CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, October 11, 2021 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the September 13, 2021 meeting

6. **NEW BUSINESS**

   a. Annexation - East Coast Packers - 2120 North Old Dixie Highway

   b. Zoning Atlas Map Amendment and Site Plan - Oleander Oaks - 2433-144-0002-000-3

   c. Preliminary Plat - Oleander Oaks - 2433-144-0002-0003

   d. 2021-2022 Capital Improvement Program

7. **COMMENTS FROM THE PUBLIC**

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

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

Planning Board **5. a.**

Meeting Date: 10/11/2021

Information

REQUESTED ACTION

Minutes from the September 13, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 9/13/21

Form Review

Form Started By: Alicia Rosenthal Started On: 09/22/2021 06:04 PM

Final Approval Date: 09/23/2021

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, SEPTEMBER 13, 2021, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present:	Bob Burdge; Michael Broderick; Gloria Johnson-Scott; Marcia Baker; Nichelle Clemons; Frank Creyaufmiller, Chairman
Absent:	Harold Albury
Staff Present:	Jennifer Hofmeister-Drew, Planning Director
	Rebeca Guerra, Assistant Planning Director
	Brandon Creagan, Senior Planner
	Vennis Gilmore, Senior Planner
	Alicia Rosenthal, Executive Assistant
Attendees:	Marty Sanders, Ex-officio member, St. Lucie County School Board

4. CONSIDERATION OF ABSENCES

Mr. Albury's absence was excused.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to approve the absence of Mr. Albury.

AYE: Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

5. APPROVAL OF MINUTES

a. Minutes from the August 9, 2021 meeting

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to approve the minutes from the August 9, 2021 meeting.

AYE: Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

b. Minutes from the August 23, 2021 special meeting

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to approve the minutes from the August 23, 2021 meeting.

AYE: Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. **Annexation - Privilege South - 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots (6 Parcels)**

Mr. Creagan gave an overview of the application and answered questions from the Board on surrounding properties in the city limits, agricultural exemption on any of the properties and proposed density.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval of the annexation.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

b. **Two (2) Voluntary Annexations - 3420 and 3450 Sunrise Boulevard**

Mr. Guerra presented items 6b - 6n together and answered questions from the Board on the annexations effective date and when taxes will be paid. Ms. Clemons stated she was glad letters are being sent out to the property owners, as some of the FPUA agreements are from the early 2000's. Ms. Guerra highlighted that all the properties have signed FPUA service agreements, are contiguous to the municipality and are reasonably compact.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

c. **Three (3) Voluntary Annexations - 2704, 2908, and 3120 Avenue Q**

Items 6b-6n were presented together.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval of the three annexations.

AYE: Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

d. **Three (3) Voluntary Annexations - 2905, 2906, and 2910 Forest Place**

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Gloria Johnson-Scott to forward a recommendation of approval of the three annexations.

AYE: Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

e. **Four (4) Voluntary Annexations - 1906, 1909, and 2002 Edgevale Road and an unaddressed parcel generally located at the northwest corner of Edgevale Road and Admiral Street**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the four annexations.

AYE: Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

f. **Two (2) Voluntary Annexations - 2803 and 2830 Admiral Street**

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

AYE: Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

g. **Three (3) Voluntary Annexations - 3921, 3957, and 5560 South US Highway 1**

Items 6b-6n were presented together.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval of the three annexations.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

h. **Two (2) Voluntary Annexations - 4653 and 4681 Kirby Loop Road**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

i. **Two (2) Voluntary Annexations - 427 and 601 South Market Avenue**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

AYE: Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

j. **Four (4) Voluntary Annexations - 1720, 1760, 1840, and 1998 Copenhaver Road**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the four annexations.

AYE: Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

k. **Voluntary Annexation - 505 Midway Road**

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation.

AYE: Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

l. **Voluntary Annexation - 2835 McNeil Road**

Items 6b-6n were presented together.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval of the annexation.

AYE: Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

m. **Voluntary Annexation - 3005 Summit Street**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

n. **Voluntary Annexation - 4119 Oleander Avenue**

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

o. **Conditional Use, Development Review and Design Review - RV Storage - 2192 Peters Road**

This item was presented as 6a.

Mr. Creagan gave an overview of the application and answered questions from the Board on the landscaping threshold and the purpose of the water feature. The project will consist of 503 covered RV parking spaces along with a sale's office where customers can rent RV spaces. Eventually the plan is to remove the sales office and the site will be 100% automated. The site plan further provides for landscape and lighting improvements, as well

as the creation of a wet detention pond with a water feature, and a tree protection area that will encompass approximately 3.03 acres on the northwest corner of the site. Mr. Creagan noted that tree mitigation will be looked at on future development and the covered parking spaces are similar to an airport.

Lee Dobbins, Applicant Representative, Dean Mead Law Firm, stated the number of RV uses in the area has attracted the business to this location.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval of the project with the following Conditions:

1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Certificate of Completion for the RV Storage Lot.
2. As the office building is being defined as temporary by the applicant, a Temporary Use Application with the Planning Department will need to be applied for on an annual basis until the building is removed from the site. This shall first be provided with the Building Permit application for the construction of the RV storage lot and then shall be provided to the Planning Department prior to the expiration of each subsequent temporary use request

AYE: Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

p. **Development and Design Review - Project Hurricane - 2398 Peters Road**

This item was presented as 6b.

Mr. Creagan gave an overview of the application and answered a question from the Board on tree mitigation. Mr. Creagan stated the project recently went through the annexation, FLUMA and rezoning process. The project is proposing one (1) 39,200 square foot building proposed for retail sale and service of RVs and golf carts. The building itself will be divided into three (3) areas, consisting of 19,200 square feet of office/sales, 16,000 square feet of service bays, and 4,000 square feet for use as a body shop.

Ms. Hofmeister-Drew noted the landscape code is being revised, to take the location of the building into account, to off set the mitigation.

David Baggett, Engineer, EDC Inc., stated the location is perfectly situated.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to recommend approval of the project with the following Conditions:

1. The tree mitigation as outlined in the tree mitigation plan shall be paid before the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.
3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.

AYE: Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

q. **Development and Design Review - Kings Highway Commerce Park - 2496 S. Kings Highway (9 Parcels)**

This item was presented as 6c.

Mr. Creagan gave an overview of the application and answered questions from the Board on green walls, truck traffic pattern, and workforce housing in the area. Mr. Creagan noted that this project recently went through the annexation and rezone process. The property owner and applicant are seeking approval to construct two (2) buildings totaling 485,000 square feet of office and warehouse distribution space with associated site improvements. The subject project will be divided into at least two (2) phases of development. Phase 1 is the subject of this petition, with the second phase anticipated for future office and warehouse use. The applicant has indicated that as much as 1,415,000 square feet of additional building space is envisioned for the site.

Ms. Hofmeister-Drew highlighted that the turnpike is going through at PD&E study for a proposed transportation improvement project.

Jeff Iravani, JHI Inc., said the truck route will be either the turnpike to King's Highway or I-95 to State Road 70. Mr. Iravani highlighted that the building stands out and gazebos and benches were placed around the lake to make it nice for the employees. Mr. Iravani noted that roadway reconstruction will be done on White Road and Peter's Road along with a traffic signal at White Road with Pruitt Research Road. Mr. Iravani answered questions from the Board on when construction will begin and if pre-leasing is being done. Mr. Iravani stated approval was just received for Phase II.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to recommend approval of the project with the following Conditions:

1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
2. Prior to the the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser’s Office and a Unity of Title with the St. Lucie County Clerk of Courts.

AYE: Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

r. **Development and Design Review - Ft Pierce Self Storage - 481 Ohio Avenue**

This item was presented as 6e.

Mr. Gilmore gave an overview of the application and answered questions from the Board on metal building restriction and the type and height of fencing. The applicant is requesting to construct a 31,200-square foot self-storage facility, which will consist of five (5) metal buildings containing 217 units. The facility will be secured by an automated gate and fencing, with no attendant or office on-site.

Tony Goins, Velcon Engineering, stated the fence will either be vinyl or wood and landscaping will be on the outside of the fence.

Mr. Broderick stated the wood fence requires continuous maintenance and a vinyl fence would look much better.

Motion was made by Michael Broderick, and seconded by Marcia Baker to approve with the following three conditions:

1. A completion certification by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Add vinyl fencing that is acceptable to the Planning and Building departments.

AYE: Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

s. **Subdivision (Preliminary Plat) - Surfside Quadruplex - Parcel ID: 2412-501-0132-000-3**

This item was presented as 6d.

Mr. Creagan gave an overview of the application and answered questions from the Board on common area dune crossover, approval process, type of structure being built, and existing sand path. Mr. Creagan noted that the structure will go through the minor site plan approval process.

William Stoddard, from Schulke, Bittle and Stoddard, explained that the quadruplex will be fee simple ownership, where the owner will own the land under their building and other land will be common area and part of the HOA. He noted that the dune crossover specifications are provided by the Department of Environmental Protection (DEP). He stated the sand path is not on the property and everyone will be using the elevated pathway to the beach.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to recommends approval of the project with the following Condition:

1. Final Plat Approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained before the issuance of the building permit for development of the site.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

7. **ELECTION OF CHAIR AND VICE-CHAIR**

Both Ms. Johnson Scott and Mr. Broderick complimented Chairman Creyaufmiller on doing a magnificent job as Chairman and Chairman Creyaufmiller complimented Mr. Broderick on doing a good job as Vice-Chair.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to elect Mr. Creyaufmiller as Chairman.

AYE: Nichelle Clemons, Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to elect Mr. Broderick as Vice-Chair.

AYE: Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. DIRECTOR'S REPORT

Ms. Hofmeister-Drew said she will be sending flowers to Mr. Albury on behalf of the Planning Department and the Planning Board.

Ms. Hofmeister-Drew said the Capital Improvement Plan was moved to next month's agenda due to an illness.

Ms. Hofmeister-Drew stated Brandon Creagan has accepted a job with Indian River County and will be leaving the city at the end of the month. Both Chairman Creyaufmiller and Mr. Broderick praised Mr. Creagan for doing an excellent job. Mr. Creagan stated it was an honor and privilege to work with the Planning Board.

10. BOARD COMMENTS

Mr. Broderick asked if the Board will be seeing more annexations. Ms. Hofmeister-Drew explained that the city is working on an Interlocal Service Boundary Agreement with St. Lucie County and there are 200 FPUA service agreements to be annexed.

11. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 10/11/2021

Information

REQUESTED ACTION

Annexation - East Coast Packers - 2120 North Old Dixie Highway

LOCATION

2120 North Old Dixie Highway
PCN: 1434-330-0001-000-7

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval

Attachments

staff report
Application & Back-Up
Draft Ordinance
TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 10/04/2021 12:00 PM
Final Approval Date: 10/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: City of Fort Pierce Planning Board

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

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Application for Annexation of 2120 North Old Dixie Highway**

BOARD DATE: October 11, 2021

STAFF REPORT

Property Owner: East Coast Packers, LLC
1900 North Old Dixie Highway
Fort Pierce, FL 34946

Requested Action: Approval of Voluntary Application for Annexation of one (1) parcel of land along with the Zoning designation of Light Industrial (I-1) and Future Land Use Designation of Industrial (I)

Site Location: 2120 North Old Dixie Highway in Fort Pierce, Florida

Parcel ID's: 1434-330-0001-000-7

Parcel Size: 0.40 acres

Current Future Land Use: Industrial (IND) (St. Lucie County)

Current Zoning: Industrial Light (IL) (St. Lucie County)

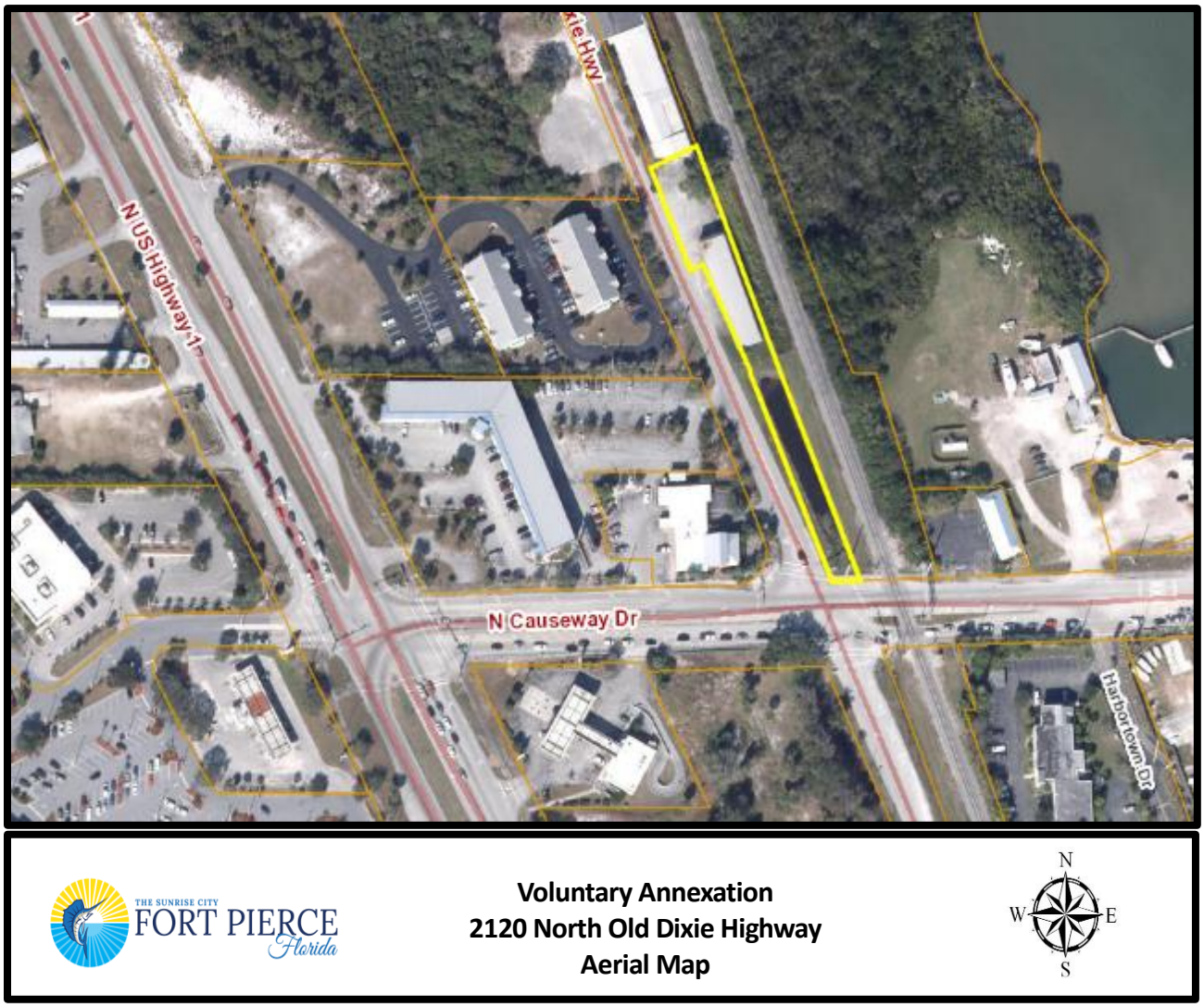
Proposed Future Land Use: Industrial (I)

Proposed Zoning: Light Industrial (I-1)

	North	East	South	West
Surrounding FLU:	I (FP)	Railroad (SLC)	Railroad (SLC)	GC / I (FP)
Surrounding Zoning:	I-1 (FP)	Railroad (SLC)	Railroad (SLC)	C-3 / I-1 (FP)

Staff Analysis:

This is a request for a voluntary annexation of one (1) property (Parcel ID 1434-330-0001-000-7) generally located on the east side of North Old Dixie Highway, adjacent to North Causeway Drive, in Fort Pierce, Florida.



The current St. Lucie County Zoning for this parcel on North Old Dixie Highway is Industrial Light (IL) with a St. Lucie County Future Land Use of Industrial (IND). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation for the parcel will be Light Industrial (I-1), and the proposed Future Land Use designation will be Industrial (I).

Staff has confirmed that the property is located within unincorporated St. Lucie County and, if approved simultaneously, will become contiguous to the Fort Pierce City municipal boundary. The proposed annexation is also consistent with F.S 171.044, whereas the property will be contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of any enclaves.

The current taxable value of each of the property is approximately $165,600. If the Application for Annexation is approved, it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with Policy 1.11.1 of the City Comprehensive Plan: The City evaluates proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

The surrounding area has an even mix of properties within both St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of the property will contribute to the reduction of irregularities along the City's boundary. Moreover, the annexation of the subject property into the City will also provide for more efficient public services.

When annexing a property, the City of Fort Pierce Future Land Use and Zoning designations are required remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use and Zoning designations of Industrial (I) and Light Industrial (I-1), respectively, are consistent with the City's Comprehensive Plan.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office by October 15, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

As proposed, the annexation meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use and Zoning designations of I and I-1, respectively, for the parcel.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: **Mailing:** 1900 Old Dixie Hwy Ft. Pierce, Fl 34946 **Site:** 2120 N. Old Dixie Hwy Ft Pierce, Fl 34946

2. Legal description of real property for which annexation is being requested:

34 34 40 FROM SW COR OF SEC RUN N 668.5 FT, TH S 89 DEG 42 MIN E 347 FT TO E R/W OLD DIXIE HWY FOR POB, TH N 22 DEG 51 MIN W ON R/W 321 FT, TH AT RT ANG TO OLD DIXIE HWY 71.58 FT TO W R/W FEC RR, TH SELY ON R/W 344.29 FT, TH NWLY 57.7 FT TO E R/W OLD DIXIE AND POB- LESS AS IN UNRECORDED R/W MAP AND COUNTY DEED NO. 217 DATED 3/3/1941- (0.40 AC - 17,424 SF)

Property Tax ID: 1434-330-0001-000-7

3. **Size of described property: .4 acres**
4. **Project description: Existing Warehouse**
5. **Current St. Lucie County Future Land Use Designation: Industrial**
6. **Current St. Lucie County Zoning: Light Industrial**
7. **Is this a Historic property? No**
8. **Appraised value: $165,600**
9. **Name of Owner(s): East Coast Packers LLC**

Signature of Owner(s): Angela M. Sinnott, for East Coast Packers, LLC
Mailing Address: 1900 Old Dixie Hwy
City Fort Pierce State FL Zip 34946
Phone 772-465-7555 Fax772-460-5012

10. Name of Representative: Angela Sinnott

Signature of representative: Angela Sinnott

Mailing Address: 1900 Old Dixie Hwy

City: Fort Pierce State FL Zip 34946

Phone 772-465-7555 Fax 772-460-5012

E-mail: psinnott0@gmail.com CC: JFolds@eganfarms.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4467984 OR BOOK 4167 PAGE 288, Recorded 08/08/2018 11:33:12 AM Doc Ta
$0.70

PREPARED BY AND RETURN TO:
Richard M. Carnell, Jr., Esq.
1900 Old Dixie Highway
Fort Pierce, Florida 34946

Parcel ID #'s
1434-330-0001-000-7
1433-440-0001-020-8
1433-410-0002-000-6

Space Above this Line for Recording Data

This conveyance is a transfer of unencumbered real property and is a transfer for no reasonable determinable pecuniary value and is exempt from payment of documentary stamps tax in accordance with Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So. 2d 913 (Fla. 2005), F.S. §201.0201, and Fla. Admin. Code Rule 12B-4.014.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 31th day of July, 2018, between **EAST COAST PACKERS, INC.,** a Florida corporation, whose address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946 of the County of Indian River, State of Florida (hereinafter "Grantor"), to **EAST COAST PACKERS, LLC,** a Florida limited liability company whose address 1900 Old Dixie Highway, Fort Pierce, Florida 34946 of the County of St. Lucie, State of Florida (hereinafter "Grantee")

WITNESSETH:

That Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto Grantee, her/his/their successors and assigns:

ALL THAT CERTAIN real property located in St. Lucie County, Florida and more particularly described as follows:

See Exhibit "A" attached hereto

SUBJECT to restrictions, reservations and easements of record, if any, which are not reimposed hereby:

TOGETHER with all and singular tenements, hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever in and to the same and every part thereof.

TO HAVE AND TO HOLD the same in fee simple forever.

THIS Quit Claim Deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed the day and year first above written.

Signed, sealed and delivered
In the presence of:

Angela M. Sindt
Print Name: Angela M. Sindt

Jessica Folds
Print Name: Jessica Folds

GRANTOR:
EAST COAST PACKERS, INC.
a Florida corporation

Bernadette M. Emerick
Bernadette M. Emerick, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing Quit Claim Deed was acknowledged before me this 31st day of July, 2018, by Bernadette M. Emerick, who is the President, of East Coast Packers, Inc., a Florida corporation [X] who is personally known to me or [ ] who produced driver's licenses as identification.

TERI M. WEYANDT
MY COMMISSION # GG 227765
EXPIRES: July 17, 2022
Bonded Thru Notary Public Underwriters

Teri M. Weyandt
Print Name: Teri M. Weyandt
My Commission Expires: 7-17-2022

EXHIBIT "A"

Parcel 1

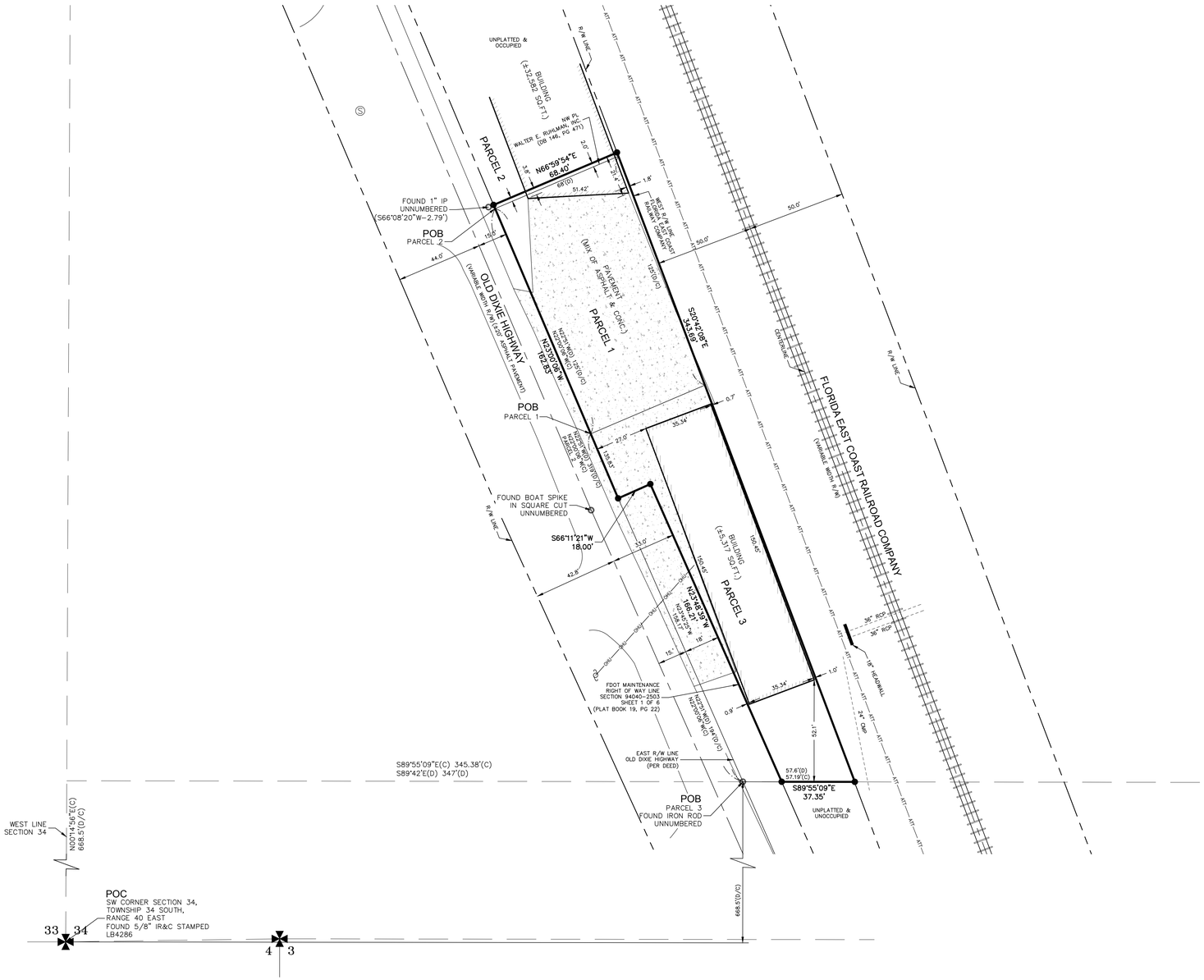
From the Southwest corner of Section 34, Township 34, South Range, 40 East, run northerly along the section line 668.5 feet; thence South 89° 42' East, a distance of 347 feet to the East right-of-way line of Old Dixie Highway; thence North 22° 51' West, along said East right-of-way line of Old Dixie Highway, a distance of 194 feet to the point beginning; thence continue North 22° 51' West along said East right-of-way line of Old Dixie Highway, a distance of 125 feet; thence at right angles to said East right-of-way of Old Dixie Highway, run a distance of 68 feet to the West right-of-way line of the Florida East Coast Railway Company; thence run southeasterly along the West right-of-way line of said Railway Company, a distance of 125 feet; thence run in a southwesterly direction at right angles to the said West right-of-way line of the Florida East Coast Railway Company to the East right-of-way line of Old Dixie Highway and the point of beginning.

