420	4,440
	Miscellaneous Total	4,368	4,380	4,420	4,440
	Total	$ 235,652	$ 216,752	$ 212,509	$ 232,160

FINANCE

DEPARTMENTAL GOALS AND OBJECTIVES

- Plan, organize and direct the financial, accounting, and rate matters throughout FPUA
- Preparation of financial statements, statistical and regulatory reports, budget documents and coordination of financial forecasts, rate studies, debt issuance and cash management
- Maintain FPUA's accounting records in accordance with generally accepted accounting principles
- Follow GFOA Best Practices for Budget and Financial Planning
- Maintain compliance with Bond Covenants

DEPARTMENTAL ACCOMPLISHMENTS

- Awarded GFOA's Distinguished Budget Presentation Award for the Annual Budget
- Presented with GFOA's Certificate of Achievement for Excellence in Financial Reporting for the Comprehensive Annual Financial Report
- Completed stress surveillance and received reaffirmation of A+ rating from Fitch Ratings, Inc.

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Active vendors	2,700	2,492	2,500	2,577	2,500	2,900	2,500
Payables Transactions processed / hour	*	7.4	*	6.5	7.6	7.6	7.8
% Payments issued – Check	53.5%	52.4%	50.9%	46.0%	50.9%	50.0%	55.0%
% Payments issued - EFT	46.5%	47.6%	49.1%	54.0%	49.1%	50.0%	45.0%
Days of Cash on Hand	90	115	90	94	90	90	90
Staff Education Hours	*	304	*	120	*	275	300

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
% of Annual Budget award judged to be:							
Proficient	50.0%	92.0%	60.0%	77.8%	60.0%	82.7%	81.5%
Outstanding	50.0%	8.0%	40.0%	16.0%	40.0%	17.3%	18.5%
Proficient grading on Annual Financial Report from Special Review Committee	100%	100%	100%	**	100%	100%	100%
Unqualified audit opinion by external CPA firm	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Bond Ratings:							
Fitch	A+	A+	A+	A+	A+	A+	A+
Standard & Poor's	A	A	A	A	A	A	A+
Debt Service Ratio	2.81x	2.85x	2.93x	3.16x	2.82x	2.33x	2.72x

* New Performance Measure
** Rating not yet available

DEPT. 21 - FINANCE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 753,985	$ 747,713	$ 655,657	$ 731,667
1020	Overtime	-	1,092	1,000	1,000
	Personnel Services Total	753,985	748,805	656,657	732,667
	EMPLOYEE BENEFITS				
4050	Retirement	243,767	174,265	103,610	109,575
4060	FICA	54,193	54,310	50,234	56,049
4070	Employees' Insurance	224,341	178,361	185,170	188,356
4090	Vacation Pay Expense	9,694	(6,258)	-	-
4100	Sick Pay Expense	15,227	(33,553)	-	-
4110	Net OPEB Expense	507	260	458	414
4600	Workers' Compensation	2,056	560	558	643
4640	Unemployment Claims	-	-	9,273	10,000
	Employee Benefits Total	549,785	367,945	349,303	365,037
	CONTRACTUAL SERVICES				
2110	Advertising	3,745	509	-	-
2139	Maintenance/Service Contracts	1,139	1,311	368	245
2140	Postage	18	11	49	49
2151	Printing	20	60	49	49
2161	Professional Fees - Audit	41,620	47,880	48,480	49,000
2164	Profess. Fees - Consulting/Eng.	12,414	8,771	19,600	19,600
2165	Temporary Labor	6,951	-	-	-
2166	Professional Fees - Other	21,450	16,750	53,900	39,200
2170	Training	18,514	19,536	10,780	11,760
2171	Travel	63	444	49	49
2172	Car Allowance	5,160	9,503	5,160	5,160
2190	Communications	1,577	1,510	1,800	1,800
2230	Employee Relations	560	75	647	588
2260	Memberships - Professional	1,601	930	784	784
	Contractual Services Total	114,832	107,290	141,666	128,284
	COMMODITIES				
3311	Office Supplies	6,743	7,300	8,624	9,800
3313	Subscriptions	478	332	686	294
	Commodities Total	7,221	7,632	9,310	10,094
	FIXED & SUNDRY				
4020	Cash (Over) Short	189	(150)	-	-
4520	Licenses & Permits	325	95	98	98
4610	Property & Liab./Ins. & Uninsur.	9,745	10,512	13,885	10,494
5730	Bank Charges	337,253	384,454	500,000	500,000
	Fixed & Sundry Total	347,512	394,911	513,983	510,592
	Total	$ 1,773,335	$ 1,626,583	$ 1,670,919	$ 1,746,674

MATERIALS MANAGEMENT

DEPARTMENTAL GOALS AND OBJECTIVES

- Maintain and control a computerized inventory system, consisting of electric, water, wastewater, natural gas, fiber, janitorial, medical and office supplies
- Auction obsolete equipment and material on an annual basis to minimize overhead cost and maximize warehouse space
- Carefully dispose of hazardous material according to local, state, and federal laws
- Recycle all metals that are removed or retired from all the utilities systems
- Assist in the maintenance of FPUA Facilities
- Centralized Fleet Services, practice a cradle to grave approach for procurement, maintenance, repairs, and disposition

DEPARTMENTAL ACCOMPLISHMENTS

- Adjusted inventory to meet current needs
- Cross-trained facilities and warehouse staff to provide additional manpower during shortage or restoration event
- Inspected all vehicles for safety issues when serviced for maintenance or repairs
- All standard utility vehicles purchased through Centralized Fleet Services
- Developed vehicle specifications for roadside safety in compliance with FDOT standards

Performance Measures

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Vehicle safety inspections	160	180	180	180	183	185	185
Stock items issued	10,000	11,332	9,500	11,168	10,000	10,000	9500
Stock purchase orders	750	1,774	850	888	1,000	900	900
Stock items returned	100	351	200	256	200	100	100

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Centralized Fleet Services work orders	200	479	200	427	500	500	550
Vehicle Procurement Centralized Fleet Services	>10	15	9	10	10	7	8
Inventory Shrinkage	.70%	3.3%	1.0%	.01%	0	0	0
Dept. Safety Frequency Rate	0.0	16.97	0.0	0.0	0.0	0.0	0.0
Dept. Safety DART Rate	0	0	0	0	0	0	0

DEPT. 22 - MATERIALS MANAGEMENT

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 347,352	$ 360,084	$ 378,184	$ 399,357
1020	Overtime	4,347	6,788	7,500	7,500
	Personnel Services Total	351,699	366,872	385,684	406,857
	EMPLOYEE BENEFITS				
4050	Retirement	100,263	64,231	55,456	57,784
4060	FICA	22,224	22,585	29,505	31,125
4070	Employees' Insurance	108,292	104,848	115,403	117,389
4090	Vacation Pay Expense	(7,198)	265	-	-
4100	Sick Pay Expense	(1,313)	2,181	-	-
4110	Net OPEB Expense	253	142	291	241
4600	Workers' Compensation	5,060	4,293	4,245	5,045
	Employee Benefits Total	227,581	198,545	204,900	211,584
	CONTRACTUAL SERVICES				
2122	Rentals	2,139	3,692	2,401	2,450
2132	Maintenance Of Vehicles	10,422	4,739	7,105	7,105
2133	Maintenance Of Equipment	2,514	2,876	4,029	1,960
2139	Maintenance/Service Contracts	2,553	335	9,800	9,800
2140	Postage	-	43	147	147
2151	Printing	209	20	245	245
2170	Training	3,289	3,583	2,831	4,900
2171	Travel	-	-	98	98
2190	Communications	4,423	4,455	5,300	5,500
2200	Utilities	29,895	34,547	31,748	31,748
2230	Employee Relations	-	-	245	245
2260	Memberships - Professional	83	90	98	98
	Contractual Services Total	55,527	54,380	64,047	64,296
	COMMODITIES				
3311	Office Supplies	1,492	1,141	1,960	1,960
3313	Subscriptions	1,802	3,116	3,054	1,960
3316	Operating Supplies	7,330	8,360	15,680	12,740
3331	Vehicle Supplies	17,153	11,301	17,640	17,640
3340	Small Tools	2,818	3,603	9,800	4,900
	Commodities Total	30,595	27,521	48,134	39,200
	FIXED & SUNDRY				
4520	Licenses & Permits	78	59	392	392
4610	Property & Liab./Ins. & Uninsur.	34,338	14,367	19,499	17,602
4666	Inventory Adjustments	10,347	(8,380)	10,000	-
	Fixed & Sundry Total	44,763	6,046	29,891	17,994
	MISCELLANEOUS				
9030	Depreciation Expense	23,286	23,063	19,510	19,630
	Miscellaneous Total	23,286	23,063	19,510	19,630
	Total	$ 733,451	$ 676,427	$ 752,166	$ 759,561

DIRECTOR OF UTILITY SUPPORT SERVICES

DEPARTMENTAL GOALS AND OBJECTIVES

- Provide planning and direction for the following departments:
  - Manatee Observation and Education Center – Department 01
  - Materials Management – Department 22
  - Business Development – Department 31
  - Information Technology Services – Department 32
  - Facilities – Department 35
  - Customer Service – Department 43
  - FPUAnet® Communications – Department 93



DEPT. 31 - DIRECTOR OF UTILITY SUPPORT SERVICES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 178,030	$ 184,510	$ 185,428	$ 192,787
	Personnel Services Total	178,030	184,510	185,428	192,787
	EMPLOYEE BENEFITS				
4050	Retirement	58,076	42,746	30,521	31,174
4060	FICA	13,618	14,096	14,185	14,748
4070	Employees' Insurance	41,569	34,163	35,011	35,613
4090	Vacation Pay Expense	221	360	-	-
4100	Sick Pay Expense	56	(160)	-	-
4110	Net OPEB Expense	84	47	83	69
4600	Workers' Compensation	71	102	101	107
	Employee Benefits Total	113,695	91,354	79,901	81,711
	CONTRACTUAL SERVICES				
2151	Printing	132	-	-	-
2164	Profess. Fees - Consulting/Eng.	-	-	24,500	14,700
2170	Training	2,533	150	980	490
2171	Travel	-	143	147	147
2172	Car Allowance	8,460	8,460	8,093	8,460
2190	Communications	466	398	700	700
2230	Employee Relations	60	40	49	49
2240	Business Relations	156	96	98	98
2260	Memberships - Professional	785	785	980	980
2262	Memberships - Civic	15,520	20,400	26,950	29,400
	Contractual Services Total	28,112	30,472	62,497	55,024
	COMMODITIES				
3311	Office Supplies	5,263	1,430	490	1,470
3313	Subscriptions	120	120	118	118
	Commodities Total	5,383	1,550	608	1,588
	FIXED & SUNDRY				
4520	Licenses & Permits	99	-	245	-
4610	Property & Liab./Ins. & Uninsur.	1,775	26,981	2,313	2,375
	Fixed & Sundry Total	1,874	26,981	2,558	2,375
	MISCELLANEOUS				
9030	Depreciation Expense	8,167	18,822	21,310	21,440
	Miscellaneous Total	8,167	18,822	21,310	21,440
	Total	$ 335,261	$ 353,689	$ 352,302	$ 354,925

INFORMATION TECHNOLOGY SERVICES

DEPARTMENTAL GOALS AND OBJECTIVES

- Administration: Provide general administrative support to the other groups of ITS; provide financial management, administration of the telecommunications, IT operating account, and company-wide computer replacement, which includes centralized purchasing of all computer and communication-related equipment and software

- Network Group: Provide hardware/software support and user training; technological support and consultation for all departments throughout FPUA; maintain client/server environment; develop and maintain FPUA communication infrastructure; develop and maintain telecommunication infrastructure, which includes voice over internet protocol (VoIP) phones, radios, cell phones, and mobile wireless fidelity (Mi-Fi); support and maintain Cardkey access control system

- Systems Group: Provide maintenance and support of FPUA's Core Business System (CBS); development, maintenance, support, and training of applications; development and maintenance of web services; and operate a centralized help desk for all technology support requests

DEPARTMENTAL ACCOMPLISHMENTS

- Water Treatment Plant Network Expansion and Hardening
- ESC Building UPS
- Replaced Compellent SAN with an HPE Nimble SAN in the ESC building
- Admin Core Switch Replacement
- Release of new FPUA.com website
- New Silver Blaze Customer portal
- Customer Service Cash Counter replaced

PERFORMANCE MEASURES

Workload	FY 2019		FY 2020		FY 2021		FY 2022
Measurement:	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Workstations supported	355	380	355	325	400	330	340
VoIP phones supported	285	305	285	309	310	311	313
Cell phones supported	101	102	101	109	105	112	112
Radios supported	220	223	220	220	225	225	225
Servers supported	96	100	96	115	104	115	115
Work orders completed	4,000	4,245	4,000	5,648	4,000	5,500	5,000

Effectiveness	FY 2019		FY 2020		FY 2021		FY 2022
Measurement:	Goal	Actual	Goal	Actual	Goal	Projected	Goal
System Availability:							
AVL	100%	100%	100%	100%	100%	100%	100%
Camera	99.0%	100%	99.9%	100%	99.9%	100%	99.9%
CBS Applications[1]	99.9%	100%	99.9%	99.9%	99.9%	100%	99.9%
Internet[2]	99.9%	100%	99.9%	99.2%	99.9%	100%	99.9%
Keycard*	*	*	99.9%	100%	99.9%	100%	99.9%
Network[2]	99.7%	99.5%	99.7%	99.8%	99.7%	99.8%	99.7%
Telephones[2]	99.9%	99.8%	99.9%	99.9%	99.9%	100%	99.9%
Radio[3]	99.9%	100%	99.9%	100%	99.9%	100%	99.9%
VPN[2]	100%	100%	100%	100%	100%	99.6%	100%

*Not measured that year. 1. Supported by virtualization across multiple servers. 2. Supported by redundant paths, equipment, and uninterruptible power supply (UPS). 3. Supported by redundant equipment, UPS, and generator.

DEPT. 32 - INFORMATION TECHNOLOGY SERVICES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 1,047,246	$ 1,055,569	$ 1,107,153	$ 1,266,778
1020	Overtime	5,067	5,518	6,000	6,000
	Personnel Services Total	1,052,313	1,061,087	1,113,153	1,272,778
	EMPLOYEE BENEFITS				
4050	Retirement	334,919	250,958	183,225	205,808
4060	FICA	79,032	78,300	85,156	97,368
4070	Employees' Insurance	284,884	259,590	249,363	253,654
4090	Vacation Pay Expense	6,411	19,698	-	-
4100	Sick Pay Expense	30,510	(15,149)	-	-
4110	Net OPEB Expense	718	401	708	586
4600	Workers' Compensation	1,283	1,290	811	911
	Employee Benefits Total	737,757	595,088	519,263	558,327
	CONTRACTUAL SERVICES				
2132	Maintenance Of Vehicles	1,910	566	1,470	1,470
2133	Maintenance Of Equipment	2,019	323	2,940	2,940
2139	Maintenance/Service Contracts	568,905	573,023	617,400	730,100
2140	Postage	37	35	490	490
2151	Printing	111	120	160	118
2164	Professional Fees - Consulting/Eng	-	-	5,429	6,860
2166	Professional Fees - Other	1,120	-	-	-
2170	Training	46,599	49,519	44,100	50,960
2171	Travel	904	274	588	588
2172	Car Allowance	9,900	9,900	11,000	13,200
2190	Communications	15,989	18,356	20,600	21,500
2230	Employee Relations	875	-	686	1,166
2260	Memberships - Professional	1,540	1,450	1,300	1,274
	Contractual Services Total	649,909	653,566	706,163	830,666
	COMMODITIES				
3311	Office Supplies	1,442	2,208	980	2,156
3313	Subscriptions	3,380	3,269	15,176	14,921
3316	Operating Supplies	343,726	344,627	489,877	338,950
3331	Vehicle Supplies	1,604	1,973	1,372	1,372
3340	Small Tools	646	648	735	735
	Commodities Total	350,798	352,725	508,140	358,134
	FIXED & SUNDRY				
4610	Property & Liab./Ins. & Uninsur.	26,083	26,950	33,945	33,738
	Fixed & Sundry Total	26,083	26,950	33,945	33,738
	MISCELLANEOUS				
9030	Depreciation Expense	158,510	228,735	403,440	405,990
	Miscellaneous Total	158,510	228,735	403,440	405,990
	Total	$ 2,975,370	$ 2,918,151	$ 3,284,104	$ 3,459,633

FACILITIES

DEPARTMENTAL GOALS AND OBJECTIVES

- Provide for the design and maintenance of FPUA's facilities in a cost effective manner
- Monitor exposures of all facilities and other physical properties owned by FPUA
- Record, monitor, and manage contracts, service agreements, and warranties associated with all facilities
- Provide for handling of FPUA mail and correspondence

DEPARTMENTAL ACCOMPLISHMENTS

- Continuously manage energy conservation measures as an intricate part of space allocation and reconfiguration
- Installed Hydrogen Peroxide generators and Bi-polar Ionization units in all HVAC systems
- Replaced 2.5 ton HVAC system in the Computer Bay at 206 S. Sixth Street
- Installed 2 ton mini split HVAC system at the Energy Services Center
- Installed new Automatic Transfer Switch and 2 ton mini split HVAC System at the Energy Service Center

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Facilities work requests	300	256	350	386	350	450	400
Customer work requests	250	141	200	258	150	225	200
Homes participating in the weatherization program (WEOP)	30	6	35	7	35	16	25
Obsolete HVAC systems replaced	4	9	5	5	5	5	5

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Cycle time (days to complete work requests)	4.0	11.0	8.0	17.21	6.0	6.0	5.0
Average age of active work orders (days)	4.0	10.0	4.0	12.73	5.0	10.00	8.00
Facilities Operating GSF Index	14.0%	14.3%	11.0%	11.15%	11.0%	11.00%	10.00%
Facilities Operating GUE Index	18.0%	19.0%	15.0%	13.90%	13.0%	13.0%	12.00%

DEPT. 35 - FACILITIES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 250,614	$ 255,012	$ 276,415	$ 319,548
1020	Overtime	10,785	12,976	28,000	6,500
	Personnel Services Total	261,399	267,988	304,415	326,048
	EMPLOYEE BENEFITS				
4050	Retirement	97,299	72,231	50,107	52,722
4060	FICA	23,000	23,695	23,288	24,943
4070	Employees' Insurance	61,569	57,853	60,911	61,960
4090	Vacation Pay Expense	(399)	6,006	-	-
4100	Sick Pay Expense	1,679	708	-	-
4110	Net OPEB Expense	211	118	250	207
4600	Workers' Compensation	3,860	3,445	3,406	4,213
	Employee Benefits Total	187,219	164,056	137,962	144,045
	CONTRACTUAL SERVICES				
2122	Rentals	3,533	3,691	2,646	2,646
2131	Maintenance Of Buildings	18,383	18,014	56,840	39,200
2132	Maintenance Of Vehicles	852	2,034	2,940	2,940
2139	Maintenance/Service Contracts	159,533	149,379	215,600	171,500
2140	Postage	5,139	5,136	5,880	5,880
2151	Printing	-	60	118	118
2170	Training	3,848	3,276	3,920	3,920
2171	Travel	176	82	98	196
2172	Car Allowance	5,160	5,160	5,160	5,160
2190	Communications	3,215	2,957	3,500	3,600
2200	Utilities	76,110	70,146	78,781	78,781
2250	Community Relations	49,969	18,458	147,000	171,500
2260	Memberships - Professional	329	912	490	490
	Contractual Services Total	326,247	279,305	522,973	485,931
	COMMODITIES				
3311	Office Supplies	2,689	2,692	2,450	2,450
3316	Operating Supplies	6,676	64,613	8,330	6,370
3331	Vehicle Supplies	5,526	5,076	5,390	4,900
3340	Small Tools	951	6,938	2,450	1,225
	Commodities Total	15,842	79,319	18,620	14,945
	FIXED & SUNDRY				
4520	Licenses & Permits	150	150	196	-
4610	Property & Liab./Ins. & Uninsur.	3,914	7,483	9,286	9,572
	Fixed & Sundry Total	4,064	7,633	9,482	9,572
	MISCELLANEOUS				
9030	Depreciation Expense	7,470	2,310	200	200
	Miscellaneous Total	7,470	2,310	200	200
	Total	$ 802,241	$ 800,611	$ 993,652	$ 980,741

COMMUNITY RELATIONS

Departmental Goals and Objectives

- Serves as the focal point for activities related to maintaining and improving community and employee relations
- Develops and implements programs and services that benefit the community
- Primary liaison with media personnel
- Advises the Director of Utilities and Directors on potentially controversial matters and with the assistance of the Director of Utilities and Directors, interprets FPUA's position on such matters
- Actively participates in the community to promote a positive image for FPUA
- Performs specialized/technical work using desktop publishing software to effectively carry out public relations, internal, external, advertising and social media communication duties

Departmental Accomplishments

- Increased community outreach efforts to promote utility conservation distributing LED light bulbs, Conservation Materials, and Conservation Kits (through March 2020-before pandemic)
- Increased communication with employees and customers, especially with regard to COVID concerns
- Facebook posts engaged 64,513 individual viewers
- Participated in community beautification initiatives and sponsored events prior to COVID lockdown
- Participated with planning and placement of 1 solar charging station at the Manatee Center and 4 EV chargers installed in the City Parking Garage
- Partnered with City of Fort Pierce to disseminate important information through customer bill inserts, including required Flood Awareness information

Performance Measures

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Press releases	30	29	32	31	34	33	32
Customer newsletters (bill inserts change April 2021)	2	0	2	0	2	5	12
Ad placements/Articles	40	38	45	30*	45	42	45
Community Outreach	36	37	48	20*	48	20*	30
Social media postings	220	179	250	297	300	325	335
FPUA sponsored events (attended)	6	9	12	13	12	12	15

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
% of employee participation in volunteer incentive program	15%	7.7%	16%	6%*	10%	7%*	10%
Lbs. food donated through employee food drives	2,500	2,495	4,200	1,045*	4,200	1,050	3,500
% of employees contributing to United Way through payroll deduction	32%	32%	33%	32%	36%	33%	34%

* Lower numbers due to COVID-19 Pandemic (most employees working remotely several months)

DEPT. 41 - COMMUNITY RELATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 70,169	$ 73,613	$ 74,286	$ 79,593
	Personnel Services Total	70,169	73,613	74,286	79,593
	EMPLOYEE BENEFITS				
4050	Retirement	23,409	17,295	12,227	12,870
4060	FICA	5,267	5,396	5,683	6,089
4070	Employees' Insurance	18,725	17,554	18,524	18,843
4090	Vacation Pay Expense	1,208	1,938	-	-
4100	Sick Pay Expense	2,819	2,692	-	-
4110	Net OPEB Expense	42	24	42	34
4600	Workers' Compensation	71	51	51	54
	Employee Benefits Total	51,541	44,950	36,527	37,890
	CONTRACTUAL SERVICES				
2110	Advertising	4,505	11,585	9,356	12,296
2151	Printing	13,587	12,636	17,444	21,972
2166	Professional Fees - Other	799	55	1,764	5,390
2170	Training	2,306	-	490	2,254
2172	Car Allowance	3,300	3,300	3,300	3,300
2190	Communications	967	873	1,200	1,200
2230	Employee Relations	13,026	6,202	15,190	15,288
2240	Business Relations	548	194	294	980
2250	Community Relations	27,792	24,562	47,040	51,450
2260	Memberships - Professional	363	-	250	294
2262	Memberships - Civic	630	400	900	882
	Contractual Services Total	67,823	59,807	97,228	115,306
	COMMODITIES				
3311	Office Supplies	1,529	237	588	1,372
3313	Subscriptions	120	120	118	117
3316	Operating Supplies	6,226	9,149	7,817	9,800
	Commodities Total	7,875	9,506	8,523	11,289
	FIXED & SUNDRY				
4610	Property & Liab./Ins. & Uninsur.	779	795	946	969
	Fixed & Sundry Total	779	795	946	969
	Total	$ 198,187	$ 188,671	$ 217,510	$ 245,047

CUSTOMER SERVICE

DEPARTMENTAL GOALS AND OBJECTIVES

- Serve as primary contact for internal and external FPUA customers
- Manage the monthly billing, service orders, call center, walk up, cashiering processes, including off-site payment centers, and monitor workflow between departments and our customers to improve customer service

DEPARTMENTAL ACCOMPLISHMENTS

- Increased E-Billing by 48.22%
- Increased Auto Pay by 9.82%
- Text to Pay transactions decreased by 5.80%
- Worked with various departments and Leidos to begin implementation of AMI
- Worked with ITS, Invoice Cloud and Silveblaze for implementation of customer portal
- Added Change function to Lobby Kiosk
- Enhanced safety protocols due to Covid 19 for employees and customers with regard to opening the lobby.

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Avg. bills generated monthly	33,800	34,462	34,250	34,446	35,000	35,034	35,500
E-Billing*	48,000	45,842	55,000	67,947	53,500	81,694	85,000
Auto Pay*	63,600	63,131	65,000	69,329	68,000	71,000	71,500
Budget Billing*	2,400	1,428	3,200	1,409	1,425	1,354	1,360
Text to Pay*	2,000	1,982	2,000	1,867	2,000	1,900	2,000
On-Line Payment*	210,000	118,734	150,000	133,170	140,000	140,500	145,000
Lobby Walk In**	53,000	49,165	51,000	23,544	50,000	700	1,000
IVR Calls In and Out**	270,000	230,024	270,000	144,399	250,000	156,392	215,000
Call center calls**	62,500	56,920	62,500	69,883	62,500	78,202	80,000
Drive Thru**	41,000	40,397	41,000	52,922	42,000	57,910	58,000
Full service Kiosks	2	1	2	2	2	3	3
Rebates processed	250	289	265	240	230	260	265

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Billing errors caught **after** bill was mailed vs all bills	5.00%	.60%	.05%	.90%	.50%	.90%	.50%
Billing errors caught **before** bill was mailed vs all bills	95.00%	99.39%	99.95%	99.10%	99.50%	99.10%	99.50%

*This information is representative of annual figures in lieu of prior years' being calculated monthly

**Numbers affected due to COVID-19 Pandemic 2020 and 2021

DEPT. 43 - CUSTOMER SERVICE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 1,005,301	$ 982,429	$ 1,071,561	$ 1,185,946
1020	Overtime	2,775	5,937	55,000	25,000
	Personnel Services Total	1,008,076	988,366	1,126,561	1,210,946
	EMPLOYEE BENEFITS				
4050	Retirement	294,945	221,135	156,800	165,255
4060	FICA	72,896	71,183	86,182	92,637
4070	Employees' Insurance	377,912	360,565	403,689	410,636
4090	Vacation Pay Expense	274	20,228	-	-
4100	Sick Pay Expense	15,422	(6,377)	-	-
4110	Net OPEB Expense	1,098	614	1,123	1,002
4600	Workers' Compensation	1,960	1,252	1,318	1,554
4640	Unemployment Claims	-	1,778	635	-
	Employee Benefits Total	764,507	670,378	649,747	671,084
	CONTRACTUAL SERVICES				
2122	Rentals	1,470	1,470	1,568	1,568
2133	Maintenance Of Equipment	530	-	980	980
2139	Maintenance/Service Contracts	119,870	134,754	161,700	161,700
2140	Postage	180,332	198,675	205,800	205,800
2151	Printing	30,673	35,844	52,920	52,920
2165	Temporary Labor	11,483	11,687	-	-
2166	Professional Fees - Other	16,061	6,291	1,470	1,470
2170	Training	16,833	13,540	9,800	9,800
2171	Travel	88	41	196	196
2172	Car Allowance	3,300	3,300	3,300	3,300
2190	Communications	6,164	6,208	6,100	6,400
2230	Employee Relations	5,558	300	2,940	6,370
2260	Memberships - Professional	219	170	196	490
2290	Billing Housing Authority	2,398	2,457	2,480	2,480
	Contractual Services Total	394,979	414,737	449,450	453,474
	COMMODITIES				
3311	Office Supplies	25,548	15,687	14,700	14,700
3316	Operating Supplies	2,292	8,700	4,116	4,116
	Commodities Total	27,840	24,387	18,816	18,816
	FIXED & SUNDRY				
4020	Cash (Over) Short	(201)	(152)	-	98
4610	Property & Liab./Ins. & Uninsur.	13,296	12,094	13,269	13,627
	Fixed & Sundry Total	13,095	11,942	13,269	13,725
	MISCELLANEOUS				
9030	Depreciation Expense	30,742	39,049	44,450	44,730
	Miscellaneous Total	30,742	39,049	44,450	44,730
	Total	$ 2,239,239	$ 2,148,859	$ 2,302,293	$ 2,412,775

DIRECTOR OF ELECTRIC & GAS SYSTEMS

DEPARTMENTAL CORE SERVICES

- Provide planning and direction for the following departments:
  - Treasure Coast Energy Center – Department 02
  - Power Generation – Department 52
  - Electric Purchases for Resale – Department 53
  - Electric Transmission & Distribution – Department 54
  - Electric Operations – Department 55
  - Electric & Gas Engineering – Department 56
  - Gas Operations – Department 74
  - Gas Purchases for Resale – Department 75



DEPT. 51 - DIRECTOR OF ELECTRIC & GAS SYSTEMS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 153,291	$ 154,901	$ 160,134	$ 163,579
	Personnel Services Total	153,291	154,901	160,134	163,579
	EMPLOYEE BENEFITS				
4050	Retirement	48,009	35,503	26,358	26,451
4060	FICA	10,422	10,408	12,250	12,514
4070	Employees' Insurance	24,090	22,610	23,896	24,307
4090	Vacation Pay Expense	1,469	4,307	-	-
4100	Sick Pay Expense	4,004	(11,230)	-	-
4110	Net OPEB Expense	42	24	42	34
4600	Workers' Compensation	392	277	298	314
	Employee Benefits Total	88,428	61,899	62,844	63,620
	CONTRACTUAL SERVICES				
2140	Postage	16	-	-	-
2151	Advertising	20	-	-	-
2164	Profess. Fees - Consulting/Eng.	33,791	31,414	34,297	34,300
2170	Training	6,025	2,000	6,370	6,370
2171	Travel	(114)	2,031	490	490
2172	Car Allowance	5,160	5,160	5,160	5,160
2190	Communications	971	849	1,000	1,100
2230	Employee Relations	3,205	3,286	4,410	8,330
2240	Business Relations	101	-	98	98
2260	Memberships - Professional	40,816	46,405	44,100	44,100
2262	Memberships - Civic	915	1,015	882	882
	Contractual Services Total	90,906	92,160	96,807	100,830
	COMMODITIES				
3311	Office Supplies	63	-	588	490
3313	Subscriptions	-	-	98	98
	Commodities Total	63	-	686	588
	FIXED & SUNDRY				
4520	Licenses & Permits	89	-	137	24
4610	Property & Liab./Ins. & Uninsur.	1,487	1,675	1,939	1,986
	Fixed & Sundry Total	1,576	1,675	2,076	2,010
	Total	$ 334,264	$ 310,635	$ 322,547	$ 330,627

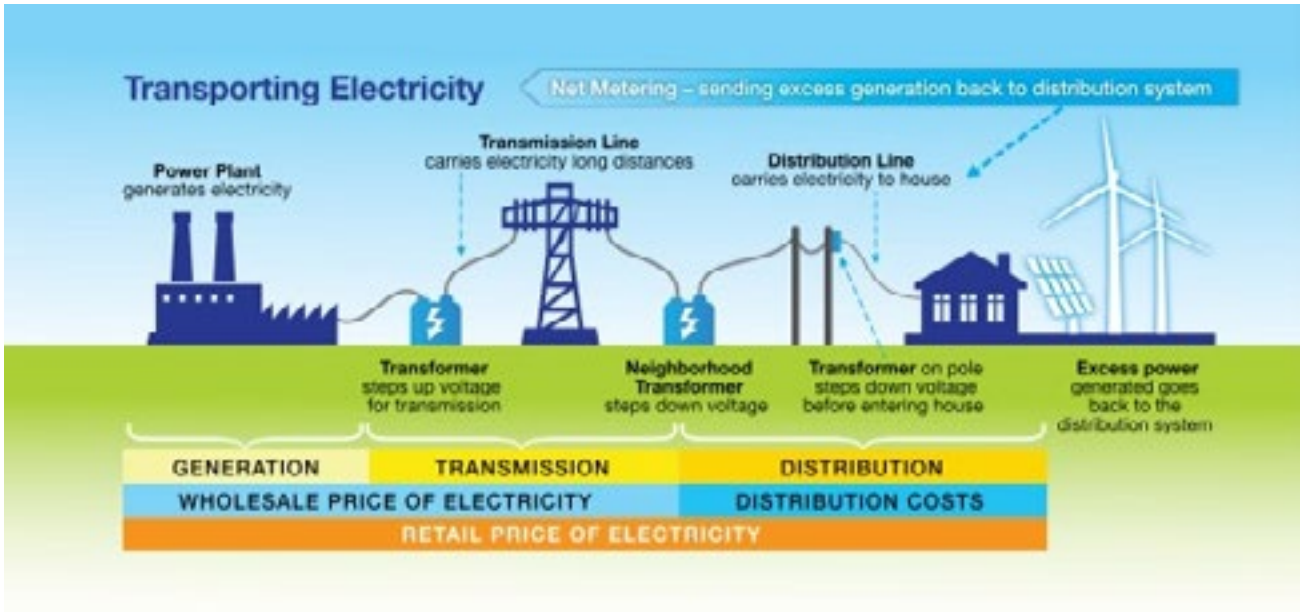
DEPT. 52 - POWER GENERATION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	MISCELLANEOUS				
9050	Extraordinary Expense	$ 176	$ -	$ -	$ -
	Miscellaneous Total	176	-	-	-
	Total	$ 176	$ -	$ -	$ -



DEPT. 53 - ELECTRIC PURCHASES FOR RESALE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PURCHASES FOR RESALE				
3360	Purchases For Resale	$ 41,923,532	$ 40,480,433	$ 45,000,000	$ 44,000,000
	Miscellaneous Total	41,923,532	40,480,433	45,000,000	44,000,000
	Total	$ 41,923,532	$ 40,480,433	$ 45,000,000	$ 44,000,000



ELECTRIC TRANSMISSION & DISTRIBUTION

DEPARTMENTAL GOALS AND OBJECTIVES

- Responsible for the construction, and maintenance of the transmission and distribution electrical system, including substations, in order to provide safe, cost-effective and reliable service
- Collaborate with Electric Engineering department to identify needed system extensions and upgrades
- Work closely with Electric Operations to resolve power outages and other electrical problems

DEPARTMENTAL ACCOMPLISHMENTS

- Assisted Lafayette Utilities System in Lafayette Louisiana after being hit by 3 hurricanes
- Inspected one-third of our transmission lines
- Implemented new procedures for storm restorations
- Awarded FMEA's Restoring the Community Award
- Awarded APPA and FMEA awards for Safety
- Replaced more than 400 poles in our system

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Miles of T & D lines maintained	440	400	440	450	440	460	400

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
% of energy loss	≤5.0%	1.5%	≤5.0%	4.2%	≤5.0%	4%	≤3.5%
System Average Interruption Duration (SAIDI)	<50	55.90	<50	87.3	<50	75	<50
Customer Average Interruption Duration (CAIDI)	<50	53.90	<50	61.92	<50	55	<50
System Average Interruption Frequency (SAIFI)	<.50	1.04	<.50	1.41	<.50	1.0	<1.0
Momentary Average Interruption event Frequency Index (MAIFI)	<7.0	7.16	<7.0	7.86	<7.0	7.0	<7.0
L-Bar	<70	84.71	<70	78.27	<70	70	<70
Safety Frequency Rate	≤ 5.0	4.12	0.0	0	≤ 5.0	0	0
Safety DART Rate	175	0	175	0	≤ 50	0	0

DEPT. 54 - ELECTRIC TRANSMISSION & DISTRIBUTION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 1,802,806	$ 1,962,385	$ 2,071,669	$ 2,300,083
1020	Overtime	190,286	244,549	300,000	275,000
	Personnel Services Total	1,993,092	2,206,934	2,371,669	2,575,083
	EMPLOYEE BENEFITS				
4050	Retirement	638,968	497,670	384,530	403,189
4060	FICA	149,469	163,622	181,433	196,993
4070	Employees' Insurance	357,213	368,118	408,768	415,803
4090	Vacation Pay Expense	12,097	23,463	-	-
4100	Sick Pay Expense	12,552	(6,151)	-	-
4110	Net OPEB Expense	1,056	590	1,041	862
4600	Workers' Compensation	21,989	19,615	19,396	19,242
	Employee Benefits Total	1,193,344	1,066,927	995,168	1,036,089
	CONTRACTUAL SERVICES				
2122	Rentals	11,721	11,974	24,255	19,355
2132	Maintenance Of Vehicles	29,445	52,091	34,300	44,100
2133	Maintenance Of Equipment	9,293	9,842	19,600	24,500
2139	Maintenance/Service Contracts	486,303	559,524	661,500	588,000
2140	Postage	584	539	588	1,176
2151	Printing	1,702	836	2,352	2,548
2166	Professional Fees - Other	2,239	4,324	22,540	22,540
2170	Training	39,302	38,060	49,000	98,000
2171	Travel	400	1,337	980	980
2190	Communications	12,629	10,879	13,700	14,200
2200	Utilities	94,208	84,556	91,052	91,052
2230	Employee Relations	4,186	2,679	2,940	5,880
	Contractual Services Total	692,012	776,641	922,807	912,331
	COMMODITIES				
3311	Office Supplies	2,788	2,378	2,940	2,940
3313	Subscriptions	-	-	98	98
3316	Operating Supplies	303,554	323,663	287,630	274,400
3331	Vehicle Supplies	26,798	38,154	49,000	49,000
3340	Small Tools	25,311	20,933	15,092	24,500
	Commodities Total	358,451	385,128	354,760	350,938
	FIXED & SUNDRY				
4520	Licenses & Permits	138	67	588	441
4610	Property & Liab./Ins. & Uninsur.	199,513	70,628	40,623	45,133
4666	Inventory Adjustments	133,096	(360)	-	-
9005	Duplicate Charges	(49,184)	(51,389)	(49,700)	(50,100)
	Fixed & Sundry Total	283,563	18,946	(8,489)	(4,526)
	MISCELLANEOUS				
9030	Depreciation Expense	4,026,096	4,015,093	3,914,780	3,939,550
	Miscellaneous Total	4,026,096	4,015,093	3,914,780	3,939,550
	Total	$ 8,546,558	$ 8,469,669	$ 8,550,695	$ 8,809,465

ELECTRIC OPERATIONS

DEPARTMENTAL GOALS AND OBJECTIVES

- Collaborate with the Electric Engineering department to identify needed system extensions and upgrades
- Responsible for all aspects of electrical revenue metering activities in the field, including connects and disconnects, meter reads and ensuring the accuracy of FPUA meters through continuous testing
- Responsible for reading electric, gas, and water meters and investigating the theft of service reports on time.
- Responsible for the 24/7 System Operation and Service Restoration of the Transmission and Distribution electrical service to FPUA customers
- Accountable for compliance with state (FRCC) and federal (NERC) regulatory rules and standards for operating FPUA's electrical system
- Installation of Automated Meter Infrastructure (AMI) system-wide for Electric, Gas, and Water departments over the next two years as outlined in the strategic plan

DEPARTMENTAL ACCOMPLISHMENTS

- Continue to work with GIS Manager on the implementation and testing of the new Customer Services Operations Dashboard to supply more accurate and timely customer outage information enhancing the FPUA customer experience
- Used Responder (OMS) to improve customer restoration times system-wide. OMS allowed more significant feedback to FPUA customers as the system was able to model all outages in real-time and provide (ETR) estimated time of restoration to customers
- Ensured compliance with state (FRCC) and federal (NERC) reliability and regulatory rules and standards for operating FPUA's electrical system
- Faster service restoration through real-time system modeling and analysis of customer accounts

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Avg. # of services billed	29,000	28,527	29,000	28,916	28,500	28,950	29,100
Trouble calls processed through Dispatch	<3,500	2,437	<3,500	2,287	<3,500	<3,000	<3,500
Meters read	>665,000	631,256	>665,000	642,528	665,000	645,000	>665,000
Avg. # of discon/recon per mth	>450	695	>450	628	>450	582	>450

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
% of energy loss	≤ 5.0%	1.5%	≤ 5.0%	3.5%	≤ 5.0%	2.4%	≤ 5.0%
SAIDI	< 50	55.90	< 50	56.9	<50	57.6	<50
CAIDI	< 55	53.90	< 55	52.8	< 55	51.4	< 55
SAIFI	< 0.50	1.04	< 0.50	1.08	< 0.50	1.0	< 0.50
MAIFI	<7.0	7.16	<7.0	7.25	<7.0	6.4	<7.0
L-Bar	<70	84.71	<70	87.4	<70.0	80.2	<70.0
O&M cost/services billed±	≤$26.47	$30.39	≤$26.25	$29.36	≤$32.00	$31.03	≤$32.08
Safety Frequency Rate	≤ 5	4.31	0	0	0	0	0
Safety DART Rate	0	0	0	0	0	0	0

±O&M costs per services billed are calculated using both Electric T & D and Electric Operations

DEPT. 55 - ELECTRIC OPERATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 1,045,173	$ 1,064,284	$ 1,059,059	$ 1,122,767
1020	Overtime	95,505	89,789	114,000	100,000
	Personnel Services Total	1,140,678	1,154,073	1,173,059	1,222,767
	EMPLOYEE BENEFITS				
4050	Retirement	372,833	259,120	153,811	162,068
4060	FICA	99,744	98,483	89,739	93,542
4070	Employees' Insurance	363,005	346,928	392,269	399,020
4090	Vacation Pay Expense	(13,703)	11,578	-	-
4100	Sick Pay Expense	(37,809)	31,507	-	-
4110	Net OPEB Expense	1,013	567	999	828
4600	Workers' Compensation	22,486	19,623	19,346	19,188
4640	Unemployment Claims	-	791	-	-
	Employee Benefits Total	807,569	768,597	656,164	674,646
	CONTRACTUAL SERVICES				
2122	Rentals	4,483	4,204	6,860	6,860
2132	Maintenance Of Vehicles	7,064	6,199	11,760	11,760
2133	Maintenance Of Equipment	7,527	4,358	4,900	7,840
2139	Maintenance/Service Contracts	193	8,829	34,800	34,800
2140	Postage	197	30	980	1,470
2151	Printing	1,060	1,607	2,450	1,960
2165	Temporary Labor	-	-	19,986	9,993
2166	Professional Fees - Other	242	694	45	980
2170	Training	9,446	18,095	37,240	39,200
2172	Car Allowance	6,625	8,460	8,460	8,460
2190	Communications	12,481	15,536	22,700	43,600
2200	Utilities	-	-	12,000	12,000
2230	Employee Relations	868	(43)	735	735
2240	Business Relations	-	-	980	980
	Contractual Services Total	50,186	67,969	163,896	180,638
	COMMODITIES				
3311	Office Supplies	1,344	778	1,960	1,960
3316	Operating Supplies	24,041	22,408	34,255	58,800
3331	Vehicle Supplies	47,129	31,683	40,180	40,180
3340	Small Tools	3,762	1,864	13,328	9,800
	Commodities Total	76,276	56,733	89,723	110,740
	FIXED & SUNDRY				
4520	Licenses & Permits	400	400	980	1,176
4610	Property & Liab./Ins. & Uninsur.	18,688	29,183	26,999	27,301
	Fixed & Sundry Total	19,088	29,583	27,979	28,477
	MISCELLANEOUS				
9030	Depreciation Expense	80,935	86,731	73,710	74,180
	Miscellaneous Total	80,935	86,731	73,710	74,180
	Total	$ 2,174,732	$ 2,163,686	$ 2,184,531	$ 2,291,448

ELECTRIC & GAS ENGINEERING

DEPARTMENTAL GOALS AND OBJECTIVES

- Responsible for planning, engineering, permitting, and construction management associated with expansions, repairs and upgrades of the electric and gas systems
- Responsible for strategic plan to forecast future growth and/or changes to systems as technology, laws and regulations are enforced
- Work with customers and developers to encourage viable growth, both commercial and residential, within FPUA service area
- Complete all phases of the Geographical Information Systems (GIS) in order to achieve full functionality

DEPARTMENTAL ACCOMPLISHMENTS

- Zero Safety Incidents for FY '20 in 21,952 total department labor hours
- Analysis of laterals needing reliability improvements made possible by 3 years of digitally archived outage information
- Initialized locations for the replacement of 1,339 HID light fixtures with LED fixtures
- Created designs, permitting and support for an estimated 362 poles that have been identified to be replaced for Storm Hardening
- Initialized locations for the installation of 43 Trip Savers
- Created designs for the replacement of five (5) 15 kV circuit breakers
- Created designs for the replacement of three (3) 69 kV circuit breakers
- Created designs for the replacement of one (1) substation power transformer and upgraded associated protection systems
- Created designs for the placement of three (3) capacitor banks on electric distribution lines to decrease system losses
- Provided designs, permitting and support for several large-scale gas installations to serve more customers and provide enhanced system reliability.
- Upgraded existing GIS software and re-designed GIS server architecture to improve performance
- Provided a GIS solution to integrate Responder OMS with mobile and web-based GIS applications to improve tree trimming processes

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Designs completed	160	181	170	144	220	146	170
Construction projects managed	120	130	120	166	120	123	120

DEPT. 56 - ELECTRIC & GAS ENGINEERING

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 791,360	$ 798,116	$ 769,512	$ 849,989
1020	Overtime	378	97	500	500
	Personnel Services Total	791,738	798,213	770,012	850,489
	EMPLOYEE BENEFITS				
4050	Retirement	236,743	176,578	126,744	137,524
4060	FICA	58,033	59,126	58,906	65,062
4070	Employees' Insurance	206,206	186,004	191,721	195,020
4090	Vacation Pay Expense	9,834	954	-	-
4100	Sick Pay Expense	8,737	(19,623)	-	-
4110	Net OPEB Expense	549	307	541	448
4600	Workers' Compensation	7,388	6,470	6,423	6,405
	Employee Benefits Total	527,490	409,816	384,335	404,459
	CONTRACTUAL SERVICES				
2132	Maintenance Of Vehicles	2,087	231	980	980
2139	Maintenance/Service Contracts	501	576	1,500	1,470
2140	Postage	22	109	49	49
2151	Printing	100	40	98	98
2164	Profess. Fees - Consulting/Eng.	4,350	5,904	28,420	68,600
2170	Training	19,528	9,973	19,600	19,600
2171	Travel	-	759	686	686
2172	Car Allowance	16,186	16,487	15,770	18,780
2190	Communications	4,386	3,508	3,900	4,100
2230	Employee Relations	525	-	980	980
2240	Business Relations	169	-	196	-
2260	Memberships - Professional	1,103	1,970	1,176	1,176
	Contractual Services Total	48,957	39,557	73,355	116,519
	COMMODITIES				
3311	Office Supplies	6,735	3,840	4,870	9,800
3313	Subscriptions	1,010	458	882	882
3316	Operating Supplies	7,552	908	3,430	7,840
3331	Vehicle Supplies	4,850	4,332	3,920	3,920
3340	Small Tools	25	-	64	-
	Commodities Total	20,172	9,538	13,166	22,442
	FIXED & SUNDRY				
4520	Licenses & Permits	227	-	294	294
4610	Property & Liab./Ins. & Uninsur.	10,008	19,961	20,044	20,620
	Fixed & Sundry Total	10,235	19,961	20,338	20,914
	MISCELLANEOUS				
9030	Depreciation Expense	14,234	16,884	17,020	17,130
	Miscellaneous Total	14,234	16,884	17,020	17,130
	Total	$ 1,412,826	$ 1,293,969	$ 1,278,226	$ 1,431,953

DIRECTOR OF WATER/WASTEWATER SYSTEMS

DEPARTMENTAL GOALS AND OBJECTIVES

- Provides planning and direction for the following departments:
  - Water Resources – Department 62
  - Water Distribution – Department 64 with 1,200 seats. It quickly became the
  - Water/Wastewater Engineering – Department 66
  - Water Reclamation – Department 82
  - Wastewater Collection – Department 84



DEPT. 61 - DIRECTOR OF WATER/WASTEWATER SYSTEMS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 123,973	$ 127,501	$ 128,005	$ 135,155
	Personnel Services Total	123,973	127,501	128,005	135,155
	EMPLOYEE BENEFITS				
4050	Retirement	40,726	29,936	21,070	21,855
4060	FICA	9,511	9,664	9,792	10,339
4070	Employees' Insurance	22,978	22,610	23,896	24,307
4090	Vacation Pay Expense	1,905	(2,251)	-	-
4100	Sick Pay Expense	800	2,547	-	-
4110	Net OPEB Expense	42	24	42	34
4600	Workers' Compensation	71	51	51	54
	Employee Benefits Total	76,033	62,581	54,851	56,589
	CONTRACTUAL SERVICES				
2140	Postage	-	17	-	-
2151	Printing	20	-	-	-
2164	Profess. Fees - Consulting/Eng.	20,052	-	58,800	539,000
2166	Professional Fees - Other	-	-	24,500	49,000
2170	Training	1,138	526	1,176	1,176
2171	Travel	-	315	-	1,960
2172	Car Allowance	5,160	5,160	5,160	5,160
2190	Communications	940	852	1,100	1,100
2240	Business Relations	110	-	-	196
2260	Memberships - Professional	309	210	1,505	1,568
	Contractual Services Total	27,729	7,080	92,241	599,160
	COMMODITIES				
3311	Office Supplies	138	303	490	3,430
	Commodities Total	138	303	490	3,430
	FIXED & SUNDRY				
4610	Property & Liab./Ins. & Uninsur.	1,247	1,383	1,600	1,640
	Fixed & Sundry Total	1,247	1,383	1,600	1,640
	Total	$ 229,120	$ 198,848	$ 277,187	$ 795,974

WATER RESOURCES

Departmental Goals and Objectives

- Ensure that the quality of finished water production from the combined flow of the Water Treatment Plant (WTP) meets all Federal and State drinking water requirements while maintaining cost effective operations
- Operations and maintenance of FPUA well fields, the WTP and remote Repump/Storage facilities
- Ensure adequate system pressure and water storage for Fire Protection
- Oversight of the EPA's mandated Bacteriological Monitoring Program for FPUA's water distribution system

Departmental Accomplishments

- Completed rehabilitation of Savannah Repump Facility, increasing the reliability to maintain stable water pressure, fire protection, and improved water quality to FPUA customers.
- Completed replacement of High Service Pump #2 and installation of a Variable Frequency Drive to provide adequate and stable water pressure to the water distribution system.
- Completed replacement of Influent #2 and Effluent #2 Air Stripping Tower Transfer Pumps. This increases the reliability to remove volatile organic compounds (VOC's) found in surficial raw water.

Performance Measures

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Monthly samples collected for testing	60	60	60	60	60	60	60
Surficial wells maintained	32	30	32	31	32	31	32
Floridan wells maintained	11	11	11	11	11	11	11

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Days meeting quality standards	365	365	365	365	365	365	365
% of Surficial wells in service	100%	94%	100%	97%	100%	97%	100%
% of Floridan wells in service	100%	100%	100%	100%	100%	100%	100%
Safety Frequency Rate	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Safety DART Rate	0.0	0.0	0.0	0.0	0.0	0.0	0.0

DEPT. 62 - WATER RESOURCES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 1,285,901	$ 1,364,706	$ 1,342,372	$ 1,386,256
1020	Overtime	89,841	98,587	115,000	115,000
	Personnel Services Total	1,375,742	1,463,293	1,457,372	1,501,256
	EMPLOYEE BENEFITS				
4050	Retirement	412,786	292,983	203,087	222,057
4060	FICA	102,569	107,028	111,489	114,846
4070	Employees' Insurance	366,218	340,316	357,832	363,990
4090	Vacation Pay Expense	13,688	10,399	-	-
4100	Sick Pay Expense	15,500	(43,423)	-	-
4110	Net OPEB Expense	1,056	590	1,041	862
4600	Workers' Compensation	41,964	46,179	45,796	45,231
4640	Unemployement Claims	-	72	-	-
	Employee Benefits Total	953,781	754,144	719,245	746,986
	CONTRACTUAL SERVICES				
2122	Rentals	2,034	2,357	5,096	3,136
2132	Maintenance Of Vehicles	35,099	14,175	23,128	19,600
2133	Maintenance Of Equipment	14,966	27,384	42,630	50,960
2139	Maintenance/Service Contracts	351,222	337,833	392,000	392,000
2140	Postage	314	201	441	441
2151	Printing	2,655	2,705	2,988	2,989
2164	Profess. Fees - Consulting/Eng.	33,650	16,205	135,240	127,400
2166	Professional Fees - Other	897	5,021	1,960	4,900
2170	Training	5,165	2,344	9,800	14,700
2172	Car Allowance	5,160	5,160	5,160	5,160
2190	Communications	12,309	12,937	13,300	13,800
2200	Utilities	921,385	931,460	978,859	978,859
2230	Employee Relations	580	460	784	1,764
2260	Memberships - Professional	563	490	804	686
2262	Memberships - Civic	-	135	647	588
	Contractual Services Total	1,385,999	1,358,867	1,612,837	1,616,983
	COMMODITIES				
3311	Office Supplies	5,206	4,412	17,640	5,880
3313	Subscriptions	329	945	338	392
3316	Operating Supplies	326,526	354,221	325,556	333,200
3320	Chemicals	939,917	949,425	1,127,000	1,127,000
3331	Vehicle Supplies	31,605	23,779	34,790	34,790
3340	Small Tools	3,630	4,394	5,390	5,390
3360	Purchases For Resale	6,244	-	3,000	3,000
	Commodities Total	1,313,457	1,337,176	1,513,714	1,509,652
	FIXED & SUNDRY				
4520	Licenses & Permits	15,218	3,676	9,996	7,840
4610	Property & Liab./Ins. & Uninsur.	113,515	127,928	143,477	144,805
	Fixed & Sundry Total	128,733	131,604	153,473	152,645
	MISCELLANEOUS				
9030	Depreciation Expense	2,881,069	2,182,774	2,166,040	2,179,740
	Miscellaneous Total	2,881,069	2,182,774	2,166,040	2,179,740
	Total	$ 8,038,781	$ 7,227,858	$ 7,622,681	$ 7,707,262

WATER DISTRIBUTION

DEPARTMENTAL GOALS AND OBJECTIVES

- Provide reliable, high-quality water for drinking, irrigation, and fire protection
- Accurately locate all of FPUA's underground utilities and the City of Fort Pierce Traffic Control Loop System
- Install, maintain, test, repair or replace water meters for residential and commercial applications, as well as cross-connection devices
- Upgrade water meters and backflow preventers
- Establish a drone program

DEPARTMENTAL ACCOMPLISHMENTS

- Trained all employees for their DEP Level 3 or Level 1 water certification/re-certification
- Installed 1 new Intelligent Flushing Devices to help maintain water quality by sampling water chlorine and pressure readings
- Installed Advance Meter Infrastructure (AMI)

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
% of backflow prevention devices tested	100%	97%	100%	100%	100%	95%	100%
% of distribution control valves inspected	10.0%	6.63%	10.0%	30%	10.0%	3%	10.0%
% of hydrants inspected	50.0%	7.4%	50.0%	50.0%	50.0%	10%	50.0%
% of meters changed out 20 years or older (*)	10.0%	2.87%	10.0%	5%	10.0%	10%	10.0%
Avg. # of monthly service calls	500	546	500	621	500	550	500
Avg. # of services billed	20,500	20,690	21,000	21,314	21,500	21,038	21,500
Avg. # of AMI Installed	**	**	**	1,352	5,148	5,604	5,884

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
% of water loss	< 5.0%	22.64%	<5.0%	6.0%	<5.0%	6.0%	<5.0%
# of water quality trouble calls	<50	52	<50	40	<50	40	<50
Safety Frequency Rate	0	3.78	0	4.23	0	3.5	0
Safety DART Rate	0	0	0	0	0	0	0

*2% more for AMI Meter Installation FY2021
**AMI Installation began in FY 2020

DEPT. 64 - WATER DISTRIBUTION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 1,222,906	$ 1,238,099	$ 1,248,389	$ 1,342,189
1020	Overtime	61,072	76,516	120,000	107,000
	Personnel Services Total	1,283,978	1,314,615	1,368,389	1,449,189
	EMPLOYEE BENEFITS				
4050	Retirement	399,998	303,603	213,379	219,617
4060	FICA	97,172	97,023	104,682	110,863
4070	Employees' Insurance	446,586	414,145	401,198	408,103
4090	Vacation Pay Expense	(4,783)	9,308	-	-
4100	Sick Pay Expense	3,857	(2,125)	-	-
4110	Net OPEB Expense	1,140	637	1,124	966
4600	Workers' Compensation	40,277	41,200	40,561	41,968
4640	Unemployment Claims	-	653	-	-
	Employee Benefits Total	984,247	864,444	760,944	781,517
	CONTRACTUAL SERVICES				
2122	Rentals	767	-	1,176	1,211
2132	Maintenance of Structures	4,838	185	-	-
2132	Maintenance Of Vehicles	33,667	27,637	29,988	30,888
2133	Maintenance Of Equipment	4,849	4,293	15,244	15,702
2139	Maintenance/Service Contracts	144,794	128,184	245,000	252,350
2140	Postage	6	-	50	52
2151	Printing	816	60	1,670	1,720
2164	Professional Fees	-	-	49,000	19,600
2166	Professional Fees - Other	7,022	3,503	7,997	8,237
2170	Training	14,355	8,535	17,682	18,212
2171	Travel	88	-	254	262
2190	Communications	14,871	15,206	24,300	40,300
2200	Utilities	23,109	21,118	21,189	21,189
2230	Employee Relations	1,504	716	1,000	1,030
2250	Community Relations	-	-	4,300	4,900
2260	Memberships - Professional	676	485	529	545
	Contractual Services Total	251,362	209,922	419,379	416,198
	COMMODITIES				
3311	Office Supplies	5,654	6,212	5,879	6,055
3316	Operating Supplies	210,321	235,353	210,614	206,940
3331	Vehicle Supplies	91,258	71,996	101,823	104,877
3340	Small Tools	21,510	16,065	40,943	42,171
	Commodities Total	328,743	329,626	359,259	360,043
	FIXED & SUNDRY				
4520	Licenses & Permits	7,064	5,356	7,497	7,722
4610	Property & Liab./Ins. & Uninsur.	25,470	41,947	44,039	35,264
4666	Inventory Adjustments	53,733	7,694	-	-
	Fixed & Sundry Total	86,267	54,997	51,536	42,986
	MISCELLANEOUS				
9030	Depreciation Expense	2,546,771	2,621,383	2,667,970	2,684,840
	Miscellaneous Total	2,546,771	2,621,383	2,667,970	2,684,840
	Total	$ 5,481,368	$ 5,394,987	$ 5,627,477	$ 5,734,773

WATER/WASTEWATER ENGINEERING

DEPARTMENTAL CORE SERVICES

- Responsible for planning, engineering, permitting, and construction management associated with expansions, repairs and upgrades of the Water Reclamation Facility, Water Treatment Plant, Water Distribution System, and Wastewater Collection System
- Prepare strategic plan to forecast future growth and/or changes to systems as technology, laws and regulations are modified
- Work with customers and developers to encourage viable growth, both commercial and residential, within the FPUA service area
- Coordinate work with other government and utility agencies to ensure cost effective designs and construction
- Ensure water supply/treatment capacities and wastewater collection/treatment capacities are adequate to support future growth
- Provide engineering support to other water and wastewater departments
- Continue to improve accuracy of information in GIS and internal website

DEPARTMENTAL ACCOMPLISHMENTS

- Master Planned Improvement - Completed the construction of the 16-inch force main along Orange Avenue from Jenkins Road to North 39th Street. Installation will improve the hydraulic capacity of the NW portion of the service territory and is needed to redirect wastewater flows from the Island Water Reclamation Facility (IWRF) to the Mainland Water Reclamation Facility
- Building the City/Building the Utility - Designed, permitted and provided construction management for the Fleetwood Acres Low Pressure Sewer Expansion project to provide wastewater to 50 customers
- Designed and provided construction management of the Mura MSBU water main project to provide water to eighty individual customers
- Managed the design and provided construction management of the IWRF Emergency Standby Generator and Power Improvement Project in order to maintain operational readiness of the IWRF during potential power outages
- Designed and replaced the 10-inch Cast Iron Pipe Water Main to Lawnwood Hospital
- Started the second and third first Joint FPUA/City of Fort Pierce Utility/Roadway Reconstruction Project utilizing only in-house design and construction management personnel (North 5th Street – Delaware Ave to Bostons Ave, North 8th Street – Avenue D to Avenue E)

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Designs completed	20	30	20	21	20	18	20
Site plans/permits reviewed	125	281	150	241	200	250	225
Projects managed	80	130	80	121	90	100	90
Entities added to GIS	800	1,936	800	1020	1,000	1,800	1,000
Water main replaced (ft)	8,000	9,350	8,000	10,307	10,000	10,000	10,000
Sewer VCP Main replaced (ft)	2,500	1,557	500	3,030	1,000	600	800
% of infrastructure verified	79.9%	81.7%	81.5%	81.8%	82.2%	82.3%	82.9%

DEPT. 66 - WATER/WASTEWATER ENGINEERING

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 671,183	$ 670,433	$ 713,119	$ 801,420
1020	Overtime	517	239	2,000	2,000
	Personnel Services Total	671,700	670,672	715,119	803,420
	EMPLOYEE BENEFITS				
4050	Retirement	219,384	156,773	117,709	129,913
4060	FICA	49,883	49,295	54,707	61,462
4070	Employees' Insurance	186,048	169,693	171,397	174,347
4090	Vacation Pay Expense	5,975	14,285	-	-
4100	Sick Pay Expense	10,987	1,501	-	-
4110	Net OPEB Expense	549	307	541	448
4600	Workers' Compensation	15,639	8,147	8,080	8,012
	Employee Benefits Total	488,465	400,001	352,434	374,182
	CONTRACTUAL SERVICES				
2132	Maintenance Of Vehicles	2,079	-	1,960	1,960
2139	Maintenance/Service Contracts	501	10	980	157,780
2140	Postage	-	-	39	39
2151	Printing	350	20	147	147
2164	Profess. Fees - Consulting/Eng.	-	-	23,755	98,000
2166	Professional Fees - Other	719	-	1,333	588
2170	Training	16,866	6,569	9,800	10,780
2171	Travel	119	-	98	98
2172	Car Allowance	15,480	10,564	13,416	17,200
2190	Communications	5,631	6,113	6,700	6,900
2200	Utilities	22,801	22,287	27,734	27,734
2230	Employee Relations	530	215	539	539
2260	Memberships - Professional	955	565	980	1,372
	Contractual Services Total	66,031	46,343	87,481	323,137
	COMMODITIES				
3311	Office Supplies	2,947	3,625	4,410	3,920
3316	Operating Supplies	2,447	2,070	2,940	2,450
3331	Vehicle Supplies	7,299	2,888	8,820	7,840
3340	Small Tools	75	-	294	294
	Commodities Total	12,768	8,583	16,464	14,504
	FIXED & SUNDRY				
4520	Licenses & Permits	300	-	1,078	980
4610	Property & Liab./Ins. & Uninsur.	11,361	19,422	19,554	20,093
	Fixed & Sundry Total	11,661	19,422	20,632	21,073
	MISCELLANEOUS				
9030	Depreciation Expense	22,501	25,963	18,510	18,630
	Miscellaneous Total	22,501	25,963	18,510	18,630
	Total	$ 1,273,126	$ 1,170,984	$ 1,210,640	$ 1,554,946

GAS OPERATIONS

DEPARTMENTAL GOALS AND OBJECTIVES

- Provide quality and efficient service, in a safe manner; requiring a highly trained and educated workforce in the natural gas industry
- Preserve the integrity of the gas system through implementation of the Distribution Integrity Management Plan, which was developed in FY 2011 in accordance with mandated requirements
- Expand the gas system to the North by adding a third Gate Station on Indrio Rd. We are expecting to double or customer base within ten years.
- Start the expansion on Midway Rd. to feed the new development Wave Garden's.

DEPARTMENTAL ACCOMPLISHMENTS

- Provided free estimates for installation of customer-owned natural gas piping and appliances
- Continued same day or next day response for all service calls
- Continued staff qualification for Operator Qualification Certification program, including administrator training, and provided additional technical training when available
- Installed a second feed to our largest gas customer (Waste Pro)
- Completed the fast fill section of our CNG (Compressed Natural Gas) station.
- Completed new six inch gas main to feed Natalie's new location.

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Service calls handled	2,000	1,564	2,000	1,072	2,000	1,400	2,000
Meter installs/renewals	200	260	200	130	200	150	200
Throughput for system (Dths)	460,000	470,386	460,000	477,988	490,000	478,337	503,415
Avg. # of services billed	4,300	4,111	4,300	4,118	4,300	4,140	4,300
Replace/remove ex-tube installations	>15	1	>15	11	>15	5	>15
"Cut and Cap" service lines (10-year rule)	>30	35	>30	49	>30	50	>30

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Lines hit by 3rd party contractors	<10	10	<10	11	<10	9	<10
PSC audit findings	<5	0	<5	0	<5	0	<5
Safety Frequency Rate	0.0	0.0	0.0	0	0.0	0	0
Safety DART Rate	0	0	0	0	0	0	0

DEPT. 74 - GAS OPERATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 797,684	$ 796,380	$ 880,735	$ 942,650
1020	Overtime	18,439	15,171	24,000	24,000
	Personnel Services Total	816,123	811,551	904,735	966,650
	EMPLOYEE BENEFITS				
4050	Retirement	219,829	168,976	135,578	142,285
4060	FICA	51,407	52,003	69,212	73,949
4070	Employees' Insurance	240,688	217,523	249,133	253,420
4090	Vacation Pay Expense	(4,495)	2,220	-	-
4100	Sick Pay Expense	3,473	(4,786)	-	-
4110	Net OPEB Expense	633	354	624	517
4600	Workers' Compensation	16,831	12,625	12,930	13,892
	Employee Benefits Total	528,366	448,915	467,477	484,063
	CONTRACTUAL SERVICES				
2110	Advertising	24,922	45,355	49,980	49,980
2122	Rentals	-	3,112	4,949	4,949
2132	Maintenance Of Vehicles	10,883	8,430	8,330	9,114
2133	Maintenance Of Equipment	4,899	2,930	6,958	5,390
2139	Maintenance/Service Contracts	24,212	65,444	34,300	34,300
2140	Postage	1,409	132	452	294
2151	Printing	4,955	1,732	490	980
2164	Profess. Fees - Consulting/Eng.	-	-	784	980
2166	Professional Fees - Other	1,602	1,355	2,450	882
2170	Training	4,964	16,486	8,036	13,426
2171	Travel	1,058	(250)	98	1,470
2172	Car Allowance	5,160	5,160	5,160	5,160
2190	Communications	12,917	11,062	15,700	19,300
2200	Utilities	11,909	12,490	12,174	12,174
2230	Employee Relations	576	525	637	637
2240	Business Relations	-	12	98	196
2260	Memberships - Professional	12,985	15,668	18,130	18,130
	Contractual Services Total	122,451	189,643	168,726	177,362
	COMMODITIES				
3311	Office Supplies	2,313	1,500	3,195	12,995
3316	Operating Supplies	105,573	72,713	88,200	88,200
3331	Vehicle Supplies	32,476	32,476	35,574	34,300
3340	Small Tools	15,899	8,233	11,760	11,760
	Commodities Total	156,261	114,922	138,729	147,255
	FIXED & SUNDRY				
4520	Licenses & Permits	11,982	7,269	14,700	14,700
4610	Property & Liab./Ins. & Uninsur.	14,089	22,030	22,322	22,781
4666	Inventory Adjustments	10,658	-	-	-
	Fixed & Sundry Total	36,729	29,299	37,022	37,481
	MISCELLANEOUS				
9030	Depreciation Expense	377,354	340,698	435,940	438,700
	Miscellaneous Total	377,354	340,698	435,940	438,700
	Total	$ 2,037,284	$ 1,935,028	$ 2,152,629	$ 2,251,511

NATURAL GAS PURCHASES FOR RESALE

DEPARTMENTAL GOALS AND OBJECTIVES

- Make forward purchases (hedges) at favorable prices and maintain a Gas Rate Stabilization Fund to minimize price fluctuations in the Purchased Gas Adjustment



Fort Pierce Utilities Authority

North Gate Station

DEPT. 75 - NATURAL GAS PURCHASES FOR RESALE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PURCHASES FOR RESALE				
3360	Purchases For Resale	$ 1,788,170	$ 1,365,287	$ 1,725,000	$ 2,000,000
	Purchases For Resale Total	1,788,170	1,365,287	1,725,000	2,000,000
	Total	$ 1,788,170	$ 1,365,287	$ 1,725,000	$ 2,000,000



WATER RECLAMATION

DEPARTMENTAL GOALS AND OBJECTIVES

- Operate and maintain the Island Water Reclamation Facility and Domestic Deep Injection Well
- Operate and maintain the Mainland Water Reclamation Facility Site and Industrial Deep Injection Wells
- Manage Industrial Pretreatment Program which meets all regulatory requirements
- Manage Fats, Oils and Grease Trap Program which ensures all regulatory requirements are met
- Responsible for operation of the Domestic and Industrial Waste Underground Injection Control Permitting Program
- Responsible for operation of the domestic waste NPDES permit
- Ensure proper treatment and disposal of the City of Fort Pierce wastewater

DEPARTMENTAL ACCOMPLISHMENTS

- Continued educational programs to inform commercial customers of new regulations
- Ensured that 100% of operations personnel met the requirements for recertification
- Performed scheduled preventative maintenance working towards an 80% scheduled maintenance vs. 20% emergency repair ratio

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Samples collected	2,500	2,387	2,500	2,245	2,400	2,400	2,500
Permitted industrial users	10	9	10	9	10	9	10
% of grease traps inspected bi-annually	100%	100%	100%	100%	100%	100%	100%
Injection well users	2	2	2	2	2	2	2
Plant valve maintenance (monthly)	12	12	12	12	12	12	12

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Days meeting quality standards	365	365	365	365	365	365	365
% of employees with state required certification	100%	100%	100%	100%	100%	100%	100%
Plant Capacity (MGPD)	10	4.28	10	4.36	10	4.8	10
Safety Frequency Rate	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Safety DART Rate	0	0	0	0	0	0	0

DEPT. 82 - WATER RECLAMATION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 750,269	$ 739,906	$ 712,406	$ 822,390
1020	Overtime	19,535	17,908	25,000	25,000
	Personnel Services Total	769,804	757,814	737,406	847,390
	EMPLOYEE BENEFITS				
4050	Retirement	257,800	175,308	120,068	137,023
4060	FICA	63,773	61,665	56,412	64,825
4070	Employees' Insurance	223,993	197,178	185,205	188,392
4090	Vacation Pay Expense	(5,112)	3,666	-	-
4100	Sick Pay Expense	9,884	(50,411)	-	-
4110	Net OPEB Expense	676	378	666	552
4600	Workers' Compensation	16,723	14,506	13,991	14,583
	Employee Benefits Total	567,737	402,290	376,342	405,375
	CONTRACTUAL SERVICES				
2110	Advertising	-	-	49	-
2122	Rentals	10,220	11,002	11,760	11,760
2132	Maintenance Of Vehicles	8,828	2,220	16,100	15,778
2133	Maintenance Of Equipment	15,051	31,697	26,460	26,460
2139	Maintenance/Service Contracts	472,265	605,626	588,000	592,900
2140	Postage	66	-	98	98
2151	Printing	130	50	98	98
2164	Profess. Fees - Consulting/Eng.	-	-	-	78,400
2166	Professional Fees - Other	(71)	471	-	-
2170	Training	2,343	5,164	4,655	4,655
2171	Travel	406	-	15	-
2172	Car Allowance	5,880	5,788	5,880	5,880
2190	Communications	9,356	9,546	11,700	12,100
2200	Utilities	448,896	455,779	674,345	534,345
2230	Employee Relations	540	231	784	784
2240	Business Relations	512	-	561	561
2260	Memberships - Professional	220	120	294	294
	Contractual Services Total	974,642	1,127,694	1,340,799	1,284,113
	COMMODITIES				
3311	Office Supplies	4,349	2,586	4,498	4,498
3316	Operating Supplies	59,860	62,851	73,177	68,600
3320	Chemicals	101,575	106,009	95,060	95,060
3331	Vehicle Supplies	11,901	11,956	11,760	11,760
3340	Small Tools	3,042	556	3,185	3,185
	Commodities Total	180,727	183,958	187,680	183,103
	FIXED & SUNDRY				
4520	Licenses & Permits	1,974	1,109	1,274	9,800
4610	Property & Liab./Ins. & Uninsur.	40,813	45,095	46,648	48,887
	Fixed & Sundry Total	42,787	46,204	47,922	58,687
	MISCELLANEOUS				
9030	Depreciation Expense	1,280,445	1,156,866	1,275,520	1,283,580
	Miscellaneous Total	1,280,445	1,156,866	1,275,520	1,283,580
	Total	$ 3,816,142	$ 3,674,826	$ 3,965,669	$ 4,062,248