Parcel 2

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run northerly along the section line, 668.5 feet; thence run South 89° 42' East, a distance of 347 feet to the East right-of-way line of Old Dixie Highway; thence run North 22° 51' West along said East right-of way line of Old Dixie Highway a distance of 319 feet to the point of beginning; thence at right angles to said East right-of-way line of Old Dixie Highway a distance of 68 feet along the northwesterly boundary of that certain tract of land conveyed to Walter E. Ruhlman, Inc., as appears in Deed Book 146, page 471, of the public records of St. Lucie County, Florida, to the West right-of-way line of the Florida East Coast Railway Company; thence run northwesterly along the West right-of-way line of the Railway Company aforesaid, a distance of 2 feet; thence run southwesterly at right angles to the West right-of-way line of the Railway Company aforesaid, to the East right-of-way line of Old Dixie Highway; thence southeasterly along the East right-of-way line of Old Dixie Highway a distance of 2 feet to the point of beginning.

Parcel 3

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run northerly along the section line 668.5 feet; thence run South 89° 42' East to the East right-of-way line of Old Dixie Highway for point of beginning; said point being 668.5 feet North of the section line; thence run North 22° 51' West along the East right-of-way line of Old Dixie Highway a distance of 194 feet; thence at right angles to said East right-of-way line of Old Dixie Highway run to the West right-of-way line of the Florida East Coast Railway Company; thence run southeasterly along the West right-of-way line of said Railway Company to a point which is 668.5 feet north of the section line; thence run West 57.6 feet to the point of beginning.



30 22.5 15 7.5 0 15 30 60

SCALE IN FEET: 1"= 30'

LEGEND

(P)	PLAT DATA	℄	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	PL	PROPERTY LINE
(D)	DEED	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.O.B.	POINT OF BEGINNING	EL	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	INV	INVERT
L.B.	LICENSED BUSINESS	CONC	CONCRETE
PRM	PERMANENT REFERENCE MONUMENT	CATV	CABLE TELEVISION
IR&C	5/8" IRON ROD & CAP	SQ.	SQUARE
C.M.	CONCRETE MONUMENT	FT.	FEET
IR	IRON ROD	INFO.	INFORMATION
FND	FOUND	TOB	TOP OF BANK
O.R.B.	OFFICIAL RECORDS BOOK	OHU	OVERHEAD UTILITIES
DB	DEED BOOK	ATT	AMERICAN TELEPHONE & TELEGRAPH
PB	PLAT BOOK		FIRE HYDRANT
PG	PAGE		VALVE
Δ	CENTRAL ANGLE		DRAINAGE MANHOLE
R	RADIUS		SANITARY MANHOLE
L	ARC LENGTH		HAND HOLE
CB	CHORD BEARING		WOOD POWER POLE
CD	CHORD DISTANCE		CONCRETE POWER POLE
UGE	UNDERGROUND ELECTRIC		WELL
UG AT&T	UNDERGROUND AT&T		CABLE TV JUNCTION BOX
R/W	RIGHT OF WAY		SIGN
A/C	AIR CONDITIONING		SANITARY CLEAN OUT
CBS	CONCRETE BLOCK STRUCTURE		WATER METER
WM	WATER MAIN		LIGHT POLE
U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
●	SET 5/8" IR&C STAMPED LB6844		

DESCRIPTION

PARCEL 1

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34, SOUTH RANGE, 40 EAST, RUN NORTHERLY ALONG THE SECTION LINE 668.5 FEET; THENCE SOUTH 89° 42' EAST, A DISTANCE OF 347 FEET TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY; THENCE NORTH 22° 51' WEST, ALONG SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 194 FEET TO THE POINT BEGINNING; THENCE CONTINUE NORTH 22° 51' WEST ALONG SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 125 FEET; THENCE AT RIGHT ANGLES TO SAID EAST RIGHT–OF–WAY OF OLD DIXIE HIGHWAY, RUN A DISTANCE OF 68 FEET TO THE WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN SOUTHEASTERLY ALONG THE WEST RIGHT–OF–WAY LINE OF SAID RAILWAY COMPANY, A DISTANCE OF 125 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION AT RIGHT ANGLES TO THE SAID WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY AND THE POINT OF BEGINNING.

PARCEL 2

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST, RUN NORTHERLY ALONG THE SECTION LINE, 668.5 FEET; THENCE RUN SOUTH 89° 42' EAST, A DISTANCE OF 347 FEET TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY; THENCE RUN NORTH 22° 51' WEST ALONG SAID EAST RIGHT–OF WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 319 FEET TO THE POINT OF BEGINNING; THENCE AT RIGHT ANGLES TO SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 68 FEET ALONG THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO WALTER E. RUHLMAN, INC., AS APPEARS IN DEED BOOK 146, PAGE 471, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TO THE WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN NORTHWESTERLY ALONG THE WEST RIGHT–OF–WAY LINE OF THE RAILWAY COMPANY AFORESAID, A DISTANCE OF 2 FEET; THENCE RUN SOUTHWESTERLY AT RIGHT ANGLES TO THE WEST RIGHT–OF–WAY LINE OF THE RAILWAY COMPANY AFORESAID, TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 2 FEET TO THE POINT OF BEGINNING.

PARCEL 3

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST, RUN NORTHERLY ALONG THE SECTION LINE 668.5 FEET; THENCE RUN SOUTH 89° 42' EAST TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY FOR POINT OF BEGINNING; SAID POINT BEING 668.5 FEET NORTH OF THE SECTION LINE; THENCE RUN NORTH 22° 51' WEST ALONG THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 194 FEET; THENCE AT RIGHT ANGLES TO SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY RUN TO THE WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN SOUTHEASTERLY ALONG THE WEST RIGHT–OF–WAY LINE OF SAID RAILWAY COMPANY TO A POINT WHICH IS 668.5 FEET NORTH OF THE SECTION LINE; THENCE RUN WEST 57.6 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ALL RIGHTS–OF–WAYS.

PARCELS 1, 2 AND 3 CONTAIN 0.4 ACRES, MORE OR LESS.

NOTES

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 BRYAN C SMITH & ASSOCIATES, LLC. 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) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. THE DESCRIPTION SHOWN HEREON IS BASED ON OFFICIAL RECORDS BOOK 4167, PAGE 288, AND IS FROM ST. LUCIE COUNTY CLERK OF THE COURTS WEB SITE, BASED ON THE ST. LUCIE COUNTY PROPERTY APPRAISER'S WEB SITE, ACCORDING TO THE ADDRESS OF THE PROPERTY AS SUPPLIED BY THE CLIENT.
3) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4) OVERALL PARCEL CONTAINS 0.4 ACRES, MORE OR LESS.
5) THE LAST DATE OF FIELD WORK WAS 8/3/2021.
6) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7) THE WEST LINE OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR NORTH 00°14'56" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
8) 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.
9) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS–OF–WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
10) SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
11) 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.

BRYAN C. SMITH SIGNATURE DATE:
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER LS 6844

BRYAN C. SMITH & ASSOCIATES, LLC
6000 BAMBOO DRIVE
FT PIERCE, FL 34982
772–349–6394
CERTIFICATE OF AUTHORIZATION LB# 8315

EAST COAST PACKERS, LLC
FORT PIERCE, FLORIDA

BOUNDARY SURVEY

REVISIONS	NO.	DESCRIPTION	DATE

ISSUE DATE: 7/27/2021
DRAWN BY: BCS
CHECKED BY: CP
SCALE: 1" = 30'

JOB NO. 1287
SHEET NO. 1

D:\Drawings\Drawings\1287 Egret East Coast Packers\CAD\East Coast Packers 4 Ac Boundary Survey.dwg, P1, 8/4/2021 1:31:36 PM, DWG To PDF.pc3

DRAFT ORDINANCE NO. 21-___

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **2120 NORTH OLD DIXIE HIGHWAY IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce, and

WHEREAS, the City of Fort Pierce Planning Board, at their November 8, 2021, meeting, voted X to X to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office by October 8, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners by October 8, 2021, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A," attached hereto and incorporated herein; and annexed into the City:

Parcel ID: 1434-330-0001-000-7

34 34 40 FROM SW COR OF SEC RUN N 668.5 FT, TH S 89 DEG 42 MIN E 347 FT TO E R/W OLD DIXIE HWY FOR POB, TH N 22 DEG 51 MIN W ON R/W 321 FT, TH AT RT ANG TO OLD DIXIE HWY 71.58 FT TO W R/W FEC RR, TH SELY ON R/W 344.29 FT, TH NWLY 57.7 FT TO E R/W OLD DIXIE AND POB- LESS AS IN UNRECORDED R/W MAP AND COUNTY DEED NO. 217 DATED 3/3/1941- (0.40 AC - 17,424 SF)

Said property containing 0.40 acres, more or less, and being generally located at 2120 North Old Dixie Highway in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2022, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described in Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned I-1, Light Industrial, and assigned a Future Land Use Designation of I, Industrial, as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Chapter 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
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-___ was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, November 28, 2021, and Sunday, December 5, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 20, 2021; and was duly introduced, read by title only, and passed on second and final reading January 3, 2022, 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 3rd day of January, 2022.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Annexed Area & Legal Description

-MAP TO BE INSERTED HERE-

34 34 40 FROM SW COR OF SEC RUN N 668.5 FT, TH S 89 DEG 42 MIN E 347 FT TO E R/W OLD DIXIE HWY FOR POB, TH N 22 DEG 51 MIN W ON R/W 321 FT, TH AT RT ANG TO OLD DIXIE HWY 71.58 FT TO W R/W FEC RR, TH SELY ON R/W 344.29 FT, TH NWLY 57.7 FT TO E R/W OLD DIXIE AND POB- LESS AS IN UNRECORDED R/W MAP AND COUNTY DEED NO. 217 DATED 3/3/1941- (0.40 AC - 17,424 SF)

EXHIBIT B
Zoning & Future Land Use Designation Assignment

-MAP TO BE INSERTED HERE-

The property to be annexed is currently zoned IL, Industrial Light with a Future Land Use of IND, Industrial. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of I-1, Light Industrial and have a Future Land Use Designation of I, Industrial.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9.16.21
Property Address: Annexation – 2120 N. Old Dixie Highway

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 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 Paul Connor Date: 9/13/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Annexation – 2120 N. Old Dixie Highway
TRC No. 21-02000009

DATE : September 3, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 2, 2021:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Annexation
- [ ] Building Permit
- [ ] C/O

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

- [ ] See attached for engineering comments

JRA/TST/tst TST

Q:\ENGINEERING\Site Development Projects\A\Annexations\2120 N. Old Dixie Highway\Submittal No. 1 - 090321\Annexation Approval - 090321.docx

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

September 16, 2021

Case # 21-02000009

Planner: Brandon Creagan

Annexation

2120 North Old Dixie Hwy.,Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

Technical Review Committee Meeting

September 16, 2021

TECHNICAL REVIEW PROJECT # 21-02000009
2120 N. Old Dixie Hwy

Comments

FPUA W/WW Engineering: The FPUA Water/Wastewater Engineering Department has reviewed the TRC application for voluntary annexation of 2120 N. Old Dixie Highway and offers no comment.

FPUA Electric & Gas Engineering: The Electric & Gas Engineering Department has reviewed and acknowledged the application. No further comments.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 14, 2021

East Coast Packers, LLC
1900 Old Dixie Highway
Fort Pierce, FL 34946

Subject: **Annexation – 2120 N. Old Dixie Highway**
Technical Review Project # 21-02000009

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Industrial (IND), and the Zoning is Industrial Light (IL). As such once annexed into the City it will be given our Future Land Use of Industrial (I) & Zoning of Light Industrial (I-1).

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 Rebeca Guerra should you have any questions regarding the project at 772-467-3739 or by e-mail: rguerra@cityoffortpierce.com.

Sincerely,

Brandon C. Creagan, MCRP, LEED Green Associate

Senior Planner

Planning Board **6. b.**

Meeting Date: 10/11/2021

Information

REQUESTED ACTION

Zoning Atlas Map Amendment and Site Plan - Oleander Oaks - 2433-144-0002-000-3

LOCATION

West side of Oleander Road, approximately 664 feet north of Tumblin Road.
PCN: 2433-144-0002-000-3

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

Staff recommends **APPROVE** the requested applications with the following conditions:

1. The tree mitigation as outlined in the Tree Mitigation Plan shall be paid prior to the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.
3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.
4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert to the R-4 zoning district zone.

Disapproval

Attachments

staff report and supporting documentation

application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister Started On: 10/04/2021 02:47 PM

Final Approval Date: 10/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
RE:	**Zoning Atlas Map Amendment** **Site Plan (Development & Design Review) Approval**
BOARD DATE:	October 11, 2021

STAFF REPORT

Owner:	Alva Stone Group LLC
Representatives:	Diego Quijada, Alva Stone Group LLC Blaine Bergstresser, P.E., Kimley-Horn
Applicant's Request:	Approval of a Zoning Atlas Map Amendment from Medium Density Residential Zone to Planned Development Zone, and an Application for Site Plan (Development and Design Review) for a 12.92 parcel of land located along Oleander Avenue north of Tumblin King Road
Location(s):	West side of Oleander Road, approximately 664 feet north of Tumblin King Road
Parcel ID:	2433-144-0002-000-3
Future Land Use:	Medium Density Residential (RM) - 6.5 to 12 dwelling units per acre
Current Zoning:	Medium Density Residential Zone (R-4) not to exceed 10 units to the acre for conventional developments and 12 units per acre for innovative residential developments

Surrounding FLU:

North	East	South	West
GC	I	RM	RU (SLC)

Surrounding Zoning:

North	East	South	West
C-3	I-1	R-4	RS-3 (SLC)

Utilities:	FPUA

Staff Analysis:

Request
In accordance with Sections 125-133, 125-313, and 125-314 of the City Code, the applicant is requesting a Zoning Atlas Map amendment and Site Plan (Development and Design Review) approval to develop a 50-unit single family home development on approximately 12.92 acres of land along Oleander Avenue north of Tumblin King Road. Currently, the site is a vacant wooded lot that City Code allows for single family as well as a variety of housing types. Surrounding the subject property is land zoned St. Lucie County Residential, Single-Family-3 (RS-3), and City of Fort Pierce Medium Density Residential Zone (R-4) to the west and south, respectively, with City of Fort Pierce General Commercial Zone (C-3) to the north.

The proposed layout of the site will consist of a divided entrance from Oleander Avenue with a looped road traversing the development. A proposed wet retention pond has been designed in the center of the development that will function as a stormwater retention area, in addition to serving as an amenity for the neighborhood. An additional feature parcel is also proposed north of the wet pond that will provide the future residents an open space area with views of the wet pond.

Future Land Use and Zoning
The subject property has a Medium Density Residential (RM) Future Land Use designation, which is intended for parcels that are best suited for multifamily residential uses ranging in density from six (6) and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Currently, the site has a compatible zoning district classification of Medium Density Residential District (R-4), which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed 10 units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

The proposed Planned Development District (PD) is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the established zoning districts. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

In so doing, the PD district is designed to:

(1) Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

(3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

(5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.

(7) Promote flexibility and efficiency in site design for more desirable living and working environments.

(8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

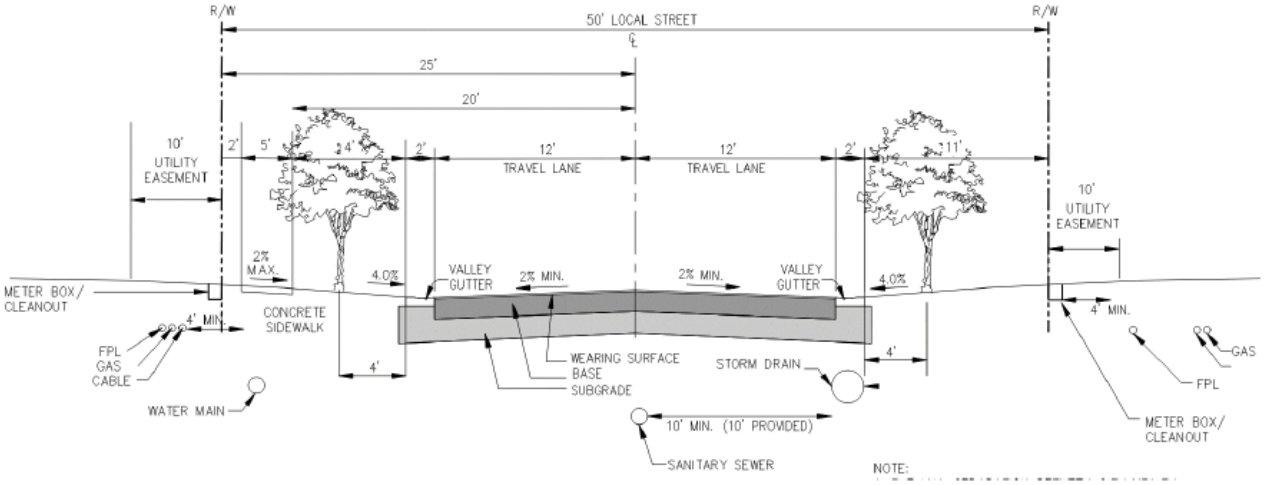
The proposed Design and Development Guidelines for the Oleander Oaks PD will maintain the purpose and intent of the R-4 zoning but will allow for slight variations to the district regulations to provide a contemporary single-family development at a density less than the maximum allowed in the underlying zoning district.

Shown below are the zoning requirements for R-4 and the proposed zoning requirements for the PD. Regulations, setbacks and density that are requested variations to the standard R-4 regulations are demarcated in bold in the PD table.

Zoning Regulations	R-4 District	PD District
Min. Lot Size	5,000 square feet	5,000 square feet
Min. Lot Width	60 feet	60 feet
Min. Lot Depth	70 feet	**82 feet**
Min. Road Frontage	25 feet	25 feet
Max Building Height	45 feet	45 feet
Lot Coverage	40%	40%

Max Gross Density (dwelling units/acre)	12 dwelling units per acre	3.87 dwelling units per acre
Setbacks	R-4 District	PD District
Front	25 feet	**15 feet**
Side Interior	6 feet	**10 feet**
Side Corner	15 feet	**10 feet**
Rear	5 feet	15 feet

The subject PD will restrict the site to single-family detached dwellings uses. Vacation rentals will not be permitted nor will pools, sheds or screened enclosures. Air conditioning units or any other accessory use will require a five (5) foot side and rear yard setback. The applicant is proposing a private street to service the individual lots with the proposed 50-foot right of way in lieu of the 60-foot required per code. City Engineering staff has approved the typical cross section that is shown below.



Zoning Atlas Map Amendment Concurrency Analysis

Drainage

The proposed system will be designed to meet the treatment and attenuation design criteria for the South Florida Water Management District (SFWMD), the North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. This includes an additional 50% water quality and net improvement provisions for sites with discharge to the South Fork of the St Lucie River Basin (verified impaired). Post-development offsite discharge rates are limited by the NSLRWCD criteria of 2.0 inches of depth over the area served for any 24-hour period from the 10 year-72-hour storm event for allowable discharge in to the bordering NSLRWCD Canal 37. A limited discharge rate of 5.69 acre-ft is required for a 12.92-acre site.

The proposed development will provide sufficient water quality treatment in accordance with all requirements set forth by City of Fort Pierce, North St. Lucie River Water Control District, and South Florida Water Management District. The total required treatment volume is to be an estimated 1.615

ac-ft for the overall onsite basin, with 0.50 acres of the required pre-treatment being dry pre-treatment. The proposed development is designed to maintain and improve the currently existing pre-development drainage pattern and will have an ultimate outfall to existing wetland located along the eastern boundary of the site. All drainage design is to be in accordance with the requirements set forth by NSLRWCD, SFWMD, and the City of Fort Pierce.

Traffic Analysis

Kimley-Horn provided the traffic impact analysis associated with the development of Oleander Oaks. The following is a summary of the Traffic Impact Study (TIS) that conforms to the policies and guidelines of the St. Lucie Transportation Planning Organization (TPO), St. Lucie County Land Development Code (LDC) Section 11.02.09, and the City of Fort Pierce LDC.

The proposed Oleander Oaks single family development is expected to generate 50 (13 in, 37 out) new external vehicular trips in the AM peak hour and 65 (41 in, 24 out) new external vehicular trips in the PM peak hour based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model and manual assignment at the study area intersections. AM and PM peak hour roadway segment capacity analyses were performed for study area roadway segments for existing (2021), background (2026), and buildout (2026) conditions. The analyses identified one (1) deficient roadway segment in the existing condition AM and PM peak hours. All capacity deficiencies are present in the existing conditions and are not due to the addition of project trips. The deficient roadway segment was identified as:

- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency) AM and PM peak hour operational analyses for existing (2021), background (2026), and buildout (2026) conditions were performed at study area intersections. All study area intersections are projected operate at an acceptable LOS with overall v/c ratios of less than one (1.0) in the AM and PM peak hours for all analysis scenarios.

Based on the criteria within the analysis, neither an exclusive northbound left-turn lane or southbound right-turn lane are warranted at the project access driveway on Oleander Avenue. The results within this report satisfy the requirements set forth by St. Lucie County for evaluating proposed development impacts.

Environmental Assessment

On February 3, 2021, a field review of the project limits was conducted by environmental scientists to document the existing habitat conditions and determine potential wildlife utilization. The field review also included a 15% gopher tortoise survey.

The presence of wetlands was evaluated based on the Florida unified wetland delineation methodologies in accordance with Chapter 62-340, Florida Administrative Code (FAC) and Chapter 62-331 FAC under the State 404 Program. These methods consider prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches. Based on initial database review and subsequent assessment of the vegetative communities, hydrologic conditions,

and soils observed during on-site reconnaissance, there appears to be approximately 1.8 acres of wetlands and surface waters on-site.

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants*, and Richard Wunderlin's *Guide to Vascular Plants of Florida*, were consulted to assess habitat requirements for listed plant species. Although six(6) state-listed plants were noted as possibly occurring in this area, but none were observed during field reconnaissance. No further action is required regarding listed plant species.

Approximately 10 acres of the project site are located within Flood Zone X – defined as areas determined to be outside of the special flood hazard area. Approximately 0.5 acres of the project area are located within Flood Zone X – within the 500-year floodplain, and two (2)acres are within Flood Zone AE – within the 100-year floodplain. Additional engineering analysis will be required to address effects to floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.

The applicant requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity. It was determined that no historic or archaeological resources are anticipated to be impacted by development of the project site. The conclusion of the environmental assessment is as follows:

- The following state and federally listed species were observed or potentially occur onsite: Wood stork, gopher tortoise, and Eastern indigo snake. Additional surveys and permits may be required for the gopher tortoise and wood stork and implementation of the Standard Protection Measures is recommended for the eastern indigo snake.
- The project site is partially within a FEMA designated floodplain. Additional engineering analysis will be required to address effects to the floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.

<u>Park Concurrency Evaluation</u>
Parks and Recreation (Residential Classifications Only):
(Dwelling units x 2.6 = persons + 44,227 = population /LOS

Park Type	**LOS**	**Existing Population Park Demand**	**Proposed Population Park Demand**	**Change in Demand**
Regional	20.0 acres per 1,000 people	8	8	0
Urban District	5.0 acres per 1,000 people	2	2	0
Community	2.5 acres per 1,000 people	1	1	0
Neighborhood	1.36 acres per 1,000 people	.55	.55	0

School Concurrency

School Name	Forest Grove Middle School	Fort Pierce Central High School
Distance	Four (4) miles	Eight (8) miles
Current Zoning Enrollment Demand	44	19
Proposed Zoning FLU Enrollment Demand	44	19
Change in Demand	0	0

Site Plan

The applicant is proposing to develop the subject vacant wooded parcel into a gated 50-unit single family development. The proposed development will maintain approximately one (1) acre of the property as a wetland, and provide for passive recreation for the community, including community grilling stations, tot lot and outdoor seating beside the interior pond. Sidewalks will be provided both internally and along Oleander Road with a bus stop for school age student pickup. A community entrance monument sign is also proposed at site entrance along Oleander Avenue.



Oleander Oaks Site Plan

Design Review

The proposed elevations for the single-family homes will provide for a variety of housing designs as illustrated below.



The building elevations proposed are contemporary in style with a coastal theme that incorporates decorative siding and louvers, colored metal roofs, stucco score lines, wooden brackets and garage access from the front. Each of the units have been designed as three (3) bedroom/two (2) bath dwelling units with ample space for private enjoyment.

Landscaping

The plant schedule requested consists of a total of 490 new tree specimens. The applicant is proposing to remove, replace, and mitigate trees, plant shrubs and install irrigation. The plans will involve the following, (please note that DBH stands for the Diameter breast height, which means the diameter of a single stemmed tree measured at 4½ feet above grade.

Diameter breast height shall be equal to the sum or aggregate of the individual stems' diameters measured at 4½ feet above grade.

- Trees to be relocated are: 107 Palms saved and 1,154 DBH hardwoods saved
- Trees to be mitigated: 203 Palms removed and 4,865 DBH hardwoods removed
- Trees to be planted include: 62 Palms 550 DBH hardwoods along common area.
  347.5 DBH hardwoods planted on lots (200 trees)
- Shrubs proposed include: 1,746 shrubs planted.
  The applicant will be planting the dry pond instead of having sod that will include 7,021 grass plantings)
- New Irrigation will be installed.

Technical Review Committee
All affected departments have reviewed the proposed applications with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:
The presented Zoning Atlas Map amendment and Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan pertaining to the requested single family home development. The requested applications are consistent with City Code, the Comprehensive Plan, and do not adversely affect the public health, safety, convenience and general welfare of the City of Fort Pierce.

Staff recommends that the City Commission **APPROVE** the requested applications with the following conditions:

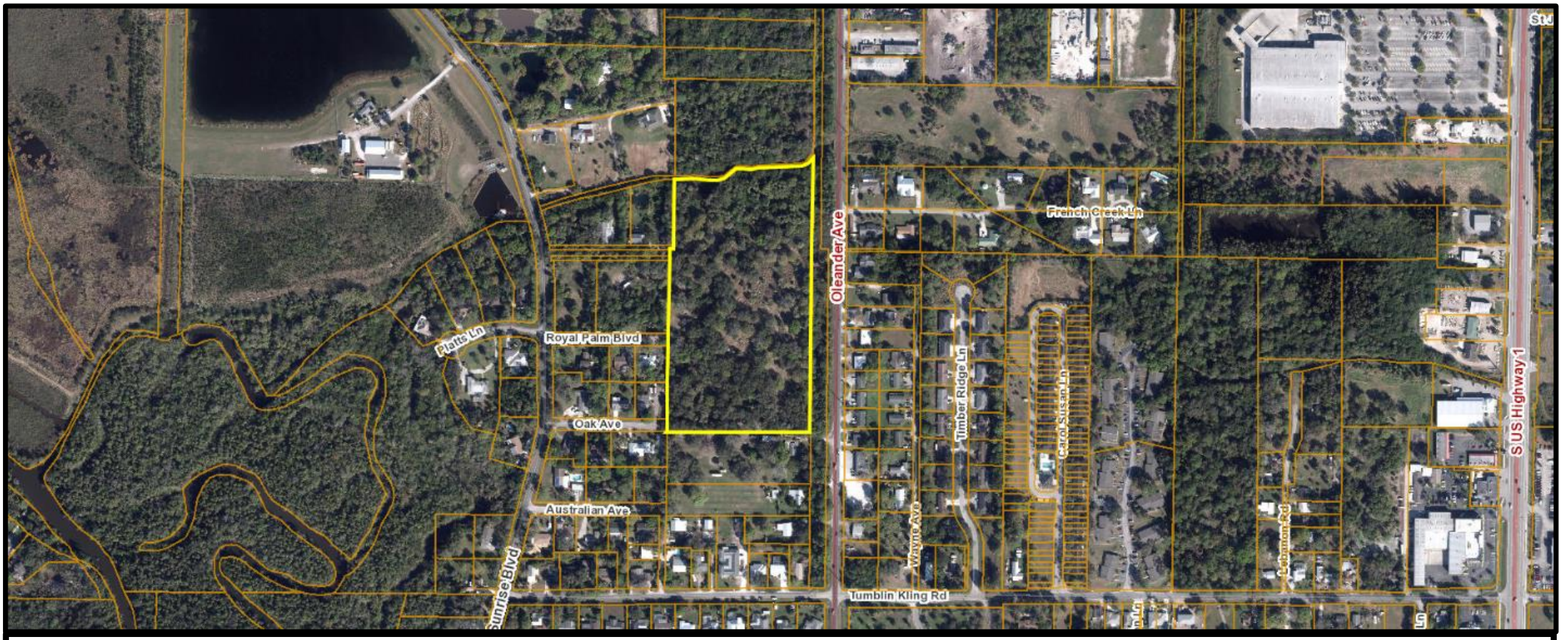
1. The tree mitigation as outlined in the Tree Mitigation Plan shall be paid prior to the issuance of a Building Permit.

2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.

3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.

4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert back to the R-4 zoning district zone.

AERIAL MAP

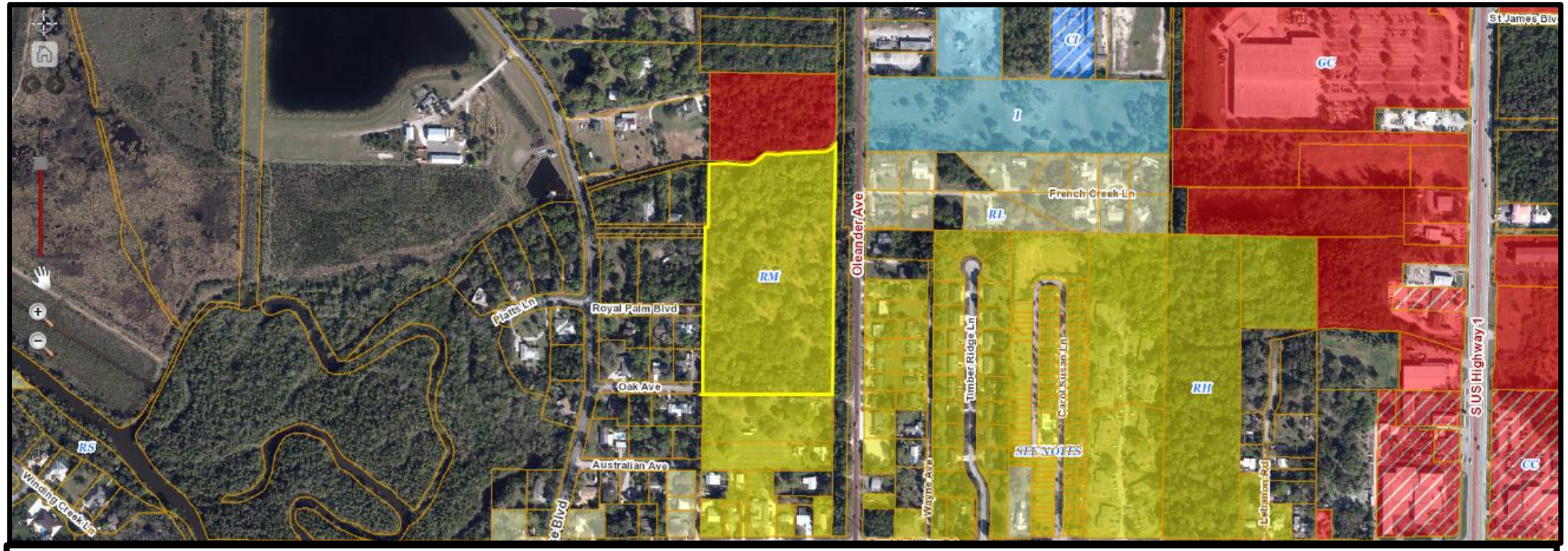


THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning, Site Plan (Development & Design Review)
Oleander Oaks

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FUTURE LAND USE MAP

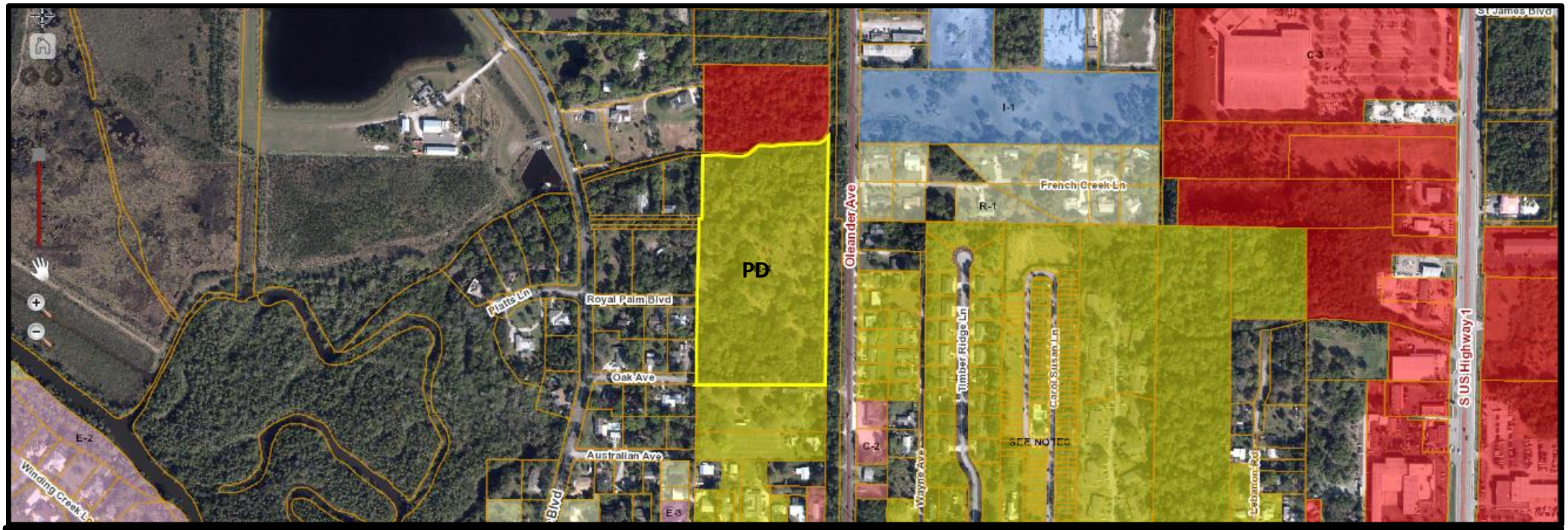


THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning, Site Plan (Development & Design Review)
Oleander Oaks

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ZONING MAP



THE SUNRISE CITY FORT PIERCE Florida

Rezoning, Site Plan (Development & Design Review)
Oleander Oaks

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

May 20, 2021

Blaine Bergstresser
445 24th Street, Suite 200
Vero Beach, FL 32960

Subject: **Rezoning, Site Plan, and Subdivision – Oleander Oaks**
Technical Review Project # 21-43900001 & 21-09000001

Fort Pierce Planning:

1. Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.
2. For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?
3. On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.
4. Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.
5. Will this be a gated community?
6. Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.
7. Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.
8. For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

9. There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.
10. What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.
11. Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.
12. Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.
13. Are mailboxes being proposed for each residence?
14. Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.
15. Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?
16. Provide a colored site plan (aerial overview) that also includes the landscaping.
17. Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.
18. Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.
19. Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.
20. If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development.
21. An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)
22. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

23. Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

24. Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

25. Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

26. Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60.
https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

27. Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. 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 JRA

RE : Oleander Oaks Planned Development and Preliminary Plat
TRC No. 21-43900001 & TRC No. 21-09000001

DATE : May 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 13, 2021:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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

PRELIMINARY PLAT COMMENTS:

1. Provide a copy of the dedication/signature page as this sheet was not included with the submittal.
2. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
3. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, drawing scale, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.
2. Update page 17 of the Natural Resource Assessment report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.
3. The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
4. Update the site plan to identify the entrance roadway lane widths.
5. The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.
6. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
7. Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
8. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.20.21
Property Address: Rezoning (Planned Development) and Preliminary Plat - Oleander Oaks - Parcel ID: 2433-144-0002-000-3

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: 5/24/21

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

May 20, 2021

Case # 21-43900001 / 21-0900001

Planner: Brandon Creagan

Planned Development

Oleander Oaks Residential Community, Ft. Pierce.

Comments:

After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the environment.

The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

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

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-43900001 & 21-09000001

Rezoning- Oleander Oaks

Comments

FPUA W/WW Engineering: Concept approved. Water and wastewater services are available to the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below).

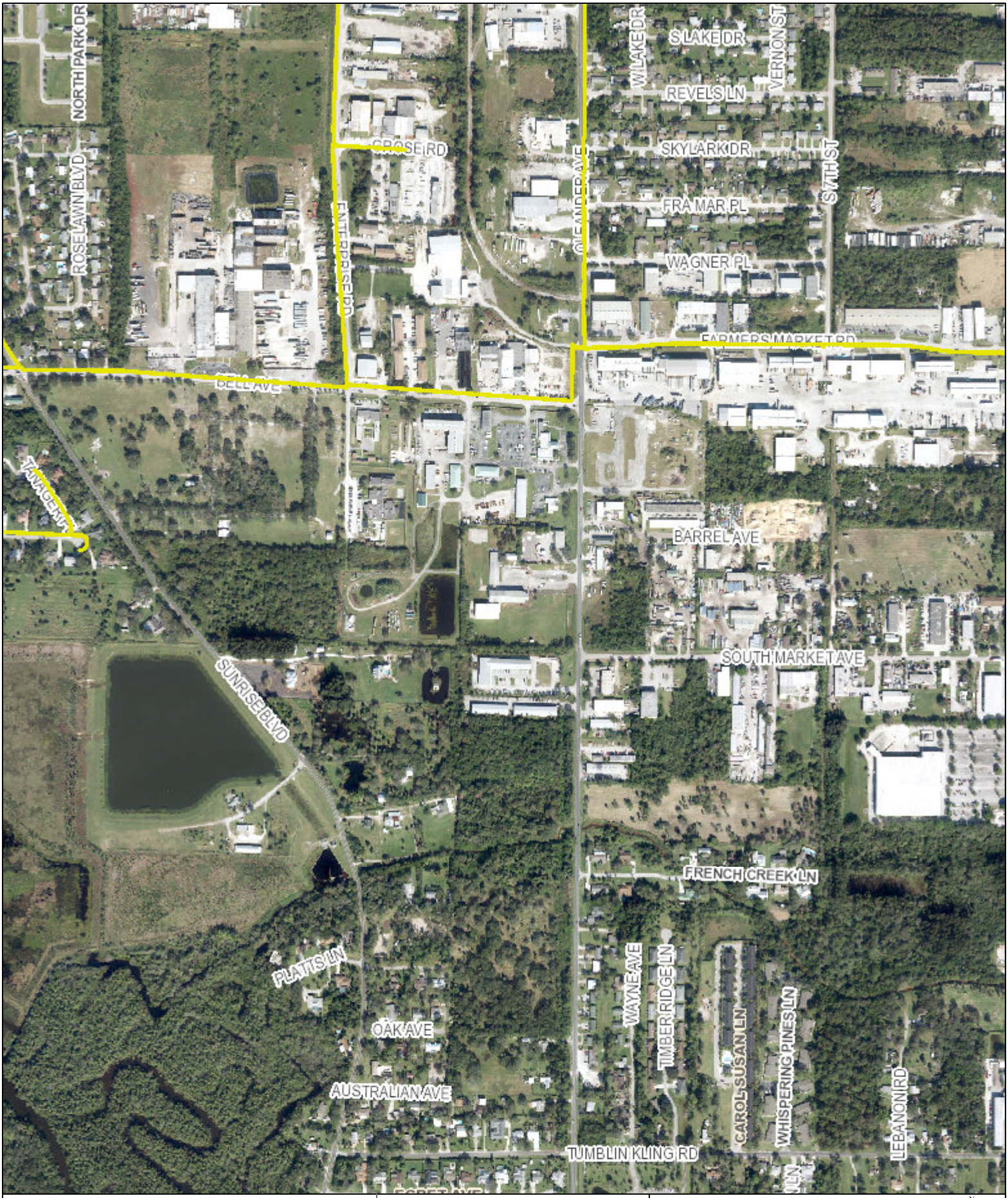
https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: Electric - The property is not in the FPUA electric service area. Located in FPL service area. Gas – Service is available to the site (From the NW corner of Oleander Avenue and Bell Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Ana Johnson.

Ana María Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

FPUA will require a utility easement for all propose FPUA facilities. Please find attached a copy of the FPUA GIS map (Gas).

If the owner/representatives should have any questions, please have them contact me or the individual listed above.



Legend

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

Disclaimer:

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

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

Date: 5/10/2021

FPUA COMMUNITY PROUD

N

1 inch = 751 feet

FPUA Web Map

Created By:
Name

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

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

May 18, 2021

PROJECT: Oleander Oaks

REF: TRC App. #21-43900001 & 21-09000001

TO: Brandon Creagan

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.
2. It is anticipated that north bound and south bound turn lanes will be required.
3. The traffic report will be reviewed by a third party through the County.
4. A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.
5. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.
6. Written response to Pre-application review has not been received.
7. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

St. Lucie County Schools

Oleander Oaks

1. The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.
2. The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.
3. The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.
4. We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

St. Lucie Transportation Planning Organization

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

May 19, 2021 **VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review
Oleander Oaks
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a subdivision of 50 single-family homes on approximately 13 acres. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Study for the proposed development utilizes the medium growth rate of 1.55 percent from the University of Florida Bureau of Economic and Business Research (BEBR) for the historical growth rate without any meaningful justification. However, the St. Lucie TPO has adopted the BEBR high growth rate for the historical growth rate which reflects the actual annual growth rate in the County since 1995. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Study.

- **Sidewalk on Oleander Avenue:** The proposed development does not include the construction of a sidewalk along the development on the west side of Oleander Avenue. Although a sidewalk from Midway Road to South Market Avenue is programmed for construction by St. Lucie County in FY 2020/21, it will be located on the east side of Oleander Avenue. Therefore, the proposed development should include the construction of a sidewalk along its frontage on the west side of Oleander Avenue.

- **Subdivision Sidewalks:** The proposed development does not include sidewalks on both sides of the subdivision streets. Sidewalks should be constructed on both sides of the subdivision streets.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald

Peter Buchwald
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer

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: Oleander Oaks

REVIEW DATE: 5/11/2021

PLANNER: CREAGON

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. **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".

6. **Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **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).**

9. **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.**

10. **Minimum Size of Water Mains**
    a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.
    b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.
    c. The maximum number of hydrants located on a dead end main shall be one (1).
    d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.
    e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

Kimley»Horn

May 20, 2021
147811000

City of Fort Pierce
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983
772-621-3400

RE: Rezoning, Site Plan, and Subdivision – Oleander Oaks
Technical Review Project # 21-43900001 **&** 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

Planning Comments:

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

Response 1) ***Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.***

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

Response 2) ***Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.***

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

Response 3) ***We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.***

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

Response 4) ***Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.***

Comment 5) Will this be a gated community?

Response 5) ***Yes, this will be a gated community.***

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

Response 6) ***The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..***

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

Response 7) ***We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings***

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

Response 8) ***There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.***

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

Response 9) ***The R-4 Zoning Requirements have been changed to PD Requirements.***

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

Response 10) ***All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.***

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

Response 11) ***Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.***

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

Response 12) ***Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.***

Comment 13) Are mailboxes being proposed for each residence?

Response 13) ***Mailboxes are proposed for each residence.***

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.

Response 14) ***Acknowledged. We have included our desired addresses with this submittal***

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

Response 15) ***Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.***

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

Response 16) ***Please see the attached color site plan***

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

Response 17) ***Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.***

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

Response 18) ***Please see attached monument sign detail***

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

Response 19) ***Black picket fence around the perimeter of the project will be provided.***

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

Response 20) ***Acknowledged.***

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

Response 21) ***We have coordinated with the School District and have updated our entrance to accommodate their requests.***

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

Response 22) ***Acknowledged.***

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

Response 23) ***The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.***

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

Response 24) ***The four different elevations for types of homes that the development will consist of have been included with this resubmittal.***

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

Response 25) ***Acknowledged.***

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60. https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

Response 26) ***Please see attached Planned Development Guidelines***

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Response 27) ***Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.***

Preliminary Plat Comments:

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

Response 1) ***Please see updated Plat***

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

Response 2) ***Acknowledged.***

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

Response 3) ***Please see updated Plat***

Planned Development Comments:

Comment 1) Please submit the signed and sealed affidavit.

Response 1) ***Signed and sealed affidavit included with this resubmittal.***

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

Response 2) ***Please see updated survey and plat that show the boundaries of the wetlands and the flood zones***

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

Response 3) ***Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie***

County.

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

Response 4) ***Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.***

Comment 5) Update the site plan to identify the entrance roadway lane widths.

Response 5) ***Site plan has been updated to include dimensioning for all roadway lane widths.***

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

Response 6) ***The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.***

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

Response 7) ***Acknowledged.***

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

Response 8) ***Acknowledged.***

Fort Pierce Police Comment:

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

Response 1) ***Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.***

SLC Public Works Comments:

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

Response 1) ***The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.***

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

Response 2) ***Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County***

Comment 3) The traffic report will be reviewed by a third party through the County.

Response 3) ***Acknowledged.***

Comment 4) A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

Response 4) ***A 6-foot sidewalk has been added to the property frontage.***

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

Response 5) ***Acknowledged.***

Comment 6) Written response to Pre-application review has not been received.

Response 6) ***Written responses to Pre-application review have been included with this resubmittal.***

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Response 7) ***Acknowledged.***

SLC Schools Comments:

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

Response 1) ***Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.***

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

Response 2) ***The plans have been updated to dedicate an area along the frontage for school children pickup.***

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

Response 3) ***School capacity analysis has been updated to include the correct school names.***

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

Response 4) ***The site layout has been updated to include a concrete bad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.***

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Jennifer Hofmeister-Drew, Planning Director

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

Re : Oleander Oaks Planned Development and Preliminary Plat
TRC No. 21-43900001 & TRC No. 21-09000001

Date : September 29, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2021:

- [x] Revised Preliminary
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend PD Approval
- [x] Recommend Preliminary Plat Approval

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

- [x] See attached for advisory comments

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

PRELIMINARY PLAT ADVISORY COMMENTS:

1. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's common improvements such as the 5' wide concrete sidewalk and the master stormwater system.
2. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted as the plat indicates Tracts A thru D are dedicated to the Homeowners Association.

PLANNED DEVELOPMENT ADVISORY COMMENTS:

1. **Advisory Comment:** The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
2. **Advisory Comment:** Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
3. **Advisory Comment:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst
TST

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

Kimley»Horn

April 23, 2021

Jennifer Hofmeister, AICP
City of Fort Pierce
Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 567-8000

Re: Oleander Oaks- Planned Development Zoning Request

Dear Ms. Hofmeister:

We are proposing fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue (Parcel ID # 2433-144-0002-000-3). Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The layout of the site consists of a divide entrance off of Oleander Avenue with a looped road throughout the development. There is a proposed wet pond in the middle of the looped road that will be used for stormwater storage but also act as an amenity for the neighborhood. An amenity parcel is proposed north of the wet pond which will give the residents an open space area with views of the wet pond.