WASTEWATER COLLECTION

DEPARTMENTAL GOALS AND OBJECTIVES

- Preserve the integrity of the collection system through planned and executed preventative maintenance programs: including repairing and/or replacing deteriorated and damaged gravity lines and laterals in accordance with the current Strategic Plan
- Operate and perform preventative maintenance on lift stations to ensure they are performing efficiently
- Provide customers with reliable, high-quality service through a systematic application of an inspection and preventive maintenance program designed to prevent problems from occurring while extending the life of the system
- Ensure good working relationships with regulatory agencies and City of Fort Pierce departments

DEPARTMENTAL ACCOMPLISHMENTS

- Completed rehabilitation of six lift stations utilizing FPUA crews
- Continued cross training of employees between wastewater collection and lift station

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Lift stations	119	118	120	119	120	121	121
Lift station preventative maintenance performed	350	317	350	286	350	300	350
Avg. preventative maintenance performed annually on each lift station	3.0	2.4	3.0	2.4	3.0	2.4	3.0
Lift station rehabilitations (in-house)	6	6	6	6	2	2	2
Manholes serviced	60	35	50	52	45	47	50
% of manholes inspected annually	50%	25%	50%	35%	40%	50%	50%
Miles of force main lines	100	99	100	101	101	102	103

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Cost for 1,000 gallons billed	$2.48	$2.30	$2.41	$2.25	$2.50	$2.53	$2.58
Safety Frequency Rate	0.0	5.35	0.0	0.0	0.0	0.0	0.0
Safety DART Rate	0	0	0	0	0	0	0

DEPT. 84 - WASTEWATER COLLECTION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 949,158	$ 980,310	$ 1,006,084	$ 1,070,086
1020	Overtime	67,867	78,367	80,000	80,000
	Personnel Services Total	1,017,025	1,058,677	1,086,084	1,150,086
	EMPLOYEE BENEFITS				
4050	Retirement	284,193	217,945	178,769	185,969
4060	FICA	65,900	68,950	83,085	87,982
4070	Employees' Insurance	242,693	241,285	252,615	256,962
4090	Vacation Pay Expense	1,699	16,164	-	-
4100	Sick Pay Expense	9,960	3,123	-	-
4110	Net OPEB Expense	845	472	833	690
4600	Workers' Compensation	21,906	18,361	17,708	18,458
4640	Unemployment Claims	-	1,938	92	-
	Employee Benefits Total	627,196	568,238	533,102	550,061
	CONTRACTUAL SERVICES				
2122	Rentals	24,817	23,203	23,663	23,663
2132	Maintenance Of Vehicles	48,881	21,672	39,200	39,200
2133	Maintenance Of Equipment	21,195	21,500	34,528	34,528
2139	Maintenance/Service Contracts	236,805	326,921	392,000	392,000
2151	Printing	77	40	98	98
2166	Professional Fees - Other	1,269	1,355	1,836	1,836
2170	Training	6,611	4,937	7,350	7,350
2172	Car Allowance	5,880	5,880	5,880	5,880
2190	Communications	9,995	9,166	11,500	11,900
2200	Utilities	217,766	237,121	336,337	336,337
2230	Employee Relations	817	291	784	784
	Contractual Services Total	574,113	652,086	853,176	853,576
	COMMODITIES				
3311	Office Supplies	2,630	2,428	2,744	2,744
3316	Operating Supplies	152,878	146,390	147,000	147,000
3320	Chemicals	14,791	9,197	20,580	27,440
3331	Vehicle Supplies	84,330	67,334	73,500	73,500
3340	Small Tools	6,285	7,549	5,880	5,880
	Commodities Total	260,914	232,898	249,704	256,564
	FIXED & SUNDRY				
4520	Licenses & Permits	6,995	6,718	7,840	7,840
4610	Property & Liab./Ins. & Uninsur.	34,003	61,260	72,925	65,439
4666	Inventory Adjustments	2,388	2,821	-	-
	Fixed & Sundry Total	43,386	70,799	80,765	73,279
	MISCELLANEOUS				
9030	Depreciation Expense	2,280,407	2,370,839	2,821,830	2,839,670
	Miscellaneous Total	2,280,407	2,370,839	2,821,830	2,839,670
	Total	$ 4,803,041	$ 4,953,537	$ 5,624,661	$ 5,723,236

FPUAnet® COMMUNICATIONS

DEPARTMENTAL GOALS AND OBJECTIVES

- Continue to provide highly reliable and high speed communications to our community
- Transform FPUAnet into a standalone Utility business unit
- Launch free public Wi-Fi in Lincoln Park
- Install 4 SMART Kiosk's in Downtown
- Launch GPON to Small Business & Residential Customers
  - Down Town
  - Airport Industrial Park
  - Harbour Isle
  - Lincoln Park
- Upgrade Circuits from 1Gbps to 10Gbps
- Contract with 3rd Party Help Desk & NOC Monitoring
- Set Standard Broadband Rates & Policies
- Rehab Cross Connects & Patch Panels
- Develop OSP Standards
- Configure & Install Distribution Switches at ESC & Admin
- Configure & Install of OLT at ESC
- Partnership with VOIP & IPTV or Streaming Service

DEPARTMENTAL ACCOMPLISHMENTS

- Completed the Engineering Design Evaluation for FPUAnet
- Completed High Level Design HLD for Lincoln Park
- Completed 7 year total cost model
- Completed the installation of Network Core Switches and eliminate single point of failures
- Completed the installation of the Optical Line Terminal (OLT) in Admin to launch GPON
- Signed Inter-local Agreement with City of Fort Pierce for Down Town Smart City Initiative
- Replaced failing Fiber line between Garden City Sub to Julia Sub

PERFORMANCE MEASURES

Workload Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual	Goal	Actual	Goal	Projected	Goal
Avg. # of services billed	100	70	115	64	200	70	300
Change in customer services (projected goal vs actual) *	43%	0%	64%	(9%)	313%	9%	429%

*Goal vs Actual shortfall due to new system Architectural Upgrades

Effectiveness Measurement:	FY 2019		FY 2020		FY 2021		FY 2022
	Goal	Actual *	Goal	Actual *	Goal	Projected	Goal
Operating Revenue (Goal/Budget vs Actual)	$489,542	$464,872	$542,100	$371,237	$458,852	$382,500	$1,043,600
Change in operating revenue (projected goal vs Actual)	4%	(1%)	17%	(20%)	24%	3%	273%
Safety Frequency Rate	0	0	0	0	0	0	0
Safety DART Rate	0	0	0	0	0	0	0

*Decrease in revenues from SLC School Board Admin to SL West

DEPT. 93 - FPUAnet® COMMUNICATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 141,148	$ 155,100	$ 229,057	$ 370,394
	Personnel Services Total	141,148	155,100	229,057	370,394
	EMPLOYEE BENEFITS				
4050	Retirement	39,883	32,792	37,703	59,893
4060	FICA	9,144	9,964	17,523	28,335
4070	Employees' Insurance	39,768	43,252	66,195	67,335
4090	Vacation Pay Expense	(567)	11,920	-	-
4100	Sick Pay Expense	-	12,251	-	-
4110	Net OPEB Expense	169	94	167	207
4600	Workers' Compensation	226	204	204	322
	Employee Benefits Total	88,623	110,477	121,792	156,092
	CONTRACTUAL SERVICES				
2110	Advertising	1,033	314	1,960	2,940
2132	Maintenance Of Vehicles	25	-	490	490
2139	Maintenance/Service Contracts	8,358	3,960	24,500	83,300
2140	Postage	-	-	490	490
2151	Printing	60	20	490	980
2164	Profess. Fees - Consulting/Eng.	41,470	1,640	42,630	24,500
2166	Professional Fees - Other	279	-	2,450	4,900
2170	Training	2,498	4,447	4,900	14,700
2171	Travel	528	-	1,470	1,470
2172	Car Allowance	2,584	2,796	3,300	3,300
2190	Communications	2,033	2,811	2,400	2,500
2200	Utilities	48	48	60	60
2230	Employee Relations	-	-	294	441
2240	Business Relations	100	63	392	784
2260	Memberships - Professional	5,000	5,000	6,370	6,370
	Contractual Services Total	64,016	21,099	92,196	147,225
	COMMODITIES				
3311	Office Supplies	466	7,007	1,960	4,900
3313	Subscriptions	8	-	49	98
3316	Operating Supplies	2,475	4,113	5,880	7,840
3331	Vehicle Supplies	540	267	490	1,960
3360	Purchases For Resale	77,566	-	-	-
3340	Small Tools	-	-	1,470	4,900
	Commodities Total	81,055	11,387	9,849	19,698
	FIXED & SUNDRY				
4520	Licenses & Permits	600	650	882	882
4610	Property & Liab./Ins. & Uninsur.	1,967	3,594	4,042	4,159
4666	Inventory Adjustments	15,052	1	50,000	20,000
4700	Utility Bad Debt Expense	-	82	290	219
	Fixed & Sundry Total	17,619	4,327	55,214	25,260
	MISCELLANEOUS				
9030	Depreciation Expense	61,255	64,335	84,220	84,760
	Miscellaneous Total	61,255	64,335	84,220	84,760
	Total	$ 453,716	$ 366,725	$ 592,328	$ 803,429

DEPT. 95 - FPUAnet® COMMUNICATIONS PURCHASES FOR RESALE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	PURCHASES FOR RESALE				
3360	Purchases For Resale	$ -	$ 79,024	$ 100,000	$ 160,000
	Purchases For Resale Total	-	79,024	100,000	160,000
	Total	$ -	$ 79,024	$ 100,000	$ 160,000



DEPT. 39 - ADMINISTRATIVE & GENERAL - MANATEE OBSERVATION & EDUCATION CENTER

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	MISCELLANEOUS				
5710	Storm Expenses	$ -	$ 206	$ -	$ -
9000	Distribution To City Of Fort Pierce	380	3,713	235	300
	Miscellaneous Total	380	3,919	235	300
	Total	$ 380	$ 3,919	$ 235	$ 300

DEPT. 49 - ADMINISTRATIVE & GENERAL-ADMINISTRATION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	CONTRACTUAL SERVICES				
2122	Rentals	$ 111	$ 257	$ 245	$ 245
2131	Maintenance of Structures	5,211	3,940	5,880	6,860
2139	Maintenance/Service Contracts	8,999	12,053	19,600	24,500
2166	Professional Fees - Other	-	-	-	24,500
2190	Communications	13,727	14,538	14,000	14,600
	Contractual Services Total	28,048	30,788	39,725	70,705
	COMMODITIES				
3316	Operating Supplies	3,539	10,195	3,920	3,920
	Commodities Total	3,539	10,195	3,920	3,920
	FIXED & SUNDRY				
4509	Other Taxes	10,851	11,077	11,092	11,647
4520	Licenses & Permits	75	75	83	83
4700	Utility Bad Debt Expense	1,790	57,542	95,530	71,646
	Fixed & Sundry Total	12,716	68,694	106,705	83,376
	MISCELLANEOUS				
9010	Contingency	-	-	1,000,000	1,000,000
	Miscellaneous Total	-	-	1,000,000	1,000,000
	Total	$ 44,303	$ 109,677	$ 1,150,350	$ 1,158,001

DEPT. 59 - ADMINISTRATIVE & GENERAL - ELECTRIC

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	CONTRACTUAL SERVICES				
2122	Rentals	$ 406	$ 944	$ 490	$ 490
2131	Maintenance of Structures	11,867	13,454	9,800	14,700
2133	Maintenance of Equipment	-	-	147	490
2139	Maintenance/Service Contracts	204,696	178,138	186,540	132,300
2190	Communications	10,444	11,309	10,900	11,300
	Contractual Services Total	227,413	203,845	207,877	159,280
	COMMODITIES				
3316	Operating Supplies	10,475	37,381	2,600	9,800
	Commodities Total	10,475	37,381	2,600	9,800
	FIXED & SUNDRY				
4509	Other Taxes	6,593	7,253	7,257	7,620
4510	Gross Receipts Tax	1,589,989	1,484,623	1,614,200	1,614,200
4520	Licenses & Permits	10,487	9,488	10,290	10,780
4531	Contributions - Civic	221,608	292,575	197,687	129,841
4610	Property & Liab./Ins. & Uninsur.	-	83,448	92,828	95,367
4700	Utility Bad Debt Expense	28,984	122,572	224,570	168,577
	Fixed & Sundry Total	1,857,661	1,999,959	2,146,832	2,026,385
	INTEREST EXPENSES				
5721	Interest - Bonds	1,228,013	1,128,210	1,023,657	912,218
5723	Interest - Deposits	27,636	43,207	46,401	46,440
5731	Amortization-Bond Discount	11,076	10,766	10,449	10,128
	Interest Expenses Total	1,266,725	1,182,183	1,080,507	968,786
	MISCELLANEOUS				
5710	Storm Expenses	200,671	15,069	-	-
9000	Distribution To City Of Fort Pierce	4,017,868	4,070,526	4,108,062	4,146,534
9030	Depreciation Expense	85,910	104,287	148,700	149,640
	Miscellaneous Total	4,304,449	4,189,882	4,256,762	4,296,174
	Total	$ 7,666,723	$ 7,613,250	$ 7,694,578	$ 7,460,425

DEPT. 69 - ADMINISTRATIVE & GENERAL - WATER

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	CONTRACTUAL SERVICES				
2122	Rentals	$ 89	$ 206	$ 490	$ 490
2131	Maintenance of Structures	10,776	8,562	19,600	15,680
2139	Maintenance/Service Contracts	118,450	134,529	107,800	107,800
2164	Profess. Fees - Consulting/Eng.	26,729	-	-	-
2190	Communications	10,957	11,849	11,400	11,900
	Contractual Services Total	167,001	155,146	139,290	135,870
	COMMODITIES				
3316	Operating Supplies	13,871	29,870	3,920	3,920
	Commodities Total	13,871	29,870	3,920	3,920
	FIXED & SUNDRY				
4509	Other Taxes	10,295	12,523	12,526	13,152
4520	License & Permits	75	-	-	-
4531	Contributions - Civic	-	-	56,007	39,031
4700	Utility Bad Debt Expense	5,189	21,982	40,290	30,224
	Fixed & Sundry Total	15,559	34,505	108,823	82,407
	INTEREST EXPENSES				
5721	Interest - Bonds	1,192,561	1,095,639	994,105	885,882
5723	Interest - Deposits	6,599	11,139	13,146	13,192
5729	Interest - Other	583	-	600	600
5731	Amortization-Bond Discount	7,145	6,945	6,741	6,533
	Interest Expenses Total	1,206,888	1,113,723	1,014,592	906,207
	MISCELLANEOUS				
5710	Storm Expenses	36,379	4,329	-	-
9000	Distribution To City Of Fort Pierce	984,280	1,062,961	1,143,516	1,166,328
9030	Depreciation Expense	24,030	30,671	43,080	43,360
	Miscellaneous Total	1,044,689	1,097,961	1,186,596	1,209,688
	Total	$ 2,448,008	$ 2,431,205	$ 2,453,221	$ 2,338,092

DEPT. 79 - ADMINISTRATIVE & GENERAL - GAS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	CONTRACTUAL SERVICES				
2122	Rentals	$ 74	$ 172	$ -	$ -
2131	Maintenance of Structures	1,672	2,431	2,450	2,450
2139	Maintenance/Service Contracts	19,556	31,384	36,260	31,360
2190	Communications	2,558	2,694	2,600	2,700
	Contractual Services Total	23,860	36,681	41,310	36,510
	COMMODITIES	-	-	-	-
3316	Operating Supplies	1,904	6,797	4,900	4,900
	Commodities Total	1,904	6,797	4,900	4,900
	FIXED & SUNDRY				
4509	Other Taxes	722	801	801	841
4510	Gross Receipts Tax	91,205	82,768	95,300	97,206
4520	Licenses & Permits	9,259	8,752	9,800	9,800
4531	Contributions - Civic	-	-	14,680	10,311
4700	Utility Bad Debt Expense	364	1,602	2,940	2,204
	Fixed & Sundry Total	101,550	93,923	123,521	120,362
	INTEREST EXPENSES				
5721	Interest - Bonds	74,480	68,426	62,085	55,326
5723	Interest - Deposits	2,062	2,850	3,449	3,414
5731	Amortization-Bond Discount	890	865	840	814
	Interest Expenses Total	77,432	72,141	66,374	59,554
	MISCELLANEOUS				
5710	Storm Expenses	110	-	-	-
9000	Distribution To City Of Fort Pierce	254,731	276,597	252,956	283,326
9030	Depreciation Expense	15,150	18,911	27,140	27,320
	Miscellaneous Total	269,991	295,508	280,096	310,646
	Total	$ 474,737	$ 505,050	$ 516,201	$ 531,972

DEPT. 89 - ADMINISTRATIVE & GENERAL - WASTEWATER

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	CONTRACTUAL SERVICES				
2122	Rentals	$ 106	$ 250	$ 392	$ -
2131	Maintenance of Structures	7,106	4,631	4,410	19,600
2139	Maintenance/Service Contracts	67,735	100,118	68,600	73,500
2164	Profess. Fees - Consulting/Eng.	-	69,720	39,200	-
2190	Communications	6,311	6,461	6,200	6,500
	Contractual Services Total	81,258	181,180	118,802	99,600
	COMMODITIES				
3316	Operating Supplies	1,999	29,353	4,900	4,900
	Commodities Total	1,999	29,353	4,900	4,900
	FIXED & SUNDRY				
4509	Other Taxes	8,018	6,947	6,947	7,294
4531	Contributions - Civic	-	-	40,353	28,438
4700	Utility Bad Debt Expense	4,657	19,729	36,180	27,130
	Fixed & Sundry Total	12,675	26,676	83,480	62,862
	INTEREST EXPENSES				
5721	Interest - Bonds	484,115	444,770	403,552	359,620
5723	Interest - Deposits	4,950	8,577	9,472	9,454
5731	Amortization-Bond Discount	3,600	3,499	3,396	3,291
	Interest Expenses Total	492,665	456,846	416,420	372,365
	MISCELLANEOUS				
5710	Storm Expenses	27,089	5,213	-	-
9000	Distribution To City Of Fort Pierce	839,996	834,578	815,402	851,580
9030	Depreciation Expense	17,068	20,879	28,960	29,140
	Miscellaneous Total	884,153	860,670	844,362	880,720
	Total	$ 1,472,750	$ 1,554,725	$ 1,467,964	$ 1,420,447

DEPT. 99 - ADMINISTRATIVE & GENERAL - FPUAnet COMMUNICATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	AMENDED BUDGET FY 2021	ORIGINAL BUDGET FY 2022
	FIXED & SUNDRY				
4531	Contributions - Civic	$ -	$ -	$ 1,359	$ 2,059
4700	Utility Bad Debt Expense	50	73	200	-
	Fixed & Sundry Total	50	73	1,559	2,059
	MISCELLANEOUS				
9000	Distribution To City Of Fort Pierce	28,199	27,892	22,274	22,950
9030	Depreciation Expense	-	232	360	360
	Miscellaneous Total	28,199	28,124	22,634	23,310
	Total	$ 28,249	$ 28,197	$ 24,193	$ 25,369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CAPITAL IMPROVEMENT PLAN FY 2022 – FY 2026
CAPITAL BUDGET FY 2022

OVERVIEW

Capital infrastructure costs account for a large portion of FPUA's total costs. It is important for utilities to create, maintain and follow a plan to invest in their capital assets; whether to rehabilitate, replace or install new assets. The performance and continued use of these capital assets are essential to the health, safety, economic development and quality of life.

Capital Improvement Plans (CIP) are utilized to identify present and future needs requiring capital investment. FPUA's CIP is a planning tool which identifies FPUA's anticipated future capital needs for the upcoming five-year period. The CIP is updated periodically to reflect changes in the plan, such as the addition of new projects or changes in costs, timing of work and sources of funding.

FPUA capitalizes assets with a unit cost of $5,000 or more and a useful life of three or more years. Funds for projects planned in later years have not been specifically named due to the uncertainty of dollar amounts and timeframes, but have been identified on the Departmental Budget Requests found in the Capital Improvement Plan FY 2022 – FY 2026 on www.fpua.com.

FPUA uses four classifications in the CIP to identify capital expenses:

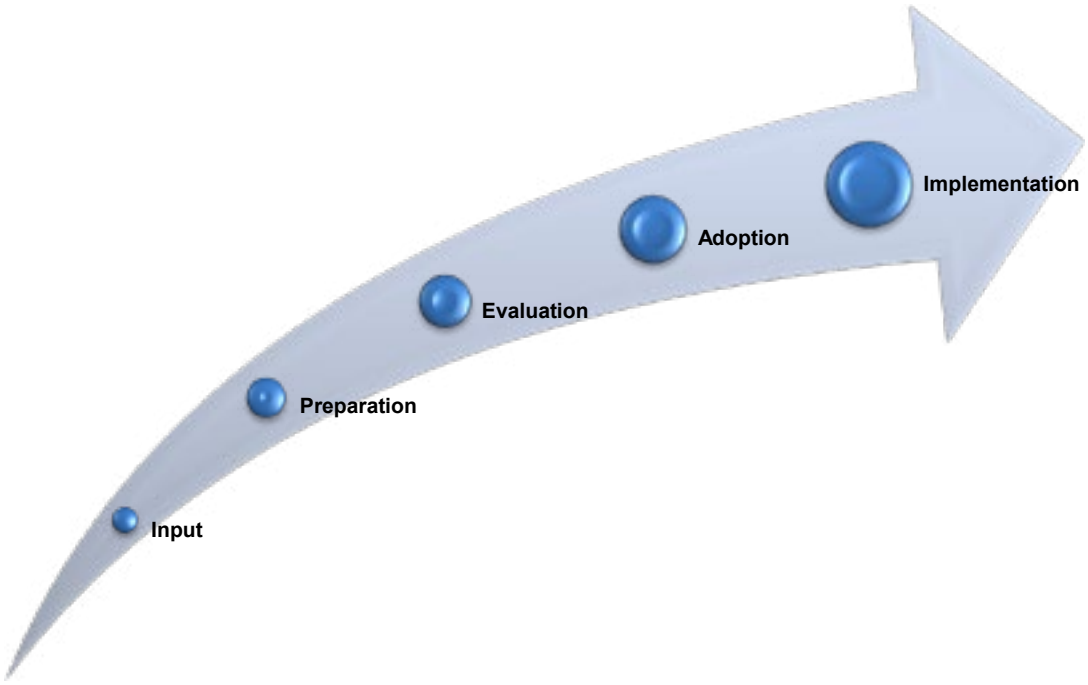
- Fixed Assets
- Vehicles
- Blanket Projects
- Standard Projects

The first year of FPUA's CIP is the Capital Budget for FY 2022. Future capital projects are placed in out years and move up until they are included in the current year's capital budget. Projects may be passed over as priorities change, especially to fund projects for public safety, government mandates or to meet an emergency need.

At the end of each fiscal year, funding for some capital projects remains unspent due to unexpected delays. The Board approved the carryover of budgeted funds for partially completed projects which remain from FY 2021 and can be spend in FY 2022. At the end of each fiscal year, a report on those capital projects requiring carryover funds, including the amounts spent, amounts to be carried over, and percent complete, is provided to the Board as an information item.

CIP PROCESS AND TIMELINE

The CIP process for Fiscal Years 2022 – 2026 began in February 2021. Capital project templates with historical trends were provided to departments by Finance. Completed templates were returned to Finance one month later in order to prepare the proposed five-year CIP and provide it to the Budget Review Committee (BRC). The BRC met April 13th and April 16th to evaluate and discuss each capital project presented. On May 21, 2021, FPUA held a public budget workshop, attended by members of FPUA's Board to discuss both the upcoming O&M and Capital Budget, as well as the CIP for Fiscal Years 2022 – 2026. FPUA's CIP through FY 2026 and FY 2022 Capital Budget was approved by the Board on July 6, 2021.

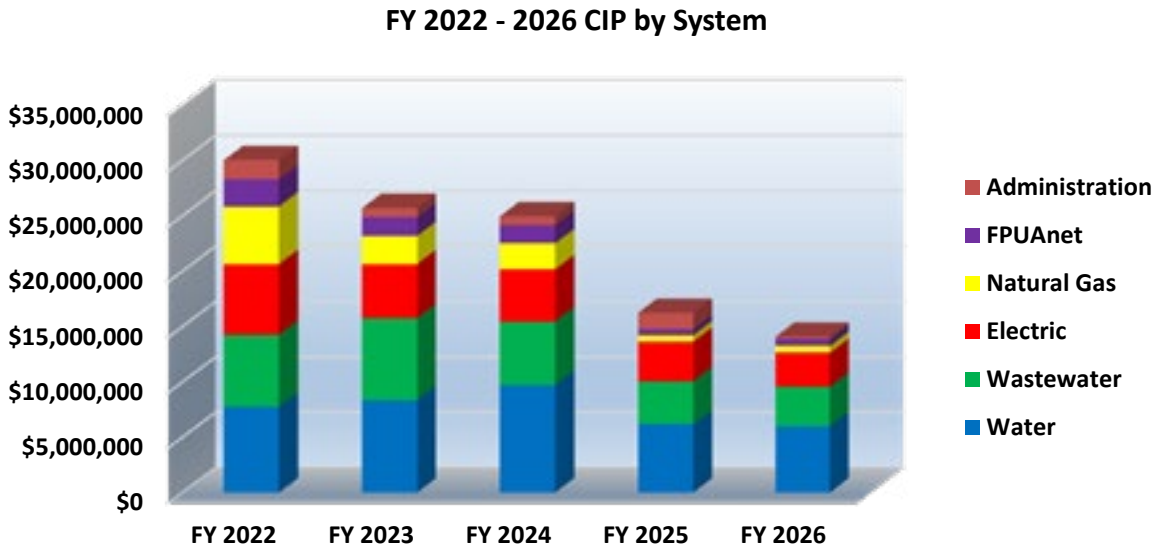


ALIGNMENT TO STRATEGIC PLAN

FPUA's CIP has been prepared with strategic planning priorities in mind. The proposed CIP mainly targets the strategic goals of Improving Reliability and Building the Utility/Building the City. Capital projects, such as Water & Wastewater Expansion, Advanced Metering Infrastructure (AMI), North Fort Pierce Expansion, New Construction and System Expansions, focus on Building the Utility/Building the City and account for 51% of the CIP. Capital projects, such as Storm Hardening, Water Main Renewals & Replacements, Wastewater Main Lining and the Electric Substation Transformer Replacement, address Reliability and account for 46% of the CIP. Throughout the budget process and evaluation period, the effects on rates is heavily evaluated.

CAPITAL IMPROVEMENT PROGRAM BY SYSTEM

The CIP for FPUA totals $142,418,354 through fiscal year 2026, which includes previously approved funding of $31,468,890, and funding of projects for five fiscal years, FY 2022 through FY 2026, in the amount of $110,949,464. The FY 2022 Capital Budget in the amount of $30,011,735 includes contingency funding in the amount of $500,000. The graph and table below show the five-year CIP by operating system:



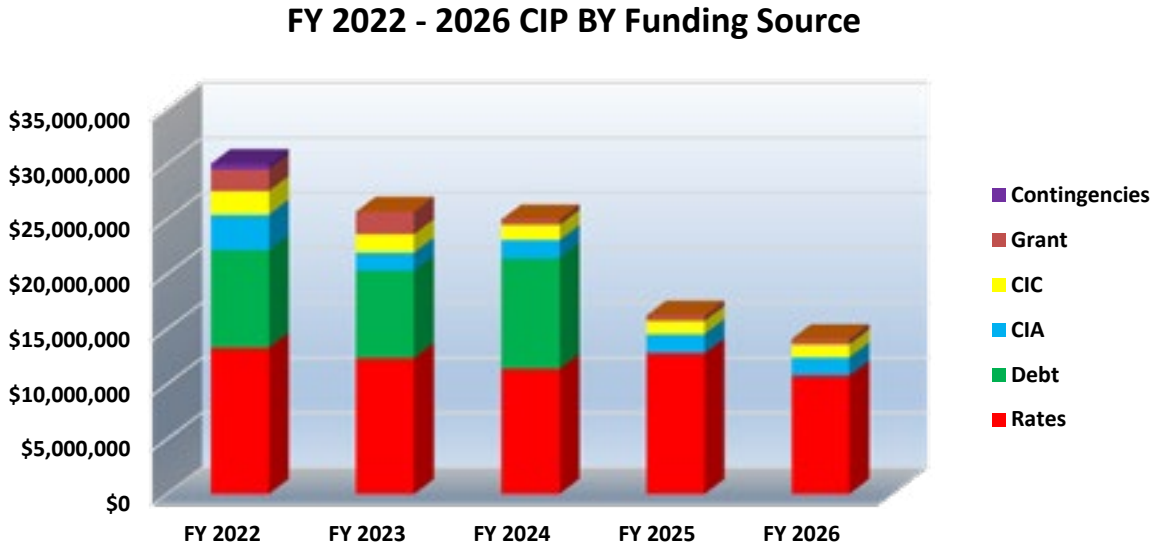
System	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total FY 2022 -2026
Water	$7,774,733	$8,357,839	$9,729,415	$6,182,816	$6,017,554	$38,062,357
Wastewater	6,504,470	7,376,000	5,739,000	3,880,000	3,550,000	27,049,470
Electric	6,358,613	4,907,169	4,694,802	3,591,517	3,058,317	22,610,418
Natural Gas	5,202,219	2,533,480	2,337,000	562,000	605,500	11,240,199
FPUAnet	2,435,000	1,680,000	1,650,000	560,000	630,000	6,955,000
Admin	1,736,700	815,320	799,500	1,448,000	232,500	5,032,020
Grand Total	**$30,011,735**	**$25,669,808**	**$24,949,717**	**$16,224,333**	**$14,093,871**	**$110,949,464**

PROPOSED FUNDING OF CAPITAL IMPROVEMENT PROGRAM

The five-year CIP was developed to ensure that the proposed plan is achievable with expected available resources. The CIP is designed to be a flexible tool, and will be used to ensure that adequate funding is available for these projects, while maintaining adequate cash reserves. The following are the projected funding sources for CIP projects:

- Rates
- Contributions-in-Aid (CIA)
- Capital Improvement Charges (CIC)
- Debt
- Grants
- Contingency

Revenue from utility rates is projected to fund 55% of the FY 2022 – FY 2026 CIP. FPUA will issue future debt to fund 24% of the CIP. The remaining funding sources are derived from contributions from outside sources (CIA and CIC) which are expected to fund 15% of the total and 5% from grant funding, leaving 1% to be funded by contingency. The graph and table below show the projected funding sources by dollar amount:



Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total FY 2022 - 2026
Rates	$13,301,986	$12,362,768	$11,357,020	$12,785,679	$10,742,122	$60,549,575
Debt	8,850,119	7,958,880	10,080,900	-	-	26,889,899
CIA	3,240,817	1,622,154	1,633,219	1,757,466	1,667,900	9,921,556
CIC	2,158,813	1,676,006	1,378,578	1,181,188	1,183,849	7,578,434
Grant	1,960,000	2,050,000	500,000	500,000	500,000	5,510,000
Contingencies	500,000	-	-	-	-	500,000
Grand Total	**$30,011,735**	**$25,669,808**	**$24,949,717**	**$16,224,333**	**$14,093,871**	**$110,949,464**

FY 2022 CAPITAL BUDGET HIGHLIGHTS

FPUA classifies capital projects into two categories, blanket or standard. Blanket projects include proposed additions and retirements to the utility systems and are routine in nature, such as water main, utility pole and gas line replacements. Emergency replacements also fall into this category. Standard projects are named projects that are specific to a certain area within FPUA's service territory.

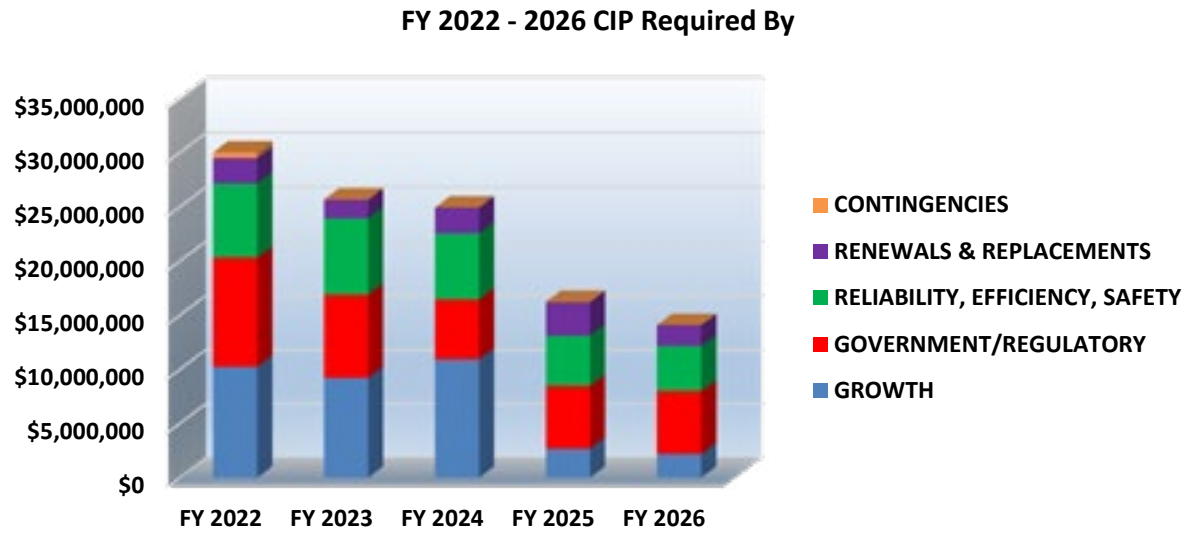
The following major standard and blanket projects are proposed in the FY 2022 – FY 2026 Capital Improvement Plan:

Project Name	FY 2022	Rank	Total FY 2022 -2026	Rank CIP
Debt Funded Water/Wastewater Expansion	$1,614,000	6	$10,827,000	1
Installation of water and sanitary sewer force mains, water services and fire hydrants to bring municipal water to residents with private onsite domestic wells and wastewater services to existing residents on septic.				
North Fort Pierce Expansion	$3,874,719	1	$7,224,699	2
The area along Indrio Road and Lakewood Park in North Saint Lucie County currently has no natural gas available for residential, commercial, or industrial use. With this expansion, we are expecting to double our customer base over the next eight to ten years.				
System Expansion Projects	$2,085,000	3	$6,285,000	3
Installation of water and sanitary waste services to residents with private onsite domestic wells and extension of our gas lines into underserved areas of Fort Pierce. Installation of fiber optic main feeders and distribution lines to build the Smart City and expansion.				
Advanced Metering Infrastructure	$2,486,400	2	$6,023,200	4
Installation of an Advanced Metering Infrastructure to provide 2-way communication between all FPUA Water, Gas, and Electric Meters. This system will open new possibilities for Customer Service and Billing opportunities.				
Wastewater Main Lining - Grant	$1,960,000	5	$5,510,000	5
FPUA has received a grant to line wastewater mainlines. This work will be done in low to moderate income areas of our service territory. Wastewater Main Lining/ Rehabilitation of damaged clay gravity mains by insertion of a lining material, which seals leaks at joints and pipe wall cracks. In most cases, this is a more cost-effective repair method than excavating for replacements, which requires expensive road restoration.				
Water Mains Misc. R&R	$600,000	11	$3,600,000	6
Replacement of failing water system components to reduce maintenance cost and improve reliability.				
Gov't & Other Required	$810,000	7	$3,250,000	7
Renewal, replacement, relocation and new capacity improvements associated with roadway or other right of way improvement projects. Includes, FDOT, City, County, and storm management agency right of ways. FPUA builds facilities in public right of way by permit of the right of way owner.				
Main/Serv/Valve Replacement	$573,682	12	$3,045,756	8
Replace deteriorated or failing mains, services, and valves. Improve quality and reliability of service to customers. Following a proactive plan will reduce overtime hours, unplanned service interruptions, water loss at breaks, and increase water system quality.				
Storm Hardening – NESC	$630,000	9	$3,030,000	9
During FY 2022, staff anticipates rebuilding dilapidated sections of overhead line, relocating poor-performing sections of overhead line to underground line and replacing power grid system protection units within substations to increase reliability as outlined in the 2019 Storm Hardening & Grid Modernization Plan.				
City Roadway Projects	$600,000	10	$3,000,000	10
Replace water and wastewater system components to reduce maintenance costs and to improve system reliability. These replacements will be completed when requested by the City.				

A number of blanket projects have been proposed that are intended to fund renewals and replacements to a continuously aging system. These projects, provided for in the Electric, Water, Natural Gas and Wastewater Systems, cannot be specifically identified at this time. As significant projects develop, they will be created with this funding. If anticipated costs of a project exceed $50,000, it will be presented to the FPUA Board for approval. The replacement of transformers, mains, services, pumps and valves, and the removal of old deteriorated equipment and failing water and wastewater system components will continue as necessary to maintain the integrity of the systems. Much of the renewals and replacements are done as a requirement of various federal, state, and local agencies.

REASONS CAPITAL PROJECTS ARE REQUIRED

FPUA's CIP and Capital Budget include funding for projects mandated by other government or regulatory agencies, or required for system growth, reliability, efficiency, safety, and renewals & replacements. The graph and table below display the projected amounts by requirement:



Required By	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total FY 2022 - 2026
Growth	$10,242,986	$9,237,634	$10,945,719	$2,686,466	$2,196,900	$35,309,705
Government/ Regulatory	10,076,354	7,677,792	5,521,477	5,786,272	5,791,190	34,853,085
Reliability, Efficiency, Safety	6,829,395	7,059,282	6,097,821	4,668,895	4,163,181	28,818,574
Renewals & Replacements	2,363,000	1,695,100	2,384,700	3,082,700	1,942,600	11,468,100
Contingencies	500,000	-	-	-	-	500,000
Grand Total	**$30,011,735**	**$25,669,808**	**$24,949,717**	**$16,224,333**	**$14,093,871**	**$110,949,464**

Projects mandated by federal, state, and local government and regulatory agencies represent 31% or $34,853,085 of the FY 2022 – FY 2026 CIP. The projected costs in the five-year CIP are as follows:

Required by Government/ Regulatory	Total FY 2022 – 2026
Florida Department of Environmental Protection	$13,170,000
City of Fort Pierce	5,530,000
Public Service Commission	3,881,000
St. Lucie County	3,085,000
North America Electric Reliability Corporation	3,030,000
Florida Department of Transportation	2,948,750
National Electric Safety Code	2,320,000
SLC Fire District	478,335
Department of Homeland Security and/or North American Electric Reliability Corporation	275,000
South Florida Water Management District	135,000
Grand Total	**$34,853,085**

IMPACT ON OPERATING BUDGET

Capital projects may or may not have an ongoing financial impact on FPUA's operating budget. For the FY 2022 Capital Budget, the annual impact on O&M costs is one of the criteria that is used to assess and evaluate capital projects. Known and quantifiable operating impacts can be classified into one of the following results:

- Increase Revenue
- Cost Savings
- Decrease Revenue
- Increase Expense
- No impact on O&M Budget

Purchasing replacement vehicles will result in cost savings per vehicle because of the anticipated reduction in maintenance costs. The proposed vehicle purchases for FY 2022 is expected to reduce vehicle maintenance costs by $50,000. The reduction in vehicle maintenance will be offset, in part, by other aging vehicles requiring maintenance, and increases in depreciation expense.

Fixed asset purchases such as security systems, hardware, and software will impact the operating budget minimally (less than $25,000 each asset) for the costs of annual licenses, updates and maintenance.

Since blanket projects are on-going projects that will maintain and extend the life of FPUA's infrastructure, the operating impact is typically rated as additional cost savings. These projects are completed in coordination within departments of FPUA when feasible or mandated by outside agencies. It is estimated that the cost savings could range from 50% - 300% of the total project by not waiting until emergency conditions prevail.

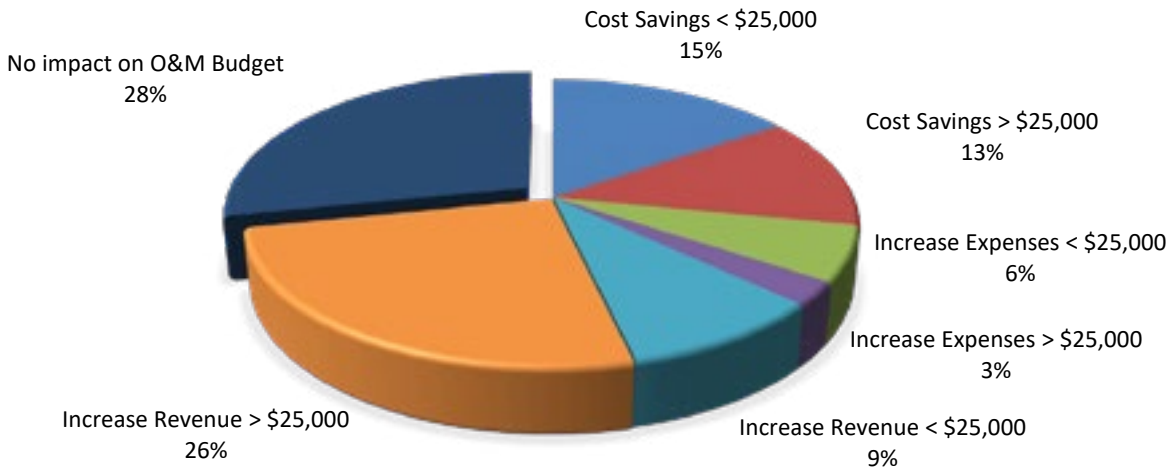
The major capital projects listed below account for 52% of the FY 2022 Capital Budget. The table summarizes the projected annual impact on FPUA's operating budget:

Project Name	System(s)	FY 2022	Annual Impact on O&M Budget
North Fort Pierce Expansion	G	$3,874,719	Increase Revenue > $25,000
Advanced Metering Infrastructure	E, G, W	2,486,400	Cost Savings < $25,000
North Causeway Bridge Replacement	E, G, W, WW	2,145,000	Increase Expenses > $25,000
Wastewater Main Lining - Grant	WW	1,960,000	No impact on O&M Budget
Debt Funded Water/ Wastewater Expansion	W, WW	1,614,000	Increase Revenue < $25,000
Lincoln Park	FPUAnet	950,000	Increase Revenue > $25,000
Gov't & Other Required	E, G, W, WW	810,000	Cost Savings > $25,000
Substation Transformer Replace	E	650,000	Cost Savings < $25,000
Storm Hardening – NESC	E	630,000	Cost Savings < $25,000
Water Mains Misc. R&R	W	600,000	Cost Savings > $25,000

It is estimated that a total of 35% of the FY 2022 Capital Projects will result in increases to revenue, 28% will produce annual O&M cost savings, and 28% will have no impact on the O&M budget.

The pie chart below demonstrates the annual impact to operating budget by percentage of the FY 2022 Capital Budget, excluding Fixed Assets.

FY 2022 ANNUAL IMPACT TO OPERATING BUDGET



VEHICLE REPLACEMENT PROGRAM

Centralized Fleet Services (CFS) provides vehicle services and oversite of FPUA's fleet. The CFS Fleet Management Administrator meets with FPUA's various departments to determine vehicle replacement needs based on age, mileage, maintenance cost and use. Specialized vehicles such as material handlers, backhoes/loaders and Vac-Cons will be purchased by the requesting departments. The table below shows the proposed vehicle purchases included in the FY 2022 Capital Budget.

Description	Quantity	FY 2022
70 Foot Tree Truck and Chipper	1	$230,000
48 Foot Material Handler	1	190,000
Electric Vehicle	1	40,000
2022 Ford Ranger Pick-up Truck	1	31,113
Electric Total	**4**	**491,113**
Telescoping Forklift	1	125,000
Wastewater Total	**1**	**125,000**
3/4 Ton Service Truck	1	53,000
Water Total	**1**	**53,000**
Fiber Optic Splice Van	1	60,000
FPUANet Total	**1**	**60,000**
Grand Total	**7**	**$729,113**

SUMMARY

The projects presented in the FY 2022 – FY 2026 CIP are essential to FPUA's efforts to provide our customers with the highest quality of products and services. The CIP has been prepared with strategic planning priorities in mind, along with FPUA's commitment to meet the needs of our customers and community. The summary of the capital budget requests can be found on pages 153 through 158. The comprehensive and detailed requests include project descriptions, annual budgeted costs, impacts to operating budget, alignment to strategic plan, and anticipated completion dates on each capital expense in FPUA's CIP, found under Financial Reports on www.fpua.com.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CAPITAL IMPROVEMENT PLAN SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	Inception through 9/30/2020	Spent through 5/20/2021	Remaining FY 2021 Budget	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2022-26	PROJECT TOTAL
01	**MOEC**														
01	FA-1	RO Tank Replacement	FA	Rates	339822001	-	-	-	6,400	-	-	-	-	6,400	6,400
01	FA-2	Saltwater Exhibit Tank	FA	Rates	339822002	-	-	-	10,000	-	7,500	-	7,500	25,000	25,000
		TOTAL				**-**	**-**	**-**	**16,400**	**-**	**7,500**	**-**	**7,500**	**31,400**	**31,400**
22	**Materials Management**														
22		1/2 ton Pickup Bi-Fuel	FA	Rates	Vehicles	-	-	43,387	-	-	-	-	-	-	43,387
22	FA-1	Fork lifts	FA	Rates	439322009	-	-	-	-	-	75,000	-	-	75,000	75,000
22	1	Fuel Tanks	STD	Rates	480	-	-	-	300,000	-	-	-	-	300,000	300,000
		TOTAL				**-**	**-**	**43,387**	**300,000**	**-**	**75,000**	**-**	**-**	**375,000**	**418,387**
32	**Information Technology Services**														
32	FA-1	Dept. Hardware & Software	FA	Rates	439922001	-	14,503	39,497	241,300	246,320	112,000	100,000	100,000	799,620	853,620
32	FA-2	Servers	FA	Rates	439922002	-	14,753	9,447	75,000	30,000	175,000	155,000	50,000	485,000	509,200
32	FA-3	Great Plains/Cogsdale	FA	Rates	439922003	-	60,265	12,000	18,000	18,000	-	18,000	-	54,000	126,265
32	FA-4	Communication	FA	Rates	439722004	-	80,768	32	6,000	81,000	35,000	50,000	50,000	222,000	302,800
32	FA-5	Telephony	FA	Rates	439722005	-	-	-	65,000	-	20,000	-	-	85,000	85,000
32	FA-6	Vehicle Replacement	FA	Rates	Vehicles	-	-	-	-	-	-	-	25,000	25,000	25,000
32	1	Security System	BLKT	Rates	402	31,705	-	-	100,000	100,000	-	-	-	200,000	231,705
32		Key Card System	STD	Rates	430	338,697	-	25,600	-	-	-	-	-	-	364,297
32		911 Regulatory Project	STD	Rates	487	-	-	75,000	-	-	-	-	-	-	75,000
32	2	Dispatch Video Wall Upgrade	STD	Rates	539722529	-	-	-	75,000	-	-	-	-	75,000	75,000
		TOTAL				**370,402**	**170,289**	**161,576**	**580,300**	**475,320**	**342,000**	**323,000**	**225,000**	**1,945,620**	**2,647,887**
35	**Facilities**														
35		Mobile Generator 150kva	FA	Rates	439821005	-	70,069	179	-	-	-	-	-	-	70,248
35		ESC Fire Panel Replacement	FA	Rates	339021006	-	-	113,307	-	-	-	-	-	-	113,307
35	FA-1	ESC Chiller Replacement	FA	Rates	439022006	-	-	-	225,000	-	-	-	-	225,000	225,000
35	FA-2	ESC, Back up HVAC Server	FA	Rates		-	-	-	-	20,000	-	-	-	20,000	20,000
35	FA-3	WRF HVAC Blower Room	FA	Rates	837122008	-	-	-	25,000	-	-	-	-	25,000	25,000
35	FA-4	Admin Leibert Server Room	FA	Rates		-	-	-	-	65,000	-	-	-	65,000	65,000
35	FA-5	HVAC System Replacement Admin	FA	Rates		-	-	-	-	30,000	-	-	-	30,000	30,000
35	1	Roof Replacement-MOEC	STD	Rates	325	-	-	65,000	60,000	-	-	-	-	60,000	125,000
35	2	MOEC Expansion	STD	Rates		-	-	-	-	40,000	-	-	-	40,000	40,000
35	3	ESC Roof	STD	Rates		-	-	-	-	-	375,000	1,125,000	-	1,500,000	1,500,000
35	4	Fire Suppression ESC Electrical	STD	Rates	480	-	-	-	30,000	-	-	-	-	30,000	30,000
35	5	ESC Impact Resistant Windows	STD	Rates		-	-	-	-	150,000	-	-	-	150,000	150,000
35	6	Replacement Gates Foster Ave	STD	Rates		-	-	-	-	35,000	-	-	-	35,000	35,000
		TOTAL				**-**	**70,069**	**178,486**	**340,000**	**340,000**	**375,000**	**1,125,000**	**-**	**2,180,000**	**2,428,555**
54	**Electric Transmission & Distribution**														
54		55 Foot material Handlers	FA	Rates	Vehicles	-	-	310,000	-	-	-	-	-	-	310,000
54		3 3/4 ton Crew Cab Diesel Pickup	FA	Rates	Vehicles	-	50,490	71,510	-	-	-	-	-	-	122,000
54	FA-1	48 Foot Material Handler	FA	Rates	Vehicles	-	-	-	190,000	-	-	-	-	190,000	190,000
54	FA-2	3/4 Ton Crew Cab Diesel	FA	Rates	Vehicles	-	-	-	-	55,000	-	-	-	55,000	55,000
54	FA-3	70 Foot Tree Truck and Chipper	FA	Rates	Vehicles	-	-	-	230,000	-	-	-	-	230,000	230,000
54	FA-4	110 Foot Material Handler	FA	Rates	Vehicles	-	-	-	-	-	430,000	-	-	430,000	430,000
54	FA-5	41 Foot Back Yard Derrick/Bucket	FA	Rates	Vehicles	-	-	-	-	-	-	-	250,000	250,000	250,000
54	FA-6	55 Foot Material Handler Bucket	FA	Rates	Vehicles	-	-	-	-	-	-	335,000	-	335,000	335,000
54	1	Retirement from Plant	BLKT	Rates	501	95,334	59,205	65,795	120,000	120,000	120,000	120,000	120,000	600,000	820,334
54	2	Transformer Replacement	BLKT	Rates	504	11,310	1,541	88,459	75,000	75,000	75,000	75,000	75,000	375,000	476,310
54	3	Distribution Pole Replacement	BLKT	Rates	505	616,379	227,179	162,821	375,000	380,000	390,000	400,000	400,000	1,945,000	2,951,379
54	4	Transmission Pole Replacement	BLKT	Rates	507	1,095	-	25,000	25,000	25,000	25,000	25,000	25,000	125,000	151,095

CAPITAL IMPROVEMENT PLAN SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	Inception through 9/30/2020	Spent through 5/20/2021	Remaining FY 2021 Budget	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2022-26	PROJECT TOTAL
54	5	Substation Improvements R&R	BLKT	Rates	511	123,463	6,193	53,807	60,000	90,000	63,000	63,000	63,000	339,000	522,463
54	6	Trans & Dist Improvements	BLKT	Rates	515	350,742	216,007	233,993	425,000	450,000	450,000	450,000	450,000	2,225,000	3,025,742
		TOTAL				**1,198,323**	**560,615**	**1,011,385**	**1,500,000**	**1,195,000**	**1,553,000**	**1,468,000**	**1,383,000**	**7,099,000**	**9,869,323**
55	**Electric Operations**														
55		Full Size Van	FA	Rates	Vehicles	-	-	36,648	-	-	-	-	-	-	36,648
55		Small Pick-up Truck	FA	Rates	Vehicles	-	-	27,371	-	-	-	-	-	-	27,371
55		System Ops. Console Upgrade	FA	Rates	539121005	-	-	65,254	-	-	-	-	-	-	65,254
55	FA-1	AMI Test Equipment	FA	Rates	539822004	-	-	-	20,000	-	-	-	-	20,000	20,000
55	FA-2	2022 Ford Ranger Pick-up Truck	FA	Rates	Vehicles	-	-	-	31,113	32,669	34,302	36,017	37,817	171,918	171,918
55	1	CT Metering Account	BLKT	Rates	514	-	3,702	6,298	10,000	10,000	10,000	10,000	10,000	50,000	60,000
55	2	Advanced Metering Infrastructure	STD	Debt	523	520,574	817,511	(67,511)	1,000,000	600,000	500,000	-	-	2,100,000	3,370,574
55	2	Advanced Metering Infrastructure	STD	Rates	523	480,530	272,504	(22,504)	-	-	-	-	-	-	730,530
		TOTAL				**1,001,104**	**1,093,717**	**45,556**	**1,061,113**	**642,669**	**544,302**	**46,017**	**47,817**	**2,341,918**	**4,482,295**
56-E	**Electric & Gas Engineering - Electric**														
56-E		ESC EV Charging Uint	FA	Rates	539421006	-	-	5,500	-	-	-	-	-	-	5,500
56-E	FA-1	Electric Vehicle	FA	Rates	Vehicles	-	-	-	40,000	-	-	-	-	40,000	40,000
56-E	1	15kV Breaker Replacement	BLKT	Rates	502	-	54,614	386	40,000	-	-	-	-	40,000	95,000
56-E	2	Auto Reclsure Reliab Imprvmnts	BLKT	Rates	503	-	-	40,000	40,000	40,000	40,000	40,000	40,000	200,000	240,000
56-E	3	New Construction - Line Ext	BLKT	Rates	506	-	590	9,410	10,000	10,000	10,000	10,000	10,000	50,000	60,000
56-E	4	Storm Hardening – NESC	BLKT	Rates	508	297,436	47,250	141,750	530,000	500,000	500,000	500,000	500,000	2,530,000	3,016,436
56-E	4	Storm Hardening – NESC	BLKT	CIA	508	56,655	3,649	1,351	100,000	100,000	100,000	100,000	100,000	500,000	561,655
56-E	5	69KV Breaker Replacement	BLKT	Rates	509	163,531	69,242	70,758	120,000	120,000	120,000	-	-	360,000	663,531
56-E	6	Electric Sys VAR Control Expan	BLKT	Rates	510	28,860	13,762	52,739	100,000	100,000	100,000	-	-	300,000	395,361
56-E	7	Governmental & Other Required	BLKT	Rates	512	3,852	6,446	98,054	250,000	150,000	150,000	150,000	150,000	850,000	958,352
56-E	7	Governmental & Other Required	BLKT	CIA	512	1,284	-	10,000	200,000	100,000	100,000	100,000	100,000	600,000	611,284
56-E	8	New Construction-Residential	BLKT	Rates	516	19,013	20,608	892	67,500	67,500	67,500	67,500	67,500	337,500	378,013
56-E	8	New Construction-Residential	BLKT	CIA	516	10,238	-	-	10,000	10,000	10,000	10,000	10,000	50,000	60,238
56-E	9	New Construction-Comm	BLKT	Rates	518	25,478	20,317	46,583	200,000	200,000	200,000	200,000	200,000	1,000,000	1,092,378
56-E	9	New Construction-Comm	BLKT	CIA	518	12,549	-	21,282	200,000	200,000	200,000	200,000	200,000	1,000,000	1,033,831
56-E	10	New Construction-Rental Lights	BLKT	Rates	519	64,811	16,200	23,700	50,000	50,000	50,000	50,000	50,000	250,000	354,711
56-E	11	LED - Rental Light Repl	BLKT	Rates	522	691,747	175,036	81,964	232,000	432,000	200,000	-	-	864,000	1,812,747
56-E	12	Distributed Energy Resources	STD	Rates	529	16,508	-	19,500	50,000	-	-	-	-	50,000	86,008
56-E	13	St Lucie Village - Convert to UG	STD	Rates	560	325,918	10,106	7,994	-	180,000	-	-	-	180,000	524,018
56-E	14	Edwards Road - Oleander to US 1	STD	Rates	562	58,910	50,399	5,600	20,000	-	-	-	-	20,000	134,909
56-E	15	North Causeway Bridge Replace	STD	Rates	564	-	-	10,000	333,950	60,000	-	-	-	393,950	403,950
56-E	15	North Causeway Bridge Replace	STD	CIA	564	-	-	-	206,050	-	-	-	-	206,050	206,050
56-E	16	Carriage Pointe	STD	Rates	566	242,457	17,914	15,186	20,000	-	-	-	-	20,000	295,557
56-E	17	Celebration Point Phase 1 PUD	STD	Rates	571	124,286	-	20,900	28,000	-	-	-	-	28,000	173,186
56-E		Searock Farms Ext Cbd - Elec	STD	Rates	577	-	1,923	37,077	-	-	-	-	-	-	39,000
56-E	18	Derecktor	STD	Rates	578	-	843	379,157	200,000	-	-	-	-	200,000	580,000
56-E	19	Open Wire Sec Repl	STD	Rates	582	-	-	-	100,000	100,000	100,000	-	-	300,000	300,000
56-E		Sunset Beach PUD	STD	Rates	584	-	27,888	37,112	-	-	-	-	-	-	65,000
56-E		IRSC - Building O	STD	Rates	585	-	-	69,000	-	-	-	-	-	-	69,000
56-E		HSRC Feeder Relocation	STD	Rates	586	-	-	150,018	-	-	-	-	-	-	150,018
56-E		Avalon Crossing PUD Project	STD	Rates	589	-	-	470,100	-	-	-	-	-	-	470,100
56-E		Avalon Crossing PUD Project	STD	CIA	589	-	-	48,200	-	-	-	-	-	-	48,200
56-E	20	Substation Transformer Replace	STD	Rates	594	341,183	287,692	578,970	650,000	650,000	650,000	650,000	200,000	2,800,000	4,007,845
		TOTAL				**2,484,716**	**824,479**	**2,453,183**	**3,797,500**	**3,069,500**	**2,597,500**	**2,077,500**	**1,627,500**	**13,169,500**	**18,931,878**

CAPITAL IMPROVEMENT PLAN SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	Inception through 9/30/2020	Spent through 5/20/2021	Remaining FY 2021 Budget	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2022-26	PROJECT TOTAL
62	**Water Resources**														
62	FA-1	Submersible Well Pumps	FA	Rates	632522001	-	-	-	15,000	15,000	15,000	15,000	15,000	75,000	75,000
62	FA-2	Submersible Electric Motors	FA	Rates	632522002	-	-	-	12,000	12,000	12,000	12,000	12,000	60,000	60,000
62	FA-3	Telemetry/Controls/Instr	FA	Rates	633222003	-	-	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
62	FA-4	Spare RO Transfer Pump	FA	Rates		-	-	-	-	70,000	-	-	-	70,000	70,000
62	1	Raw Water Mains R&R	BLKT	Rates	618	-	-	-	10,000	10,000	10,000	10,000	10,000	50,000	50,000
62	2	Stripping Tower Xfer Pumps	STD	Rates	634	-	-	-	-	175,000	-	-	-	175,000	175,000
62	3	Antiscalant System Rehab	STD	Rates	636	-	-	-	160,000	-	-	-	-	160,000	160,000
62	4	Reverse Osmosis VFD Drives	STD	Rates	637	-	-	-	135,000	-	-	-	-	135,000	135,000
62	5	WTP Generator Analysis	STD	Rates	641	-	-	-	25,000	-	-	-	-	25,000	25,000
62	6	Slaker Building Chemical Rooms	STD	Rates	642	-	-	-	210,000	210,000	-	-	-	420,000	420,000
62	7	RO Train Conversion	STD	Rates	643	-	-	-	80,000	80,000	80,000	-	-	240,000	240,000
62	9	WTP Control Room Renovation	STD	Rates		-	-	-	-	175,000	-	-	-	175,000	175,000
62	10	Lime Stripping Towers Rehab	STD	Rates		-	-	-	-	300,000	300,000	-	-	600,000	600,000
62	11	3 MG Ground Storage Tank	STD	Rates		-	-	-	-	200,000	-	-	-	200,000	200,000
62	12	Lime Softener #2	STD	Rates		-	-	-	-	-	350,000	-	-	350,000	350,000
62	13	1.5 MG Ground Storage Tank	STD	Rates		-	-	-	-	-	-	150,000	-	150,000	150,000
62	14	Lime Stripping Tower Clearwell	STD	Rates		-	-	-	-	-	-	250,000	-	250,000	250,000
62	15	Recovery Pond	STD	Rates		-	-	-	-	-	-	300,000	-	300,000	300,000
62	16	WTP Main Generator	STD	Rates		-	-	-	-	-	-	1,250,000	1,250,000	2,500,000	2,500,000
62	17	Dryer Building MCC	STD	Rates		-	-	-	-	-	-	-	250,000	250,000	250,000
62	18	WTP Fencing	STD	Rates		-	-	-	-	-	-	-	200,000	200,000	200,000
		TOTAL				**-**	**-**	**-**	**672,000**	**1,272,000**	**792,000**	**2,012,000**	**1,762,000**	**6,510,000**	**6,510,000**
64	**Water Distribution**														
64		Ford Explorer 4 Dr 4 WD	FA	Rates	Vehicles	-	30,278	4,722	-	-	-	-	-	-	35,000
64		Diesel Air Compressor	FA	Rates	639821002	-	25,000	-	-	-	-	-	-	-	25,000
64		Intelligent Flushing Equipment	FA	Rates	634321003	-	-	22,000	-	-	-	-	-	-	22,000
64		Ground Penetrating Radar	FA	Rates	639821004	-	16,010	2,490	-	-	-	-	-	-	18,500
64	FA-1	3/4 Ton Service Truck	FA	Rates	Vehicles		-	-	53,000	-	-	-	-	53,000	53,000
64	FA-2	Intelligent Flushing Station	FA	Rates	634322005		-	-	25,000	25,000	25,000	25,000		100,000	100,000
64	FA-3	Various Vehicles FY 2023-2026	FA	Rates	Vehicles		-	-	-	110,100	131,700	137,700	144,600	524,100	524,100
64	FA-4	Trailer Replacement 2025 - 2026	FA	Rates	Vehicles	-	-	-	-	-	-	57,000	120,000	177,000	177,000
64	FA-5	Material Bins Covering	FA	Rates	639822006	-	-	-	25,000	-	-	-	-	25,000	25,000
64	1	Meter/Backflow Preventers	BLKT	CIA	603	283,834	78,382	106,618	196,267	202,154	208,219	214,466	220,900	1,042,006	1,510,840
64	2	Fire Hydrant Replacements	BLKT	Rates	606	22,615	51,897	20,203	76,491	78,786	81,149	83,584	86,091	406,101	500,816
64	3	Meter Changeouts	BLKT	Rates	612	119,135	-	-	-	-	200,000	206,000	212,180	618,180	737,315
64	4	Main/Serv/Valve Replacement	BLKT	Rates	615	292,191	112,302	387,698	573,682	590,893	608,619	626,878	645,684	3,045,756	3,837,947
64	5	Advanced Metering Infrastructure	STD	Debt	623	231,950	632,740	(232,740)	1,250,400	1,200,400	1,100,400	-	-	3,551,200	4,183,150
		TOTAL				**949,725**	**946,609**	**310,991**	**2,199,840**	**2,207,333**	**2,355,087**	**1,350,628**	**1,429,455**	**9,542,343**	**11,749,668**
66-W	**Water Engineering**														
66-W	1	Surficial Well Replacement	BLKT	Rates	602	-	1,138	162	-	292,500	295,750	299,000	302,250	1,189,500	1,190,800
66-W	1	Surficial Well Replacement	BLKT	CIC	602	-	613	87	500,000	157,500	159,250	161,000	162,750	1,140,500	1,141,200
66-W	2	Fire Hydrant New Installations	BLKT	CIC	607	6,540	271	12,460	13,113	13,506	14,328	15,188	16,099	72,234	91,505
66-W	3	City Roadway Projects	BLKT	Rates	608	95	-	162,000	300,000	300,000	300,000	300,000	300,000	1,500,000	1,662,095
66-W	4	Miscellaneous MSBU	BLKT	CIA	609	-	-	279,201	280,000	280,000	280,000	280,000	280,000	1,400,000	1,679,201
66-W	4	Miscellaneous MSBU	BLKT	CIC	609	-	-	-	70,000	70,000	70,000	70,000	70,000	350,000	350,000
66-W	5	New Construction-Mains	BLKT	CIC	610	-	-	45,311	50,000	50,000	50,000	50,000	50,000	250,000	295,311
66-W	6	New Construction-Custmr Funded	BLKT	CIA	611	-	-	50,000	50,000	50,000	50,000	50,000	50,000	250,000	300,000
66-W	7	St Lucie County Roadway Proj	BLKT	Rates	613	626	-	43,547	100,000	100,000	100,000	100,000	100,000	500,000	544,173

CAPITAL IMPROVEMENT PLAN SUMMARY

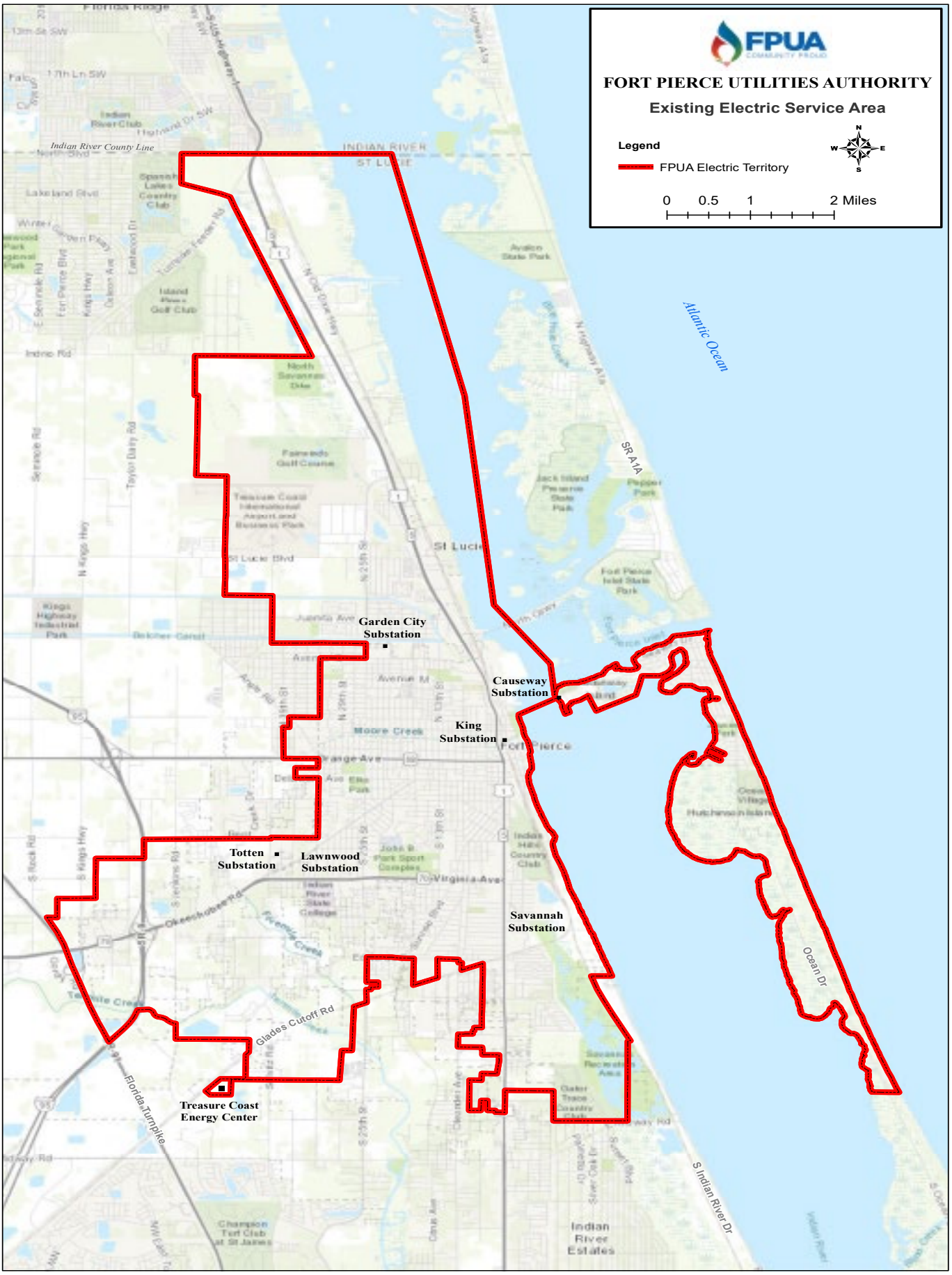
DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	Inception through 9/30/2020	Spent through 5/20/2021	Remaining FY 2021 Budget	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2022-26	PROJECT TOTAL
66-W	7	St Lucie County Roadway Proj	BLKT	CIC	613	261	-	125,000	125,000	-	-	-	-	125,000	250,261
66-W	8	Customer Base Expansion Projects	BLKT	CIC	614	-	-	525,000	525,000	525,000	525,000	525,000	525,000	2,625,000	3,150,000
66-W	9	Water Main Looping	BLKT	CIC	616	-	-	26,084	110,000	110,000	110,000	110,000	110,000	550,000	576,084
66-W	10	Water Mains Misc R&R	BLKT	Rates	617	6,107	-	521,800	600,000	750,000	750,000	750,000	750,000	3,600,000	4,127,907
66-W	11	Governmental & Other Required	BLKT	Rates	620	-	-	110,000	110,000	110,000	110,000	110,000	110,000	550,000	660,000
66-W		Mura MSBU	STD	CIA	659	-	468	489,448	-	-	-	-	-	-	489,916
66-W		Mura MSBU	STD	CIC	659	331	182	186,483	-	-	-	-	-	-	186,996
66-W		Edwards Rd Oleander to US 1	STD	Rates	662	10,766	1,770	259,383	-	-	-	-	-	-	271,919
66-W		Hemingway Square Utilities	STD	CIC	670	-		9,619	-	-	-	-	-	-	9,619
66-W	12	FPL Water Main Replacement	STD	Rates	676	-	-	-	194,300	-	200,000	-	-	394,300	394,300
66-W	12	FPL Water Main Replacement	STD	CIC	676	-	-	-	95,700	-	200,000	-	-	295,700	295,700
66-W	13	N. US Highway 1 WM Expansion	STD	CIA	677	-	-	-	82,500	-	-	-	-	82,500	82,500
66-W	13	N. US Highway 1 WM Expansion	STD	CIC	677	-	-	-	250,000	-	-	-	-	250,000	250,000
66-W	14	North Causeway Bridge Replace	STD	Rates	678	-	-	-	615,000	300,000	-	-	-	915,000	915,000
66-W	14	North Causeway Bridge Replace	STD	CIA	678	-	-	-	57,280	-	-	-	-	57,280	57,280
66-W	14	North Causeway Bridge Replace	STD	CIC	678	-	-	-	70,000	-	-	-	-	70,000	70,000
66-W		Midway Road - Elm Ave to 25th	STD	CIC	686	892,736	-	141,381	-	-	-	-	-	-	1,034,117
66-W		Kings Hwy-Okee Rd to Orange Av	STD	CIA	690	143,643	13,434	135,855	-	-	-	-	-	-	292,932
66-W		Kings Hwy-Okee Rd to Orange Av	STD	CIC	690	509,278	46,225	467,462	-	-	-	-	-	-	1,022,965
66-W		WTP Surface/Drainage Imp.	STD	CIC	693	-	-	150,000	-	-	-	-	-	-	150,000
66-W	15	Debt Funded Water Expansion	STD	Debt	694	-	-	-	705,000	1,770,000	3,368,000	-	-	5,843,000	5,843,000
		TOTAL				**1,570,383**	**64,101**	**3,740,283**	**4,902,893**	**4,878,506**	**6,582,328**	**2,820,188**	**2,826,099**	**22,010,014**	**27,384,781**
56-G	**Electric & Gas Engineering - Gas**														
56-G	1	Gas System Expansion	BLKT	Rates	714	-	-	155,000	10,000	50,000	50,000	50,000	50,000	210,000	365,000
56-G	2	Kings Hwy-Okee Rd to Angle Rd	STD	Rates	726	196,818	52,194	153,488	75,000	10,000	-	-	-	85,000	487,500
56-G	3	SCADA Monitoring	STD	Rates	734	200,817	2,221	7,779	10,000	-	-	-	-	10,000	220,817
56-G	4	Midway Rd - Selvitz to Jenkins	STD	Rates	747	-	-	25,000	10,000	-	-	-	-	10,000	35,000
56-G	5	Wave Garden Gas Extension	STD	Rates	752	-	-	45,000	200,000	180,000	-	-	-	380,000	425,000
56-G	6	Edwards Rd Oleander to US 1	STD	Rates	762	16,217	7,546	12,454	90,000	-	-	-	-	90,000	126,217
56-G	7	North Causeway Bridge Replace	STD	Rates	764	-	-	15,000	99,000	11,000	-	-	-	110,000	125,000
56-G	7	North Causeway Bridge Replace	STD	CIA	764	-	-		31,000	-	-	-	-	31,000	31,000
56-G	8	S 5th St City Rdwy Imprv Proj	STD	Rates	773	-	-	-	10,000	-	-	-	-	10,000	10,000
56-G	9	Avenue B City Rdwy Imprv Proj	STD	Rates	792			-	10,000	-	-	-	-	10,000	10,000
56-G	10	N 8th St City Rdwy Imprv Proj	STD	Rates	793	-	-	-	10,000	-	-	-	-	10,000	10,000
		TOTAL				**413,852**	**61,961**	**413,721**	**555,000**	**251,000**	**50,000**	**50,000**	**50,000**	**956,000**	**1,845,534**
74	**Gas Operations**														
74		Vans, Pickups, SUV's	FA	Rates	739221001	-	-	74,000	-	-	-	-	-	-	74,000
74		Portable CNG Storage Skid	FA	Rates	739421002	-	-	24,000	-	-	-	-	-	-	24,000
74	FA-1	Mini Excavator	FA	Rates	739622001	-	-	-	40,000	-	-	25,000	-	65,000	65,000
74	FA-2	Laser Remote Gas Leak Detector	FA	Rates	737622002	-	-	-	11,000	-	-	-	-	11,000	11,000
74	FA-3	Portable 6" Fusion Machine	FA	Rates	737622003	-	-	-	9,000	-	-	-	-	9,000	9,000
74	FA-4	Vehicles	FA	Rates	Vehicles	-	-	-	-	50,000	70,000	-	65,000	185,000	185,000
74	1	Gas System Renewals	BLKT	Rates	704	3,284	2,398	16,102	18,500	19,000	19,500	20,000	20,500	97,500	119,284
74	2	Gas System New Revenue	BLKT	Rates	705	102,858	83,796	4,204	88,000	90,000	92,000	94,000	96,000	460,000	650,858
74	2	Gas System New Revenue	BLKT	CIA	705	29,222	4,819	20,181	25,000	25,000	25,000	25,000	25,000	125,000	179,222
74	3	Meter & Regulator Changeouts	BLKT	Rates	706	114,285	20,546	89,454	110,000	111,000	112,000	113,000	114,000	560,000	784,285
74	4	Excess Flow Valves (EFV's)	BLKT	CIA	707	-	-	10,000	10,000	10,000	10,000	10,000	10,000	50,000	60,000
74	5	Valve Installation/Replacements	BLKT	Rates	708	-	-	25,000	25,000	25,000	25,000	25,000	25,000	125,000	150,000
74	6	Customer Funded Projects	BLKT	CIA	710	-	-	50,000	50,000	50,000	50,000	50,000	50,000	250,000	300,000
74	7	Governmental & Other Required	BLKT	Rates	720	8,573	593	120,407	125,000	125,000	125,000	125,000	125,000	625,000	754,573