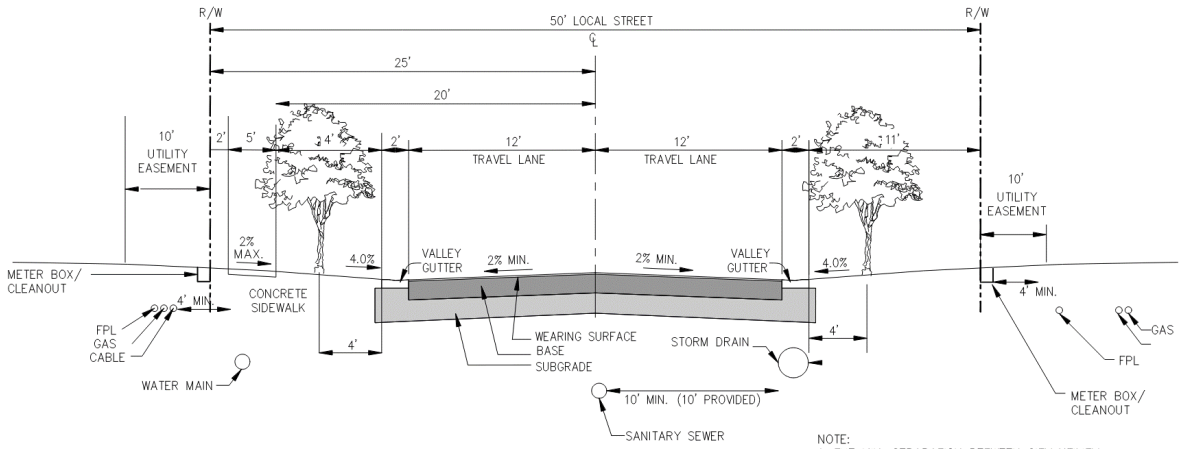
We are requesting a Zoning Atlas Map change from Medium Density Residential (R-4) to Planned Development Zone (PD). The sole purpose of this request is to provide a right-of-way of the interior road to be 50' instead of the code required 60' as well as a 15' front setback on the lots. Below are the zoning requirements for R-4 and below are the proposed zoning requirements for the PD. Regulations that are requested changes are in bold in the PD table. Proposed setbacks and density are shown on the table to show where the R-4 requirements will be exceeded.

Zoning	**R-4**	**PD**
Min. Lot Size	5,000 SF	5,000 SF
Min. Lot Width	60'	60'
Min. Lot Depth	70'	70' (82' proposed)
Min. Road Frontage	25'	25'
Max. Lot Coverage	40%	40%
Building Height	45'	45'
Max Gross Density (DU/Ac.)	12 DU/Ac.	12 DU/Ac. (3.87 DU/Ac. proposed)
Min. Setbacks		

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Front	25’	***15’***
Side (Interior)	6’	6’ (10’ proposed)
Side (Corner)	15’	15’ (10’ proposed)
Rear	15’	15’

Below is the proposed 50’-right-of way in lieu of the 60’ right-of-way per code.



Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.
Very truly yours,



Blaine Bergstresser, P.E.

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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: 0 Oleander Avenue, Fort Pierce, FL
2. Property Tax ID(s): 2433-144-0002-000-3
3. Total Acreage: 13.18 Acres
4. Existing Future Land Use Designation: RM - Medium Density Residential
5. Existing Zoning Classification: RM-4 Single Family
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Currently a vacant site, proposing to develop into a Single Family Site.

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: Currently the site is Zoned RM 4 with a Future Land Use of RM (Medium Density Residential)

11. **CAPACITY ANALYSIS**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Commercial	General Commercial	Fort Pierce, General Commercial
South	Sing Family Residential	Medium Density Residential	Fort Pierce, Medium Density
East	Single Family Residential	Low Density Residential and High Density Residential	Fort Pierce - Medium Density and SLC - RM -11
West	Single Family Residential	Single Family Residential	SLC - RS-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RS-4-Single Family	6.5-12 DU/AC	12.92	X
Proposed	PD	PD	3.87 DU/AC	12.92	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 40,000
Proposed Zoning	Total gallons per day 40,000
Change in Demand	**Total gallons per day** 0

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 40,000
Proposed Zoning	Total gallons per day 40,000
Change in Demand	**Total gallons per day** 0

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	8	8	0
Urban District	5 acres per 1,000 people	2	2	0
Community	2.5 acres per 1,000 people	1	1	0
Neighborhood	1.36 acres per 1,000 people	.55	.55	0

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) N/A

	K-8	High
School Name	Savanna Ridge Elementary	Port St. Lucie High
City	Port St. Lucie	Port St. Lucie, FL
Distance	4 Miles	8 Miles
Current Zoning Enrollment Demand	44	19
Proposed Zoning Enrollment Demand	44	19
Change in Demand	0	0

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	20 Yards
Proposed Zoning	20 Yard
Change in Demand	0

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	The impervious area will be increased but the 25 year 3 day will be less in the post development than it is in the pre development

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	680	50/65
Proposed Zoning	680	50/65
Change in Demand	Trips 0	Trips 0
Impact to Capacity	No change to overall capacity	

12. Name of Owner(s): Alva Stone Group LLC
Mailing Address: 591 Evernia St #1603
City West Palm Beach State FL Zip 33401
Phone # 954-850-0618
E-mail: pedro@alvastonegroup.com

13. Name of Applicant: Diego Quijada, Alva Stone Group
Mailing Address: 2030 S Ocean Dr #2221
City Hallandale Beach State FL Zip 33009
Phone # 954-850-0619 Fax #
E-mail: diego@alvastonegroup.com

14. Name of Representative: Blaine Bergstresser, P.E.
Mailing Address: 445 24th Street, Suite 200
City Vero Beach State FL Zip 32960
Phone # 772-794-4061 Fax #
E-mail: Blaine.Bergstresser@Kimley-Horn.com

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

I certify that: (Check One)

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

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

Applicant's Signature Date

2030 S Ocean Drive, #2221	FL	33009
Address	State	Zip

954-850-0619		diego@alvastonegroup.com
Phone	Fax	E-mail Address

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

Diego Quijada	954-850-0618
Property Owner's Name (Please Print)	Phone

591 Evernia Street #1603, West Palm Beach	FL	33401
Address	State	Zip

Property Owner's Signature — Date: 4/28/21

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 28 day of April, 2021, by Diego Quijada who is personally known to me or has produced _____ as id

Signature of Notary (seal)

Marina Renom
Notary Public
State of Florida
Comm# HH014256
Expires 6/24/2024

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 0 Oleander Avenue, Fort Pierce FL

Parcel ID #(s) 2433-144-0002-000-3

Project Description Single Family Residential Development

Alva Stone Group LLC	Diego Quijada, Alva Stone Group
Property Owner(s)	Applicant/Representative, Title, Company
591 Evernia Street #1603	2030 S Ocean Dr #2221
Street Address	Street Address
West Palm Beach FL 33401	Hallandale Beach FL 33009
City State Zip	City State Zip
954-850-0618	954-850-0619
Phone Number	Phone Number
pedro@alvastonegroup.com	Diego@Alvastonegroup.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.*

Amy T.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of April, 2021, by

Diego Quijada who is personally known to me or has produced

_____ as identification.

Signature of Notary

Marina Reno
Notary Public
State of Florida
Comm# HH014296
Expires 6/24/2024

(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

DEVELOPMENT REVIEW

Property address or Location 0 Oleander Avenue, Fort Pierce FL

Parcel ID #(s) 2433-144-0002-000-3

Project description Single Family Residential Development

Alva Stone Group LLC	Diego Quijada, Alva Stone Group
Property Owner(s)	**Applicant/Representative, Title, Company**
591 Evernia Street #1603	2030 S Ocean Dr #2221
Street Address	Street Address
West Palm Beach FL 33401	Hallandale FL 33009
City State Zip	City State Zip
954-850-0618	954-850-0619
Phone Number	Phone Number
Pedro@Alvastonegroup.com	Diego@Alvastonegroup.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of April, 2021, by Diego Quijada who is personally known to me or has produced _____ as identification.

Signature of Notary

Marina Renon
Notary Public
State of Florida (seal)
Comm# HH014256
Expires 6/24/2024

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_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

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.: _____ Residential: Proposed Units: 50

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

North	South	East	West
VACANT INDUSTRIAL	SINGE FAMILY RES	SINGLE FAMILY RES	SINGLE FAMILY RES

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)

AGENT AUTHORIZATION FORM

Date: June 17, 2021

I, Diego Quijada, President for Oleander Oaks Development, LLC, owner of the subject property, hereby authorize Kimley-Horn and Associates, Inc., to submit applications and plans for permitting and representation of the project at St. Lucie County Parcel ID 2433-144-0002-000-3, Fort Pierce Jurisdiction.

Diego Quijada, President
Oleander Oaks Development LLC
591 Evernia St #1603
West Palm Beach, FL 33401
(954) 850-0619

The foregoing instrument was acknowledged before me this 17 day of June, 2021 by Diego Quijada for Oleander Oaks, LLC, a Florida limited partnership, who is (personally known to me) or who has produced FL/DL, as identification and who did not take an oath.

NOTARY PUBLIC:

Signature

Print Name: Marina Renom

My Commission Expires: 6/24/2024

Marina Renom
Notary Public
State of Florida
Comm# HH014256
Expires 6/24/2024

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

Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Parcel ID: 2433-144-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 185292
Map ID: 24/33S
Zoning: RM-9 Count

Ownership

Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Legal Description

33 35 40 E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RS/W - AND THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 LYG S OF CANAL NO. 15 (13.18 AC - 574,121 SF) (OR 3988 - 1547; 3994 - 1479: 3995 - 2451; 4050 - 2327)



Current Values

Just/Market Value:	$480,800
Assessed Value:	$480,800
Exemptions:	$0
Taxable Value:	$480,800

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):	13.18
Land Size (SF):	574,121

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 5, 2017	4050 / 2327	0111	QC	MJT Holdings Inc	$100

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

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$480,800
Just/Market:	$480,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$480,800
Exemption(s):	$0
Taxable:	$480,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	13.18	North St. Lucie Water Management District	$243.83

Start Year	AssessCode	Units	Description	Amount
2019	0041	35.9	Fort Pierce Stormwater Charge	$2,477.10

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	$480,800	$480,800	$0	$480,800
2019	$527,200	$527,200	$0	$527,200

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 Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4855363 OR BOOK 4600 PAGE 1152, Recorded 04/28/2021 04:19:24 PM Doc Tax: $2975.00

Prepared By and Return To:
Global Closing Company LLC
Attn: Benjamin Bell
1056 Willa Springs Drive
Winter Springs, FL 32708

Order No.: 1526-18FL-0330

Property Appraiser's Parcel I.D. (folio) Number:
243314400020003

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2021, by Oleander Oaks LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 5801 S US Highway 1, Fort Pierce, Florida 34982 (the "Grantor"), to Alva Stone Group LLC, a Florida Limited Liability Company, whose post office address is 591 Evernia Street Apt 1603, West Palm Beach, Florida 33401 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning: thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, Also Known As State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03

seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.

Said lands lying in Saint Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; 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: 2020.

Signed, sealed and delivered in presence of:

Oleander Oaks LLC, a Florida limited liability company

BY: MANAGER
Michael J Bradley, JR
Manager

Witness Signature

CANDY QUINTALL
Printed Name of First Witness

Witness Signature

BY:_____

PETER QUINTALL
Printed Name of Second Witness

Grantor Address:
632 SE Starflower Avenue
Port Saint Lucie, FL 34983

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 19th of March, 2021 by Oleander Oaks LLC, a Florida limited liability company, who is personally known to me or who has produced drivers license as identification.

Witness my hand and official seal, this the 19th of March, 2021.

Notary Public

My Commission Expires: 01/10/2023

(SEAL)

Notary Public State of Florida
Candy Quintall
My Commission GG 290488
Expires 01/10/2023

AGENT AUTHORIZATION FORM

Date: June 17, 2021

I, Diego Quijada, President for Oleander Oaks Development, LLC, owner of the subject property, hereby authorize Kimley-Horn and Associates, Inc., to submit applications and plans for permitting and representation of the project at St. Lucie County Parcel ID 2433-144-0002-000-3, Fort Pierce Jurisdiction.

Diego Quijada, President
Oleander Oaks Development LLC
591 Evernia St #1603
West Palm Beach, FL 33401
(954) 850-0619

The foregoing instrument was acknowledged before me this 17 day of June, 2021 by Diego Quijada for Oleander Oaks, LLC, a Florida limited partnership, who is (personally known to me) or who has produced FL/DL, as identification and who did not take an oath.

NOTARY PUBLIC:

Signature

Print Name: Marina Renom

My Commission Expires: 6/24/2024

Marina Renom
Notary Public
State of Florida
Comm# HH014256
Expires 6/24/2024

Kimley»Horn

April 23, 2021

Jennifer Hofmeister, AICP
City of Fort Pierce
Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 567-8000

Re: Oleander Oaks- Planned Development Zoning Request

Dear Ms. Hofmeister:

We are proposing fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue (Parcel ID # 2433-144-0002-000-3). Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The layout of the site consists of a divide entrance off of Oleander Avenue with a looped road throughout the development. There is a proposed wet pond in the middle of the looped road that will be used for stormwater storage but also act as an amenity for the neighborhood. An amenity parcel is proposed north of the wet pond which will give the residents an open space area with views of the wet pond.

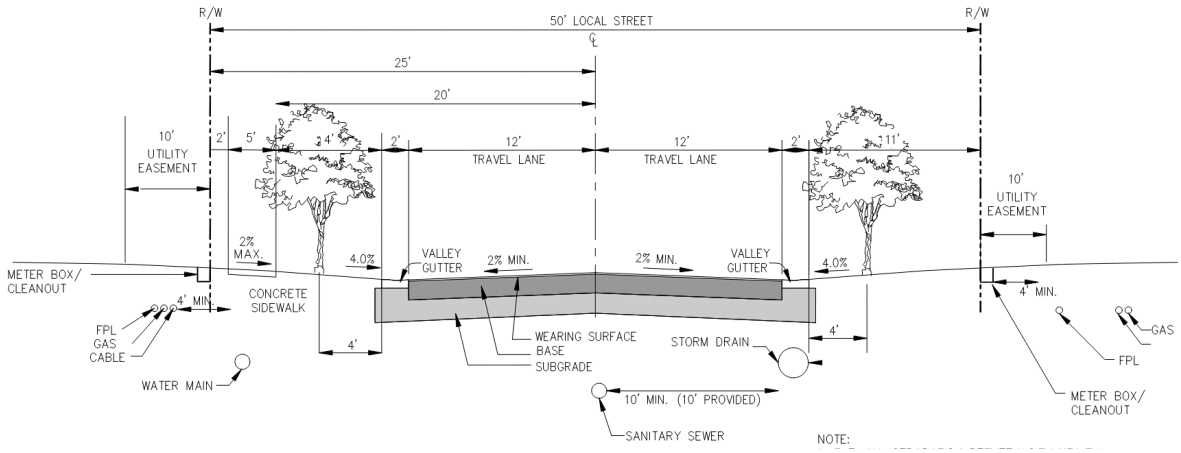
We are requesting a Zoning Atlas Map change from Medium Density Residential (R-4) to Planned Development Zone (PD). The sole purpose of this request is to provide a right-of-way of the interior road to be 50' instead of the code required 60' as well as a 15' front setback on the lots. Below are the zoning requirements for R-4 and below are the proposed zoning requirements for the PD. Regulations that are requested changes are in bold in the PD table. Proposed setbacks and density are shown on the table to show where the R-4 requirements will be exceeded.

Zoning	**R-4**	**PD**
Min. Lot Size	5,000 SF	5,000 SF
Min. Lot Width	60'	60'
Min. Lot Depth	70'	70' (82' proposed)
Min. Road Frontage	25'	25'
Max. Lot Coverage	40%	40%
Building Height	45'	45'
Max Gross Density (DU/Ac.)	12 DU/Ac.	12 DU/Ac. (3.87 DU/Ac. proposed)
Min. Setbacks		

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Front	25’	***15’***
Side (Interior)	6’	6’ (10’ proposed)
Side (Corner)	15’	15’ (10’ proposed)
Rear	15’	15’

Below is the proposed 50’-right-of way in lieu of the 60’ right-of-way per code.



Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.
Very truly yours,



Blaine Bergstresser, P.E.

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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

PLANNED DEVELOPMENT GUIDELINES

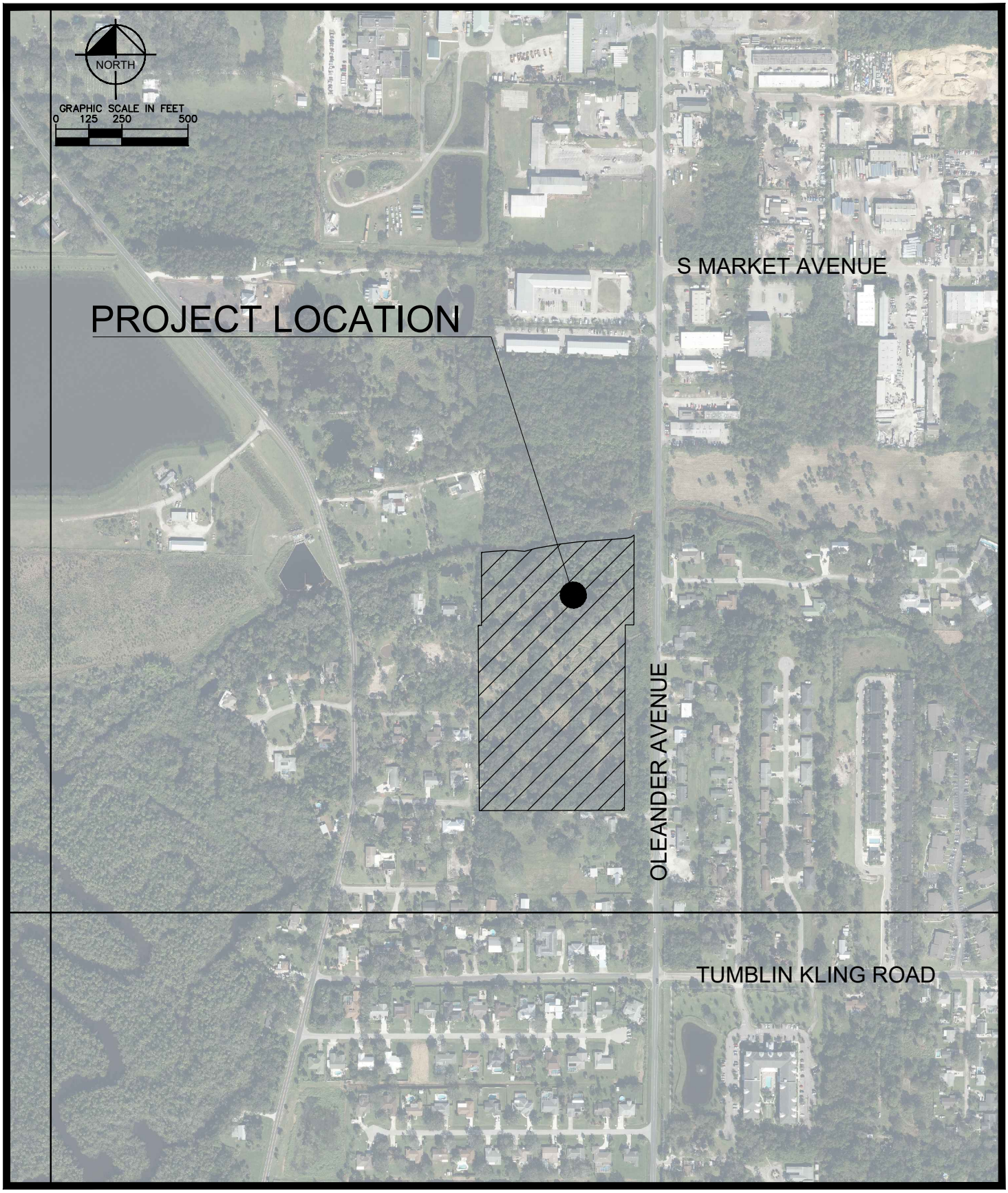
For

Oleander Oaks

A PROPOSED

Single-Family Community

LOCATION EXHIBIT



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Enright, Tyler Sheet Set:Kha Layout:Layout1 April 28, 2021 11:24:56am Drawing2.dwg

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

OLEANDER OAKS

LOCATION MAP

SHEET NUMBER

1 OF 1

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 4050, PAGE 2327

PARCEL ONE:
ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630 FEET THEREOF.

PARCEL TWO: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

General Site Data

Parcel ID Number: 2433-144-0002-000-3

General Location: Northwesterly of the interchange of W. Midway Rd. and I-95 lying in Section 02 and 03, Town 36S, Range 39E.

Overall Site Area: 12.92 acres

Existing Zoning: Medium Density Residential (R-4)

Proposed Zoning: Planned Development (PD)

Future Land Use: Medium Density Residential (RM)

Maximum Allowable Residential Density: 4 Dwelling Units per Acre

Surrounding Zoning, Future Land Use and Existing Use:

	Existing Use	Future Land Use	Zoning
North	Vacant Commercial	General Commercial	General Commercial
South	Single Family Residential	Medium Density Residential	Medium Density
East	Single Family Residential	Low Density Residential & High Density Residential	Medium Density and SLC RM-11
West	Single Family Residential	SLC Single Family Residential	SLC RS-3

Design and Development Guidelines

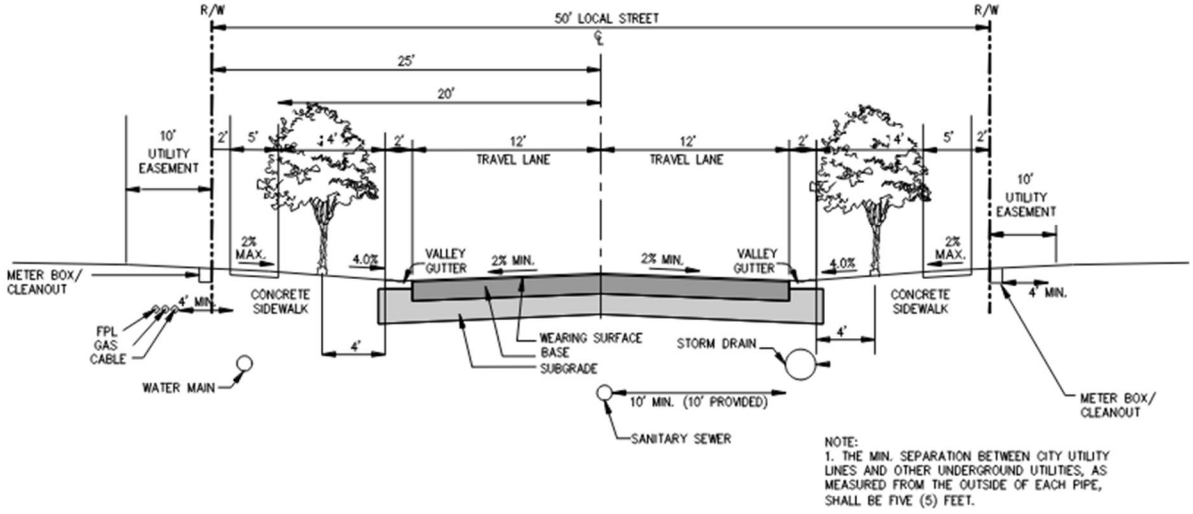
Lot Type	Maximum Gross Density (DU/Ac.)	Min. Lot Size	Min. Lot Width	Min. Road Frontage	Minimum Yard				Max. Bldg. Height	Max Lot Coverage
					Front	Rear	Side	Garage		
Single-Family Detached	4 Du/Ac	5,000 sf	60'	25'	15'	15'	5'	20'	One story (45')	40%

Permitted Uses

Single-Family detached dwellings are the only permitted use. No vacation rentals are permitted. No pools, sheds, or screened enclosures are permitted on any individual lot. Air conditioner units or any other accessory use will require a 5' side yard setback and 5' rear yard setback

Private Street Sections

A 50' right-of-way will be utilized for the private street.



OLEANDER OAKS - AERIAL RENDERING

JULY 2021



Alva Stone Group

OLEANDER OAKS HOMES

ARCHITECTURAL ELEVATIONS

JULY - 2021

ALVA STONE GROUP LLC
591 Evernia Street
West Palm Beach, FL 33401

Alva Stone Group

ELEVATION A - 3 BEDROOM | 2 BATH



ELEVATION B - 3 BEDROOM | 2 BATH



ALVA STONE GROUP LLC
591 Evernia Street
West Palm Beach, FL 33401

Alva Stone Group

ELEVATION C - 3 BEDROOM | 2 BATH



ELEVATION D - 3 BEDROOM | 2 BATH



ALVA STONE GROUP LLC
591 Evernia Street
West Palm Beach, FL 33401

Natural Resource Assessment

Oleander Oaks

St. Lucie County, Florida

Prepared for:
Alva Stone Group
591 Evernia Street, #1603
West Palm Beach, FL 33401

147811000
February 2021
© Kimley-Horn & Associates, Inc. 2021
445 24th Street, Suite 200
Vero Beach, FL 32960

Kimley»Horn

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APPENDIX B – STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

APPENDIX C – SHPO FLORIDA MASTER SITE FILE REPORT

Natural Resource Assessment
Technical Memorandum

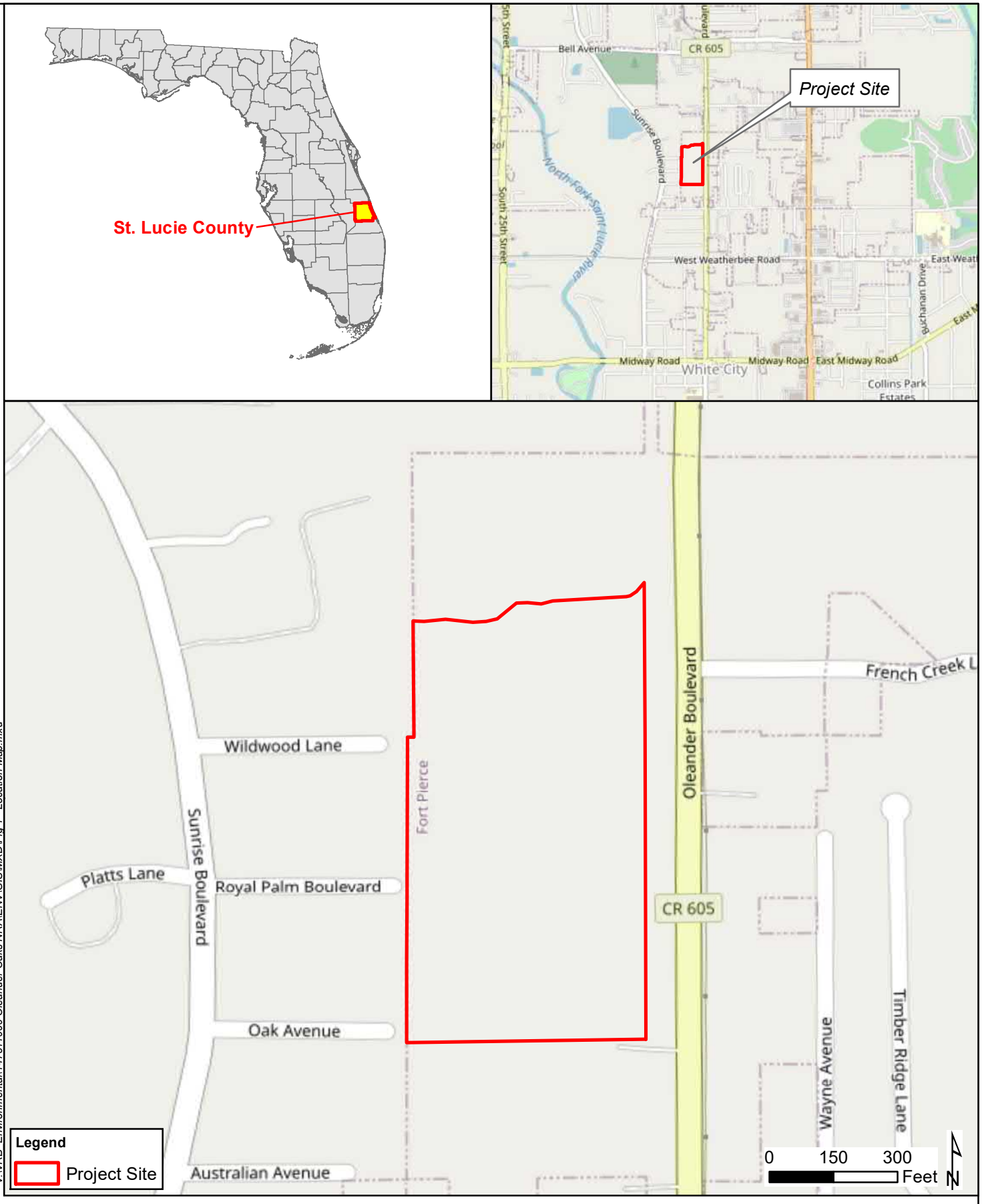
Oleander Oaks
St. Lucie County, Florida

1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted at the project site. The purpose of this Natural Resource Assessment was to characterize the existing conditions of the above-referenced project site relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, hydrology, archaeological and historical resources, and floodplains.

The scope of this assessment included field reconnaissance to determine habitat present and to determine environmental regulatory constraints for this project site.

The project site is approximately 13 acres and is located in Fort Pierce, near the northwest corner of Tumblin Kling Road and Oleander Avenue in Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida. A location map is attached as ***Figure 1***. A portion of the U.S. Geological Service (USGS) 7.5-Minute Providence, Florida quadrangle map depicting the location of the project site is attached as ***Figure 2***. Based on review of the USGS quadrangle map, elevations on the project site range from approximately 5 to 10 feet.



V:\IVRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 1 - Location Map.mxd

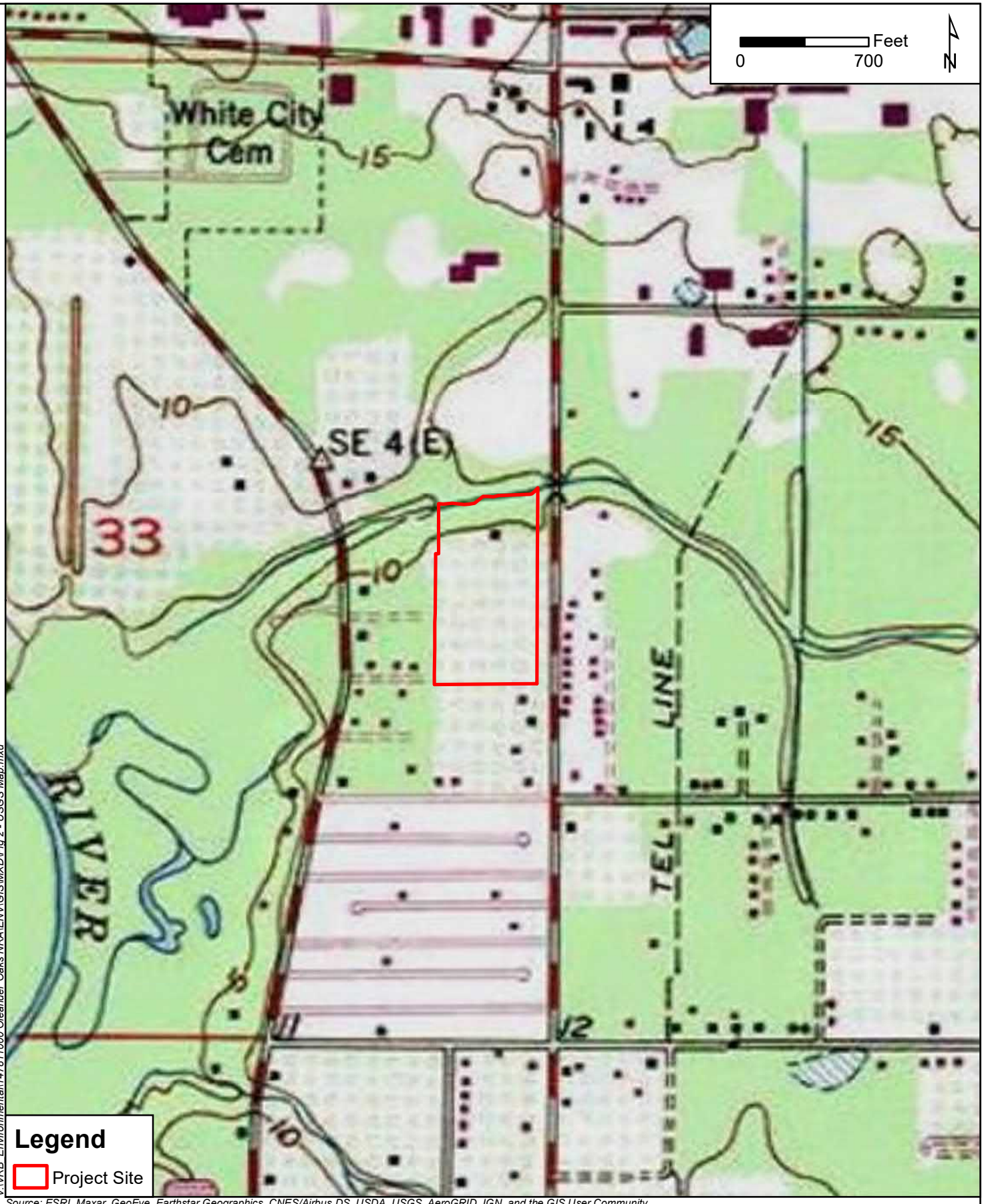
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Kimley»Horn
1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

Project Location Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 300 feet	PROJECT NUMBER:147811000	FEBRUARY 2021	FIGURE 1



Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

V:\VRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 2 - USGS Map.mxd

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USGS 7.5 Minute Quadrangle Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 700 feet	PROJECT NUMBER:147811000	FEBRUARY 2021	FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (http://www.fnai.org/biointro.cfm)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), U.S. Geological Survey (USGS), Florida Fish and Wildlife Conservation Commission (FWC) [(https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx)]
- USFWS IPaC data [(https://ecos.fws.gov/ipac/)]
- U.S. Department of Agriculture (USDA)/Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)
- State Historic Preservation Officer (SHPO), Florida Master Site File (http://www.flheritage.com/)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from http://www.fws.gov/wetlands/Data/mapper.html)
- Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Maps (FIRM; Web-based maps available from http://msc.fema.gov/)
- United States Geological Survey (USGS) Quadrangle Maps, Land Boundary Information System (LABINS; http://www.labins.org)
- South Florida Water Management District Interactive GIS Map (SFWMD.gov)
- Florida Department of Environmental Protection (FDEP) MapDirect GIS (https://floridadep.gov)
- St. Lucie County Land Development Code

On February 3, 2021 a field review of the project limits was conducted by environmental scientists to document the existing habitat conditions and determine potential wildlife utilization. The field review also included a 15% gopher tortoise survey.

3.0 EXISTING CONDITIONS

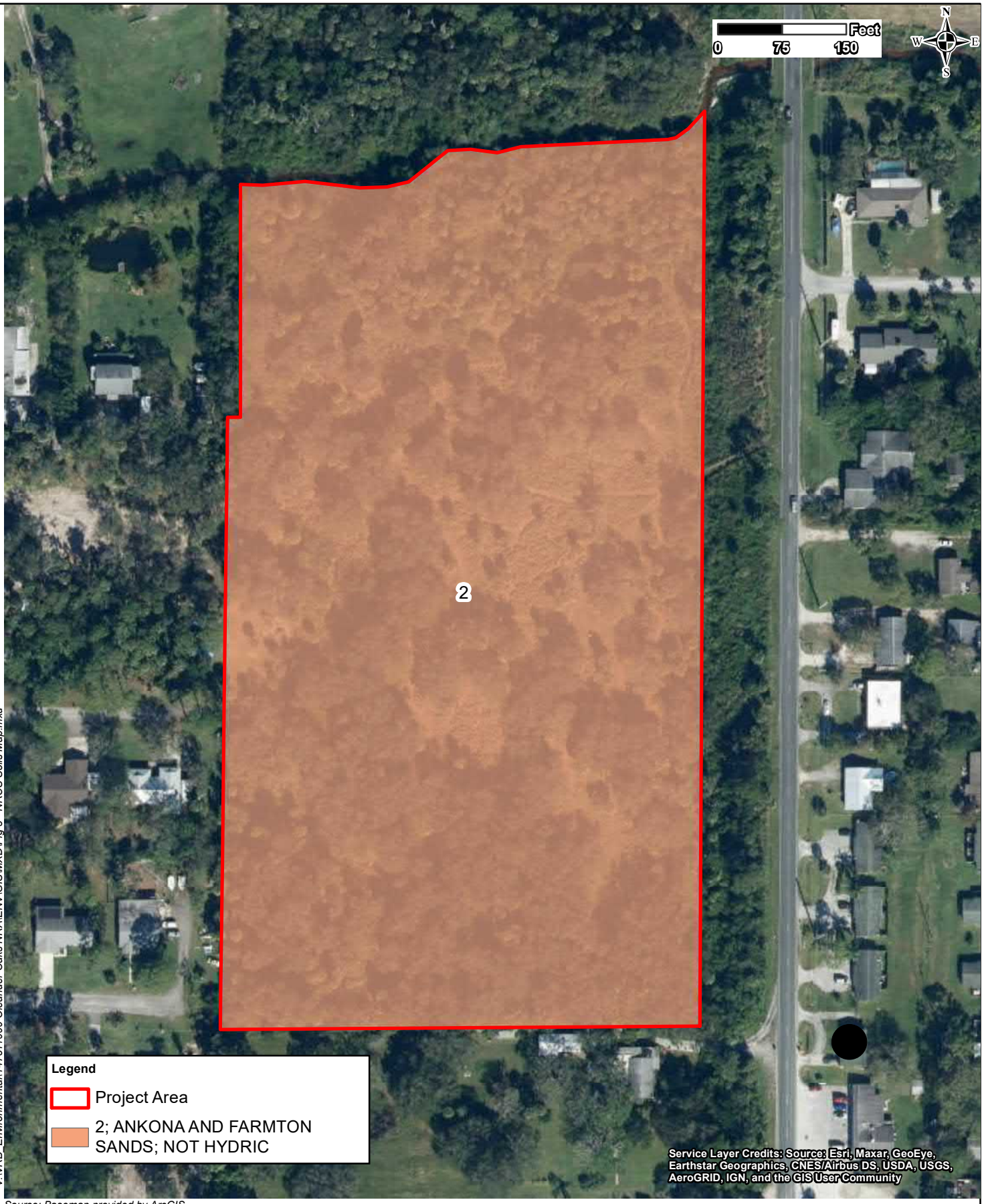
3.1 SOILS

The USDA/NRCS *Soil Survey of St. Lucie County, Florida,* maps the following soil on the property: (2) Ankona and Farmton Sands. A copy of the digital USDA/NRCS soils mapping data is illustrated in ***Figure 3*** and details regarding each soil are provided in ***Table 1***.

Table 1
NRCS Soils Identified Within Study Area

Soil ID Number[1]	Soil Name	Occurrence[2]	Characteristics	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric
2	Ankona and Farmton Sands	Broad flats and depressional areas	Very slow or slow permeability	Very poorly and poorly drained	6-18 inches	Non-hydric

[1] Reference: https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/florida/FL111/0/lucie.pdf
[2] Reference: https://soilseries.sc.egov.usda.gov/OSD_Docs/A/ANKONA.html



V:\IVRB_Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 3 - NRCS Soils Map.mxd

Source: Basemap provided by ArcGIS

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1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

NRCS Soils Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 3

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as ***Figure 4***. The description of the upland land cover provided below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory.

FLUCFCS 310 – HERBACEOUS (DRY PRAIRIE)

This cover type encompassed approximately 3.5 acres of the project site and was primarily made up of guinea grass (*Megathyrsus maximus*), broomsedge (*Andropogon virginicus*), Caesar's weed (*Urena lobate*), dogfennel (*Eupatorium capillifolium*), and beautyberry (*Callicarpa Americana*). Cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wild grape (*Vitis spp*.), saw palmetto (*Serenoa repens*), and chapman's oak (*Quercus chapmanii*) were also observed throughout this landcover.

FLUCFCS 420 – UPLAND HARDWOOD FOREST

This cover type encompassed approximately 7.5 acres of the project site. The canopy was primarily made up of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and cabbage palm. The understory included Caesar's weed, Brazilian pepper, dogfennel, beautyberry, carrotwood (*Cupaniopsis anacardioides*), and chapman's oak.

3.3 WETLANDS, TIDAL WATERS AND OTHER SURFACE WATERS

The presence of wetlands was evaluated based on the Florida unified wetland delineation methodologies in accordance with Chapter 62-340, Florida Administrative Code (FAC) and Chapter 62-331 FAC under the State 404 Program. These methods consider prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches. Based on initial database review and subsequent assessment of the vegetative communities, hydrologic conditions, and soils observed during on-site reconnaissance, there appears to be approximately 1.8 acres of wetlands and surface waters on-site.

FLUCFCS 510 – STREAMS AND WATERWAYS

This cover type encompassed approximately 0.1 acres of the project site and encompasses a small stream along the northern portion of the project area, which connects to the St. Lucie River just over half a mile to the west.

FLUCFCS 615 – STREAM AND LAKE SWAMPS (BOTTOMLAND)

This cover type encompassed approximately 1.7 acres of the project site and was primarily made up of cabbage palm, Brazilian pepper, Virginia chain fern (*Woodwardia virginica*), lizard's tail (*Saururus cernuus*), and wild coffee (*Psychotria nervosa*).

3.4 WILDLIFE UTILIZATION

Wildlife observed included the American robin (*Turdus migratorius*), downy woodpecker (*Dryobates pubescens*), red-tailed hawk (*Buteo jamaicensis*), and turkey vulture (*Cathartes aura*). Gopher tortoise (*Gopherus polyphemus*) burrows were also observed on-site.

3.5 ENDANGERED, THREATENED, AND SPECIES OF SPECIAL CONCERN

A list of protected species potentially occurring within the project vicinity was generated using the databases described in Section 2.0 Methodology. Information regarding previously documented occurrences, on-site observations conducted as part of this assessment, and likelihood of occurrence is summarized below.

FNAI – The FNAI report includes data from FNAI Matrix Units 66369 and 66370 **(Appendix A**). Based on the FNAI report, there are no documented listed species within the vicinity of the site. FNAI lists wood storks (*Mycteria Americana*) as likely to occur in both matrix units.

FWC – There are no known wading bird colonies on, or within one mile of, the project site. Two species, the black skimmer (*Rynchops niger*) and least tern (*Sternula antillarum*), were documented approximately 1 mile southeast of the project site. Habitat for these species is not found on-site. No further coordination regarding the black skimmer or least tern is anticipated.

USFWS Consultation Areas – The project site is in the below-listed USFWS Consultation Areas. However, habitat for these species does not occur on-site, and thus no further coordination regarding these species is anticipated.

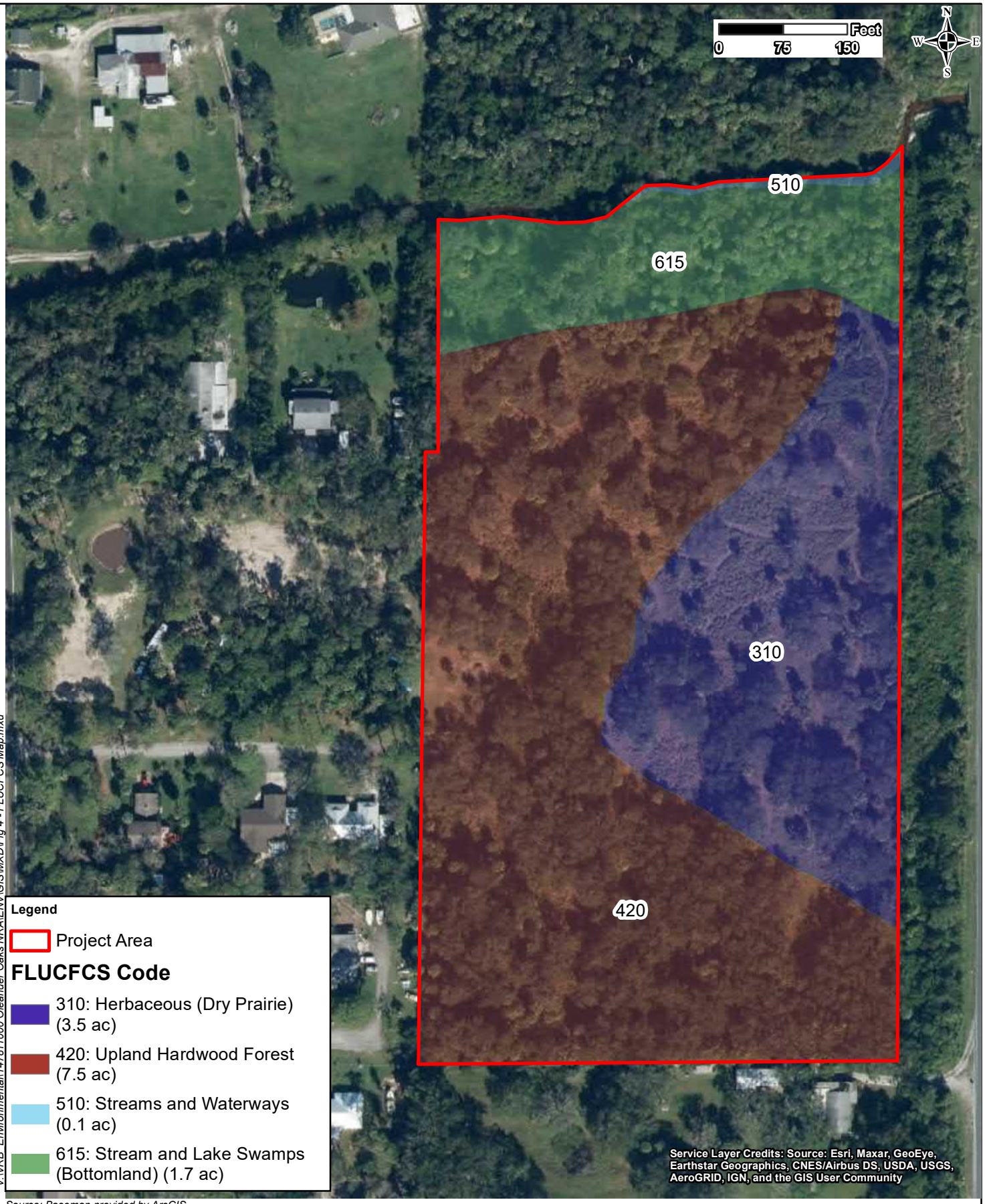
- Florida scrub-jay
- Audubon's crested caracara
- Everglade snail kite
- Grasshopper sparrow

USFWS Wood Stork Colonies – The project site is within the core foraging area (CFA) of two known wood stork colonies, North Fork St. Lucie River and Sewal Point MC2 - Bird Island. The CFA for an active wood stork colony is defined as a circular area within an 18.6-mile radius from the wood stork colony. Potential wood stork foraging habitat exists within the stream on-site. More on this is discussed below.

USFWS IPaC Data – The IPaC Trust Resources includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following species is listed in the data and has suitable habitat within the project site: wood stork. Species listed in the data that do not have suitable habitat on-site include: Audubon's crested caracara, Everglade snail kite, Florida grasshopper sparrow, whooping crane, Florida scrub-jay, American alligator, Atlantic salt marsh snake, hawksbill sea turtle, leatherback sea turtle, loggerhead sea turtle, Miami blue butterfly, West Indian manatee, Florida panther, and southeastern beach mouse. This dataset confirmed that the project site is not within any USFWS designated Critical Habitat (***Appendix A***).

Based on field reconnaissance and database reviews, a list of state and federally listed species potentially occurring on, or within the immediate vicinity of, the project site has been compiled. ***Table 2*** lists species that may occur and their likelihood of occurrence. Likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

Table 2						
Potential Listed Species Occurrence						
Common Name		Scientific Name	Federal Status	State Status	Comments	Likelihood of Occurrence
Birds	Wood Stork	*Mycteria americana*	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: Foraging	Low
	Burrowing Owl	*Athene cunicularia*	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: None Habitat Type: N/A	None
	American Kestrel	*Falco sparverius paulus*	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: None Habitat Type: N/A	None
Reptiles	Eastern Indigo Snake	*Drymarchon corais couperi*	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: Nesting/foraging	Low
	Gopher Tortoise	*Gopherus polyphemus*	C	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Burrowing/foraging	High
*Species in bold were observed on-site. Federal Status: E = Endangered; T = Threatened; T(S/A) = Threatened due to Similarity of Appearance; C = Candidate Species; NL = Not Listed. State Status: FE-Federally Endangered; FT – Federally Threatened; FT(S/A) – Federally Threatened due to Similarity of Appearance; ST- State Threatened; SSC = Species of Special Concern. Note: Coordination is not required with FWC for Federally listed species.						