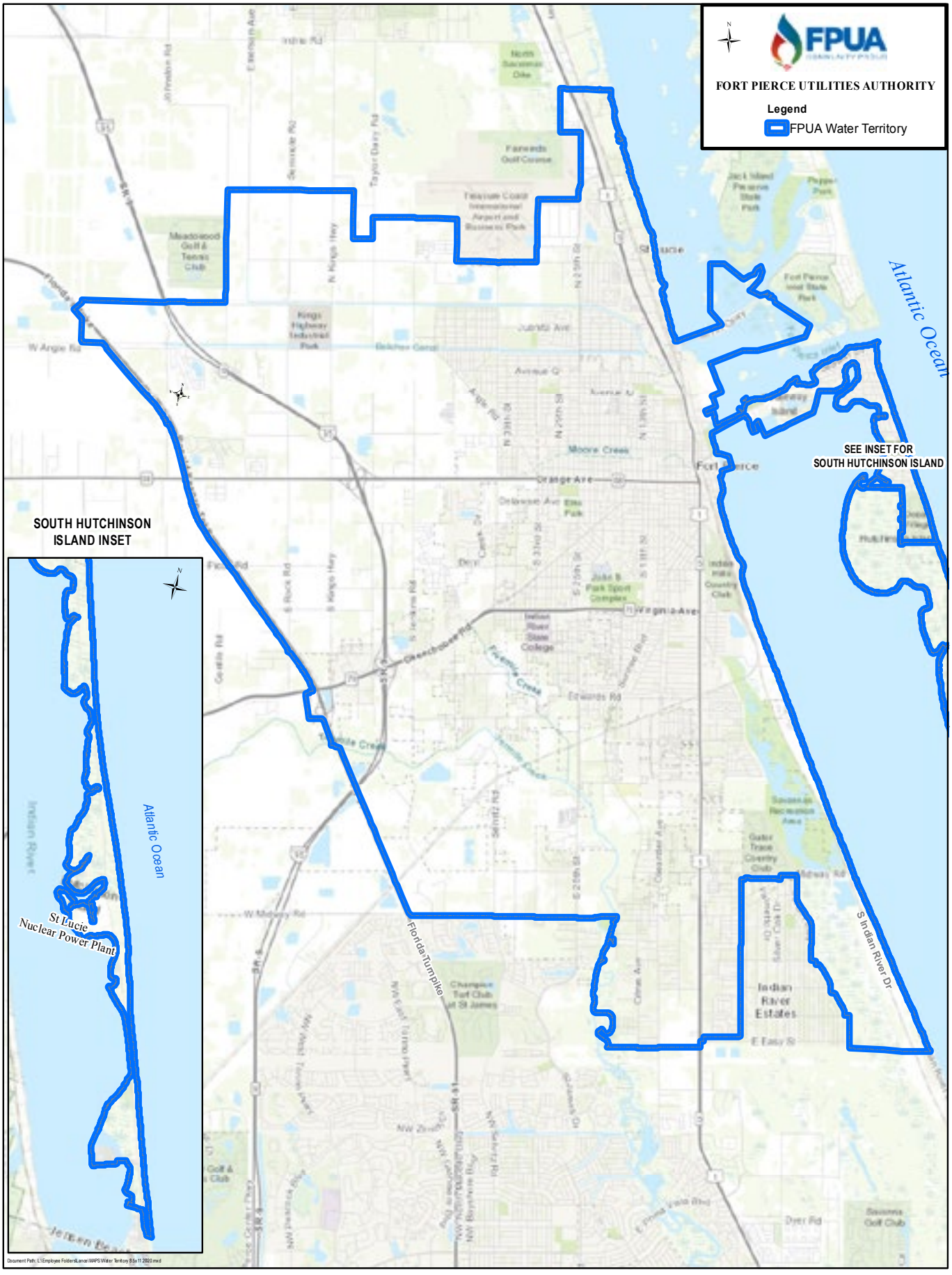
CAPITAL IMPROVEMENT PLAN SUMMARY

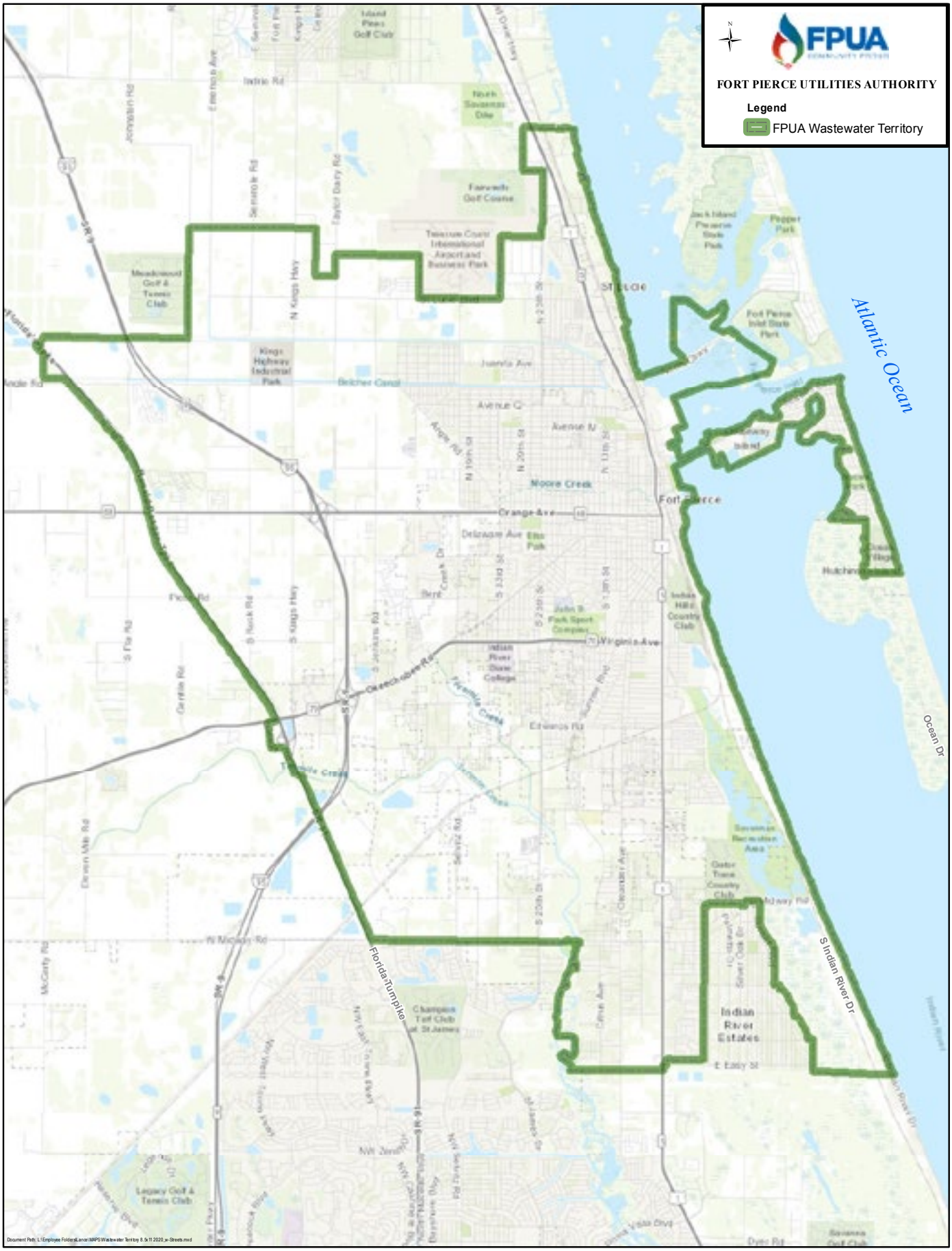
DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	Inception through 9/30/2020	Spent through 5/20/2021	Remaining FY 2021 Budget	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2022-26	PROJECT TOTAL
74	7	Governmental & Other Required	BLKT	CIA	720	1,688	121	24,879	25,000	25,000	25,000	25,000	25,000	125,000	151,688
74	8	Advanced Metering Infrastructure	STD	Debt	723	25,268	111,350	24,650	236,000	136,000	-	-	-	372,000	533,268
74	9	North Fort Pierce Expansion	STD	Debt	786	-	-	-	3,874,719	1,616,480	1,733,500	-	-	7,224,699	7,224,699
		TOTAL				**285,178**	**223,623**	**482,877**	**4,647,219**	**2,282,480**	**2,287,000**	**512,000**	**555,500**	**10,284,199**	**11,275,877**
66-WW	**Wastewater Engineering**														
66-WW	1	City Roadway Projects	BLKT	Rates	808	101	-	297,000	300,000	300,000	300,000	300,000	300,000	1,500,000	1,797,101
66-WW	2	New Construction-Mains	BLKT	CIC	810	-	-	43,338	50,000	50,000	50,000	50,000	50,000	250,000	293,338
66-WW	3	New Construction-Custmr Funded	BLKT	CIA	811	-	-	20,000	50,000	50,000	50,000	50,000	50,000	250,000	270,000
66-WW	4	St Lucie County Roadway Proj	BLKT	Rates	813	87	-	105,000	100,000	100,000	100,000	100,000	100,000	500,000	605,087
66-WW	4	St Lucie County Roadway Proj	BLKT	CIC	813	58	-	-	100,000	-	-	-	-	100,000	100,058
66-WW	5	Customer Base Expansion Projects	BLKT	CIC	814	-	-	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	1,200,000
66-WW	6	Wastewater Main Misc. R&R	BLKT	Rates	817	4,201	-	62,562	200,000	300,000	300,000	300,000	300,000	1,400,000	1,466,763
66-WW	7	Sewer Lining Projects	BLKT	Rates	818	324,999	125,000	-	125,000	125,000	125,000	125,000	125,000	625,000	1,074,999
66-WW	8	Developer Contributions	BLKT	CIA	819	-	-	32,000	100,000	-	-	100,000	-	200,000	232,000
66-WW	9	Governmental & Other Required	BLKT	Rates	820	-	-	100,000	100,000	100,000	100,000	100,000	100,000	500,000	600,000
66-WW		Digiorgio Road Sanitary	STD	CIA	840	160,165	253,428	1,988,262	-	-	-	-	-	-	2,401,855
66-WW		Digiorgio Road Sanitary	STD	CIC	840	25,447	41,256	314,901	-	-	-	-	-	-	381,604
66-WW		Edwards Rd Oleander to US 1	STD	Rates	862	10,641	1,176	148,124	-	-	-	-	-	-	159,941
66-WW		Hemingway Square Utilities	STD	CIC	870	-	-	4,878	-	-	-	-	-	-	4,878
66-WW	10	North Causeway Bridge Replace	STD	Rates	878	-	-	-	290,000	50,000	-	-	-	340,000	340,000
66-WW	10	North Causeway Bridge Replace	STD	CIA	878	-	-	-	442,720	-	-	-	-	442,720	442,720
66-WW	11	Kings Hwy-Okee Rd to Orange Av	STD	Rates	890	28,409	41,124	-	287,750	-	-	-	-	287,750	357,283
66-WW	11	Kings Hwy-Okee Rd to Orange Av	STD	CIA	890	43,801	14,557	48,848	-	-	-	-	-	-	107,206
66-WW	11	Kings Hwy-Okee Rd to Orange Av	STD	CIC	890	139,690	47,302	154,909	-	-	-	-	-	-	341,901
66-WW	12	Downtown 16" FM on Ave C	STD	CIC	893	-	-	500,000	-	500,000	-	-	-	500,000	1,000,000
66-WW		MWRF DIW-1 Monitoring Well	STD	Rates	897	44,679	-	750,000	-	-	-	-	-	-	794,679
66-WW	13	Debt Funded Wastewater Expansion	STD	Debt	894	-	-	-	909,000	1,681,000	2,394,000	-	-	4,984,000	4,984,000
		TOTAL				**782,278**	**523,843**	**4,769,822**	**3,254,470**	**3,456,000**	**3,619,000**	**1,325,000**	**1,225,000**	**12,879,470**	**18,955,413**
82	**Water Reclamation**														
82		IWRF Deep Well Valves	FA	Rates	837321001	-	-	100,000	-	-	-	-	-	-	100,000
82	FA-1	Telescoping Forklift	FA	Rates	Vehicles	-	-	-	125,000	-	-	-	-	125,000	125,000
82	FA-2	1/2 Ton Pickup Truck Super Cab	FA	Rates	Vehicles	-	-	-	-	50,000	-	-	-	50,000	50,000
82	FA-3	3/4 Ton Pickup Truck Super Cab	FA	Rates	Vehicles	-	-	-	-	-	-	-	75,000	75,000	75,000
82	1	Telemetry & Controls	BLKT	Rates	803	-	6,000	4,000	10,000	10,000	10,000	10,000	10,000	50,000	60,000
82	2	Structural Replacements	BLKT	Rates	804	-	-	-	25,000	30,000	150,000	150,000	150,000	505,000	505,000
82	3	Centrifuge Canopy Building	STD	Rates	843	-	-	-	15,000	200,000	-	-	-	215,000	215,000
82	4	Headworks Piping Replacement	STD	Rates		-	-	-	-	120,000	-	-	-	120,000	120,000
		TOTAL				**-**	**6,000**	**104,000**	**175,000**	**410,000**	**160,000**	**160,000**	**235,000**	**1,140,000**	**1,250,000**
84	**Wastewater Collection**														
84	FA-1	Lift Station Pump Replacement	FA	Rates	836322002	-	13,175	16,825	30,000	30,000	30,000	30,000	30,000	150,000	180,000
84	FA-2	Service Truck & Equip	FA	Rates	Vehicles	-	-	100,000	-	145,000	220,000	450,000	145,000	960,000	1,060,000
84	FA-3	Safety Equipment	FA	Rates	839822003	-	-	6,000	15,000	15,000	15,000	15,000	15,000	75,000	81,000
84	FA-4	Dry Prime By-pass Pump	FA	Rates		-	-	-	-	-	45,000	-	-	45,000	45,000
84	FA-5	L.S. "A" Pump Replacement	FA	Rates		-	-	-	-	100,000	-	-	-	100,000	100,000
84	1	Telemetry & Controls	BLKT	Rates	801	29,239	-	40,000	40,000	40,000	40,000	40,000	40,000	200,000	269,239
84	2	Lift Station Improvements	BLKT	Rates	802	1,874	1,087	28,913	8,000	30,000	30,000	30,000	30,000	128,000	159,874
84	3	Mains and Laterals R&R	BLKT	Rates	805	405,953	366,035	8,965	375,000	375,000	375,000	375,000	375,000	1,875,000	2,655,953
84	4	Lift Station Control Panels	BLKT	Rates	806	-	-	25,000	25,000	25,000	25,000	25,000	25,000	125,000	150,000
84	5	Wastewater Main Lining	BLKT	Rates	815	298,775	374,886	114	150,000	250,000	250,000	500,000	500,000	1,650,000	2,323,775
84	6	Manhole Rehabilitation	BLKT	Rates	816	117,722	107,144	72,856	180,000	180,000	180,000	180,000	180,000	900,000	1,197,722

CAPITAL IMPROVEMENT PLAN SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	Inception through 9/30/2020	Spent through 5/20/2021	Remaining FY 2021 Budget	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2022-26	PROJECT TOTAL
84	7	LS # 16 Rehab	BLKT	Rates	851	-	-	-	11,000	-	-	-	-	11,000	11,000
84	8	LS # 85 Rehab	BLKT	Rates	852	-	-	-	11,000	-	-	-	-	11,000	11,000
84	9	Wastewater Main Lining - Grant	STD	Grant	866	-	-	-	1,960,000	2,050,000	500,000	500,000	500,000	5,510,000	5,510,000
84	10	Low Pressure Pumping System	STD	CIA	880	-	11,919	18,081	270,000	270,000	250,000	250,000	250,000	1,290,000	1,320,000
		TOTAL				**853,563**	**874,246**	**316,754**	**3,075,000**	**3,510,000**	**1,960,000**	**2,395,000**	**2,090,000**	**13,030,000**	**15,074,563**
93	**FPUAnet Communications**														
93		OTDR Fiber Test Tool	FA	Rates	939721001	-	-	9,521	-	-	-	-	-	-	9,521
93		Fiber Fusion Splicer	FA	Rates	939721002	-	-	14,000	-	-	-	-	-	-	14,000
93	FA-1	Fiber Optic Splice Van	FA	Rates	Vehicles	-	-	-	60,000	60,000	60,000	-	60,000	240,000	240,000
93	FA-2	Fusion Splicer & OTDR	FA	Rates					-	-	20,000	-	-	20,000	20,000
93	1	FPUAnet Communication Services	BLKT	Rates	914	5,364	19,590	64,889	100,000	125,000	125,000	125,000	125,000	600,000	689,843
93	1	FPUAnet Communication Services	BLKT	CIA	914	5,363	1,031	2,969	100,000	125,000	125,000	125,000	125,000	600,000	609,363
93	2	Smart City Initiative	BLKT	Rates	915	53,959	-	50,000	50,000	55,000	62,000	69,000	75,000	311,000	414,959
93	2	Smart City Initiative	BLKT	CIA	915	32,375	-	1,000	30,000	35,000	38,000	41,000	45,000	189,000	222,375
93	3	FPUAnet Wireless Communication	BLKT	Rates	916	883	-	10,000	10,000	10,000	10,000	10,000	10,000	50,000	60,883
93	3	FPUAnet Wireless Communication	BLKT	CIA	916	1,767	-	1,000	10,000	10,000	10,000	10,000	10,000	50,000	52,767
93	4	Municipal Comm Services	BLKT	Rates	917	-	-	12,000	85,000	25,000	13,000	13,000	13,000	149,000	161,000
93	4	Municipal Comm Services	BLKT	CIA	917	-	-	1,000	15,000	5,000	2,000	2,000	2,000	26,000	27,000
93	5	System Reliability	BLKT	Debt	918	58,082	28,182	121,818	150,000	150,000	150,000	-	-	450,000	658,082
93	6	System Expansion	BLKT	Debt	919	-		300,000	400,000	500,000	500,000	-	-	1,400,000	1,700,000
93	7	FPUAnet GPON Services	BLKT	Debt	920	-	65,772	126,228	200,000	275,000	300,000	-	-	775,000	967,000
93	7	FPUAnet GPON Services	BLKT	CIA	920	-	664	336	50,000	75,000	100,000	115,000	115,000	455,000	456,000
93	8	Joint Trenching Initiative	BLKT	Debt	921	-		20,000	25,000	30,000	35,000	-	-	90,000	110,000
93	9	FPUA Utility Comm Services	STD	Rates	945	-		-	100,000	100,000	100,000	50,000	50,000	400,000	400,000
93	10	Lincoln Park	STD	Rates	950	-	-	400,000	300,000	100,000	-	-	-	400,000	800,000
93	10	Lincoln Park	STD	CIA	950	-	-	450,000	650,000	-	-	-	-	650,000	1,100,000
93	11	ESC Datacenter and OLT	STD	Debt	965	-	-	-	100,000	-	-	-	-	100,000	100,000
93		Downtown Smart City Initiative	STD	CIA	970	-	-	250,000	-	-	-	-	-	-	250,000
		TOTAL				**157,793**	**115,239**	**1,834,761**	**2,435,000**	**1,680,000**	**1,650,000**	**560,000**	**630,000**	**6,955,000**	**9,062,793**
21	**Finance**							-							
21	1	Contingencies		Contingencies		-	-	-	500,000	-	-	-	-	500,000	500,000
		TOTAL				**-**	**-**	**-**	**500,000**	**-**	**-**	**-**	**-**	**500,000**	**500,000**
GRAND TOTAL						**10,067,317**	**5,534,791**	**15,866,782**	**30,011,735**	**25,669,808**	**24,949,717**	**16,224,333**	**14,093,871**	**110,949,464**	**142,418,354**
		ADMINISTRATION				370,402	240,358	383,449	1,236,700	815,320	799,500	1,448,000	232,500	4,532,020	5,526,229
		ELECTRIC				4,684,143	2,478,811	3,510,124	6,358,613	4,907,169	4,694,802	3,591,517	3,058,317	22,610,418	33,283,496
		WATER				2,520,108	1,010,710	4,051,274	7,774,733	8,357,839	9,729,415	6,182,816	6,017,554	38,062,357	45,644,449
		GAS				699,030	285,584	896,598	5,202,219	2,533,480	2,337,000	562,000	605,500	11,240,199	13,121,411
		WASTEWATER				1,635,841	1,404,089	5,190,576	6,504,470	7,376,000	5,739,000	3,880,000	3,550,000	27,049,470	35,279,976
		FPUAnet				157,793	115,239	1,834,761	2,435,000	1,680,000	1,650,000	560,000	630,000	6,955,000	9,062,793
		CONTINGENCIES				-	-	-	500,000	-	-	-	-	500,000	500,000
		TOTAL				**10,067,317**	**5,534,791**	**15,866,782**	**30,011,735**	**25,669,808**	**24,949,717**	**16,224,333**	**14,093,871**	**110,949,464**	**142,418,354**


FORT PIERCE UTILITIES AUTHORITY
Existing Electric Service Area
Legend
FPUA Electric Territory
0 0.5 1 2 Miles
Indian River County Line
Atlantic Ocean
Garden City Substation
Causeway Substation
King Substation
Totten Substation
Lawnwood Substation
Savannah Substation
Treasure Coast Energy Center
Fort Pierce
St Lucie
Florida Turnpike
Glades Cutoff Rd
Ocean Dr
S Indian River Dr
SR A1A


FPUA
FORT PIERCE UTILITIES AUTHORITY
Legend
FPUA Water Territory
Atlantic Ocean
SEE INSET FOR
SOUTH HUTCHINSON ISLAND
SOUTH HUTCHINSON
ISLAND INSET
Atlantic Ocean
St Lucie
Nuclear Power Plant
Indian River
Florida Turnpike
S Indian River Dr
Indian
River
Estates
Fort Pierce
St Lucie
Orange Ave
Virginia Ave
Okeechobee Rd
Edwards Rd
Midway Rd
Jensen Beach


FPUA
FORT PIERCE UTILITIES AUTHORITY
Legend
FPUA Wastewater Territory
Atlantic Ocean
Fort Pierce
Orange Ave
Virginia Ave
Okeechobee Rd
Florida Turnpike
S Indian River Dr
Ocean Dr
Indian River Estates
Indian River State College
Fairwaits Golf Course
Kings Highway Industrial Park
Moore Creek
Belcher Canal
Avenue Q
Avenue N
Juanita Ave
Delaware Ave
Edwards Rd
N Midway Rd
E Easy St
Savannas Recreation Area
Legacy Golf & Tennis Club
Champion Turf Club at St James
Indian Hills Country Club
Fort Pierce Inlet State Park
Pepper Park
Jack Island Preserve State Park
Indrio Rd
Johnston Rd
Seminole Rd
Taylor Dairy Rd
N Kings Hwy
S Kings Hwy
Dyer Rd
Dixon Mills Rd
McCarty Rd
Cleveland Ave
Selvitz Rd
Cane Ave
Midway Rd
Ocean Dr
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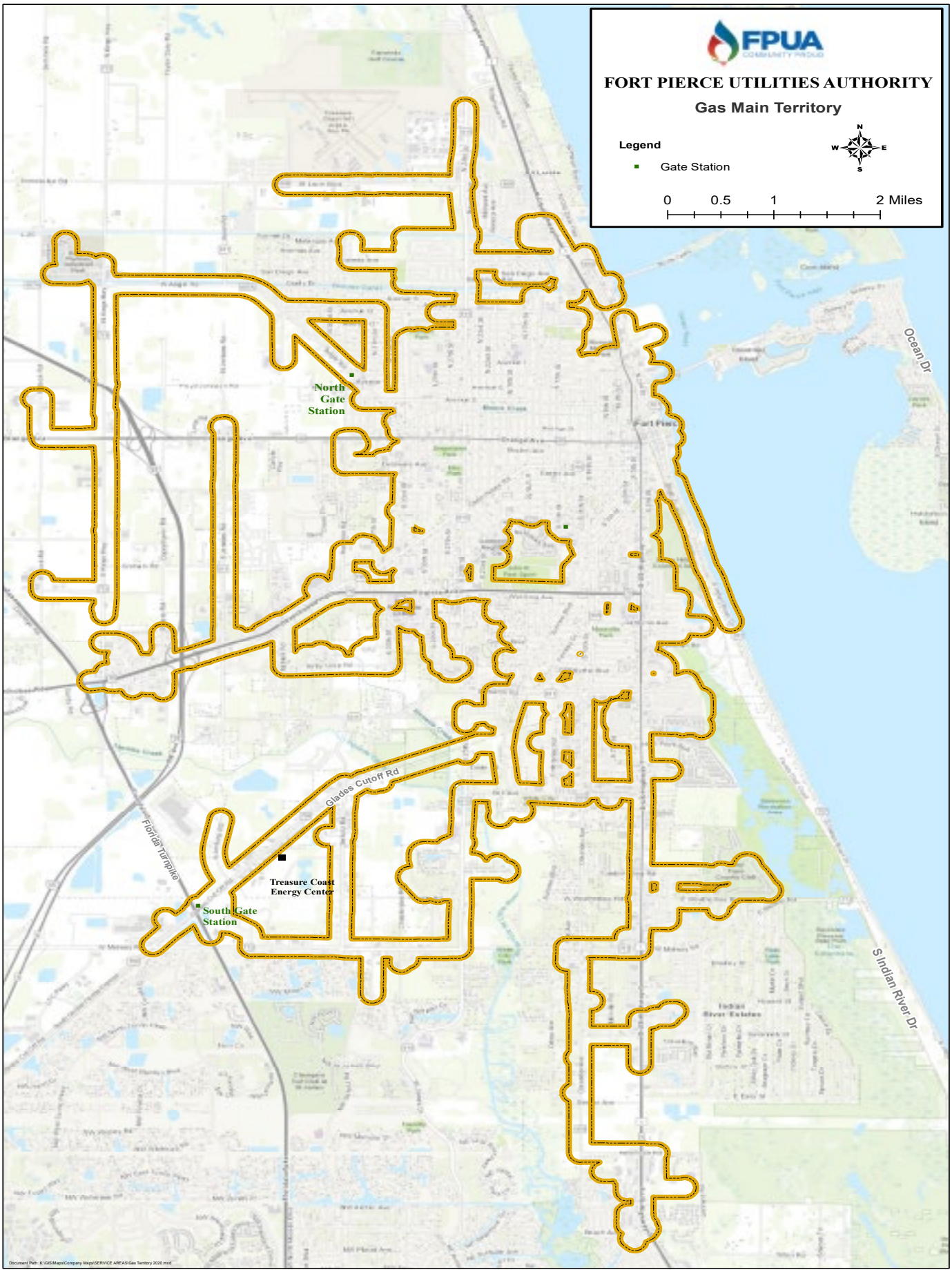

FPUA
FORT PIERCE UTILITIES AUTHORITY
Gas Main Territory
Legend
Gate Station
N
W
E
S
0
0.5
1
2 Miles
North Gate Station
South Gate Station
Treasure Coast Energy Center
Glades Cutoff Rd
Florida Turnpike
Ocean Dr
S Indian River Dr

REVENUE DEFINITIONS

OPERATING REVENUES

Sales Revenues

Residential Inside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for residential or domestic purposes, inside the city limits.

44010	Electric
46110	Water
47110	Wastewater
48000	Natural Gas

Residential Outside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for residential or domestic purposes, outside the city limits.

44020	Electric
46120	Water
47120	Wastewater
48020	Natural Gas

General Service Inside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for commercial or industrial purposes, inside the city limits.

44250	Electric
44251	Electric Economic Development Rate
46140	Water
47150	Wastewater
48100	Natural Gas
48150	Gas Contract Sales
48170	Gas Contract Sales Industrial

General Service Outside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for commercial and industrial purposes, outside the city limits.

44260	Electric
44261	Electric Economic Development Rate
46150	Water
47160	Wastewater
48120	Natural Gas

REVENUE DEFINITIONS

48190 **Miscellaneous Sales of Compressed Natural Gas (CNG)** - Includes sales for filling gas cylinders with CNG for customers.

Rental Lights – Includes net billing for FPUA owned and maintained outdoor lighting.

44300 Residential Inside City
44320 Residential Outside City
44350 General Service Inside City
44360 General Service Outside City

44400 **Streetlights, Traffic Signals, & Sirens** – Net billing for electricity supplied and services rendered for the purposes of lighting streets, highways, parks and other public places, or for traffic or other signal system service, for municipalities or other divisions or agencies of state or federal governments.

Outside City Surcharge – An additional charge for electric, water, or wastewater service provided outside the city limits of the City of Fort Pierce, collected in accordance with FPUA resolutions and Florida Statutes; applies only to areas of unincorporated St Lucie County.

44610 Residential
44650 General Service

Heat Only – Includes the net billings for natural gas supplied to customers, specifically designed for heating purposes.

48030 Residential Inside City
48040 Residential Outside City
48130 General Service Inside City

Unbilled Service Revenue – Represents an estimate of amounts consumed but not yet billed at the end of the fiscal year. This amount may be a credit or a debit, depending on whether the amount increased or decreased since the prior September 30.

44890 Residential
44900 General Service

PCA/PGA Billed – Power Cost Adjustment and/or Purchased Gas Adjustment billed to the customer.

44910 Residential
44915 General Service
44917 Gas Contracts

REVENUE DEFINITIONS

PCA/PGA Adjustment – The amount of Power Cost Adjustment and/or Purchased Gas Adjustment under or over-recovered from the customer each month.

44920 Residential
44925 General Service

45400 **Rent from Electric Property** – Rents received for the use by others of land, buildings, and other property owned by the utility. Rental charged to telecommunications companies for use of FPUA-owned utility poles.

46300 **Unmetered Fire Protection** – Monthly charge for water service to private hydrants, sprinkler systems, hose cabinets, standpipes or any other device used exclusively for fire protection.

46600 **Sales for Resale** – Bulk water sales to St. Lucie County.

47230 **Revenue from Public Authorities** – Revenue received from St. Lucie County for wastewater collection services provided in bulk.

Other Operating Revenues

45000 **Penalty Charges** – Additional charges imposed because of the failure of customers to pay their utility bill on or before a specified date.

48800 **Miscellaneous Service Revenues** – Includes revenues from all miscellaneous services and charges billed to customers which are not specifically provided for in other accounts.

Field Contact – A charge to defray the cost of disconnecting and reconnecting utility service previously discontinued or ordered discontinued for cause or because of nonpayment of amounts due.

48801 Electric
48804 Natural Gas
48807 Water
48812 Sewer with Water

48810 **Customer Care Service Plan** – Maintenance plan for natural gas appliances.

48833 **Gas Repairs & Maintenance** – A charge for gas maintenance, repair, and installation work performed by FPUA on a Customer's premises.

REVENUE DEFINITIONS

Re-activation of Service Charges – A charge for the subsequent re-establishment of utility service to the premises where such service was previously disconnected without cause.

48834 Electric
48835 Gas

48838 **Tampering Charges** – Includes any fees applied to utility service accounts where cut/missing seal(s), meter tampering, theft of service, or unauthorized use has occurred.

Connection Charges – A customer service charge for the establishment of utility service to the premises where such service did not previously exist.

48839 Electric
48840 Water
48841 Wastewater
48846 Natural Gas

48842 **Returned Check Charges** – Revenues received from customers in an effort to recover any expenses associated with banking fees for insufficient funds, closed accounts, or other fees incurred as a result of a dishonored payment instrument.

48844 **Late Payment Charges** – A charge to defray the cost of dispatching field personnel to disconnect service for nonpayment of amounts due. The Late Payment Charge shall be applied to each account when the past due amount plus the Penalty Charge is not paid before FPUA prepares the bill for the month following the delinquent bill month. This charge is in addition to the Penalty Charge.

48845 **Write-Off Fees** – A charge to defray the cost of the collection of recovered bad debts.

48848 **Net Metering Application Fee** – A processing fee for interconnection agreements for customer-owned renewable generation installations greater than 10 kW.

48868 **Certified Letter Fees** – A charge applied to those customers who have advised the Authority in writing of the necessity for Life Sustaining Medical Equipment, and whose delinquent account requires certified letter notification of the disconnection of services.

49500 **Other Operating Revenue** – Includes all other operating revenue not specifically provided for in other accounts.

49510 **Site Plan Review Fees** – A charge applied to those private developers submitting project designs and permit applications to FPUA for review and approval in connection with the establishment of new utility service or expansion of existing services.

REVENUE DEFINITIONS

49520 **Guaranteed Revenue Charges** – Includes charges on any person desiring to receive a commitment to reserve water and/or wastewater capacity for future development from FPUA.

49530 **Lien Fees** – A charge to cover the cost of processing the Capital Charge Installment Payment Agreement for new water/wastewater services and to cover the cost of recording the associated Release of Lien upon payment in full.

49560 **WTP DIW Cost Recovery** – Revenue for discharges into the Deep Injection Well at the Water Treatment Plant. This revenue is intended to offset O & M costs incurred by the water system.