V:\VRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 4 - FLUCFCS Map.mxd

Source: Basemap provided by ArcGIS

Kimley»Horn

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FLUCFCS Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 4

Based on the database review and field reconnaissance, the following species could occur on-site or require additional evaluation, survey, or permitting.

Wood Stork

The wood stork inhabits both fresh and saltwater habitats, such as fresh and saltwater marshes, tidal flats, wet prairies, cypress swamps, and drainage features. As part of the Effect Determination Key for the Wood Stork in South Florida, 18.6-mile core foraging area (CFA) buffers were established around known wood stork colonies. These buffers monitor proposed impacts to suitable foraging habitats (SFH) for the wood stork, which include shallow-water areas containing relatively open (<25% aquatic vegetation) water with a permanent or seasonal water depth between 2 and 15 inches. No wood storks were observed during field reconnaissance; however, the stream provides SFH for wood storks. Therefore, if impacts are anticipated for the on-site stream, coordination regarding the wood stork will be required with the SFWMD and a wood stork foraging assessment may be required. Further discussion is provided in Section 4.3 below.

Eastern Indigo Snake

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats. No individuals were observed during field reconnaissance; however, marginal habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated.

Gopher Tortoise

The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but can also often occur in disturbed areas. A 15% gopher tortoise burrow survey was conducted, and seven gopher tortoise burrowswere observed (***Figure 5***). A 100% gopher tortoise survey will need to be completed no more than 90 days prior to construction. Impacts to or within 25 feet of gopher

tortoise burrows require a relocation permit from FWC. This permit authorizes gopher tortoises to be relocated by an authorized agent off the development property to a protected certified recipient area.

Listed Plant Species

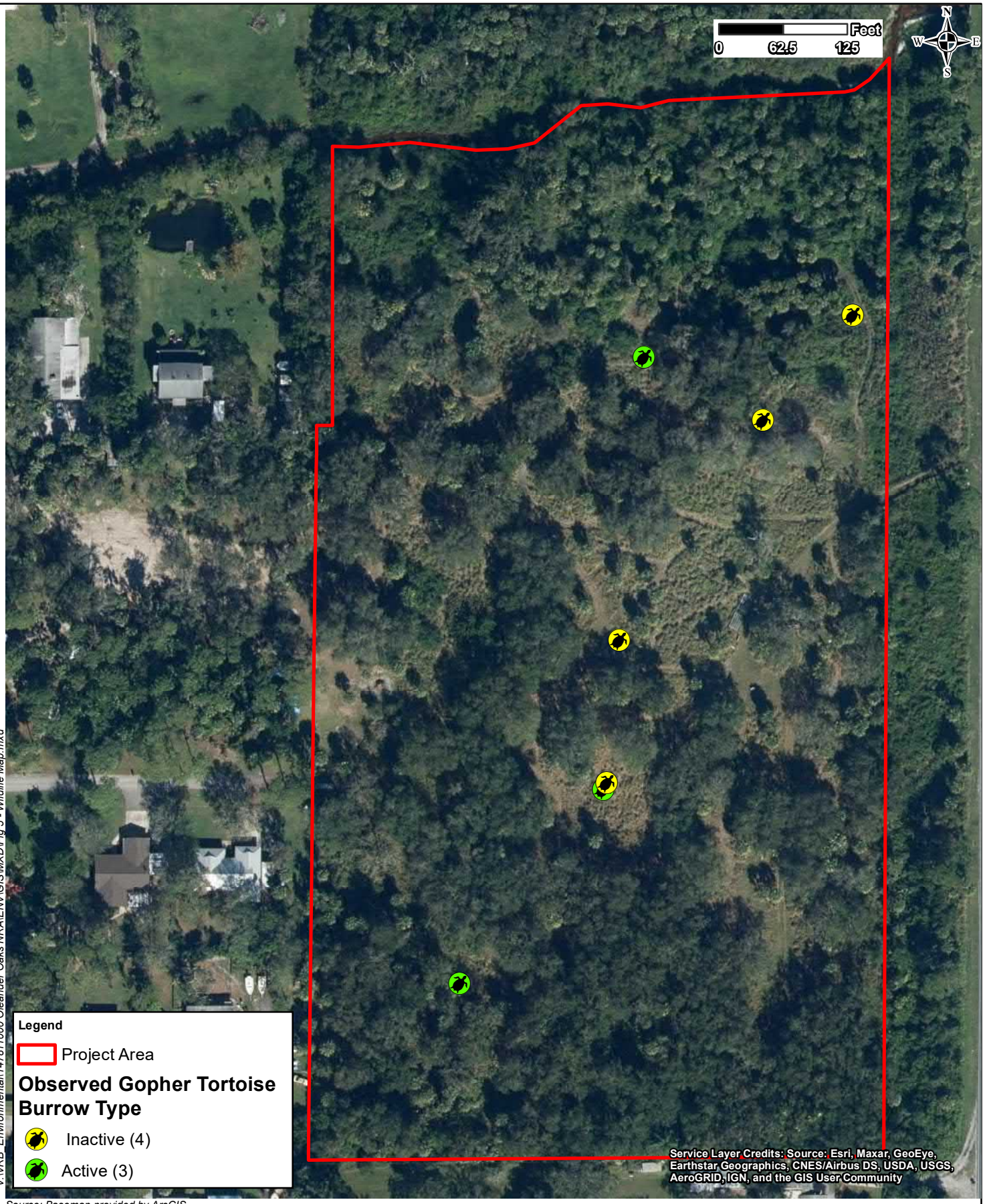
The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants*, and Richard Wunderlin's *Guide to Vascular Plants of Florida*, were consulted to assess habitat requirements for listed plant species. Although six state-listed plants were noted by FNAI as possibly occurring in this area, none were observed during field reconnaissance. No further action is required regarding listed plant species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity (***Appendix C***). The FMSF lists three standing structures and two resource groups within a 0.25-mile radius of the project area, however, none are within the project site, thus no historic or archaeological resources are anticipated to be impacted by development of the project site.

3.7 FLOODPLAIN INFORMATION

The FEMA FIRM panel [12061C0166E] indicates that approximately 10 acres of the project site are located within Flood Zone X – defined as areas determined to be outside of the special flood hazard area. Approximately 0.5 acres of the project area are located within Flood Zone X – within the 500-year floodplain, and 2 acres are within Flood Zone AE – within the 100-year floodplain. A FEMA flood zone map is attached as ***Figure 6***. Additional engineering analysis will be required to address effects to floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.



V:\VRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 5 - Wildlife Map.mxd

Source: Basemap provided by ArcGIS

Kimley»Horn

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Wildlife Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 125 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 5



V:\VRB_Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 6 - FEMA Map.mxd

Source: Basemap provided by ArcGIS

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FEMA Floodplain Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 200 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 6

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for City of Fort Pierce and St. Lucie County, existing permitting requirements and regulations of state and federal regulatory agencies must be followed and applied. Additionally, per the Land Development Code of St. Lucie County, vegetation removal activities of native species in unincorporated areas requires a Vegetation Removal Permit from the Public Works Director. A tree survey will be required to determine status of trees on-site.

The St. Lucie County Land Development Code also gives St. Lucie County regulatory authority over all wetlands, however this authority is carried out via coordination with state and federal agencies. Thus, a state or federal permit required for construction, dredging, filling, or alteration within jurisdictional wetlands will supersede the county permitting mechanism. Mitigation must demonstrate no net losses due to impacts of these areas. Additionally, a minimum 10-foot buffer zone of native upland transitional vegetation is required around any isolated wetlands preserved on development sites.

4.2 STATE REGULATORY REQUIREMENTS

Environmental Resource Permit

An Environmental Resource Permit (ERP) will be required for the project if impacts to the on-site wetland or stream is proposed. The ERP evaluates the project impacts to wetlands, surface waters, and stormwater management design including floodplain impacts. An ERP may also be required from the SFWMD if any stormwater improvements are proposed as part of this project. Drainage design and stormwater management is not discussed further in this report as the scope was limited to natural resources. SFWMD will also coordinate with the Florida Department of State Division of Historical Resources regarding potential impacts to historical or archaeological resources, and a site-specific cultural resource assessment survey may be required.

It should be noted that the FDEP has assumed administration of the Clean Water Act (CWA) Section 404 program. FDEP will process Section 404 permits within State-assumed Waters

of the US (WOTUS) rather than the US Army Corps of Engineers (USACE). Based on a preliminary review, there may be WOTUS present on-site, and therefore, authorization under Section 404 may be required.

Listed Species Permitting

The following state-listed species may potentially occur on-site:

- Gopher tortoise

Gopher Tortoise

Gopher tortoise habitat is present on-site, and burrows were observed during field reconnaissance (see ***Figure 5 – Wildlife Map***). Based on the presence of habitat and burrows, a 100% gopher tortoise burrow survey is required to be conducted within 90 days prior to construction commencement, and a gopher tortoise relocation permit will be required from FWC if any relocation is required.

4.3 FEDERAL REGULATORY REQUIREMENTS

Section 404 Dredge and Fill Permitting

Please refer to State Regulatory Requirements above. Based on a preliminary review, WOTUS appear to be present on-site, and therefore, authorization under Section 404 may be required. This project is not within 300 ft. of a USACE retained water, so permitting under Section 404 can be authorized under the DEP State 404 Program.

Federal Listed Species

The following federally listed species were observed or potentially occur on-site:

- Wood Stork
- Eastern indigo snake

Wood Stork

The proposed project occurs within the CFA of two wood stork colonies. Foraging habitat is present in the stream on the northern boundary of the property. In accordance with USFWS's 2010 South Florida Programmatic Concurrence and Key, a wood stork foraging

analysis may be required if impacts to SFH are proposed. Mitigation requirements will be based on this analysis.

Eastern Indigo Snake

Per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS Standard Protection Measures for the Eastern Indigo Snake (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated to be required.

5.0 SUMMARY AND RECOMMENDATIONS

- An ERP from SFWMD will be required to authorize stormwater improvements and any wetland or stream impacts as part of site development. Based on the FMSF, there were no historic or archaeological resources within the study area.
- Authorization under Section 404 may be required through a State 404 Program permit if impacts to WOTUS are expected.
- A tree survey and Vegetation Removal Permit from St. Lucie County may be required for tree removal prior to development.
- The following state and federally listed species were observed or potentially occur on-site: wood stork, gopher tortoise, and Eastern indigo snake. Additional surveys and permits may be required for the gopher tortoise and wood stork and implementation of the Standard Protection Measures is recommended for the eastern indigo snake.
- The project site is partially within a FEMA designated floodplain. Additional engineering analysis will be required to address effects to the floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.

APPENDIX A

FNAI BIODIVERSITY MATRIX

IPaC Species List

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 2/8/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 66369 , 66370



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 66369

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Blackwater stream	G4	S3	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 66370

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit IDs: 66369 , 66370

17 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Coelorachis tuberculosa Piedmont Jointgrass	G3	S3	N	T
Conradina grandiflora Large-flowered Rosemary	G3	S3	N	T
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Glandularia maritima Coastal Vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua Nodding Pinweed	G3	S3	N	T
Linum carteri var. smallii Small's Flax	G2T2	S2	N	E
Nemastylis floridana Celestial Lily	G2	S2	N	E
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Polygala smallii Tiny Polygala	G1	S1	LE	E
Pteroglossaspis ecristata Giant Orchid	G2G3	S2	N	T
Rostrhamus sociabilis Snail Kite	G4G5	S2	LE	N
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Trichechus manatus West Indian Manatee	G2	S2	LE	FE

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
http://fws.gov/verobeach

In Reply Refer To: February 02, 2021
Consultation Code: 04EF2000-2021-SLI-0334
Event Code: 04EF2000-2021-E-00867
Project Name: Oleander

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909

Project Summary

Consultation Code: 04EF2000-2021-SLI-0334
Event Code: 04EF2000-2021-E-00867
Project Name: Oleander
Project Type: DEVELOPMENT
Project Description: Development
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.38836585,-80.33513419481258,14z



Counties: St. Lucie County, Florida

Endangered Species Act Species

There is a total of 17 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Audubon's Crested Caracara *Polyborus plancus audubonii* Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Grasshopper Sparrow *Ammodramus savannarum floridanus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/32	Endangered
Florida Scrub-jay *Aphelocoma coerulescens* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6174	Threatened
Whooping Crane *Grus americana* Population: U.S.A. (CO, ID, FL, NM, UT, and the western half of Wyoming) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Hawksbill Sea Turtle *Eretmochelys imbricata* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle *Dermochelys coriacea* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle *Caretta caretta* Population: Northwest Atlantic Ocean DPS There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/3797

Flowering Plants

NAME	STATUS
Fragrant Prickly-apple *Cereus eriophorus var. fragrans*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/982

Lakela's Mint *Dicerandra immaculata*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/6390

Tiny Polygala *Polygala smallii*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/996

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

APPENDIX B

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or "approval" from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11" x 17" or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.



ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

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North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

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LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

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USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

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Panama City ES Office – (850) 769-0552
South Florida ES Office – (772) 562-3909

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August 12, 2013

ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!



Photo: Dirk Stevenson

Please read the following information provided by the U.S. Fish and Wildlife Service to become familiar with standard protection measures for the eastern indigo snake.

APPENDIX C

SHPO FLORIDA MASTER SITE FILE REPORT

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

February 8, 2021

Chloe Gossett
Kimley-Horn | 1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411
Direct: 561 840 0217 | Mobile: 816 916 2233

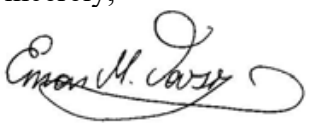
In response to your request on February 8, 2021, the Florida Master Site File lists three standing structures and two resource groups recorded at designated property of South Lucy County, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

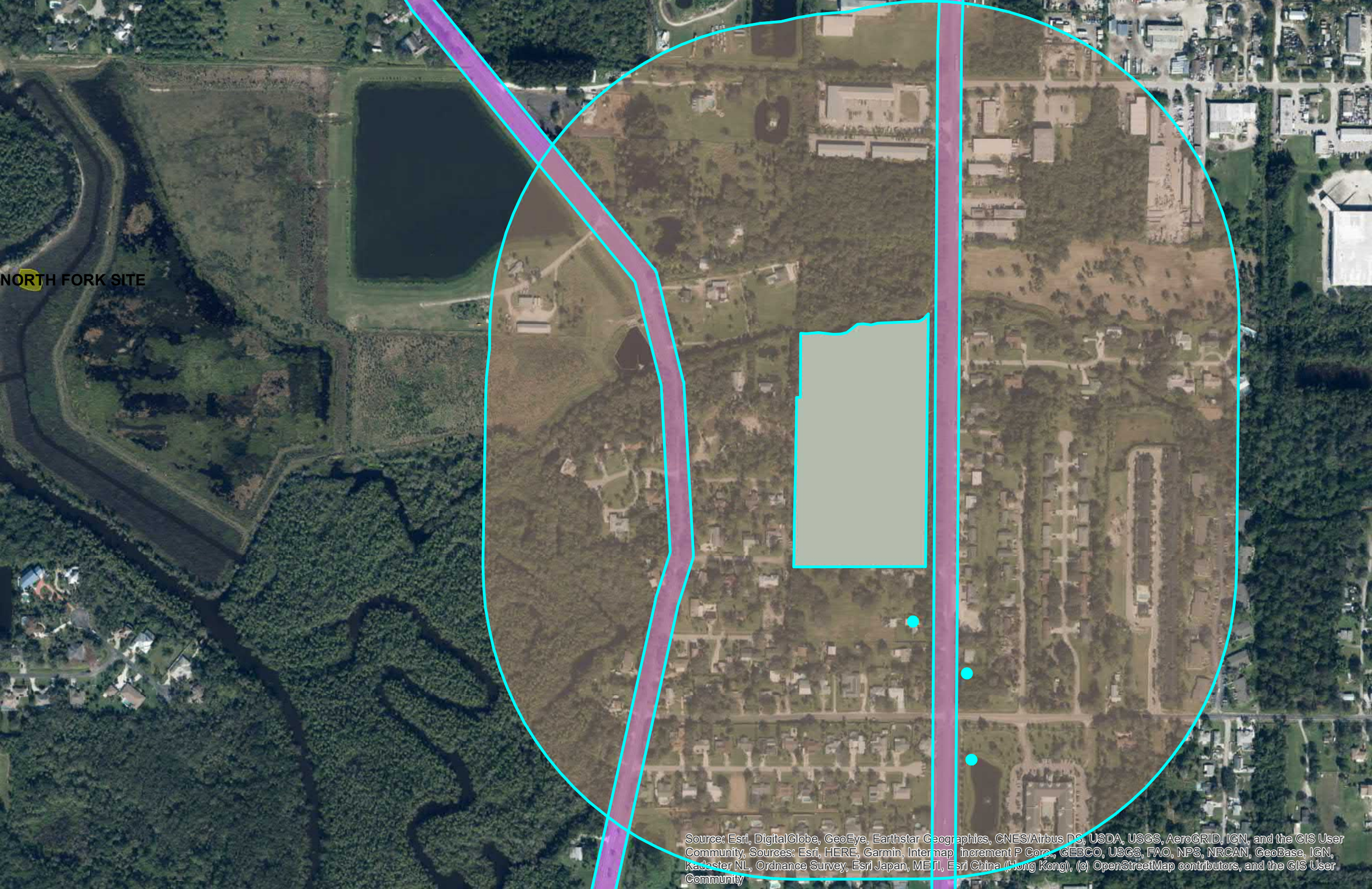


Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

AR=0
SS=3
CM=0
RG=2
BR=0
Total=5

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL00179	SS	4111 OLEANDER AVENUE	4111 Oleander AVE, Fort Pierce G.V.	1915 Frame Vernacular		
SL00180	SS	4122 OLEANDER AVENUE		-RESOURCE DESTROYED- c1915 Frame Vernacular		
SL00181	SS	4200 OLEANDER AVENUE		-RESOURCE DESTROYED- c1915 Frame Vernacular		
SL01660	RG	Oleander Avenue	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL01662	RG	Sunrise Boulevard	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	


NORTH FORK SITE
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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

Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Parcel ID: 2433-144-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 185292
Map ID: 24/33S
Zoning: RM-9 Count

Ownership

Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Legal Description

33 35 40 E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RS/W - AND THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 LYG S OF CANAL NO. 15 (13.18 AC - 574,121 SF) (OR 3988 - 1547; 3994 - 1479: 3995 - 2451; 4050 - 2327)



Current Values

Just/Market Value:	$480,800
Assessed Value:	$480,800
Exemptions:	$0
Taxable Value:	$480,800

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):	13.18
Land Size (SF):	574,121

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 5, 2017	4050 / 2327	0111	QC	MJT Holdings Inc	$100

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

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$480,800
Just/Market:	$480,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$480,800
Exemption(s):	$0
Taxable:	$480,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	13.18	North St. Lucie Water Management District	$243.83

Start Year	AssessCode	Units	Description	Amount
2019	0041	35.9	Fort Pierce Stormwater Charge	$2,477.10

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	$480,800	$480,800	$0	$480,800
2019	$527,200	$527,200	$0	$527,200

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 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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OLEANDER OAKS (Fort Pierce, FL)

Traffic Impact Study

April 2021

Kimley»Horn

TRAFFIC IMPACT STUDY

Oleander Oaks

City of Fort Pierce, FL

Prepared for:

Alva Stone Group

Prepared by:

Kimley-Horn and Associates, Inc.

Blaine Bergstresser, P.E.

PE #84598

April 2021

©Kimley-Horn and Associates, Inc. 2021

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Appendix K: NCHRP Report 457 Outputs

1.0 INTRODUCTION

Kimley-Horn has been retained by Alva Stone Group to analyze and document the traffic impacts associated with the development of Oleander Oaks in the City of Fort Pierce, Florida. The following is a Traffic Impact Study (TIS) that generally conforms to the policies and guidelines of the St. Lucie Transportation Planning Organization (TPO), St. Lucie County Land Development Code (LDC) Section 11.02.09, and the City of Fort Pierce LDC.

Oleander Oaks is a proposed single-family residential development generally located on the east side of Oleander Avenue, north of Kling Road in City of Fort Pierce, Florida. The project property is currently vacant. The development is proposed to consist of ±63 single-family dwelling units and anticipated to be built by Year 2026.

Access to the site will be provided via one full-access driveway onto Oleander Avenue. This access point is shown on the conceptual site plan provided in **Appendix A**.

2.0 STUDY AREA DETERMINATION

2.1 TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 10th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. The Land Use Code (LUC) used for the proposed site is:

- LUC 210, Single-Family Detached Housing

Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summary for the project. Excerpts from the ITE Trip Generation Manual is included in **Appendix B**.

Table 1: Trip Generation Summary

	Land Use	ITE LUC	Size	Units	Trip Rate[1]	Daily Trip Generation				
						Total	In[1]		Out[1]	
DAILY	Single-Family Detached Housing	210	**63**	DU	10.79	680	*50%*	340	*50%*	340
	Total Generated Trips					**680**	**340**		**340**	

	Land Use	ITE LUC	Size	Units	Trip Rate[1]	AM Peak Hour Trip Generation				
						Total	In[1]		Out[1]	
AM PEAK HOUR	Single-Family Detached Housing	210	**63**	DU	0.79	50	*25%*	13	*75%*	37
	Total Generated Trips					**50**	**13**		**37**	

	Land Use	ITE LUC	Size	Units	Trip Rate[1]	PM Peak Hour Trip Generation				
						Total	In[1]		Out[1]	
PM PEAK HOUR	Single-Family Detached Housing	210	**63**	DU	1.03	65	*63%*	41	*37%*	24
	Total Generated Trips					**65**	**41**		**24**	

[1] Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation, 10th Edition

2.2 TRIP DISTRIBUTION AND TRIP ASSIGNMENT

Projected traffic demand of project trips on study roadways was derived with use of the adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Greater Treasure Coast Regional Planning Model (GTCRPM) set and situated within the existing roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plots showing percent of daily project distribution are provided in **Appendix C**.

Daily model project distribution was referenced to manually assign project distribution at the study area intersections and driveways in general accordance with model output. **Figure 1** shows the intersection movement project distribution surrounding Oleander Oaks used in this TIS.

Project trip distribution percentages were used to assign anticipated project trips to the study area roadways and intersections. **Figure 2** shows the anticipated AM and PM peak hour project volumes at the study area intersections.