49563 **Strong Waste Fees** – Fees charged for wastewater discharged to the FPUA Wastewater System, which contain substances in excess of the standard strength for wastewater. This Excess Strength Surcharge is intended to defray the additional cost of receiving, transporting, and treatment of those substances.

49565 **Industrial WW Discharge Permits** – Fees charged for Industrial Pretreatment Permits, required if wastewater flows from the facility involve industrial processes.

49570 **Lift Station Maintenance Revenue** – Includes revenue received for the operation and maintenance of privately owned lift stations.

Manatee Observation & Education Center Revenues

41700 **Admissions** – Includes all children, adult and senior fees paid by visitors to the Manatee Observation and Education Center.

41730 **FPUA Contribution** – Monthly contribution made to the Manatee Observation and Education Center in an amount equal to the Manager's compensation package, in accordance with the Memorandum of Understanding between the City of Fort Pierce, Fort Pierce Main Street, Inc. and FPUA.

41740 **Donations - Other** – All other donations received by the Manatee Observation and Education Center that are not otherwise specifically classified.

41750 **Grant Revenue** – Grant revenue received from non utility operations; specific to MOEC.

41760 **Membership Income** – Includes all revenue associated with varied levels of annual membership fees offered to the public.

41770 **Fund Raising Income** – Represents all funds received as a direct result of the Manatee Observation and Education Center's fundraising activities.

41780 **Teaching Income & Camps** – Includes summer camps, weekend events, educational classes and other camps.

REVENUE DEFINITIONS

41785 **Boat Tour Income** – Comprised of all funds collected in exchange for various boat tours of the Indian River Lagoon.

41790 **Sales Gift Shop** – Includes all sales from the Manatee Observation and Education Center gift shop; both on site and through Internet purchases.

41791 **Shipping & Handling Internet** – Funds received by the Manatee Observation and Education Center designed to offset the expense of shipping items directly to customers.

FPUAnet Communications Revenues

44840 **Dedicated Internet Access** – Highly reliable fiber-optic-based Internet access with guaranteed bandwidth.

44860 **Wireless Broadband Internet Access** – Internet access through wireless connections.

44870 **Wireless Bandwidth Connections** – Data connections between sites through wireless connections.

48866 **Dark Fiber Transmission** – Point-to-point direct fiber optic links, without electronics.

48869 **Fiber Bandwidth Connections** – Data connections between sites through fiber optic connections.

48872 **Common Carrier Telecom Services** – Communication services made available to any local school, library, health care or other institution supported under the Universal Service Administrative Company (USAC) within reach of current infrastructure.

NON – OPERATING REVENUES

41570 **Gas Piping Revenue** – Amounts charged for privately owned natural gas piping installed by FPUA.

41580 **Appliance Sales** – Natural gas appliances sold to customers and installed by FPUA for private operation and maintenance.

41670 **Gas Piping Labor and Materials** – Costs associated with the installation of privately owned natural gas piping.

41680 **Cost of Appliances Sold** – Cost of water heaters and other appliances sold to customers.

41720 **FMPA TCEC O&M Contract Revenue** – Reimbursement of costs associated with staffing the Treasure Coast Energy Center, received from Florida Municipal Power Agency. It is assumed that all TCEC costs will be reimbursed, and that this system operates at no net cost to FPUA.

REVENUE DEFINITIONS

41910 **Interest Income** – Interest earned on interest-bearing assets.

41950 **Net Change in Future Value of Investments** – The amount of the difference between the book value of an investment and its net realizable value.

42100 **Miscellaneous Non-Operating Income** – All non-operating revenues not specifically provided for in other accounts.

42110 **Gain on Property Disposition** – Gain on the sale, conveyance, exchange, or transfer of utility or other property to another.

42120 **Loss on Property Disposition** – Loss on the sale, conveyance, exchange or transfer of utility or other property to another.

42148 **Revenue for City Billing** – Monthly charge for sanitation billing services provided to the City of Fort Pierce.

49540 **Collection Allowance SLV** – Monthly charge for sanitation billing services provided to St. Lucie Village.

42200 **Grant Revenue** – Funds received from external agencies with specific restrictions and limitations on use and disbursement.

43400 **Extraordinary Income** – Gains of unusual nature and infrequent occurrence.

CAPITAL CONTRIBUTIONS

43701 **Contributed Capital Cash** – Capital received from developers or other agencies in the form of cash for the purpose of expanding or improving the utility operations.

43702 **Capital Improvement Charges** – Revenue designed to recover the capital costs associated with providing utility service(s) to new development(s).

43708 **Capital Improvement Charges MWRF** – Capital received from developers or other agencies in the form of cash designated specifically for projects that supports the relocation of the IWRF.

43750 **Contributed Capital Non-Cash** – Capital received from developers or other agencies in a form other than cash for the purpose of expanding or improving the utility operations.

OBJECT CODE DEFINITIONS

PERSONNEL SERVICES

1010 **Salaries & Wages** – Charges to this code are entered through the payroll system. Sick and vacation leave conversion, and standby pay are also charged to this code.

1020 **Overtime** – Charges to this code are entered through the payroll system.

CONTRACTUAL SERVICES

2110 **Advertising** – Costs of all types of advertising (e.g., classified, legal, informational and instructional, or promotional advertising). Media includes newspapers, periodicals, the yellow pages, direct mail, radio, etc. Purposes include employment openings, public hearings, internet services, natural gas services, etc.

2122 **Rentals** – Cost of all rentals (e.g., uniforms, tools, barricades, right-of-ways, alarm systems, building space, or scaffolding).

2131 **Maintenance of Structures** – Cost of repairs and improvements to, or maintenance of structures performed by outside vendors not under contract, (e.g., roof repairs, air conditioning repairs (not window units), door lock repairs, plumbing repairs, or painting). Improvements, maintenance or repairs performed by internal staff which become a permanent part of the structure are also coded here. Structures may not necessarily be FPUA owned.

2132 **Maintenance of Vehicles** – Cost of parts, supplies and/or repairs and maintenance of vehicles and forklifts performed by outside vendors, including maintenance under contract.

2133 **Maintenance of Equipment** – Cost of repairs and maintenance of equipment by outside vendors not under contract (e.g., pumps, motors, window unit air conditioners, or computer equipment). Also includes cost of fuel polishing and fuel treatment, if not under contract. Costs associated with the repair or maintenance are also charged to this code (e.g., postage, freight, or gasoline if an employee drives a significant distance to drop off or pick up the repaired equipment).

2139 **Maintenance/Service Contracts** – Services performed under an approved contract (e.g., repairs and maintenance of copiers, air conditioners, elevators, or fire extinguishers; tree trimming, welding, lawn maintenance, pest control, deep injection well mechanical integrity testing, or computer hardware and software maintenance), including services provided by the City of Fort Pierce, not provided for elsewhere. Vehicle repairs and maintenance performed under a contract should be coded to object code 2132, Maintenance of Vehicles.

OBJECT CODE DEFINITIONS

2140 **Postage** – Cost of mailing letters, bills, lab samples, and packages via U.S. Mail, Federal Express, UPS, etc. Postage or freight charges to mail parts or equipment for repairs are charged to object code 2133, Maintenance of Equipment.

2151 **Printing** – Any forms, cards, or booklets printed by outside printers. This includes, but is not limited to bills, bill inserts, door hangers, business cards and preprinted envelopes.

2161 **Professional Fees - Audit** – Fees paid to FPUA's independent CPAs for the annual audit.

2164 **Professional Fees - Consulting/Engineering** – Fees paid to consultants and engineers for services which will not result in a capital project (e.g., insurance consultant, rate consultant, or financial advisor).

2165 **Temporary Labor** – Labor services provided by temporary staffing agencies. Training provided by temporary personnel should be coded to object code 2170, Training.

2166 **Professional Fees - Other** – Fees paid, not under contract, to attorneys, architects, or others for microfilming and imaging, density tests, leak surveys/tests, Sunshine State One-Call, or information technology related services.

2170 **Training** – Costs incurred for seminars, schools, conferences, textbooks and materials which involve training; including all related travel expenses (e.g., accommodations, meals, gas, mileage, or airfare). Includes training provided by temporary personnel or other agencies. Memberships for the sole purpose of obtaining training or registration fees at discounted rates. Reimbursements to employees for approved educational expenses.

2171 **Travel** – Costs incurred for travel to meetings, conferences and trade shows that are not primarily instructional in nature, moving expenses, and interview travel. Includes gasoline purchased for out-of-town travel.

2172 **Car Allowance** – Monthly costs for car allowance; charges to this code are entered through the payroll system.

2190 **Communications** – Cost of telephone and fax service, Internet service providers, cable and satellite television service, and automatic vehicle locators.

2200 **Utilities** – Cost of electric, water, natural gas, wastewater, and garbage services paid to FPUA and other vendors.

2230 **Employee Relations** – Costs incurred for the benefit of employees, such as for the Christmas holiday luncheon, employee/volunteer appreciation events, retirement celebrations and gifts, Thanksgiving holiday awards, funeral flowers, and non-uniform FPUA-provided shirts, as approved by the Director of Utilities.

OBJECT CODE DEFINITIONS

2240 **Business Relations** – Meals or other expenses related to the conduct of day-to-day business (e.g., lunches with executives discussing FPUA business, tickets for Chamber of Commerce, United Way, or Economic Development Council events or meetings).

2250 **Community Relations** – Costs related to general public relations (e.g., educational videos, costs of informational field trips through FPUA facilities including refreshments, or hosting community related meetings).

2260 **Memberships - Professional** – Memberships in professional organizations (e.g., FMEA, AGA, AWWA, Midwest Energy Association, Florida Engineering Society, or National Safety Council), as well as costs associated with being commissioned as a notary.

2262 **Memberships - Civic** – Memberships in civic organizations (e.g., Economic Development Council, Chamber of Commerce, Kiwanis, Rotary, or Main Street Fort Pierce).

2290 **Billing - Housing Authority** – Rebate paid to the Fort Pierce Housing Authority (FPHA) for making utility payments to FPUA in one monthly check rather than FPUA having to collect payments from each individual FPHA tenant.

COMMODITIES

3311 **Office Supplies** – Items that cost less than $5,000, purchased for use in the office (e.g., pens, stationery, envelopes, staples, tape, pencils, chairs, file cabinets, toner cartridges, or paper).

3313 **Subscriptions** – Magazines, newspapers, periodicals, reference materials, or periodical/routine software updates. Subscriptions can be from online or printed sources.

3316 **Operating Supplies** – Items purchased or issued from inventory/stock for use in FPUA operations or maintenance of facilities (e.g., the purchase of software licenses, weed killer, safety equipment, radios, radio accessories, vests, signs, compression tools parts, flashlights, hats and other items with the FPUA logo, replacement parts for hand tools.) Meal allowances and restocking fees for purchase returns are charged to this code. Assets that do not meet the capitalization criteria are also coded here.

3320 **Chemicals** – Chemicals purchased for operations at the Water Treatment Plant, lift stations, and the Water Reclamation Facility.

3331 **Vehicle Supplies** – Costs of supplies, equipment, gasoline, oil, etc. for vehicles on FPUA business, as well as fuels used for emergency generators. This includes supplies needed for vehicle repairs and maintenance performed by in-house employees. Work performed by outside vendors is charged to object code 2132, Maintenance of Vehicles.

OBJECT CODE DEFINITIONS

3340 **Small Tools** – Small tools purchased that cost less than $5,000, (e.g., hammers, screwdrivers, shovels, wrenches, saws, drills, sanders, or bolt cutters). Power tools are also included here. Tools that cost more than $5,000 should be charged to capital codes. Replacement parts are charged to object code 3316, Operating Supplies.

3360 **Purchases for Resale** – Electricity, natural gas, water, and internet services purchased for resale to FPUA customers.

FIXED AND SUNDRY

4010 **Cost of Goods Sold** – Cost of merchandise sold at the Manatee Observation & Education Center.

4015 **Sales Discounts** – Discounts offered at the Manatee Observation & Education Center.

4020 **Cash (Over) Short** – Cash overages and shortages.

4050 **Retirement** – The employer's portion of the contribution made to the City of Fort Pierce Retirement & Benefit System on behalf of FPUA employees.

4060 **FICA** – The employer's portion of Social Security and Medicare paid to the US Treasury Department on behalf of FPUA employees.

4070 **Employees' Insurance** – The employer's cost of the amount paid for employees' health, life, AD & D, vision and dental insurance. Also includes vaccines for employees.

4080 **Employee Suggestions & Awards** – Compensation paid to employees for suggestions to improve FPUA operations, service awards, and safety awards.

4090 **Vacation Pay Expense** – The increase or decrease in the dollar value of vested vacation time accrued by employees. This adjustment is computed annually, at the end of each fiscal year.

4100 **Sick Pay Expense** – The increase or decrease in the dollar value of vested sick leave benefits accrued by employees. This adjustment is computed annually, at the end of each fiscal year.

4110 **Net OPEB Expense** – The actuarially determined normal cost of post employment healthcare benefits, plus the portion of the unfunded actuarial accrued liability amortized in the current period.

4509 **Other Taxes** – Non-ad valorem assessments on real property paid to St. Lucie County.

4510 **Gross Receipts Tax** – A tax on electric and natural gas gross receipts, less allowable exemptions, paid to the State of Florida.

OBJECT CODE DEFINITIONS

4520 **Licenses & Permits** – Licenses necessary to operate FPUA facilities (e.g., water/wastewater permits, FPSC regulatory assessment fees, P.E. licenses, industrial certifications, operator certifications, maintenance of traffic certifications, or building permits for customer installations).

4531 **Contributions - Civic** – The contribution made toward the Manatee Observation and Education Center's operations, as well as to other civic organizations.

4600 **Workers' Compensation** – Premiums, deductibles and expenses paid under Workers' Compensation laws.

4610 **Property & Liability Insurance & Claims** – This code is used for premiums paid to insurance companies for property and liability policies, and the surety bond for the Director of Financial Services. Losses not covered by insurance, as well as expenses incurred in the settlement of claims, are charged to this code. Reimbursements from insurance companies or others for losses and expenses charged hereto shall be credited to this account.

4640 **Unemployment Claims** – Paid to the State of Florida for direct unemployment claims made by employees who have left FPUA employment.

4666 **Inventory Adjustments** – Adjustments to the inventory system for shortages and overages of inventory, based on actual counts. Write-down or write-off of obsolete inventory items are also charged to this code.

4700 **Utility Bad Debt Expense** – Write-offs of utility accounts receivable that are over 90 days past due. Payments on these accounts are credited to this code.

INTEREST EXPENSES

5710 **Storm Expenses** – Costs associated with preparation immediately before and restoration after hurricanes or other natural disasters.

5721 **Interest - Bonds** – Interest expense paid on bonds issued by FPUA.

5723 **Interest - Deposits** – Interest expense paid on customer utility security deposits.

5729 **Interest - Other** – Interest paid on refunds or late fees.

5730 **Bank Charges** – Charges by various banks for paying principal and interest on bonds issued by FPUA and bank service charges for maintenance of checking accounts, credit card and electronic check charges.

5731 **Amortization of Bond Discounts** – Allocation of bond discount and deferred charges over the lives of bonds issued by FPUA.

OBJECT CODE DEFINITIONS

MISCELLANEOUS EXPENSES

9000 **Distribution to City of Fort Pierce** – Each year, FPUA pays to the City of Fort Pierce an amount equal to 6% of gross revenues, as defined by Article XII, Sec. 178(d) of the City Charter, derived from the operation of the utilities for the preceding fiscal year, unless the City Commission, by majority vote, agrees to accept a lesser percentage.

9005 **Duplicate Charges** – Electric bills for the Electric System are credited to this code and are not considered revenues.

9010 **Contingency** – Funds set aside for emergencies, which are only used when approved by the FPUA Board.

9030 **Depreciation** – Allocation of the cost of capital assets over their estimated useful lives.

9050 **Extraordinary Expense** – Expenses that are deemed to be unusual in nature and whose occurrence is deemed to be infrequent.

GLOSSARY, ABBREVIATIONS & ACRONYMS

AADF – Annual Average Daily Flow

AFR – Comprehensive Annual Financial Report

Accrual – The method of accounting that recognizes income when earned and expenses when incurred regardless of when cash is received or disbursed.

Accretion – The incremental increase in the value of FPUA's Capital Appreciation Bonds charged to interest expense over the life of the bonds.

AGA – American Gas Association

AMI – Advanced Metering Infrastructure

Amperes – is the base unit of electric current

Amortization - The incremental decrease in the value of FPUA's Capital Appreciation Bonds charged to interest expense over the life of the bonds.

AMR – Automatic Meter Reading

APPA – American Public Power Association

Appropriation – Money that has been set aside for a specific use.

ARP – FMPA's All Requirements Power Supply Project.

Asset – Property that has value.

Audit – A complete and careful examination of FPUA's books to insure compliance with all accounting and governmental accounting policies.

AVL – Automatic Vehicle Locators

AWWA – American Water Works Association

Balanced Budget – A budget in which projected expenses for a set period are matched by projected revenues for the same period.

BLKT – Blanket Capital Project

Bonded Debt – Debt evidenced by bonds and collateralized by pledge of and first lien on the net revenues of the combined systems carrying varying interest rates and due dates.

BRC – Budget Review Committee

Btu – British thermal unit is the heat required to raise the temperature of one pound of water by one degree Fahrenheit.

Budget – A financial plan, generally for one fiscal year, presenting proposed expenses and an estimate of the necessary sources of funds; the Budget Document, as prepared and presented to the governing body.

Budgetary Control – The control of revenue and expense, and of changes in assets and liabilities, through the use of planning and forecasting methods.

GLOSSARY, ABBREVIATIONS & ACRONYMS

CABs – Capital Appreciation Bonds

CAIDI – Customer Average Interruption Duration Index measures the average repair time experienced by the average customer during an interruption.

Capital Asset – Property having a useful life in excess of three years, with a unit cost of $5,000 or more which includes additions, replacements or improvements to land, buildings, structures, equipment, and facilities.

Capital Budget – The portion of the budget devoted to proposed additions to capital assets.

CBS – Core Business System

CCF – One hundred cubic feet of natural gas

CIA – Contribution-in-Aid is cash or property contributed to the utility for specific capital projects funded in whole or in part by outside agencies.

CIC – Capital Improvement Charge is capital derived from developers and customers for improvements to their property. This source of funding is spent on capital which provides for growth and expansion.

CIP – Capital Improvement Plan is a planning tool which identifies anticipated future capital needs for the upcoming five-year period.

Contingency – Budgetary reserve set aside which is not earmarked for a specific purpose and may be used for emergencies or unforeseen costs during a budget year.

Capital Contributions – Cash or non-cash contributions of, or toward the purchase or construction of, capital assets. Capital Improvement Charges and Contribution-in-Aid are specific types of cash Capital Contributions.

CGFO – Certified Government Finance Officer

DART Rate (**Days Away/Restricted or Job Transfer Rate)** –The rate represents the number of recordable incidents per 100 full-time employees that resulted in lost or restricted days or job transfer for a calendar year.

Debt Service – The principal repayment and interest expense associated with the retirement of outstanding debt.

Demand – The amount of electricity a customer or class requires from the system at a certain point in time.

Depreciation – The periodic allocation of the cost of a capital asset over its useful life. Depreciation is a non-cash expense.

DHS – Department of Homeland Security

DIW – Deep Injection Well

DNS – Domain Name Server, the system that automatically translates internet addresses to the numeric machine addresses that computers use.

GLOSSARY, ABBREVIATIONS & ACRONYMS

DROP – Deferred Retirement Option Program

EAF – Equivalent Availability Factor is a measure that indicates the percentage of time an electric power generating unit was available for service during a period.

Effluent – The outflow of water from wastewater treatment plant that is basically the end product of the treatment process.

Enterprise Fund – A fund established to account for operations 1) that are financed and operated in a manner similar to business enterprises, where the intent of the governing body is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges or 2) where the governing body has decided the periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, and accountability for other purposes.

EPA – Environmental Protection Agency is an agency of the US federal government; created to protect human health and the environment.

ESC – Energy Services Center is an operations facility located at 1701 S. 37th Street, Fort Pierce which also serves as the FPUA Emergency Command Center during a storm or other emergency.

Expense – A use of financial resources to acquire goods or services consumed in a single year's current operations.

Extraordinary Items – Items distinguished by their unusual nature and by the infrequency of their occurrence.

FA – Fixed Asset

FAC – Florida Administrative Code

FDIC – Federal Deposit Insurance Corporation

FDEP – Florida Department of Environmental Protection

FDOT – Florida Department of Transportation

FEC – Florida East Coast Railroad

FEMA – Federal Emergency Management Agency

FEPCG – Florida Electric Power Coordinating Group

FERC – Federal Energy Regulatory Commission is an independent federal agency within the Department of Energy with regulatory authority over wholesale electric and natural gas and which prescribes a type of accounting for electric and gas utilities.

FGU – Florida Gas Utility

FICPA – Florida Institute of Certified Public Accountants

Floridan Aquifer – A source of water supply used for drinking water located approximately 1,000 feet underground.

GLOSSARY, ABBREVIATIONS & ACRONYMS

Floridan Wells – Deep wells drilled for the specific purpose of accessing the Floridan Aquifer.

FM – Force Main

FMEA – Florida Municipal Electric Agency

FMPA – Florida Municipal Power Agency

FPL – Florida Power & Light Company

FPRA – Fort Pierce Redevelopment Agency

FPSC – Florida Public Service Commission

FPUA – Fort Pierce Utilities Authority

FRCC – Florida Reliability Coordinating Council, Inc.

Frequency (Injury/Illness Incidence Rate) –The rate represents the total number of injuries and illnesses per 100 full-time employees for a calendar year.

Fund – In governmental accounting, a sum of money, and often other assets constituting a separate accounting entity, created and maintained for a particular purpose and having transactions subject to legal or administrative restrictions. The double-entry accounts are self-balancing, from which a balance sheet and operating statement may be prepared. A separate budget is provided for each fund.

Funds – Cash, securities, or other liquid assets available to be expended for other uses such as operating expenses, debt retirement, capital outlays, etc.

FY – Fiscal Year is the budget year which runs from October 1 through September 30.

GAAP – Generally Accepted Accounting Principles which include the standards, conventions, and rules accountants follow in recording and summarizing transactions, and in the preparation of financial statements.

GASB – Governmental Accounting Standards Board

Gbps – Gigabit per second; each gigabit is equal to 1000 megabits or 1,000,000,000 bits.

General Service – Revenue derived from a nonresidential customer.

GFOA – Government Finance Officers Association

GIS – Geographical Information System

GPON – Gigabit Passive Optical Network is a point-to-multipoint fiber-lean architecture network system which uses passive splitters to deliver signals to multiple users.

GPS – Global Positioning System

GRC – Guaranteed Revenue Charge is a fee imposed on developers in return for system expansion, where the demand for capacity is reserved for their future site expansions.

GLOSSARY, ABBREVIATIONS & ACRONYMS

GSF – The Gross Square Footage indicator is expressed as a ratio of annual facilities maintenance operating expenses to the gross square feet of the facilities.

GUE – The Gross Utility Expense Index is expressed as a ratio of annual facilities maintenance operating expenses to the gross utility expenses.

IP – Internet Protocol

IPP – Industrial Pre-treatment Program is a regulatory program established by the Clean Water Act requiring the pretreatment of wastewater from industries to prevent the introduction of pollutants that will pass through the treatment works or cause interference with the operation of FPUA's Water Reclamation Facility.

IPTV – Internet Protocol television

IVR – Interactive Voice Response

IW – Deep Injection Well is a device that places fluid (water) deep underground into porous rock formations or below the shallow soil layer.

IWRF – Island Water Reclamation Facility

kV – Kilovolt is equal to 1,000 volts.

kVA – Kilovolt Amperes is a basic measure of electrical power. It is equal to 1,000 volt-Amperes which is defined as the apparent power carried by FPUA's electric utility plant to deliver the real power (measure in kilowatts – kW) needed by its customers. In alternating current (AC) circuits, the voltage and current are typically out of phase with each other causing the apparent power to be greater than the real power. This phase difference is commonly known as power factor (pf). kW is equal to kVA multiplied by the power factor [kW=kVA x pf].

kW – Kilowatt is a measure of electric power equal to 1,000 watts.

kWh – Kilowatt Hour is a measure of electric power consumption equal to that expended by one kilowatt of energy flowing for one hour.

L-BAR – L-Bar measures the average length of a single outage or service interruption.

Liability – Debt or other legal obligation arising out of a transaction in the past, which must be paid, renewed, or refunded at some future date.

LS – Lift Station

MAIFI – Momentary Average Interruption Frequency Index event is the average number of momentary interruptions that a customer would experience during a given period (typically a year).

MBPS – Megabits per second; each megabit is equal to 1 million bits.

MCC – Motor Control Center

MG – Million gallons

MGD – Million gallons per day

GLOSSARY, ABBREVIATIONS & ACRONYMS

MW – Megawatt is a measure of electric power equal to 1,000,000 watts or 1,000 kilowatts.

MWh – Megawatt hour is a measure of electric power consumption equal to one megawatt of energy flowing for one hour.

Miscellaneous Service Revenue – An amount designed to recover some of the fixed costs of providing service, whether or not any energy or gas is consumed, or water used, such as disconnect, reconnect, or temporary service fees.

MMBtu – Unit of heat equivalent to 1,000,000 Btu

MOEC – Manatee Observation and Education Center

MSBU – Municipal Service Benefit Unit is a legal financing method wherein the County establishes a special district, by majority consensus of the property owners, to fund a desired improvement which will benefit those property owners. Municipal Services Benefit Unit is a financing method wherein St. Lucie County establishes a special district to allow a group of citizens to fund a desired improvement, such as providing City water, by majority consensus (51% approval) of the property owners contained in the assessment area. This process allows the property owner to finance the amount of the assessment over a period of time, generally 10 to 15 years, depending on the project cost and type of improvements. The assessment appears annually on the property tax bill as a non-ad valorem tax.

MWRF – Mainland Water Reclamation Facility

Net Metering – Net metering is a service that permits customers to offset part or all of their electric needs with their own renewable generating systems. Net metering promotes the development of renewable energy by allowing customers to use their own generation on-site, and to sell any excess generation to their electric utility.

NERC – North American Electric Reliability Corporation

NESC – National Electric Safety Code

NG – Natural Gas

NOC – One or more locations from which network monitoring and control, or network management, is exercised over a computer, telecommunication or satellite network.

NPDES – National Pollutant Discharge Elimination System

NS1 and NS2 – Primary & Secondary DNS server names.

Object Code – An account to which an expense is recorded in order to accumulate and categorize those expenses.

OLT – The Optical Line Terminal is an aggregation device located typically at a Data Center that allows technologies such as GPON and P2P broadband services to be deployed.

O&M Budget – Operations and Maintenance Budget is the budget covering annual revenue and expense.

GLOSSARY, ABBREVIATIONS & ACRONYMS

OMS – Outage Management System; a computer system used by operators of electric distribution systems to assist in restoration of power.

OPEB – Other Post-Employment Benefits are benefits other than pension benefits which are provided for separately for employees no longer employed.

OSHA – Occupational Safety and Health Administration

OSP – Outside Plant

PCA – Power Cost Adjustment is a portion of the total monthly electric usage charge; adjusts the bill so the bill includes the estimated purchased power costs for the period plus any true-up ± from previous periods.

P.E. – Professional Engineer

Personnel Services – Costs related to compensating employees including salaries and wages, and overtime.

PGA – Purchased Gas Adjustment is a portion of the total monthly gas usage charge; adjusts the bill so the bill includes the estimated purchased gas costs for the period plus any true-up ± from the previous periods.

PGP – Public Gas Partners, Inc. is a Georgia not-for-profit corporation whose mission is to acquire reliable and economical long-term gas supplies for participating agencies and large public natural gas or power systems. PGP was formed to secure gas supplies through reserve acquisitions and/or secure prepayments and also may acquire storage assets and other strategic assets.

PHF – Peak-Hour Flow refers to the highest wastewater flow level recorded in a given hour.

PSC – Florida Public Service Commission

POA – Purchase Order Authorization

Resolution – A formal decision adopted by the board, after voting, to proceed with an action or course of action, method or procedure.

Restricted Assets – Generally cash and other liquid assets restricted as to use by legal constraints such as bond covenants.

Revenue – Proceeds from the sale of commodities and services, interest earnings, and rents.

Revenue Bonds – Securities for which debt service payments are generated from a specific revenue source.

R&R – Renewal & Replacement

RO – Reverse osmosis

SAIDI – System Average Interruption Duration Index which measures the average duration of the interruptions for the average customer.

SAIFI – System Average Interruption Frequency Index which measures the average frequency of interruptions for the average customer.

GLOSSARY, ABBREVIATIONS & ACRONYMS

SCADA – Supervisory Control and Data Acquisition System, a computer system used to control and monitor lift stations; electric, gas, and water transmission and distribution; water wells; and wastewater collection.

Severity (Lost Workday Incidence Rate) –The rate represents the number of lost days experienced as compared to the number of incidents experienced per 100 full-time employees in a calendar year.

SFWMD – South Florida Water Management District

SHRM-CP – Society for Human Resource Management Certified Professional

Smart City – An urban area that uses different types of electronic methods and sensors to collect data. Insights gained from that data are used to manage assets, resources and services efficiently: in return, that data is used to improve the operations across the city.

STD – Standard Capital Project

Specific Authorization – A contract for professional services as defined by the Consultants' Competitive Negotiation Act.

Strategic Management – A type of management to determine mission, vision, values, goals, objectives, roles and responsibilities, timelines, etc.

Surficial Aquifer – A source of water supply used for drinking water located approximately 100 feet underground.

Surficial Wells – Wells drilled to approximately 100 feet deep to access the Surficial Aquifer.

T&D – Transmission and Distribution

TCEC – Treasure Coast Energy Center

TCMF – Treasure Coast Manatee Foundation

UG – Underground

UPS – Uninterruptible Power Supply

VAC-CON – Vacuum truck used for sewer cleaning.

VAR – Voice Activated Response

Vehicle Accident Rate – Number of accidents/total number of vehicles (includes not at fault)

VoIP – Voice-over Internet Protocol

VPN – Virtual Private Network

Watt – The rate of work represented by a current of one ampere under a pressure of one volt and taken as the standard in the United States.

WEOP – Weatherization & Educational Outreach Program

PERFORMANCE INDICATORS - LAST TEN YEARS

	ORIGINAL BUDGET FY 2022	AMENDED BUDGET FY 2021	ACTUAL FY 2020
SAFETY			
Frequency Rate (calendar year)	3.50	1.00	2.04
DART\Severity Rate (calendar year)*	25	8	17.51
Workers' Compensation Experience Modification Factor	0.74	1.11	1.21
FINANCIAL			
Debt Service Ratio (12 months ended)	2.72	2.33	3.16
Operating Ratio	0.95	0.98	0.90
Average Residential Billing:			
Electric (1000 kWh)	$104.84	$104.84	$103.83
Water (6,000 gallons)	$37.82	$37.82	$37.14
Natural Gas (13 ccf)	$32.40	$32.40	$30.72
Wastewater (6,000 gallons)	$50.54	$50.54	$49.66
HUMAN RESOURCES			
Overtime Ratio	0.071	0.071	0.052
Sick Leave Ratio	0.032	0.032	0.032
Overtime vs. Annual Overtime Budget	100.00%	100.00%	135.97%
Training Hours vs. Regular Hours Worked	2.05%	2.05%	1.91%
Training Dollars vs. Budgeted Salary Dollars	2.36%	2.03%	2.51%
Annual Turnover Rate	9.00%	10.00%	7.00%
CUSTOMER SERVICE			
Number of connections	10,000	10,000	10,163
Number of disconnections	12,000	12,000	11,363
Number of accounts to collection agency	1,400	1,400	1,110
Amount of accounts written off			
Electric	$168,577	$224,570	$122,572
Water	$30,224	$40,290	$21,981
Natural Gas	$2,204	$2,940	$1,602
Wastewater	$27,130	$36,180	$19,729
Customer Charges	$71,646	$95,530	$57,542
Communications	$219	$490	$155
Number of service orders			
Started	47,000	47,000	38,516
Completed	44,000	44,000	37,777

* Calculations FY 2015 - current are based on DART rate; Previous years are based on Severity rate

PERFORMANCE INDICATORS - LAST TEN YEARS

Actual FY 2019	ACTUAL FY 2018	ACTUAL FY 2017	ACTUAL FY 2016	ACTUAL FY 2015	ACTUAL FY 2014	ACTUAL FY 2013
3.10	2.93	5.30	4.11	5.30	4.10	4.10
0	214	171	89	79	80	48
1.28	0.97	0.97	0.97	0.79	0.87	0.92
2.85	3.12	3.25	2.51	2.55	2.59	2.51
0.91	0.92	0.89	0.90	0.88	0.91	0.91
$108.84	$113.84	$120.84	$107.84	$113.84	$124.84	$122.84
$36.26	$35.18	$35.18	$35.18	$34.18	$33.19	$32.00
$30.66	$31.31	$31.47	$30.82	$31.47	$33.42	$31.65
$49.66	$48.24	$48.24	$48.24	$48.24	$48.24	$47.46
0.053	0.058	0.073	0.050	0.046	0.046	0.420
0.030	0.043	0.037	0.038	0.038	0.034	0.340
120.09%	132.07%	176.47%	114.22%	120.48%	114.96%	107.47%
3.56%	2.11%	2.10%	2.87%	2.93%	2.53%	2.48%
3.59%	3.12%	1.51%	2.00%	1.92%	1.69%	1.80%
9.00%	9.00%	10.64%	12.40%	8.60%	12.08%	13.25%
10,237	12,231	13,534	14,109	15,663	16,238	16,001
12,314	12,818	12,795	13,316	14,800	15,338	15,206
1,269	1,498	1,353	1,622	1,890	1,852	1,584
$28,984	$112,847	$184,794	$200,966	$99,489	$256,860	$182,006
$5,189	$20,226	$33,140	$36,032	$17,826	$46,081	$32,638
$364	$1,461	$2,415	$2,639	$1,366	$3,302	$2,374
$4,658	$18,156	$29,744	$32,324	$16,050	$41,325	$29,294
$1,790	$6,952	$11,371	$12,371	$6,141	$15,770	$11,181
$50	$157	$232	$257	$42	$371	$231
42,120	40,193	41,243	45,028	44,505	49,837	44,205
41,846	40,524	41,014	44,937	44,389	49,740	44,224

PERFORMANCE INDICATORS - LAST TEN YEARS

	ORIGINAL BUDGET FY 2022	AMENDED BUDGET FY 2021	ACTUAL FY 2020
INFORMATION TECHNOLOGY SERVICES			
Number of work orders completed	5,000	5,500	5,648
Number of work stations supported	340	330	325
COMPONENT COSTS			
Water Treatment Plant			
$ / 1,000 gallons raw water	$2.14	$2.16	$2.04
Water Reclamation Facility			
$ / 1,000 gallons effluent	$1.42	$1.38	$1.64
Electric T&D			
$ / mile of T & D lines	$25,486.71	$24,647.12	$23,249.60
$ / number of services	$32.08	$31.03	$29.36
Water Distribution			
$ / 1,000 gallons billed	$1.97	$1.93	$1.84
$ / number of services	$22.31	$21.90	$20.92
Wastewater Collection			
$ / 1,000 gallons billed	$2.58	$2.53	$2.25
$ / number of services	$23.35	$22.83	$19.62
Natural Gas Distribution			
$ / 1,000 ccf billed	$0.46	$0.48	$0.41
$ / number of services	$42.64	$43.05	$37.75
Lift Stations			
$ / 1,000 gallons billed	$0.75	$0.75	$0.75
$ / number of services	$6.77	$6.77	$6.56
Industrial Pre-Treatment			
$ / Customers	$981.48	$981.48	$1,142.53
FPUAnet Communications			
$ / Customers	$223.17	$705.15	$491.19
Administration			
$ / number of services	$15.29	$15.78	$14.53