Figure 1: Project Trip Distribution

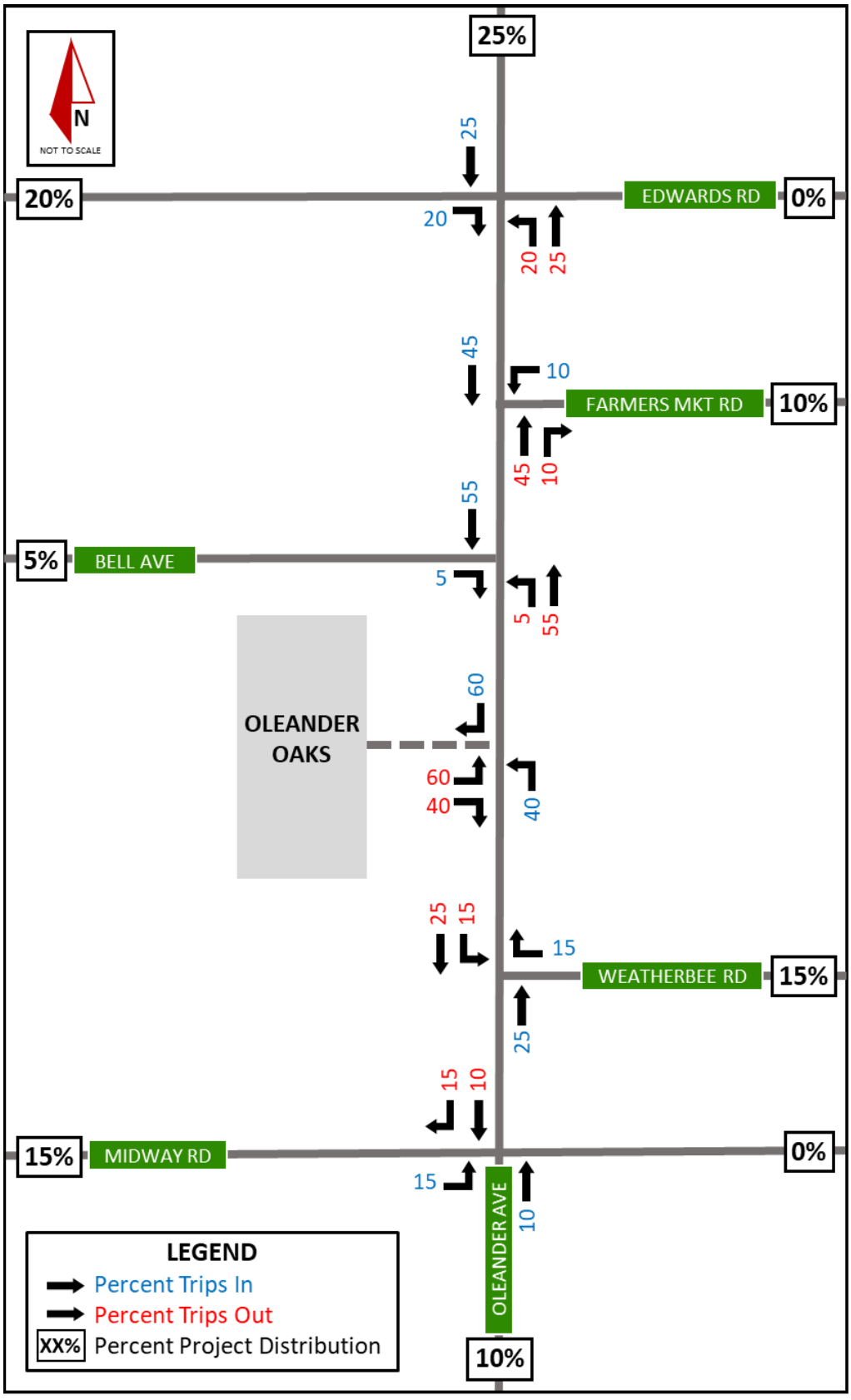
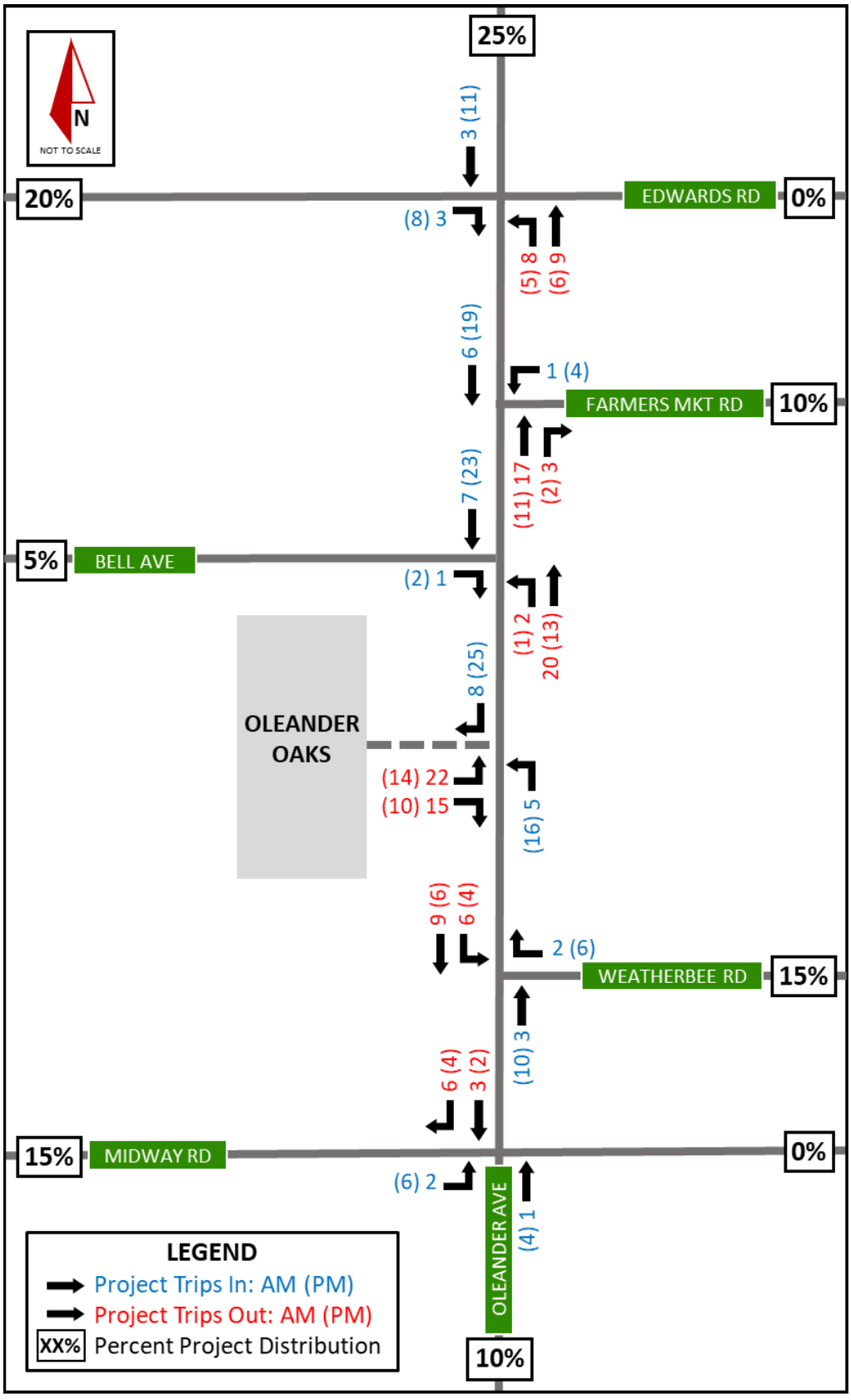


Figure 2: Project Trip Assignment



2.3 STUDY AREA

To determine roadway segments to be included in this TIA, a 1.0% significance test was performed for all major roadway segments within a 2-mile radius of the project site. The results of the 1.0% significance test are shown in **Table 2**. The percent significance for project trips was determined by comparing the maximum directional peak hour project trips to the directional peak hour service capacity as provided in the latest St. Lucie TPO Traffic Counts and Level of Service Report. Excerpts from the St. Lucie TPO traffic count report are included in **Appendix D**.

The resulting study area roadway segments are listed below and displayed on **Figure 3**:

- Oleander Avenue, from Midway Road to Weatherbee Road
- Oleander Avenue, from Weatherbee Road to Bell Avenue
- Oleander Avenue, from Bell Avenue to Farmers Market Road
- Oleander Avenue, from Farmers Market Road to Edwards Road
- Oleander Avenue, from Edwards Road to Wisteria Avenue

The project driveway and intersections along study area roadway segments will be included in this TIA. The resulting study area intersections are listed below and displayed on **Figure 3**.

- Oleander Avenue & Midway Road
- Oleander Avenue & Weatherbee Road
- Oleander Avenue & Project Driveway
- Oleander Avenue & Bell Avenue
- Oleander Avenue & Farmers Market Road
- Oleander Avenue & Edwards Road

Table 2: Roadway Segment Significance Test

Roadway		Directional Peak Hour Service Capacity	% Project Distribution	% Project Significance
From	To			
Bell Avenue				
25th Street	Sunrise Boulevard	790	1%	0.1%
Sunrise Boulevard	Oleander Avenue	600	2%	0.1%
Edwards Road				
Selvitz Road	25th Street	880	6%	0.3%
25th Street	Sunrise Boulevard	1,630	19%	0.5%
Sunrise Boulevard	Oleander Avenue	1,630	19%	0.5%
Oleander Avenue	US 1	1,630	0%	0.0%
Farmers Market Road				
Oleander Avenue	US 1	750	6%	0.3%
Midway Road				
Selvitz Road	Christensen Road	920	7%	0.3%
Christensen Road	25th Street	790	7%	0.4%
25th Street	Sunrise Boulevard	790	14%	0.7%
Sunrise Boulevard	Oleander Avenue	790	15%	0.8%
Oleander Avenue	US 1	790	0%	0.0%
US 1	Wallace Street	790	3%	0.2%
Wallace Street	Weatherbee Road	920	3%	0.1%
Weatherbee Road	Indian River Drive	630	1%	0.1%
Oleander Avenue				
Kitterman Road	Midway Road	750	9%	0.5%
Midway Road	Weatherbee Road	750	26%	**1.4%**
Weatherbee Road	Bell Avenue	540	59%	**4.5%**
Bell Avenue	Farmers Market Road	540	55%	**4.2%**
Farmers Market Road	Edwards Road	750	49%	**2.7%**
Edwards Road	Wisteria Avenue	750	25%	**1.4%**
Sunrise Boulevard				
Midway Road	Bell Avenue	540	0%	0.0%
Bell Avenue	Edwards Road	750	1%	0.1%
Edwards Road	Cortez Boulevard	600	0%	0.0%
US 1				
Easy Street	Midway Road	3,170	8%	0.1%
Midway Road	Weatherbee Road	2,100	11%	0.2%
Weatherbee Road	Farmers Market Road	2,000	2%	0.0%
Farmers Market Road	Edwards Road	2,000	4%	0.1%
Edwards Road	Savannah Road	2,000	3%	0.1%
Weatherbee Road				
Oleander Avenue	US 1	750	15%	0.8%
US 1	Midway Road	750	3%	0.2%
25th Street				
Midway Road	Bell Avenue	2,100	1%	0.0%
Bell Avenue	Edwards Road	2,100	0%	0.0%
Edwards Road	Cortez Boulevard	2,000	13%	0.3%

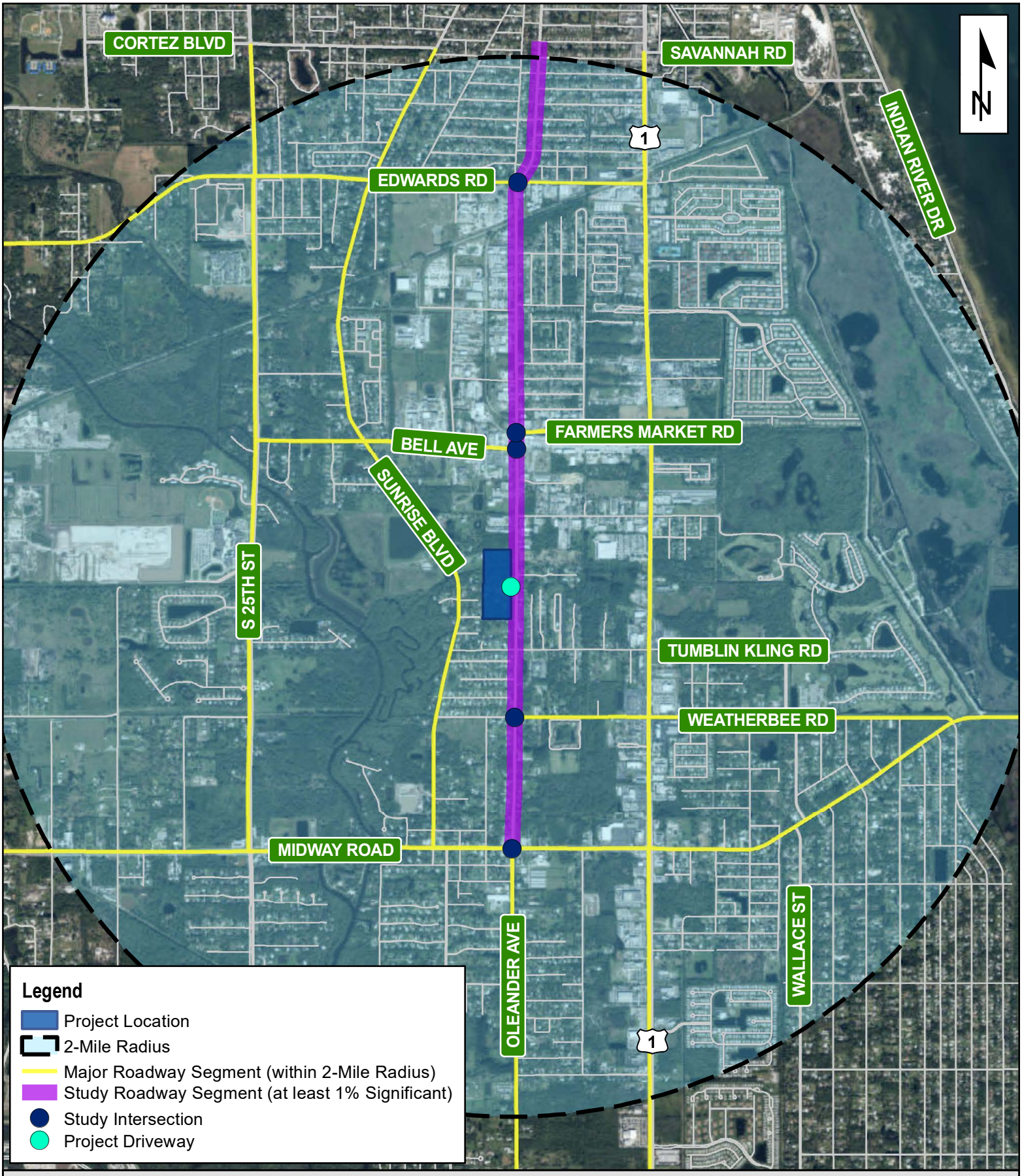


Figure 3 - Project Location and Study Area Roadway Segments/Intersections

Oleander Oaks - Traffic Impact Study

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Project Number: 147811000
Date: April 2021

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3.0 EXISTING CONDITIONS ANALYSIS – YEAR 2021

3.1 EXISTING TRAFFIC

Turning movement counts (TMCs) were collected at the study intersections on Tuesday, April 6, 2021 and are provided in **Appendix E**. Data was collected during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods.

The existing turning movement volumes were adjusted to peak season using a 1.01 adjustment factor published by the Florida Department of Transportation (FDOT). The data referenced from FDOT's Florida Traffic Online 2019 Peak Season Factor Category Report is included in **Appendix F**. Adjusted turning movement volume worksheets for all intersections are included in **Appendix G**. The AM and PM peak hour intersection turning movement volumes at the study area intersections are illustrated on **Figures 4 and 5**, respectively.

3.2 EXISTING ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine existing AM and PM peak hour conditions. The analysis was conducted by comparing Year 2021 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in **Appendix D**).

The existing roadway segment data is included in **Tables 3 and 4** for AM and PM peak hour roadway segment conditions, respectively. As shown in the tables, the analysis identifies an existing capacity deficiency for both scenarios at the following roadway segment:

- Oleander Avenue, from Bell Avenue to Farmers Market Road

Table 3: Existing (2021) AM Peak Hour Roadway Segment Analysis

Roadway Segment	Roadway Attributes [1]				PHPD Service Capacity [2]	2020 AM PHPD [2]	Annual Growth Rate	2021 Existing AM PHPD [3]	V/C Ratio	LOS
	Functional Classification	Area Type	Adopted LOS	Number of Lanes						
Oleander Avenue										
Midway Road to Weatherbee Road	Urban Minor Arterial	Urban	D	2U	750	388	1.55%	394	0.53	D
Weatherbee Road to Bell Avenue	Urban Minor Arterial	Urban	D	2U	540	388	1.55%	394	0.73	D
Bell Avenue to Farmers Market Road	Urban Minor Arterial	Urban	D	2U	540	671	1.55%	681	**1.26**	**F**
Farmers Market Road to Edwards Road	Urban Minor Arterial	Urban	D	2U	750	671	1.55%	681	0.91	D
Edwards Road to Wisteria Avenue	Urban Minor Arterial	Urban	D	2U	750	611	1.55%	620	0.83	D

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.
2. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
3. 2020 PHPD values were grown annually by 1.55% to reach 2021 PM PHPD values.

Table 4: Existing (2021) PM Peak Hour Roadway Segment Analysis

Roadway Segment	Roadway Attributes [1]				PHPD Service Capacity [2]	2020 PM PHPD [2]	Annual Growth Rate	2021 Existing PM PHPD [3]	V/C Ratio	LOS
	Functional Classification	Area Type	Adopted LOS	Number of Lanes						
Oleander Avenue										
Midway Road to Weatherbee Road	Urban Minor Arterial	Urban	D	2U	750	421	1.55%	428	0.57	D
Weatherbee Road to Bell Avenue	Urban Minor Arterial	Urban	D	2U	540	421	1.55%	428	0.79	D
Bell Avenue to Farmers Market Road	Urban Minor Arterial	Urban	D	2U	540	647	1.55%	657	**1.22**	**F**
Farmers Market Road to Edwards Road	Urban Minor Arterial	Urban	D	2U	750	647	1.55%	657	0.88	D
Edwards Road to Wisteria Avenue	Urban Minor Arterial	Urban	D	2U	750	554	1.55%	563	0.75	D

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.
2. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
3. 2020 PHPD values were grown annually by 1.55% to reach 2021 PM PHPD values.

3.3 EXISTING INTERSECTION CONDITIONS

Intersection operational analyses were performed for 2021 existing conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual (2010)* with Synchro (v10) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix H**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour existing conditions are provided in **Tables 5 and 6**, respectively. Synchro outputs are provided in **Appendix I**.

As shown in the tables, the study area intersections operate at an acceptable LOS with turning movements demonstrating maximum v/c ratios of less than one (1.0) in both scenarios.

Table 5: Existing (2021) AM Peak Hour Intersection Conditions

Intersection	AM Peak Hour Existing Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	25.8	0.72
Oleander Avenue & Weatherbee Road	C	6.5	0.41
Oleander Avenue & Bell Avenue	C	4.3	0.40
Oleander Avenue & Farmers Market Road	C	1.9	0.20
Oleander Avenue & Edwards Road	C	22.4	0.76

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

Table 6: Existing (2021) PM Peak Hour Intersection Conditions

Intersection	**PM Peak Hour Existing Conditions**		
	LOS	**Delay (Sec)**	**Max V/C Ratio**
Oleander Avenue & Midway Road	C	27.0	0.71
Oleander Avenue & Weatherbee Road	C	5.7	0.36
Oleander Avenue & Bell Avenue	C	4.4	0.45
Oleander Avenue & Farmers Market Road	C	2.5	0.32
Oleander Avenue & Edwards Road	C	24.5	0.80

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

4.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2026

4.1 BACKGROUND TRAFFIC

Background traffic conditions, without the impact of project trips on the roadway network, were evaluated for Year 2026. Background volumes on study area intersections and roadway segments were derived by applying an annual growth rate to existing traffic counts. Turning movement volume worksheets for all intersections are provided in **Appendix E**. The AM and PM peak hour intersection turning movement volumes at the study area intersections are illustrated on **Figures 4 and 5**, respectively.

4.2 BACKGROUND GROWTH RATE

The University of Florida's Bureau of Economic and Business Research (BEBR) analyzes population growth trends in counties throughout the state, along with other statistical metrics. To determine a reasonable background growth rate for the study area, the medium BEBR growth rate for St. Lucie County was calculated.

As shown in **Table 7**, the medium BEBR growth rate for Year 2025 is approximately 1.55%. Therefore, a 1.55% annual background growth rate was used in this analysis to provide conservative results.

Table 7: BEBR Growth Rate Calculation

County	BEBR Pop Estimate April 1, 2019	BEBR Population Projections (April 1)		2025
		Range	2025	
St. Lucie	309,359	Low	319,300	0.46%
		Medium	342,900	**1.55%**
		High	364,600	2.55%

4.3 COMMITTED IMPROVEMENTS

Based on the St. Lucie TPO 2045 Long Range Transportation Plan (LRTP), the TPO's Transportation Improvement Program (TIP), and FDOT's 5-year work program, the following roadway improvement was located within the study area of the development:

- Midway Road, from 25th Street to US 1 – Add Lanes & Reconstruct
  (the improvement design is included in **Appendix J**)

This improvement was included in all intersection operational analyses (existing, background, and buildout scenarios).

4.4 BACKGROUND ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine background AM and PM peak hour conditions. The analysis was conducted by comparing Year 2026 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in **Appendix D**). Year 2026 PHPD volumes were derived by applying a 1.55% annual growth rate to Year 2021 PHPD volumes.

The background roadway segment data is included in **Tables 8 and 9** for AM and PM peak hour roadway segment conditions, respectively. As shown in the tables, the analysis identifies a background capacity deficiency (that is also identified in the existing Year 2021 scenario) for both scenarios at the following roadway segment:

- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency)

Table 8: Background (2026) AM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1]	2021 Existing AM PHPD	Annual Growth Rate	2026 Bkgrd AM PHPD [2]	V/C Ratio	LOS
Oleander Avenue							
Midway Road to Weatherbee Road	D	750	394	1.55%	425	0.57	D
Weatherbee Road to Bell Avenue	D	540	394	1.55%	425	0.79	D
Bell Avenue to Farmers Market Road	D	540	681	1.55%	734	**1.36**	**F**
Farmers Market Road to Edwards Road	D	750	681	1.55%	734	0.98	D
Edwards Road to Wisteria Avenue	D	750	620	1.55%	668	0.89	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. 2021 PHPD values were grown annually by 1.55% to reach 2026 PM PHPD values.

Table 9: Background (2026) PM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1]	2021 Existing PM PHPD	Annual Growth Rate	2026 Bkgrd PM PHPD [2]	V/C Ratio	LOS
Oleander Avenue							
Midway Road to Weatherbee Road	D	750	428	1.55%	461	0.61	D
Weatherbee Road to Bell Avenue	D	540	428	1.55%	461	0.85	D
Bell Avenue to Farmers Market Road	D	540	657	1.55%	708	**1.31**	**F**
Farmers Market Road to Edwards Road	D	750	657	1.55%	708	0.94	D
Edwards Road to Wisteria Avenue	D	750	563	1.55%	607	0.81	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. 2021 PHPD values were grown annually by 1.55% to reach 2026 PM PHPD values.

4.5 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for 2026 background conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual (2010)* with Synchro (v10) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix H**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour existing conditions are provided in **Tables 10 and 11**, respectively. Synchro outputs are provided in **Appendix I**.

As shown in the tables, the study area intersections operate at an acceptable LOS with turning movements demonstrating maximum v/c ratios of less than one (1.0) in both scenarios.

Table 10: Background (2026) AM Peak Hour Intersection Conditions

Intersection	AM Peak Hour Background Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	26.9	0.74
Oleander Avenue & Weatherbee Road	C	7.3	0.48
Oleander Avenue & Bell Avenue	C	4.7	0.45
Oleander Avenue & Farmers Market Road	C	2.0	0.23
Oleander Avenue & Edwards Road	C	23.1	0.78

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

Table 11: Background (2026) PM Peak Hour Intersection Conditions

Intersection	PM Peak Hour Background Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	28.1	0.73
Oleander Avenue & Weatherbee Road	C	6.5	0.43
Oleander Avenue & Bell Avenue	D	5.4	0.55
Oleander Avenue & Farmers Market Road	C	2.9	0.38
Oleander Avenue & Edwards Road	C	25.8	0.81

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2026

5.1 BUILDOUT TRAFFIC

Buildout traffic conditions were evaluated for Year 2026. Buildout volumes were developed by adding anticipated project trips to background volumes. Turning movement volume worksheets for all intersections can be found in **Appendix G**.

5.2 BUILDOUT ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine buildout AM and PM peak hour conditions. The analysis was conducted by comparing Year 2026 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in **Appendix D**). Year 2026 PHPD volumes were derived by adding anticipated project trips to background volumes.

For the AM and PM peak hour buildout analyses, the LOS standard and corresponding peak hour service capacity for the segment of Oleander Avenue, from Farmers Market Road to Edwards Road was increased from LOS D to E as the St. Lucie County Comprehensive Plan Transportation Element (October 26, 2010) states the following:

> *"The County wishes to maintain a LOS D or better for all roadways but recognizes that allowing a LOS E allows development to proceed while a minimum of LOS D might cause severe constraints on private development. However, a LOS D will be utilized for these roadways when establishing transportation impact fees."*

The buildout roadway segment data is included in **Tables 12 and 13** for AM and PM peak hour roadway segment conditions, respectively. As shown in the tables, the analysis identifies a buildout capacity deficiency (that is also identified in the existing Year 2021 scenario) for both scenarios at the following roadway segment:

- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency)

The roadway segment capacity deficiency for both the buildout scenario AM and PM peak hours are not due to the addition of project trips.