PERFORMANCE INDICATORS - LAST TEN YEARS

Actual FY 2019	ACTUAL FY 2018	ACTUAL FY 2017	ACTUAL FY 2016	ACTUAL FY 2015	ACTUAL FY 2014	ACTUAL FY 2013
4,245	3,858	3,538	3,622	3,179	3,296	3,348
380	360	310	349	340	432	344
$2.48	$2.21	$1.99	$2.02	$1.88	$1.94	$1.90
$1.98	$1.60	$1.78	$1.46	$2.46	$2.70	$1.93
$24,073.82	$20,530.49	$21,860.34	$21,636.69	$20,112.83	$20,633.15	$20,516.14
$30.39	$25.93	$27.56	$27.27	$26.13	$27.11	$27.41
$1.97	$2.11	$1.92	$1.88	$1.88	$1.89	$1.82
$21.68	$22.36	$21.05	$20.01	$19.69	$20.04	$19.44
$2.30	$2.47	$2.60	$2.39	$2.36	$2.68	$3.87
$19.81	$20.90	$22.31	$19.61	$19.41	$21.77	$31.61
$0.43	$0.43	$0.41	$0.49	$0.40	$0.59	$0.40
$40.36	$37.41	$34.36	$39.54	$33.16	$47.71	$31.89
$0.68	$0.72	$0.66	$0.75	$0.71	$0.79	$0.80
$5.89	$6.12	$5.62	$6.14	$5.80	$6.38	$6.53
$888.13	$916.33	$919.02	$927.50	$985.46	$903.78	$698.46
$540.93	$423.99	$414.79	$345.35	$348.35	$328.03	$306.83
$14.60	$14.48	$14.96	$14.51	$14.59	$14.60	$15.74

PROPERTY VALUE AND TOTAL TAX ASSESSED VALUE
LAST TEN YEARS

	REAL PROPERTY	PERSONAL PROPERTY	CENTRALLY ASSESSED PROPERTY	LESS: EXEMPTIONS	TOTAL TAX ASSESSED VALUE
2020	$ 3,168,531,958	$ 217,284,499	$ 11,786,499	$ 835,533,570	$ 2,562,069,386
2019	$ 2,973,396,245	$ 206,673,280	$ 11,674,621	$ 813,001,897	$ 2,378,742,249
2018	$ 2,807,904,420	$ 200,953,767	$ 11,459,927	$ 777,135,485	$ 2,243,131,859
2017	$ 2,656,205,901	$ 199,752,821	$ 10,889,970	$ 759,747,984	$ 2,107,100,708
2016	$ 2,519,792,781	$ 201,769,117	$ 9,950,405	$ 744,102,164	$ 1,987,410,139
2015	$ 2,420,424,296	$ 178,560,253	$ 8,259,241	$ 718,951,717	$ 1,888,292,073
2014	$ 2,369,027,251	$ 196,294,919	$ 7,180,208	$ 707,506,816	$ 1,864,995,562
2013	$ 2,375,689,997	$ 192,499,439	$ 7,381,630	$ 707,571,187	$ 1,867,999,879
2012	$ 2,463,908,875	$ 209,865,288	$ 7,135,634	$ 707,684,181	$ 1,973,225,616
2011	$ 2,582,341,713	$ 241,596,029	$ 6,734,681	$ 696,878,963	$ 2,133,793,460

Source:
City of Fort Pierce Comprehensive Annual Financial Report

DISTRIBUTION TO THE CITY OF FORT PIERCE AND SYSTEM RATE INCREASES (DECREASES) LAST TEN YEARS

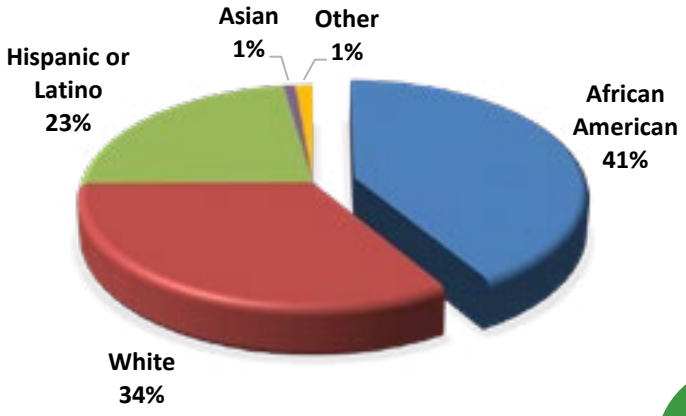
	DISTRIBUTION PAID TO THE CITY *	RATE INCREASES (DECREASES)			
		ELECTRIC	WATER	NATURAL GAS	WASTEWATER
FY 2021	$6,342,445	-	1.79%	1.79%	1.79%
FY 2020	$6,276,267	-	2.36%	2.36%	-
FY 2019	$6,125,454	-	3.00%	-	3.00%
FY 2018	$6,082,515	-	-	1.76%	-
FY 2017	$5,968,785	-	-	-	-
FY 2016	$5,809,302	-	3.00%	-	-
FY 2015	$5,735,240	-	3.00%	-	-
FY 2014	$5,605,157	(0.85%)	3.72%	1.60%	1.64%
FY 2013	$5,365,879	(3.30%)	6.50%	2.40%	2.40%
FY 2012	$4,767,268	-	2.50%	2.50%	2.50%

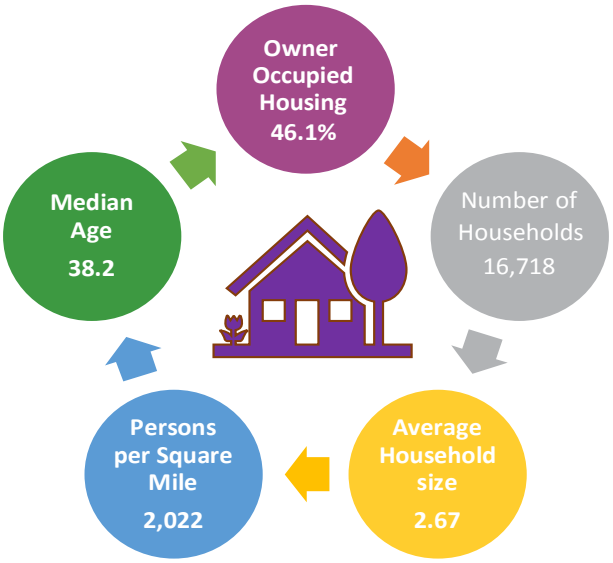
* Based on prior fiscal year revenue, as defined by Fort Pierce City Charter, Article XII, Sec. 178 (d)

DEMOGRAPHIC STATISTICS - LAST TEN YEARS

	City of Fort Pierce Population[1]	City of Fort Pierce Median Income[2]	St. Lucie County Population[1]	St. Lucie County Median Income[2]
2020	44,476	N/A	322,265	N/A
2019	43,653	35,198	309,359	52,322
2018	43,326	$30,445	302,432	$49,373
2017	43,409	$28,025	297,634	$47,132
2016	42,489	$26,506	292,826	$44,140
2015	42,119	$25,635	287,749	$43,459
2014	41,888	$25,976	282,821	$42,359
2013	41,729	$25,275	281,151	$42,504
2012	42,328	$25,382	283,866	$41,785
2011	42,169	$27,023	279,696	$40,898

More about the City of Fort Pierce





[1] Source University of Florida, Bureau of Economic & Business Research.

[2] Source United States Census Bureau (most recent data available)

N/A Not Avaliable


50
Years
of Excellence
1972 - 2022
FPUA
COMMUNITY PROUD

RESOLUTION NO. U.A. 2021-03

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022 AND AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FOR FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA.

Be it resolved by Fort Pierce Utilities Authority:

SECTION I: That Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, hereby adopts as its FY 2022 budget and amends its FY 2021 budget, for the operation of the utility systems of the City of Fort Pierce, Florida, in accordance with the City of Fort Pierce Charter, Article XII, Section 176(12), the estimates for FY 2022 and FY 2021 made by the Director of Utilities of said Fort Pierce Utilities Authority. Said estimates have been presented to Fort Pierce Utilities Authority in August 2021, detailed estimates are now on file with the Director of Utilities of said Fort Pierce Utilities Authority, and a summary of said estimates are made a part hereof.

SECTION II: That it shall be the duty of the Director of Utilities of said Fort Pierce Utilities Authority to set up appropriations of revenue and expenses on the account records of said Fort Pierce Utilities Authority, to keep such accounts in conformity with said summary as required by the aforementioned City of Fort Pierce Charter, Article XII, Section 176(12), and as may be directed from time to time by Fort Pierce Utilities Authority.

SECTION III: That this Resolution shall be in full force and effect upon passage by Fort Pierce Utilities Authority and the City Commission of the City of Fort Pierce, Florida.

SECTION IV: That there follows, and is incorporated herein, the attached summaries herein above referred to in Section I hereof.

Passed and adopted this 3rd day of August, 2021.

ATTEST:

Secretary

(FPUA Seal)

FORT PIERCE UTILITIES AUTHORITY

BY: _____
Chairman

APPROVED AS TO FORM & CORRECTNESS:

BY: RWK
Fort Pierce Utilities Authority Attorney

City Commission Regular Meeting - 4:30 pm **13. b.**

Meeting Date: 08/16/2021

Re: Application for Historic Site Designation - 809 North 9th Street

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

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SUBJECT:

Resolution 21-R45 designating property located at 809 North 9th Street as a Fort Pierce Historic Property and a Locally Significant Site.

SUMMARY:

- The property owner has submitted a Historic Designation Application for the property at 908 N 9th Street and is petitioning the Commission to grant designation as a Historic Property and a Locally Significant Site with the name of 'St. Lucie County Welfare Home for Blacks' based on the following designation criteria: Significant Event, Section 111-123(a)(1) of the City Code and Significant Person, Section 111-123(a)(2) of the City Code
- The building at 809 North 9th Street highlights the historical era of segregation and Pre-Civil Rights Movement in the United States. It was used as the sight for the Saint Lucie County Welfare Home for Blacks, a segregated place where blacks who were poor and elderly could receive care.
- A famous patient, world renowned author, anthropologist and play write Zora Neale Hurston, received care at the welfare home between 1958-1960 and passed away in the building on January 28, 1960.
- On May 24, 2021, the Historic Preservation Board recommended this property for historic designation.

RECOMMENDATION:

Based on the archival documents provided by the applicant, staff identifies and recognizes the historic significance of the building and recommends approval of the historic designation of the property with the name of St. Lucie County Welfare Home for Blacks under the "Significant Event" and "Significant Person" designation.

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Maria Lewicka, AICP
Historic Preservation Planner

COORDINATED WITH:

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Resolution 21-R45
Staff Report
Application

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:55 AM

Form Started By: Maria Lewicka
Started On: 08/04/2021 11:47 AM
Final Approval Date: 08/11/2021

RESOLUTION NO. 21-R45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, DESIGNATING, **809 N 9th STREET** AS HISTORIC PROPERTY AND A LOCALLY SIGNIFICANT SITE WITH THE NAME OF **ST. LUCIE COUNTY WELFARE HOME FOR BLACKS;** PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Building located at **809 N 9th Street, Fort Pierce, Florida** is a historically significant structure that contributes to the history, culture and character of the community, and serves as an inspiration for new generations of Fort Pierce residents through significant historic status; and

WHEREAS, 809 N 9th Street, Fort Pierce, Florida highlights the historical era of segregation and Pre-Civil Rights Movement in the United States; and

WHEREAS, 809 N 9th Street, Fort Pierce, Florida has been used as the site for the Saint Lucie County Welfare Homes, where African Americans who were poor and elderly could receive care; and

WHEREAS, 809 N 9th Street, Fort Pierce, Florida hosted many important community programs and events that made significant contribution to the history of the community; and

WHEREAS, 809 N 9th Street, Fort Pierce, Florida is associated with world renowned author, anthropologist and playwright, Zora Neale Hurston; and

WHEREAS, 809 N 9th Street, Fort Pierce, Florida meets the requirements for designation as described in the Historic Preservation Ordinance of the Fort Pierce Code, Section 111-123; and

WHEREAS, the people of Ft. Pierce desire to protect and preserve in perpetuity those sites of unique history and culture; and

WHEREAS, the Historic Preservation Board, on May 24, 2021, recommended this property for designation as an historic property;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, as follows:

1. That 809 N 9th Street, Fort Pierce, Florida, legal description: GLIDDEN`S TERRACE BLK 4 LOTS 5, 6, 8 AND 9 (DB 188-12) be designated as an Historic Property and Locally Significant Site pursuant to Chapter 111 of the City of Fort Pierce Code of Ordinances and that the property located at 809 N 9th Street is subject to all rights, privileges, and requirements of that ordinance.

2. This Resolution shall take effect immediately on adoption by the City Commission.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 16th day of August 2021.

_____

LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA EAREY
INTERIM CITY ATTORNEY

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager
Honorable Mayor and City Commission

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

FROM: Maria Lewicka, AICP, Historic Preservation Planner

RE: 809 N 9th Street - Historic Designation

DATE: August 2, 2021



Property Owner: Zora Neale Hurston Florida Education Foundation, Inc.
Parcel ID: 2403-710-0012-000-0
Zoning Designation: Medium Density Residential, R-3

The property owner has submitted an Historic Designation Application for the property at 908 N 9th Street and is petitioning the Commission to grant designation as a Historic Property and a Locally Significant Site with the name of 'St. Lucie County Welfare Home for Blacks' based on the following designation criteria:

- Significant Event. Associated with events that have made significant contributions to the pattern of history in the community, the county, the state or the nation; Section 111-123(a)(1) of the City Code.
- Significant Person. Associated with the lives of persons significant in our past; Section 111-123(a)(2) of the City Code.

The building at 809 North 9th Street highlights the historical era of segregation and Pre-Civil Rights Movement in the United States. It was used as the sight for the Saint Lucie County Welfare Home for Blacks, a segregated place where blacks who were poor and elderly could receive care. Also a famous patient, world renowned author, anthropologist and play write Zora Neale Hurston, received care at the welfare home between 1958-1960 and passed away in the building on January 28, 1960.

Today, at the 809 N 9th Street site, an exhibit of Zora's life and death is on display including replicas of her bed, typewriter, furniture and family pictures. Visitors are stopping by to learn about this remarkable person.

Historic Preservation Board

On May 24, 2021, the Historic Preservation Board recommended this property for historic designation.

Staff Recommendations

Based on the archival documents provided by the applicant, staff identifies and recognizes the historic significance of the building and recommends approval of the historic designation of the property with the name of St. Lucie County Welfare Home for Blacks under the "Significant Event" and "Significant Person" designation.

City Commission

Approve Resolution No. 21-R45 designating the property at 809 N 9th Street as historic.



Location of the subject site.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
MAY 10 2021
CITY OF FORT PIERCE
PLANNING & ZONING

CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD
PRELIMINARY HISTORIC DESIGNATION APPLICATION

CHAPTER 23, ARTICLE IV DESIGNATION OF HISTORIC SITES

Section 23-36. Criteria.

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designatior places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeologica zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting materials, workmanship or association; and meets one or more of the following criteria:

(1) (Significant event) Are associated with events that have made significant contributions to the pattern of history in the community, St. Lucie County, the state or the nation; or
(2) (Significant person) Are associated with the lives of persons significant in our past; or
(3) (Architectural significance) Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction; or
(4) (Archaeological Significance) Have yielded, or are likely to yield information in history or prehistory; or
(5) Is listed in the National Register of Historic Places; or
(6) (Aesthetic significance) Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historic, cultural, or architectural motif; or because of its prominent or spacial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

NAME OF LANDMARK: St. Lucie County Welfare Home for Blacks

ADDRESS OF LANDMARK: 809 North 9th Street, Fort Pierce, FL 34950

LEGAL DESCRIPTION: GLIDDEN`S TERRACE BLK 4 LOTS 5, 6, 8 AND 9 (DB 188-12)

PARCEL IDENTIFICATION NO.: 2403-710-0012-000-0

TYPE OF PROPERTY: ☐ Archaeological Site ■ Commercial Building ☐ Public Building ☐ Residential Building

☐ Other (describe): _____

DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1958

IS THE PROPERTY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES?: ■ No ☐ Yes, Record #: _____

HISTORY OF THE SITE

Please give an explanation as to why this property is historically, culturally, architecturally, or archaeologically significant and how the property fulfills the criteria for designation (Section 23-36). Use additional paper if necessary.

This property should be designated historical, based on its historical and cultural significance. 809 North 9th St. in Fort Pierce, FL was used as the sight for the St. Lucie County Welfare Home, a segregated place where Blacks who were poor & elderly could receive care. Therefore, this building highlights the historical era of segregation and Pre-Civil Rights Movement in the United States. Also, this building should be designated historical based on a very famous patient who received care at the located between 1958-1960. World-renowned author, anthropologist, and playwright, Zora Neale Hurston passed away in the building on January 28, 1960.

The following information should be included, if known:

ORIGINAL OWNER(S):

SUBSEQUENT OWNER(S): St. Lucie County

ARCHITECT:

BUILDER:

DATE OF CONSTRUCTION:

ORIGINAL USE: Senior Citizen Living

SUBSEQUENT USE(S): Senior Citizen Daycare

CURRENT CONDITION OF THE SITE: ☐ Excellent ☐ Good ■ Fair ☐ Poor

HISTORICALLY SIGNIFICANT EVENT(S) ASSOCIATED WITH THIS SITE OR STRUCTURE:
United States, Florida, and St. Lucie County Segregation

HISTORICALLY SIGNIFICANT PERSONS ASSOCIATED WITH THIS SITE OR STRUCTURE:
Zora Neale Hurston

ANECDOTES AND/OR STORIES ASSOCIATED WITH THE SITE OR STRUCTURE (USE ADDITIONAL PAPER IF NECESSARY):
(see attachments)

PLEASE ATTACH THE FOLLOWING:

- ☑ Photographs of the site and/or exterior of the structure (Interior as well, if applicable)
- ☐ Historic Photographs (if available)
- ☐ Other materials related to historical research of property (if available)

Property Owner(s)
Name(s): Zora Neale Hurston Florida Education Foundation, Inc.
Mailing Address: 809 N. 9th Street, Fort Pierce, FL 34950
Phone Number(s): _____ Email: _____

Applicant
Name(s): Marvin E. Hobson
Mailing Address: 6116 Spring Lake Terrace, Fort Pierce FL
Phone Number(s): 5613061023 Email: mhobson4jc@gmail.com

An owner's signature below indicates consent to the proposed historic designation as described in this application.

Marvin E. Hobson
Property Owner's Signature

5/7/2021
Date

State of Florida County of St. Lucie
I certify that on the date set forth below the property owner named above did appear personally before me and that I did identify this person by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the person, and (b) comparing this person's signature made in my presence on this form with the signature on his/her identifying document. The statements on this document are subscribed and sworn to before me by the individual on this 7 day of May, 2021.

Notary Public Signature: Maria D. Toledo

Notary ID Number: GG 277734 Expiration Date: 11-19-2022

NOTARY PUBLIC STATE OF FLORIDA
MARIA D. TOLEDO
Commission # GG 277734
Expires November 19, 2022
Bonded Thru Budget Notary Services

SLC Agape Senior Recreational Center

Zora Neale Hurston Exhibit

809 N. 9th Street
Ft. Pierce Fl. 34950
772/465-8990



RECEIVED
FEB 12 2015
CITY OF FORT PIERCE
PLANNING & ZONING

Fort Pierce City Hall
Historical Preservation Dept.
100 U.S. Highway #1
Fort Pierce, Fl. 4950

January 12, 2015

This letter is submitted requesting the old SLC Welfare Home, at 809 N. 9th Street be placed on the Historical Registry. It was the last residency of renowned writer, folklorist, anthropologist, playwright and poet, Zora Neale Hurston.

Since her passing on January 29th, 1960 many have taken an interest in her life. Today, at the 809 N. 9th Street address, an exhibit of Zora's life and death is now on display. A number of visitors have stopped by to see the room Zora passed away in, replicas of her bed, typewriter, furniture and family pictures. A copy of the original death certificate shows the removal of her body from the home to Peaks Funeral Home. A letter written by Abbiejean Russell, the welfare home's supervisor, confirms Zora's stay as a patient. All this and more are all on display. We hope to entice our youth, teachers, professors and out of town visitors to come and learn of this remarkable person.

This building for the past forty five years until today, has served seniors breakfast, lunch and provides recreational games for the men and women of their peers to play. I, Brenda Cooper for the past twenty years, have been associated with this center. As director, board member and now curator of the exhibit, I pledge to keep this building active with senior and the memory Zora.

Please find pictures of students, teachers and out of town visitor enjoying the exhibit.

I hope you take this matter into consideration.

Respectfully yours,

Brenda M. Cooper

Brenda M. Cooper/Curator









STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

OFFICE of VITAL STATISTICS

STATE BOARD OF HEALTH
BUREAU OF VITAL STATISTICS

CERTIFICATE OF DEATH

STATE FILE No. '60-004315

FLORIDA

BIRTH NO. 6602

REGISTRAR'S NO. 39

1 PLACE OF DEATH
a. COUNTY: St. Lucie
CODE NO.
b. CITY, TOWN, OR LOCATION: Ft. Pierce
c. IS PLACE OF DEATH INSIDE CITY LIMITS? YES [X] NO [ ]
d. NAME OF HOSPITAL OR INSTITUTION (If not in hospital, give street address): 809 North 9th. St.
e. LENGTH OF STAY IN 16: 2 yrs.

2. USUAL RESIDENCE (Where deceased lived. If institution: Residence before admission)
a. STATE: Florida
b. COUNTY: St. Lucie
c. CITY, TOWN, OR LOCATION: Ft. Pierce
d. STREET ADDRESS: 1734 School Court
e. IS RESIDENCE INSIDE CITY LIMITS? YES [X] NO [ ]
ON A FARM? YES [ ] NO [X]

3. NAME OF DECEASED (Type or print): First: Zora Middle: Neil Last: Hurston

4. DATE OF DEATH: Month: January Day: 28th Year: 1960

5. SEX: Female
6. COLOR OR RACE: Negro
7. MARRIED [ ] NEVER MARRIED [ ] WIDOWED [ ] DIVORCED [X]
8. DATE OF BIRTH: Jan 7 - 1903
9. AGE (In years last birthday): 57
IF UNDER 1 YEAR: Months / Days
IF UNDER 24 HRS.: Hours / Min.

10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired): Writer & anthropologist
10b. KIND OF BUSINESS OR INDUSTRY: Authoress
11. BIRTHPLACE (State or foreign country): Florida.
12. CITIZEN OF WHAT COUNTRY? U.S.A.

13. FATHER'S NAME: Deceased
14. MOTHER'S MAIDEN NAME: Deceased

15. WAS DECEASED EVER IN U. S. ARMED FORCES? (Yes, no, or unknown) (If yes, give war or dates of service)
16. SOCIAL SECURITY NO.
17. INFORMANT'S SIGNATURE: Margret Dagle
Address: Lincoln Park Academy

22a. SIGNATURE: [illegible] (Degree or title) MD
22b. ADDRESS: [illegible] Fla
22c. DATE SIGNED: 2-3-60

23a. BURIAL, CREMATION, REMOVAL (Specify): Burial
23b. DATE: 2-7-60
23c. NAME OF CEMETERY OR CREMATORY: Seaside Gardens
23d. LOCATION (City, town, or county) (State): Ft. Pierce Fla.

24. FUNERAL DIRECTOR'S SIGNATURE: [illegible] ADDRESS: [illegible]
25. DATE RECD. BY LOCAL REG: 2-6-60
26. REGISTRAR'S SIGNATURE: [illegible] d.r.

C. Meade Gregg, State Registrar

Date Issued: FEB 18 2013

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.

GREAT SEAL OF THE STATE OF FLORIDA IN GOD WE TRUST

2919636 5

DH FORM 1946 (04-10)

CERTIFICATION OF VITAL RECORD

FLORIDA DEPARTMENT OF HEALTH

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

May 7, 1971

Mr. Robert Hemenway
Associate Professor
American Studies Program
University of Wyoming
Box 3334 University Station
Laramie, Wyoming 82070

Re: Zora Neale Hurston

Dear Mr. Hemenway:

Your letter of May 10th in regard to the above captioned person was referred to me for reply since I was executive director of St. Lucie County Welfare Association for twenty-two years prior to my retirement in February 1967.

On May 12, 1959 Zora Neale Hurston applied to this agency, and was granted assistance for prescription drugs. At that time her other needs were being met from the rent of one of her rooms and benefits from a sick and accident insurance policy.

On June 9, 1959 she had drawn the last of her insurance claims for the calendar year, and in addition to drugs, was approved for food vouchers.

The latter part of September 1959 Miss Hurston, a victim of hypertensive heart disease, was regressing both physically and mentally. On October the 29th she was admitted to St. Lucie County's Lincoln Park welfare home, 809 N. 9th Street, and died in the home on January 28, 1960.

Prior to Miss Thurston's admission to the welfare home, we had a number of friendly chats. She referred with pride to Eatonville, Florida where she grew up, and to her early days at Columbia University. She spoke of her work as a novelist and we discussed other subjects pertaining to local and national affairs of the day. I was attracted to Miss Thurston as a person, not because of her accomplishments.

I contacted Mrs. Marjorie Silver and Mr. Leroy Floyd, and learned that you had visited Fort Pierce and had spent

Zora Neale Hurston Historical Sites

1. Hurston Library
   3008 Avenue D
2. Hurston House
   1734 Avenue L
3. Chronicle News
   1529 Avenue D
4. Lincoln Park Academy
   1806 Avenue I
5. Backus House
   122 Backus Avenue
6. SLC Nursing Home
   809 N. 9th Street
7. Peeks Funeral Chapel
   728 Avenue D
8. Grave Site
   Avenue S. & 17th Street



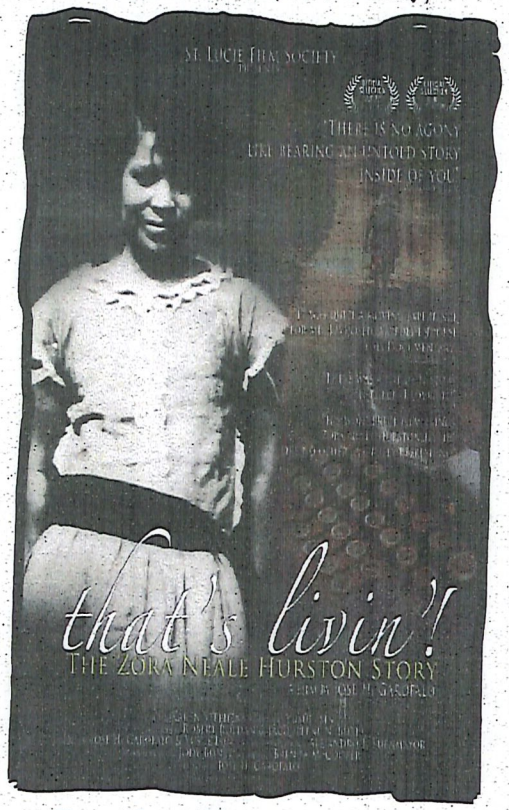
EXHIBIT & SENIOR CENTER
As it looks today and it still serves the elderly

For Information On Historical Tours Call: 772/332-1220

2014

"That's Livin"

(Livin spelled the way Zora spelled it in her writings)



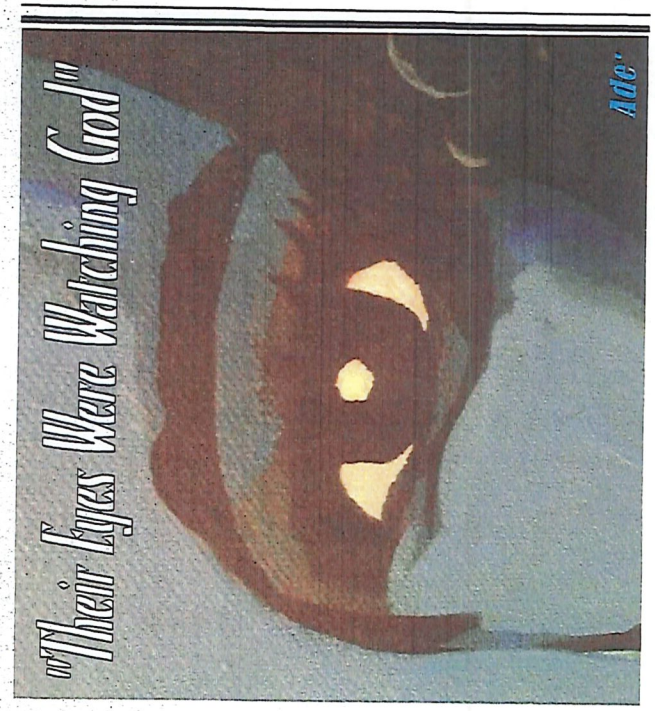
A Zora Neale Hurston Documentary.

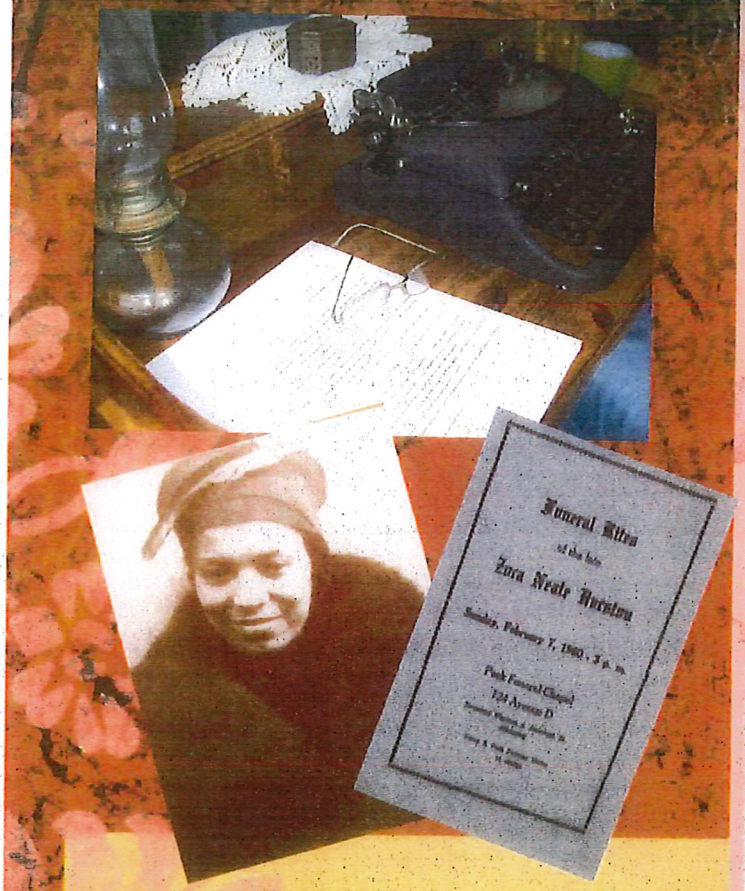
Filmed in the City of Fort Pierce, Fl., this uplifting story of an iconic African American Author, who wrote the well known novel 'Their Eyes Were Watching God,' is on DVD and can be purchased at the Zora Neale Hurston Exhibit.

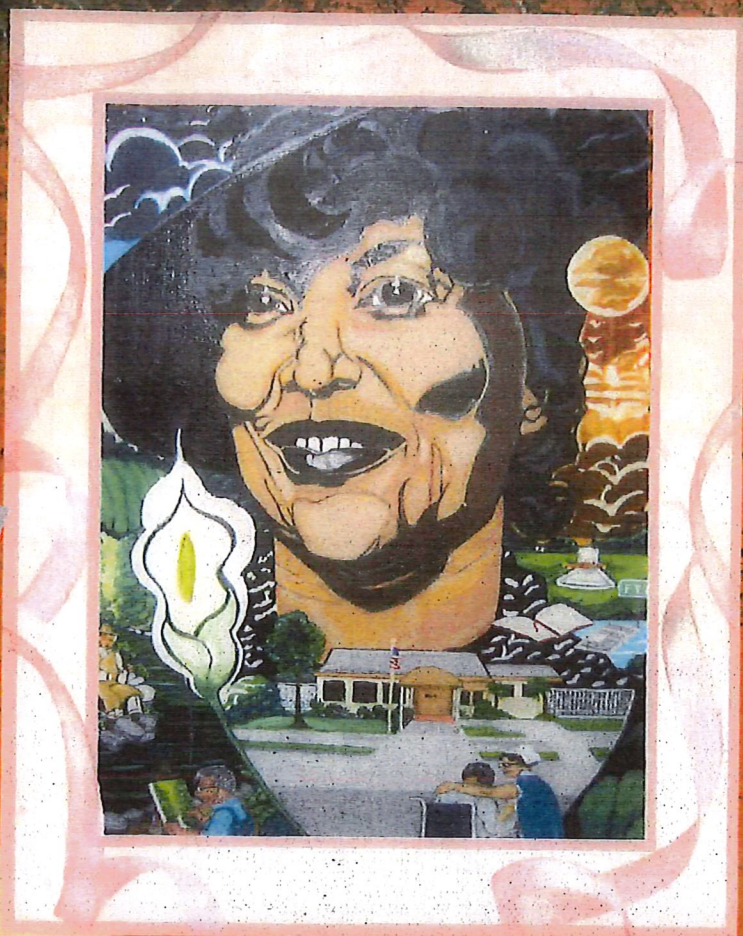
The Zora Neale Hurston Exhibit

809 N. 9th Street
Fort Pierce, Florida 34950

Curator: Brenda M. Cooper
For Information On Zora Exhibit & Sites
Call: 772/332-1220







January 7, 1891 - January 28,1960

Born during the time of Jim Crow in Notasulga, Alabama, Zora looked beyond her birth place traveling to Honduras, Haiti, and throughout the Terpentine fields of Florida.

This remarkable brave women captured the hearts and minds of readers everywhere with her novels, plays, articles, and short stories.

Today an exhibit is opened to the community, to celebrate her life and her achèvements.

Zora Neale Hurston EXHIBIT

809 N. 9th Street
Ft. Pierce Fl. 34950
772/332-1220

City Commission Regular Meeting - 4:30 pm **13. c.**

Meeting Date: 08/16/2021

Re: Special Election

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 21-R46 Establishing a Special Election in the City of Fort Pierce.

SUMMARY:

Article III, Section 28, of the City Charter entitled "Filling of Vacancies" states: "At the time the vacancy occurs, if there is more than six (6) months before the next general election, a special election shall be set as early as legally possible and no temporary appointment shall take place"

Article VI, Section 52(h), of the City Charter states "Special municipal elections for any purpose shall be held in the same manner as a regular election except the city commission, by resolution or by ordinance, shall fix the date of holding such special election, the office to be balloted upon and a qualifying period for candidates, or the question to be balloted upon."

RECOMMENDATION:

Adopt the Resolutuion.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Gertrude Walker, Supervisor of Elections
Tanya Earley, Interim City Attorney

Fiscal Impact

OTHER INFORMATION:

TBD

Attachments

21-R46

Schedule from Supervisor of Elections

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:46 AM

Form Started By: Linda Cox
Started On: 08/03/2021 02:11 PM
Final Approval Date: 08/11/2021

RESOLUTION NO. 21-R46

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, SETTING A DATE FOR A **SPECIAL ELECTION** FOR THE PURPOSE OF FILLING THE VACANCY OF CITY COMMISSIONER, DISTRICT 1, SEAT 5; ESTABLISHING A QUALIFYING PERIOD; AND SETTING THE DATE FOR A RUNOFF ELECTION IF NECESSARY AFTER THE SPECIAL ELECTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Commissioner Rufus J. Alexander, III died on July 28, 2021 while in office, thus creating a vacancy for District 1, Seat 5; and

WHEREAS, Article III, Section 28, of the City Charter entitled "Filling of Vacancies" states: "At the time the vacancy occurs, if there is more than six (6) months before the next general election, a special election shall be set as early as legally possible and no temporary appointment shall take place"; and

WHEREAS, Article VI, Section 52(h), of the City Charter states: "Special municipal elections for any purpose shall be held in the same manner as a regular election except the city commission, by resolution or by ordinance, shall fix the date of holding such special election, the office to be balloted upon and a qualifying period for candidates, or the question to be balloted upon"; and

WHEREAS, Article VI, Section 52(d) of the City Charter states: “When three (3) or more persons qualify as candidates for any of the designated seats of the city commission or mayor to be filled, the persons' names who so qualified shall appear on the ballot and be voted upon at a primary election to be held on the day established by F.S. § 100.061 prior to the general election. Each candidate receiving a majority of the votes cast at the primary election for a designated seat shall be declared elected without the necessity of being voted upon in the regular city election. In the event no single candidate receives a majority of the votes cast in the primary election for a designated seat, the two (2) persons receiving the highest number of votes cast for that designated seat on the city commission or mayor shall be voted upon at the regular city election conducted on the date of the general election held on the first Tuesday after the first Monday in November of even-numbered years”; and

WHEREAS, the City Commission determines it is of vital importance to the citizens of Fort Pierce to have full representation on the City Commission in a timely and expeditious manner.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE

CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The City Commission of the City of Fort Pierce, pursuant to Article III, Section 28 and Article VI, Section 52(H) of the City Charter, hereby sets the date for a Special Election to be held on December 7, 2021, for the purpose of filling the vacancy of City Commissioner, District 1, Seat 5.

SECTION 2. The City Commission of the City of Fort Pierce, pursuant to Article VI, Section 52(h) of the City Charter, hereby establishes the qualifying period for the Special Election to begin at noon on September 13, 2021 and end at noon on September 17, 2021.

SECTION 3. The City Commission of the City of Fort Pierce, pursuant to Article VI, Section 52(d) of the City Charter, hereby sets the date for a Run-Off Election to be held on February 8, 2022, for the purpose of filling the vacancy of City Commissioner, District 1, Seat 5, in the event a run-off election is necessary.

SECTION 4. This resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 16th day of August, 2021.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA EARLEY
INTERIM CITY ATTORNEY

Election	Deadlines	Statutes	Deadline Dates
Special Election		City of Fort Pierce Special Election	Tuesday, December 07, 2021
City Dates		If Resolution is enacted on August 16th	Conduct of municipal elections.— 100.3605 (1) The Florida Election Code, chapters 97-106, shall govern the conduct of a municipality's election in the absence of an applicable special act, charter, or ordinance provision. No charter or ordinance provision shall be adopted which conflicts with or exempts a municipality from any provision in the Florida Election Code that expressly applies to municipalities. (2) The governing body of a municipality may, by ordinance, change the dates for qualifying and for the election of members of the governing body of the municipality and provide for the orderly transition of office resulting from such date changes. History.—s. 2, ch. 95-178.
City Dates	Petition Period Submission Deadline	August 17 - August 30	Monday, August 30, 2021
City Dates	Resign to Run - 99.012	The resignation must be submitted at least 10 days before the first day of qualifying for the office he or she intends to seek.	Friday, September 03, 2021
City Dates	SOE Petition Certification Deadline (10,190 Qualified Elector Total * 1/4 of 1% = 26 Petitions)	August 31 - Sept 3 (100.111 F.S. Any candidate seeking to qualify by the petition process in a special primary election shall obtain 25 percent of the signatures required by s. 99.095.)	Friday, September 03, 2021
City Dates	Qualifying Dates & Deadline - 99.061	9/13/21 -9/17/21 Deadline 9/17/21 at noon (Pre- Qualifying begins August 30) (8) Notwithstanding the qualifying period prescribed in this section, a qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior to the beginning of the qualifying period, to be processed and filed during the qualifying period.	Monday, September 13, 2021
Special Electio	Dominion (Election Programming) Lead Schedule	5 days prior to Cathedral/Fidlar deadline	Saturday, October 09, 2021
Special Electio	Cathedral Deadline to Receive File for Vote By Mail Ballots Mailing	21 days prior to mail deadline	Thursday, October 14, 2021

Election	Deadlines	Statutes	Deadline Dates
Special Election	Notice of L&A for Primary Election to Candidates and Party Chairs (30 days prior to EV)	The supervisor or the municipal elections official shall, at least 30 days before the commencement of early voting as provided in 101.657 send written notice by certified mail to the county party chair of each political party and to all candidates for other than statewide office whose names appear on the ballot in the county and who did not receive written notification from the supervisor or municipal elections official at the time of qualifying, stating the time and location of the public preelection test of the automatic tabulating equipment.	Thursday, October 28, 2021
Special Election	Public Notice of L&A - Newspaper, Website, Posting	101.5612 Public notice of the time and place of the test shall be given at least 48 hours prior thereto by publication on the supervisor of elections' website and once in one or more newspapers of general circulation in the county or, if there is no newspaper of general circulation in the county, by posting the notice in at least four conspicuous places in the county.	Sunday, October 31, 2021
Special Election	L&A Date (25 days prior to EV)	101.5612 On any day not more than 25 days before the commencement of early voting as provided in s. 101.657, the supervisor of elections shall have the automatic tabulating equipment publicly tested to ascertain that the equipment will correctly count the votes cast for all offices and on all measures. If the ballots to be used at the polling place on election day are not available at the time of the testing, the supervisor may conduct an additional test not more than 10 days before election day.	Tuesday, November 02, 2021
Special Election	Civilian VBM Ballots - 33 days Prior to the Primary Election	Mailing of Vote By Mail Ballots	Thursday, November 04, 2021
Special Election	Book Closing	29 days prior to Primary Election	Monday, November 08, 2021
Special Election	**ELECTION DAY**		**Tuesday, December 07, 2021**
Special Election	Provisional / Cure Affidavit Deadline	2 days after Primary Election	Thursday, December 09, 2021
Special Election	Unofficial Results	No later than noon on 4th day after the election. (**Laws governing general elections are applicable to special primary elections and special elections 100.191, F.S**) A machine recount must be ordered if the 1st set of unofficial returns indicates that a candidate was defeated or eliminated by 1/2 or 1% or less of total votes cast for an office.	Saturday, December 11, 2021
Special Election	L&A FOR RECOUNT	At least 3 days after results (internal process)	Tuesday, December 14, 2021
Special Election	MACHINE RECOUNT	Immediately after Recount L&A	Tuesday, December 14, 2021

Election	Deadlines	Statutes	Deadline Dates
Special Election	2nd Unofficial Results If Recount conducted	No later than 3 pm on the 9th day after the election 102.141	Thursday, December 16, 2021
Special Election	Certification of Election Deadline	Deadline for county canvassing boards to submit Official Results to the Department of State for Election. §102.112, F.S. – By noon on the 12th day following the election.	Sunday, December 19, 2021
Special Election	POST ELECTION AUDIT	101.591 (1) Immediately following the certification of each election, the county canvassing board or the local board responsible for certifying the election shall conduct a manual audit or an automated, independent audit of the voting systems used in randomly selected precincts.....(4) The audit must be completed and the results made public no later than 11:59 p.m. on the 7th day following certification of the election by the county canvassing board or the local board responsible for certifying the election.	Sunday, December 26, 2021

City Commission Regular Meeting - 4:30 pm **13. d.**

Meeting Date: 08/16/2021

Re:

SUBJECT:

Resolution 21-R47 appointing an at-large member to the Planning Board.

SUMMARY:

The term of Nichelle Clemons is expiring on August 18, 2021. She was appointed on November 16, 2020 to fill the unexpired term of Patti Diaz. She is seeking reappointment and her attendance record is attached.

RECOMMENDATION:

Appoint a member to the planning board as an at-large member.

ALTERNATIVES:

Continue to seek applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Planning Department

Attachments

21-R47
Carswell, Susani
Clemons, Nichelle (current member)
Haines, Christina
Hall, Sabrina
Harry, Chasity
Hayek, Joseph
Jones, Vernea
Longarzo-Danaluk, Michelle
Nobile, Brandon
Attendance Records

Form Review

Form Started By: Linda Cox Started On: 06/30/2021 01:28 PM
Final Approval Date: 08/03/2021

RESOLUTION NO. 21-R47

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED that _____ be and is hereby appointed as an at-large member on the City Planning Board; said term to expire on August 18, 2023, or when a successor has been duly appointed.

BE IT FURTHER RESOLVED that this Resolution shall become effective on August 18, 2021.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 16th day of August, 2021.

_____
LINDA HUDSON
MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA EARLEY
INTERIM CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
JUL 13 2021
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Susan Caldwell	Phone: 772-240-0516
Home Address: 210 Ave P City/Zip Code: Fort Pierce, Fl 34954	How long at this address? 4/6
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? Neighborhood Kid's Club	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address:
Date: 7/13/21	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

RECEIVED
JUL 14 2021
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: City Planning Board

Name: Nichelle Clemons	Phone: (678)457-3261
Home Address: 1712 Ponce De Leon Prado, Ft. Pierce, 34982 City/Zip Code:	How long at this address? 3 Yrs
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Field Representative	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Licensed Real Estate Agent for 12 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: Linda Cox	Applicant Email Address: nclemons69@gmail.com
Date: 10/21/2020	Applicant's Signature Nichelle Clemons

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☐ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address:
Date:	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

Christina L. Haines
Fort Pierce, Florida 34950
772.528.0449 - christinaLhaines@gmail.com

Professional Experience

Varsity Sport Shop, Sales Manager *2019 - Current*

- Brand and sales management, including but not limited to inventory/ordering, staff, online store creation and curation, department specifics, logistics etc.
- Establishing customer rapport and maintaining those relationships through consistency, communication, and kindness
- Project management at varying levels, with a perpetual focus on aligning our small business goals with the direction of downtown Fort Pierce

Houghton Mifflin Harcourt, Lead Specialist, Sales Enablement, *2015 - 2018*

- Managed design, development, and delivery of virtual instructor-led trainings for program and product updates, all facets of eLearning, technology training, executive sessions, workshops, special events, certification programs for Sales and Services teams, etc.
- Developed educational training curricula, PowerPoint decks/presentations, instructor manuals, learner guides, job aids, etc. to equip Sales and Services teams for successful execution
- Collaborated with internal cross-functional teams and external third-party vendors to ensure consistent and successful design methodology, on-time delivery, and accuracy of training and support solutions tailored for specific audiences
- Analyzed processes and procedures, implementing and prioritizing updates, and when possible, automating work streams to increase effectiveness and responsiveness; maintained integrity and curriculum/instructional best-practices for specific, identified audiences; serving in a coaching/mentor-role, when necessary
- Impacted the quality and number of successfully rated virtual trainings to the field by over 50% during my tenure based on survey results; modified and evolved trainings and supplemental collateral based on direct participant feedback
- Effectively managed and prioritized work time allotments for numerous aggressive deadlines in an independent, remote, home-based environment, while maintaining a work-life balance

St. Lucie County School Board, *2010 - 2015*

- Teacher: 1st Grade, 4th Grade, Kindergarten, and ESE
- Worked with school-based instructional coach to develop an assessment cycle concept; implemented and coached colleagues district-wide
- Co-led a collaborative, cross-functional project to develop a kindergarten Common Core Standards/skills-based assessment; administered assessments, delivered results-based instruction, and facilitated post-testing to ensure mastery of skills, leading to consistent exemplary scores
- Pursued and awarded grants for over $10,000 in funding, based on research and writing

Big Brothers Big Sisters/AmeriCorps Literacy Program, *2008 - 2010*

- Worked at a local Fort Pierce elementary school, providing literacy support to K-3 students struggling to meet state-identified standards/benchmarks and expectations

Education & Licensure

University of Florida, Master of Education in Curriculum and Instruction; Literacy, Leadership, Coaching
Florida Atlantic University, Bachelor of Arts in Elementary Education; ESOL Endorsement
State of Florida, Professional Educator Certification, Reading and ESOL Endorsements

Tech Fluency (generally, but not limited to this list)

- Basic Operation: Mac OS, PC Os, Microsoft Office Suite, G-Suite, iWorks
- Presentation and Interactivity: Padlet, Brainshark, Prezi, Camtasia, iMovie, Adobe

- Enablement-focused: SalesForce.com, SAVO, SABA (and other LMS), ADP
- Collaboration Tools: Go to Meeting, WebEx, Google Hangout, Skype for Business
- Cloud-based: Box, Dropbox, Google Drive

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
JUL 13 2021
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board / civil service / Keeping Ft Pierce Beautiful

Name: Sabrina A. Hall	Phone: (772) 940-7894
Home Address: 1852 Pelican Dr Ft Pierce, Fl 34982 City/Zip Code:	How long at this address? 5
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Service Representative	
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: 1852 Pelican Dr Ft Pierce, Fl.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? Keeping our community Clean, Community Youth events, Serving our homeless,	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: New Horizons Of the Treasure Coast	
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): Community activist	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: CEO Mother's Banding Together IN Prayer	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: Sabrinaifthred@gmail.com
Date: 7-13-21	Applicant's Signature Sabrina A Hall

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☐ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address:
Date:	Applicant's Signature C.S.L.

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☐ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address:
Date:	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

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(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Vernea Jones	Phone: 772 999 4140
Home Address: 1104 Apple Street, Ft. Pierce FL 34950 City/Zip Code:	How long at this address? 4 years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Data Specialist/Licensed Relator

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:

My husband owns and operates a Barbershop:
MLB2
1500 S. 29th Street, Ft. Pierce 34947

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No

If yes, in what capacity?

A real estate Brokerage company.

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No

If yes, state the business and location:

Boys & Girls Clubs of St. Lucie County

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):

With my current employer for 4 years; licensed Realtor for 3 years. Live and work in Ft.P.

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: Self- email updates from Cit Applicant Email Address: realestatewithvernea@gmail.com

Date: 6/30/21	Applicant's Signature Vernea Jones

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

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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: PLANNING BOARD

Name: MICHELLE LONGARZO-DANALUK	Phone: 772-708-4557
Home Address: 715 S. OCEAN DR. UNIT D City/Zip Code:	How long at this address? APPROX 2 YRS

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: SLICE OF PARADISE OWNER

Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No
If yes, list the address and nature of said business:

SHORT TERM RENTAL

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No
If yes, in what capacity?

SHORT TERM RENTAL

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location:

SHORT TERM RENTAL

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: INT. DESIGN.
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: T. PERONA Applicant Email Address: SLICEOFPARADISEFL@GMAIL.COM

Date: 6-30-21 Applicant's Signature Michelle Longarzo Danaluk

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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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: City Planning Board

Name: Brandon Nobile	Phone: 772-349-7015
Home Address: City/Zip Code: 606 S 8th St, Fort Pierce 34950	How long at this address? 2 Years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Owner of Remnant Construction, LLC	
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: Yes, I am an Owner of Remnant Construciton, LLC. 201 S 2nd St Fort 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? Renovation of Firehawks Field	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: Yes, I am an Owner of Remnant Construciton, LLC. 201 S 2nd St 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: Describe your education, background, training and knowledge – (feel free to attach a resume): I have been in the construction industry since 2007 and have been a Certified Building Contractor since 2017. Prior to starting my own construction firm I was a Project Manager who oversaw more than $75MM in commercial new construction.	
Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No If yes, please specify: Board of Examiners of Contractors	
Have you ever been convicted of a felony? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: bnobile@remnantconstruction.com
Date: 7/1/21	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

PLANNING BOARD

ATTENDANCE RECORD 2021

BOARD MEMBERS	1/12/2021	2/9/2021	3/9/2021	4/13/2021	5/11/2021	6/8/2021	7/13/2021	8/10/2021	Elections 9/14/2021
CREYAUFMILLER, FRANK - Chairman as of 12/12/17	x	P	P	P	P	P	P		
BRODERICK, MICHAEL - Vice Chair as of 9/17/19	x	P	E	P	P	P	P		
BURDGE, BOB	x	P	E	P	P	P	P		
JOHNSON SCOTT, GLORIA	x	P	P	P	E	P	P		
BAKER, MARCIA	x	P	P	P	P	P	P		
NICHELLE CLEMONS	x	P	P	P	E	P	P		
HAROLD ALBURY	x	P	P	P	P	P	?		

ELECTIONS - SEPTEMBER

P= Present, E = Excused, U = Unexcused, X = No Meeting

10/12/2021	11/9/2021	12/14/2021

PLANNING BOARD
ATTENDANCE RECORD

BOARD MEMBERS	1/9/2018	1/23/18 Special Mtg. & Short Term Rental Workshop	2/13/2018	3/13/2018	4/10/2018
CREYAUFMILLER, FRANK - Chairman as of 12/12/17	P	P	P	P	P
GEORGE, JOHN - Vice-Chair as of 12/12/17	P	P	P	E	P
O'CONNELL, TIM - Vice-Chair as of 10/9/18	P	P	P	P	P
PAUL, BRIAN	P	P	P	P	E
BURDGE, BOB	P	P	P	P	P
BRODERICK, MICHAEL	P	P	P	P	P
JOHNSON SCOTT, GLORIA	P	P	P	P	E
JOVONA PARKER					

PLANNING BOARD
ATTENDANCE RECORD 2019

BOARD MEMBERS	1/8/2019	2/12/2019	3/12/2019	4/9/2019	5/14/2019
CREYAUFMILLER, FRANK - Chairman as of 12/12/17	P	P	x	P	P
O'CONNELL, TIM	P	P	x	P	P
PAUL, BRIAN	P	P	x	P	E
BURDGE, BOB	P	P	x	P	P
BRODERICK, MICHAEL	P	E	x	P	P
JOHNSON SCOTT, GLORIA	P	P	x	P	P
JOVONA PARKER	E	P	x	P	E

)

) 2018

5/8/2018	6/12/2018	7/10/2018	8/14/2018	9/11/2018	10/9/2018	11/13/2018	12/11/2018
P	P	P	P	P	P	P	P
P	P	P	E	Resigned			
P	P	P	P	P	P	P	E
P	P	P	E	E	P	P	P
P	P	P	P	P	P	P	P
P	P	P	P	P	P	P	P
P	P	E	P	P	P	P	P
					P	P	E

6/11/2019	7/9/2019	8/13/2019	9/10/2019	10/8/2019	11/12/2019	12/10/2019
P						
P						
P						
E						
P						
P						
P						

City Commission Regular Meeting - 4:30 pm **13. e.**

Meeting Date: 08/16/2021

Re: FPUA Appt

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution No. 21-R48 appointing Barbara Marshall-Bennett to serve as the District 1 representative on the FPUA Board, filling the unexpired term of Charlie Frank Matthews.

SUMMARY:

Mr. Matthews, serving as the District 1 representative on the FPUA Board, was removed via Resolution 21-R42. Mr. Rubin Johnson was appointed to fill the spot via Resolution 21-R43 but subsequently turned down the appointment. Pursuant to City Charter and consistent with Resolution 18-R23, the District 1 representatives are to select a member.

RECOMMENDATION:

Adopt the resolution.

ALTERNATIVES:

Appoint another qualified candidate.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Curtis Johnson, Jr.

Attachments

Barbara Bennett

21-R48

Form Review

Form Started By: Linda Cox Started On: 08/03/2021 02:09 PM

Final Approval Date: 08/03/2021

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Barbara Marshall-Bennett	Phone: (772) 971-4163
Home Address: 2016 Juanita Ave. Ft. Pierce, FL 34946 City/Zip Code:	How long at this address? 1992
Are you a qualified elector of the City of Fort Pierce? ☑ Yes ☐ No	
Occupation: Teacher	Employer Name: St. Lucie Co. School Bd.

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: 1806 S. 33rd St. Ft. Pierce, FL 34947 Church

Do you now or in the future plan to do business with or have a business relationship with FPUA? ☑ Yes ☐ No

If yes, please describe in detail outlining any businesses or matters deemed appropriate. church facility

Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. I am a pastor in our community, I have a background in finance & teaching.

Do you have special training or knowledge in any of the following areas:

Utilities: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: ☐ Yes ☐ No

Legal: ☐ Yes ☐ No Management: ☐ Yes ☐ No Finance/Accounting: ☑ Yes ☐ No

Describe your education and background in any of the above areas: I was an employee with New Horizons of T.C. for 6 years at an Acct. #192 along with payroll ordinator.

Are you currently a member of a Commission-appointed board or 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:

If appointed, are you willing to attend a training session which could last at least 5 hours? ☑ Yes ☐ No

Referred by: Curtis Johnson Applicant Email Address:

Date: 8/10/21 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

RESOLUTION NO. 21-R48

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A DISTRICT 1 MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 21-R42 on August 2, 2021 removing Charlie Frank Matthews from the Fort Pierce Utilities Board; and

WHEREAS, on August 2, 2021, the City Commission adopted Resolution 21-R43 appointing Rubin Johnson to fill the District 1 seat on the Fort Pierce Utilities Authority; and

WHEREAS, immediately following the appointment, Mr. Rubin Johnson turned down the appointment.

NOW THEREFORE, BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that Barbara Marshall-Bennett be and is hereby appointed as the District 1 member of the Fort Pierce Utilities Authority Board to fill the unexpired term of Charlie Frank Matthews; said term to commence immediately upon adoption, and to expire on September 30, 2022, or when a successor has been duly appointed.

BE IT FURTHER RESOLVED that this Resolution shall become effective on August 16 2021.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 16th day of August, 2021.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA EARLEY
INTERIM CITY ATTORNEY

City Commission Regular Meeting - 4:30 pm **13. f.**

Meeting Date: 08/16/2021

Re:

SUBJECT:

Resolution 21-R49 amending Resolution 21-R37 regarding the refunding of the FPRA Bonds.

Attachments

21-R49

Form Review

Form Started By: Linda Cox Started On: 08/04/2021 04:26 PM

Final Approval Date: 08/04/2021

RESOLUTION NO. 21-R49

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING CERTAIN PROVISIONS OF RESOLUTION NO. 21-R37 ADOPTED ON JULY 19, 2021; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 21-04, adopted by the Fort Pierce Redevelopment Agency (the "Agency") on July 19, 2021 (the "Bond Resolution"), the Agency has been authorized to issue not to exceed $26,000,000 in aggregate principal amount of its Redevelopment Revenue Refunding Bonds, Series 2021 (the "Series 2021 Bonds"); and

WHEREAS, pursuant to Resolution No. 21-R37, adopted by the Mayor and City Commission (collectively, the "City Commission") of the City of Fort Pierce, Florida (the "City") on July 19, 2021 (the "City Resolution"), the City has approved and authorized the Agency to issue the Series 2021 Bonds on the basis provided in the City Resolution and in the Bond Resolution; and

WHEREAS, the City Resolution provides that, subject to the terms thereof, the Series 2021 Bonds will be issued in order to prepay all of the (i) $20,000,000 Fort Pierce Redevelopment Agency Redevelopment Revenue Refunding Note, Series 2015A, outstanding in the principal amount of $13,725,000 (the "Outstanding Series 2015A Note"), and (ii) $11,055,000 Fort Pierce Redevelopment Agency Redevelopment Revenue Refunding Note, Series 2015B, outstanding in the principal amount of $7,550,000 (the "Outstanding Series 2015B Note" and, together with the Outstanding Series 2015A Note, the "Outstanding Prior Notes"); and

WHEREAS, in accordance with the provisions of the Bond Resolution, the Agency adopted on this date a resolution amending certain provisions of the Bond Resolution (the "Amending Agency Resolution"); and

WHEREAS, consistent with the amendments to the Bond Resolution made in the Amending Agency Resolution, it is necessary to amend the City Resolution as described below.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

Section 1. The above recitals are incorporated herein as findings.

Section 2 All terms used in capitalized form herein and not defined shall have the meanings set forth in the City Resolution.

Section 3. It is deemed advisable to be in the best interest of the City and the Agency to amend the City Resolution as follows:

(a) The provisions in the City Resolution and in the Bond Resolution set forth in Exhibit A to the City Resolution regarding the use of proceeds of the Series 2021 Bonds as it relates to the prepayment of the Outstanding Prior Notes are amended to provide that the Series 2021 Bonds are being issued for the purpose of prepaying the Agency's Outstanding Series 2015B Note and not the Outstanding Series 2015A Note.

(b) The Minimum Purchase Price defined under Section 201 of the Bond Resolution set forth in Exhibit A to the City Resolution is amended to provide that the negotiated sale of the Series 2021 Bonds to the Underwriter is hereby authorized as a purchase price (not including original issue premium or original issue discount) of not less than 98.7% of the aggregate principal amount of the Series 2021 Bonds and not 99% of the aggregate principal amount of the Series 2021 Bonds.

(c) The Bond Resolution set forth in Exhibit A to the City Resolution is amended to add the following paragraph as the second paragraph under Section 304(K) of the Bond Resolution:

> So long as the Outstanding Series 2015A Note or any debt issued to refinance the Outstanding Series 2015A Note (collectively, the "Bank Debt") remain outstanding and contain a right of acceleration upon an event of default, the Series 2021 Bonds shall also be subject to acceleration in the event the Bank Debt is accelerated, and (b) it shall be a default under this Resolution if an event of default has occurred with respect to the Bank Debt, unless and until such event of default with respect to the Bank Debt has been waived by the holder of the Bank Debt.

Section 4. Except as herein expressly provided, the City Resolution and all the terms and provisions thereof, are and shall remain in full force and effect.

Section 5. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 16th day of August, 2021.

CITY OF FORT PIERCE, FLORIDA

ATTEST:

By:_____
Linda Hudson, Mayor Commissioner

By:_____
Linda W. Cox, City Clerk

(CITY SEAL)

APPROVED AS TO THE FORM
AND CORRECTNESS:

By:_____
Tanya Earley, Interim City Attorney

City Commission Regular Meeting - 4:30 pm **13. g.**

Meeting Date: 08/16/2021

Re: Coronavirus Update

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Discussion on the Coronavirus and associated protective measures requested by Commissioner Curtis Johnson

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:46 AM

Form Started By: Jennifer Robinson Started On: 08/09/2021 03:40 PM

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Meeting Date: 08/16/2021

Re:

SUBJECT:

Report

Attachments

Draft 2022 Legislative Priorities

Form Review

Form Started By: Jennifer Robinson Started On: 08/16/2021 09:31 AM

Final Approval Date: 08/16/2021



CITY OF FORT PIERCE
LEGISLATIVE PRIORITIES

ECONOMIC DEVELOPMENT



State and Local Economic Development Partnerships

The City ***supports*** legislation and appropriation that enhances the efficiency and effectiveness of the state and local government partnership in economic development through the greater use of targeted strategic investments to induce sustainable economic activity resulting in a consistent positive return on investment for both state and local governments.



Enterprise Florida/Job Growth Grant Fund

To ***support*** continued funding of the Florida Job Growth Grant. In 2018, the City was successful in securing funding through this program to assist in the expansion and relocation of Natalie's Orchid Island Juice Company. Furthermore, to support the state's economic development toolkit in a manner that supports increased economic growth and development by incentivizing businesses to relocate to or expand in all regions of the state of Florida.

Public Record and Open Meeting Exemptions for Economic Development

Support changes to s.286.0113 and s.288.075, F.S., that would allow the City Commissioners to deliberate in private regarding an economic development proposal and preserve the confidentiality of confidential information in the possession of an economic development agency.



Visit Florida

The City ***supports*** continued funding of the program at a level that is productive for the organization and growth of tourism marketing on behalf of the City. Especially with the unprecedented impacts of COVID-19 on the tourism industry in Florida, it is imperative we continue to support this industry, which not only impacts revenues, but provides millions of jobs, and is considered one of Florida's top economic drivers.


DOWNTOWN
FORT PIERCE
HISTORIC DOWNTOWN
SHOP • EAT • ENJOY

BUDGET & TAXATION

Home Rule Authority

During the 2021 Legislative Session, there were a significant number of legislative bills filed that proposed to preempt the Home Rule Authority of local governments thereby preventing the ability of local governments to respond in a timely manner to matters of local importance. It is imperative and critical that decisions and legislation regarding local government services be left to the form of government closest to the citizens. Therefore, the City ***opposes*** any legislation which would preempt their Home Rule Authority

Unfunded Mandates

The State Legislature has frequently passed legislation that compels local governments to provide a service, program, or benefit without providing the appropriate funding or a funding source. This compromises local governments' ability to provide services requested by their local communities by diverting resources to these state-directed, unfunded mandates or cost shifts. In addition, as more and more mandates are created, local governments are faced with the burden of using local tax dollars to finance functions that they have little control over.

The state must do a better job of truthfully identifying costs to local governments when passing new legislation and must provide funding or a funding source for every legislative initiative that imposes a cost on counties. City of Fort Pierce ***opposes*** new unfunded mandates and unfunded state to city cost shifts.

Communication Services Tax

Supports legislation that protects general revenues collected from the local communications services tax. These revenues are used to provide essential municipal services, such as public safety, and constructing and maintaining roads, bridges, public parks and open spaces. Maintaining a diversified revenue base strengthens the fiscal stability of local governments and improves their ability to serve all citizens and businesses.



Local Business Tax

Supports legislation that protects general revenues collected from the local business tax. Currently, the City imposes a local business tax for the privilege of engaging in or managing a business, profession or occupation within the City's jurisdiction. The local business tax revenues collected by the City is used to assist funding services critical to our businesses, such as zoning, permitting, code enforcement, and police.

Sales Tax on Commercial Leases

Opposes legislation that repeals or reduces the state sales tax and local option sales tax on commercial leases. Since 1969, Florida has imposed a sales tax on the total rent charged under a commercial lease of real property. Commercial real property includes land, buildings, office or retail space, convention or meeting rooms, airport tie-downs, and parking and docking spaces.



GENERAL ADMINISTRATION

Public Safety/School Resource Officers

Supports legislation in the continued effort to fully fund the mandated positions of School Resource Officers (SRO) in schools. This mandate has placed a heavy burden on local agencies to fund additional SRO's through ad valorem taxes. Funding of the recurring cost of SRO's through the requirement of this mandate is unsustainable, resulting in the necessity of cutting other public services and having a direct negative impact on the welfare and public safety of all local government entities in the state.

ENVIRONMENTAL & NATURAL RESOURCES

Department of Environmental Protection – Beach Funding & Permitting

The Beach Management Funding Assistance Program is a Long-Range Budget Plan administered through the Florida Department of Environmental Protection (FDEP) to assist eligible local governments with their beach erosion control projects. Each application request must include a detailed project description, cost estimate, and supporting resolution from the governing body. Individual projects then receive a priority ranking based upon several criteria.

Comprehensive Water Reform

Support legislation intended to assess and regularly report the financial need to address Florida's water infrastructure relating to water supply including conservation, the protection of water quality, stormwater, wastewater, water reuse, flood control and environmental resource protection and restoration.

Support legislation that promotes the identification of potential sources of sufficient funding to address the documented need, as well as, the development of priority and science-based grant programs for the implementation of projects, programs, and studies identified by local governments, the water management districts and state agencies.

Support legislation requiring the assessment and evaluation of state agency efforts to address sea level rise and other weather impacts on the City. SUPPORT continued funding for research and mitigation for harmful algal blooms (HABs), including blue green algae, and red tide.

Indian River Lagoon, Lake Okeechobee Basin & Everglades

Support continued dedicated funding for the Comprehensive Everglades Restoration Plan (CERP) and supports long-term funding commitments to finance the completion of the projects on the Integrated Delivery Schedule (IDS), with a priority given to the Indian River Lagoon-South (IRL-S) Project including funding for the C-23/24 and C-25 reservoirs and STAs.

The Indian River Lagoon-South Restoration Project, part of the Comprehensive Everglades Restoration Plan (CERP), was authorized to address the damaging effects of pollution and unnaturally large freshwater discharges and local basin runoff on our ecologically vital water bodies. The IRL-S Project employs a regional approach to address the Martin and St. Lucie County portions of the lagoon. The completion of this project will greatly reduce polluted discharges into the St. Lucie River and the Indian River Lagoon.

Vessel & Waterways

Support revised statutory authority and continued state funding for the enforcement and removal of derelict vessels, with emphasis on chronic offenders. SUPPORT local regulation of vessels, mooring fields, bulkheads and seawalls, floating vessel platforms, and seagrasses.

Project	Project Description	Requested Amount	County Match
Fort Pierce Shore Protection Project	Post Construction Monitoring	$150,000	$150,00
Fort Pierce Inlet Management Plan	Sand Trap Phase 1 Construction	$1,080,000	$360,000
	2023 Post Construction Monitoring	$27,500	$27,500
	TOTAL	$1,257,500	$537,500

TRANSPORTATION & INFRASTRUCTURE



The Port of Fort Pierce

In 2018, the County invested in the purchase of a 12 acre site, known as the King Maritime Terminal, at the Port of Fort Pierce. Although the Port of Fort Pierce lies physically within the City of Fort Pierce limits, management falls under the jurisdiction of St. Lucie County, which comprised of the St. Lucie County Board of County Commissioners. Currently, there is an interlocal agreement between the City of Fort Pierce and St. Lucie County which clarifies roles and responsibilities and sets the framework for future collaboration and partnership in port development.

In 1990, the Florida Legislature created the Florida Seaport Transportation & Economic Development (FSTED), an on-port investment program, which is administered by the FSTED Council, consisting of the port directors of the 15 public seaports, the Secretary of the Department of Transportation, and the Director of the Department of Economic Opportunity. This state and local investment entity is statutorily charged with accomplishing the state's seaport development mission of implementing capital improvement projects at the local level.

The City of Fort Pierce ***supports*** the full funding of all projects within the Florida Department of Transportation's Seaport Program and the Florida Seaport Transportation & Economic Development (FSTED).

Transportation Funding

Municipalities have limited revenue options for funding transportation projects. A major portion of transportation funding flows to municipalities through the county, state and federal governments. Much of that funding is generated through a tax on gasoline, and recent data has shown the purchase of gasoline has decreased significantly, in effect decreasing the available revenue to municipalities for transportation infrastructure.

Transportation projects are often the catalyst for economic development and the result of growth within a community. As municipalities lack options to increase revenue and continue to struggle to fund local transportation projects, increased and alternative funding sources at the state level are a necessity.

The City of Fort Pierce ***supports*** legislation that will allow cities to have greater local decision making and flexibility on transportation funding to ensure we meet our ever-changing transportation demands.

Impact Fees

Impact fees and transportation concurrency are mechanisms used by local governments to ensure that new developments pay for the infrastructure needs they generate.

An impact fee is based on the proportionate share of the cost of the public facilities needed to serve new development. Florida law requires that calculation of an impact fee be based on the most recent and localized data. In addition, a city imposing an impact fee must provide for an accounting and reporting of impact fee collections and expenditures.

Transportation concurrency is a state law that requires each local government in Florida to adopt a comprehensive plan and implement regulations that require adequate basic services and facilities be provided at the same time as, or concurrent with, any new development.

The City of Fort Pierce ***opposes*** legislation which would preempt their authority to set impact fees or transportation concurrency.

Micromobility Programs

Supports the City's ability to effectively manage micromobility programs. Local decision makers should retain the authority to enact appropriate regulations that protect public health, safety and welfare.

Broadband

The COVID-19 pandemic has highlighted the disparities existing in broadbrand infrastructure. The City of Fort Pierce ***supports*** efforts to promote accessibility and affordability of broadbrand services. To combat the overreporting of connectivity, the City supports efforts to improve service mapping through data collection and a grievance process to contest inaccurate maps.



HEALTH & HUMAN SERVICES

Homelessness

Support state funding for establishing and maintaining local homelessness programs, housing for the homeless, and operating capital for the aid groups and statewide agencies that oversee them.

Foreclosures, unemployment rates, and lack of job opportunities have left communities nationwide devastated with an increase of homelessness. Statistics show that Florida ranked third highest nationally in the number of homeless individuals in 2019, with approximately 54,300 homeless individuals. Homelessness brings many complications to communities besides leaving thousands of people without a sustainable living environment. Having more affordable housing in the community can help individuals at risk of being homeless.

Affordable Housing

The State of Florida established the Sadowski Housing Trust Fund to create a source of funding for affordable housing. Funding comes from a dedicated tax on housing transactions. Recently, the trust fund has been swept by the State Legislature for other uses.

The City of Fort Pierce ***supports*** allocating the full amount of dedicated documentary tax revenues for state and local affordable housing programs. As well as, ***supports*** investing in affordable housing to create jobs in home repair, hardening homes, retrofitting and constructing affordable rental units, and lowering energy costs to make housing more affordable.

Mental Health/Substance Abuse Services and Funding

In the last two years over $30 million in mental health funding had been lost to Florida's communities. Increased community funding is required to meet the needs of persons residing in the Treasure Coast who are mentally ill and often also have severe substance use disorders.

Additionally, the human and economic costs of untreated mental illness in our state continue to rise. Those costs include the criminalization of people with untreated mental illness, family erosion, substance abuse, job loss, domestic violence, homelessness, medical problems, crime and suicide. Florida must do more to invest and fund community-based and integrated mental healthcare.

The City Fort Pierce supports efforts to increase supportive housing, jail diversion, and employment and education initiatives for people with mental health or substance abuse issues. ***supports*** diverting, medically assisting, or treating mentally ill outside of the criminal justice process through alternative programs, such as Crisis Intervention Teams. ***Supports*** continued efforts to work through Medicaid reform initiatives to ensure that persons with substance abuse and mental health treatment needs are appropriately served.

Furthermore, the City ***supports*** appropriate funding for core mental health and substance abuse services. Supports increased funding of the Criminal Justice Mental Health and Substance Abuse Reinvestment Grant Program with recurring dollars in a trust fund. ***supports*** sustainable matching state funds to counties that have received both planning and implementation Reinvestment Grant funds