Table 12: Buildout (2026) AM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1, 2]	2026 Bkgrd AM PHPD	Project Dist.	Project Trips AM PHPD	2026 Buildout AM PHPD	V/C Ratio	LOS
Oleander Avenue								
Midway Road to Weatherbee Road	D	750	425	26%	10	435	0.58	D
Weatherbee Road to Bell Avenue	D	540	425	59%	22	447	0.83	D
Bell Avenue to Farmers Market Road	D	540	734	55%	20	754	**1.40**	**F**
Farmers Market Road to Edwards Road	E[2]	800	734	49%	18	752	0.94	D
Edwards Road to Wisteria Avenue	D	750	668	25%	9	677	0.90	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. LOS standard and correspoding service capacity were increased per the St. Lucie County Comprehensive Plan (October 26, 2010)

Table 13: Buildout (2026) PM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1, 2]	2026 Bkgrd PM PHPD	Project Dist.	Project Trips PM PHPD	2026 Buildout PM PHPD	V/C Ratio	LOS
Oleander Avenue								
Midway Road to Weatherbee Road	D	750	461	26%	11	472	0.63	D
Weatherbee Road to Bell Avenue	D	540	461	59%	24	485	0.90	D
Bell Avenue to Farmers Market Road	D	540	708	55%	23	731	**1.35**	**F**
Farmers Market Road to Edwards Road	E[2]	800	708	49%	20	728	0.91	D
Edwards Road to Wisteria Avenue	D	750	607	25%	10	617	0.82	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. LOS standard and correspoding service capacity were increased per the St. Lucie County Comprehensive Plan (October 26, 2010)

5.3 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for 2026 buildout conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual (2010)* with Synchro (v10) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix H**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour existing conditions are provided in **Tables 14 and 15**, respectively. Synchro outputs are provided in **Appendix I**.

As shown in the tables, the study area intersections operate at an acceptable LOS with turning movements demonstrating maximum v/c ratios of less than one (1.0) in both scenarios.

The AM and PM peak hour intersection turning movement volumes at buildout for the study area intersections are illustrated on **Figures 4 and 5**, respectively.

Table 14: Buildout (2026) AM Peak Hour Intersection Conditions

Intersection	AM Peak Hour Buildout Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	27.0	0.74
Oleander Avenue & Weatherbee Road	C	7.6	0.50
Oleander Avenue & Bell Avenue	C	4.8	0.47
Oleander Avenue & Farmers Market Road	C	2.1	0.25
Oleander Avenue & Edwards Road	C	23.2	0.78
Oleander Avenue & Project Driveway	B	0.7	0.09

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

Table 15: Buildout (2026) PM Peak Hour Intersection Conditions

Intersection	PM Peak Hour Buildout Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	28.4	0.74
Oleander Avenue & Weatherbee Road	D	6.8	0.46
Oleander Avenue & Bell Avenue	D	5.8	0.59
Oleander Avenue & Farmers Market Road	C	3.1	0.41
Oleander Avenue & Edwards Road	C	26.1	0.82
Oleander Avenue & Project Driveway	B	0.6	0.07

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

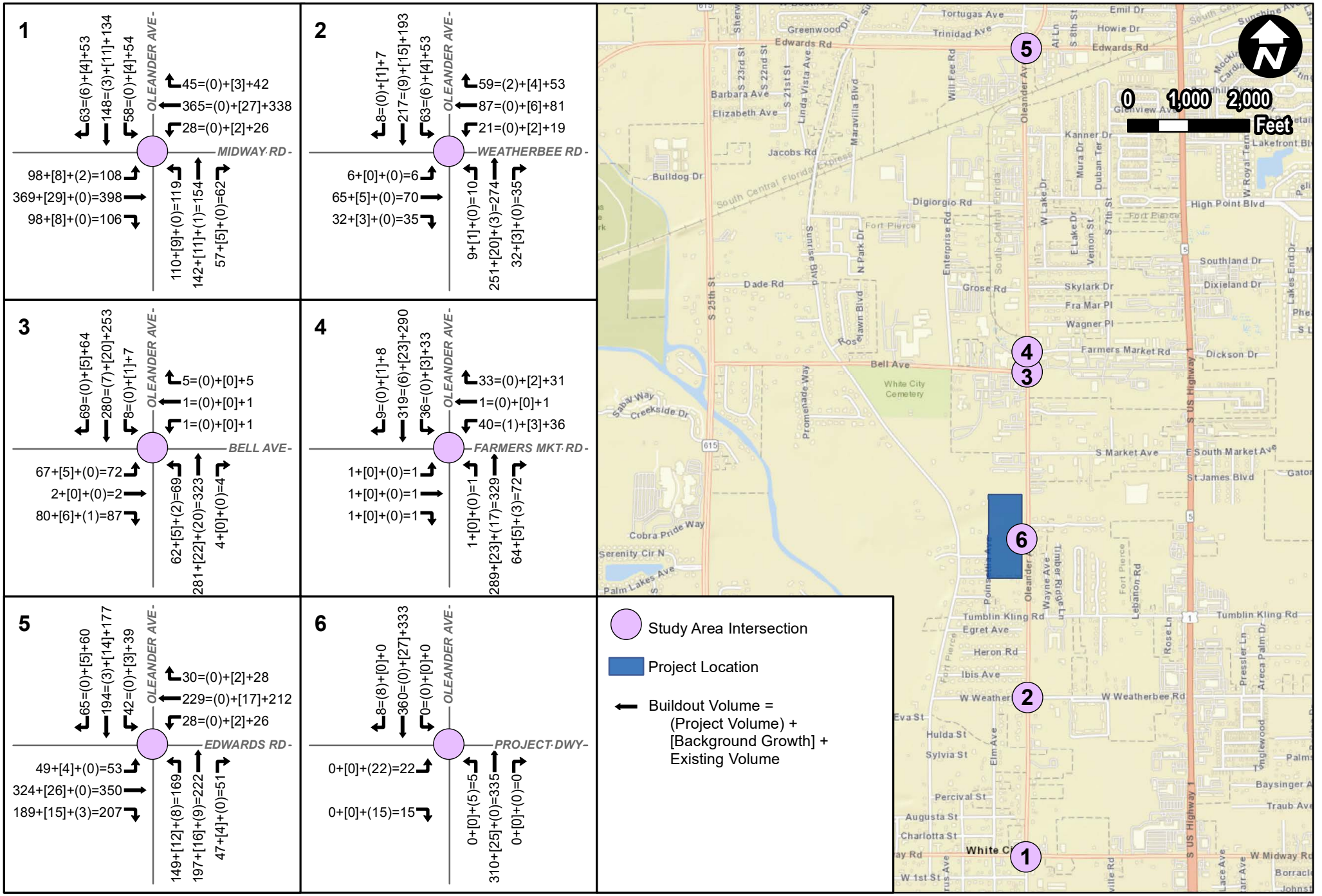


Figure 4: Buildout (2026) Traffic Volumes: AM Peak Hour

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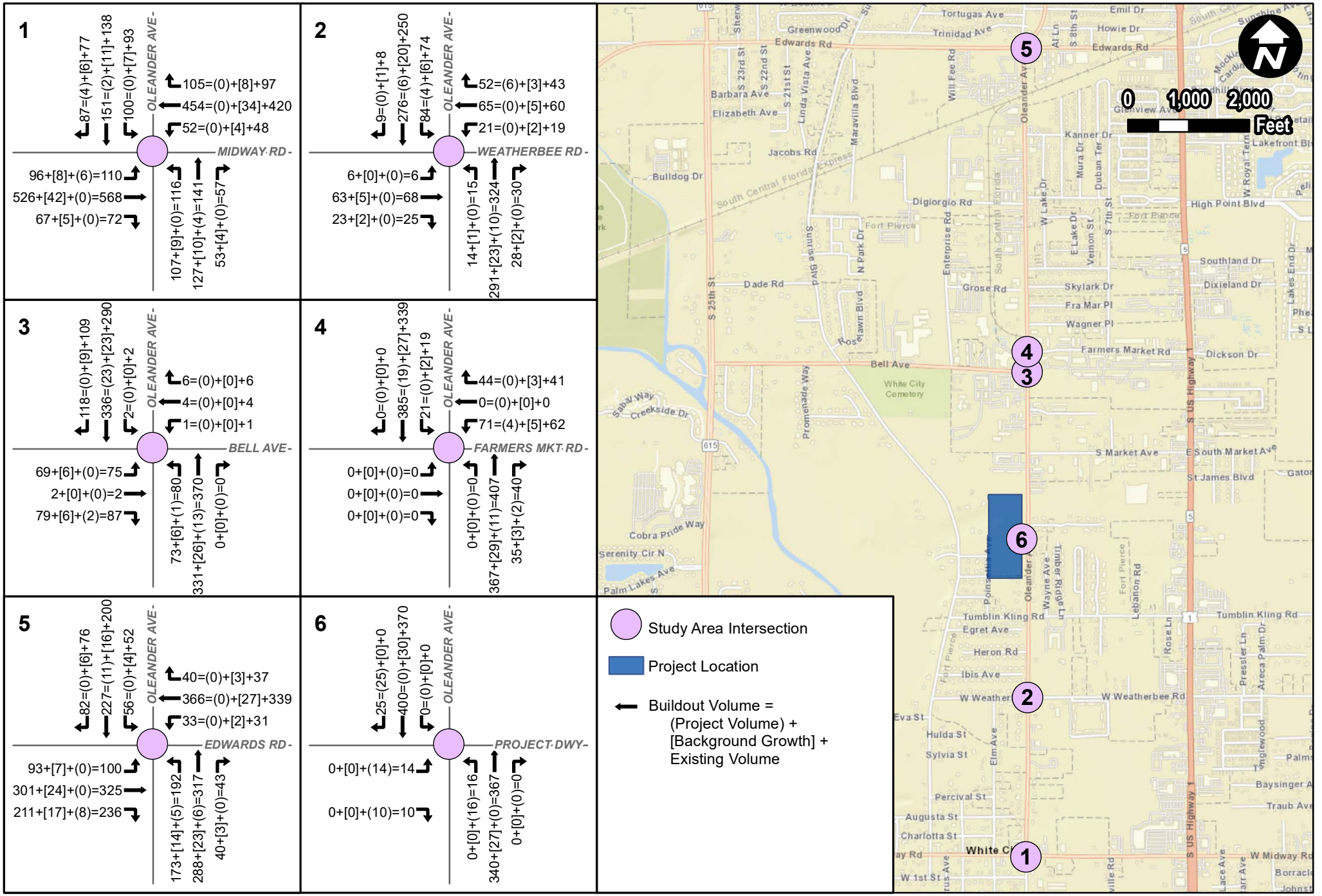


Figure 5: Buildout (2026) Traffic Volumes: PM Peak Hour

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6.0 SITE ACCESS ANALYSIS

Access to the site will be provided via one full-access driveway onto Oleander Avenue. The need for exclusive ingress turn lanes was evaluated at the proposed project driveway using National Cooperative of Highway Research Programs (NCHRP) Report 457 criteria.

The projected buildout year 2026 traffic volumes on Oleander Avenue, as well as the projected northbound ingress turning movement volumes at the proposed project driveway, were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road left-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, opposing volume, and left-turning volume to determine whether a dedicated left-turn lane is warranted on the major street approach. Based on the low ingress left-turn volumes projected at the project driveway, and the low existing traffic volumes on Oleander Avenue during the AM and PM peak hours, an exclusive northbound left-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The observed traffic volumes on Oleander Avenue, as well as the projected southbound ingress turning volumes at the proposed project driveway, were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road right-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, and right-turning volume to determine whether a dedicated right-turn lane is warranted on the major street approach. Based on the low ingress right-turn volumes projected at the project driveway, and the low existing traffic volumes on Oleander Avenue during the AM and PM peak hours, an exclusive southbound right-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The NCRHP Report 457 outputs for the northbound left-turn lane and southbound right-turn lane for the projected buildout AM and PM peak hour scenarios are provided in **Appendix K**.

7.0 CONCLUSION

This traffic impact study was performed to assess the transportation impacts of associated with the development of Oleander Oaks in the City of Fort Pierce, Florida. Oleander Oaks is a proposed single-family residential development generally located on the east side of Oleander Avenue, north of Kling Road in City of Fort Pierce, Florida. The development is proposed to consist of ±63 single-family dwelling units and anticipated to be built by Year 2026. Access to the site will be provided via one full-access driveway onto Oleander Avenue.

The project is expected to generate 50 (13 in, 37 out) new external vehicular trips in the AM peak hour and 65 (41 in, 24 out) new external vehicular trips in the PM peak hour based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model and manual assignment at the study area intersections.

AM and PM peak hour roadway segment capacity analyses were performed for study area roadway segments for existing (2021), background (2026), and buildout (2026) conditions. The analyses identified one (1) deficient roadway segment in the existing condition AM and PM peak hours. All capacity deficiencies are present in the existing conditions and are not due to the addition of project trips. The deficient roadway segment was identified as:

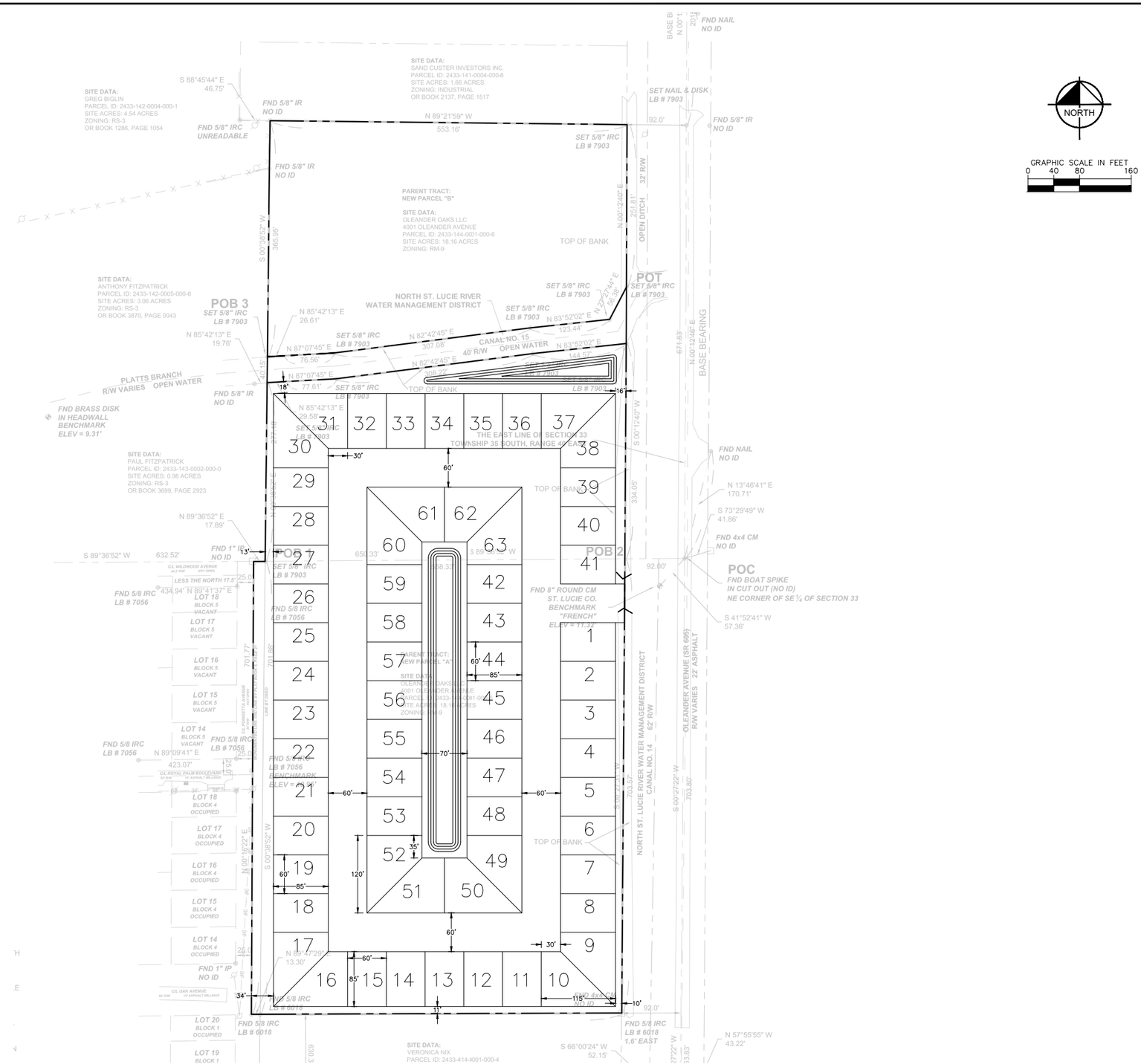
- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency)

AM and PM peak hour operational analyses for existing (2021), background (2026), and buildout (2026) conditions were performed at study area intersections. All study area intersections are projected operate at an acceptable LOS with overall v/c ratios of less than one (1.0) in the AM and PM peak hours for all analysis scenarios.

Based on the criteria within the NCHRP 457 analysis, neither an exclusive northbound left-turn lane or southbound right-turn lane are warranted at the project access driveway on Oleander Avenue.

The results within this report satisfy the requirements set forth by St. Lucie County for evaluating proposed development impacts.

APPENDIX A
Conceptual Site Plan



Plotted By:Dougherty, Alex Sheet Set:Kho Layout:Layout1 February 15, 2021 04:30:28pm K:\VRB_LDEV\142811000 – Oleander Oaks\CAD\Concepts\Concept 1 – 60Wx85D.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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OLEANDER OAKS

CONCEPT SITE PLAN

SHEET NUMBER
CSP-1

APPENDIX B
Excerpts from ITE Trip Generation Manual

Single-Family Detached Housing
(210)

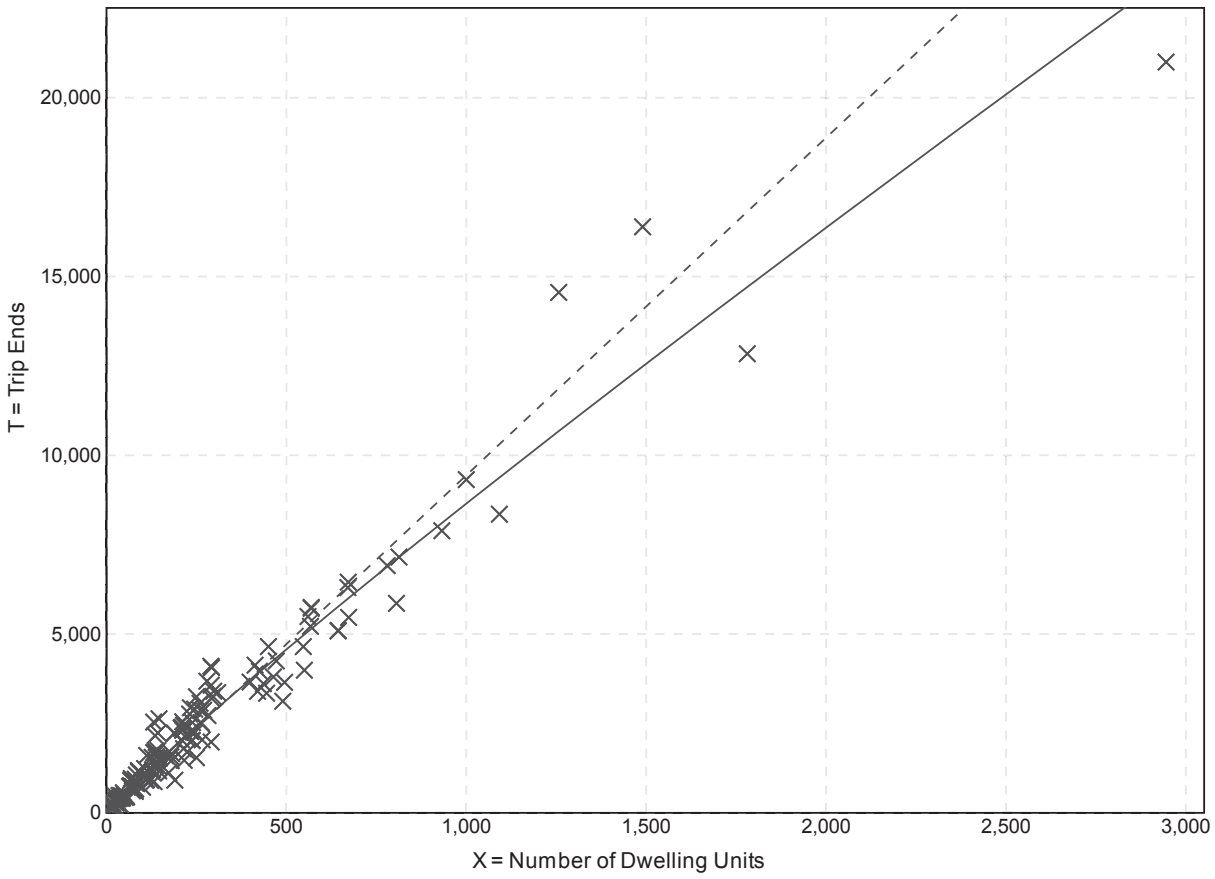
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71

R^2= 0.95

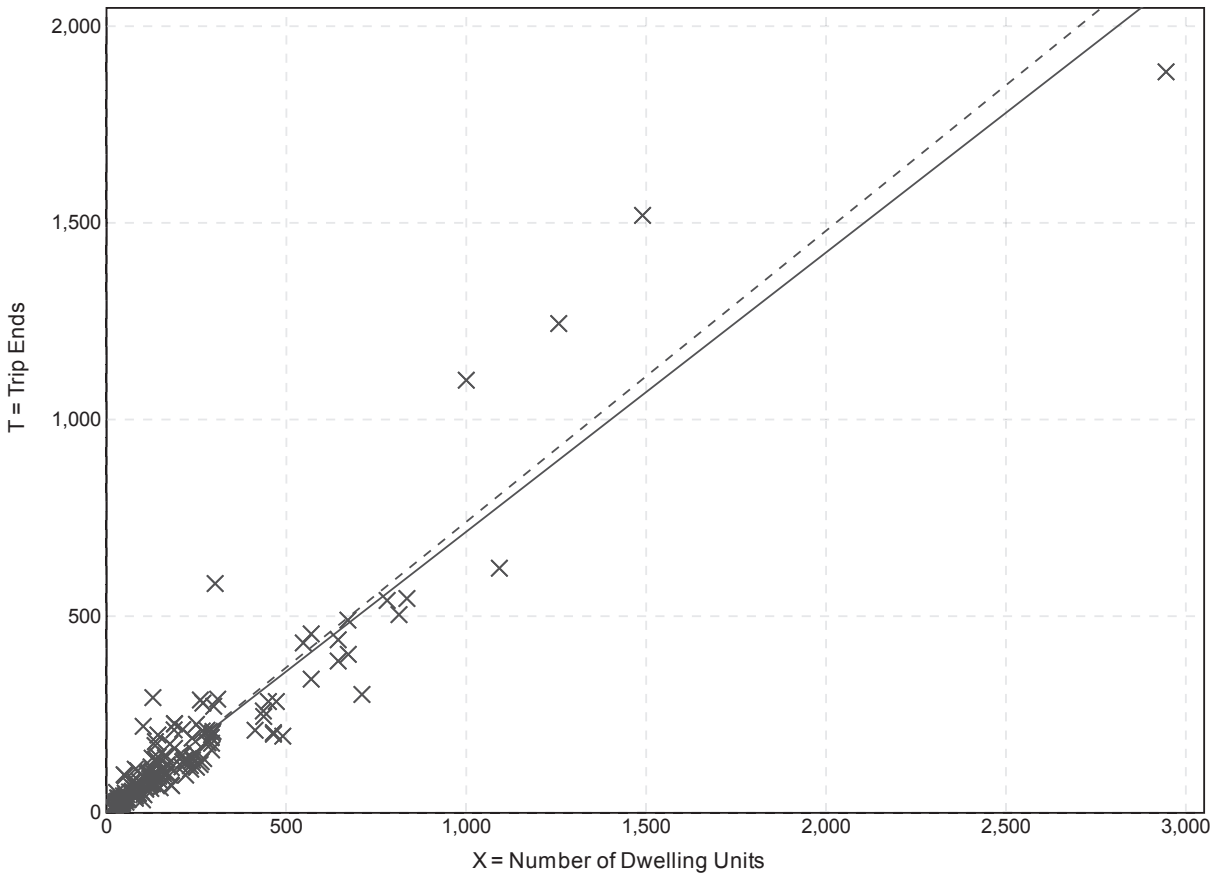
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	173
Avg. Num. of Dwelling Units:	219
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Fitted Curve Equation: T = 0.71(X) + 4.80

R^2= 0.89

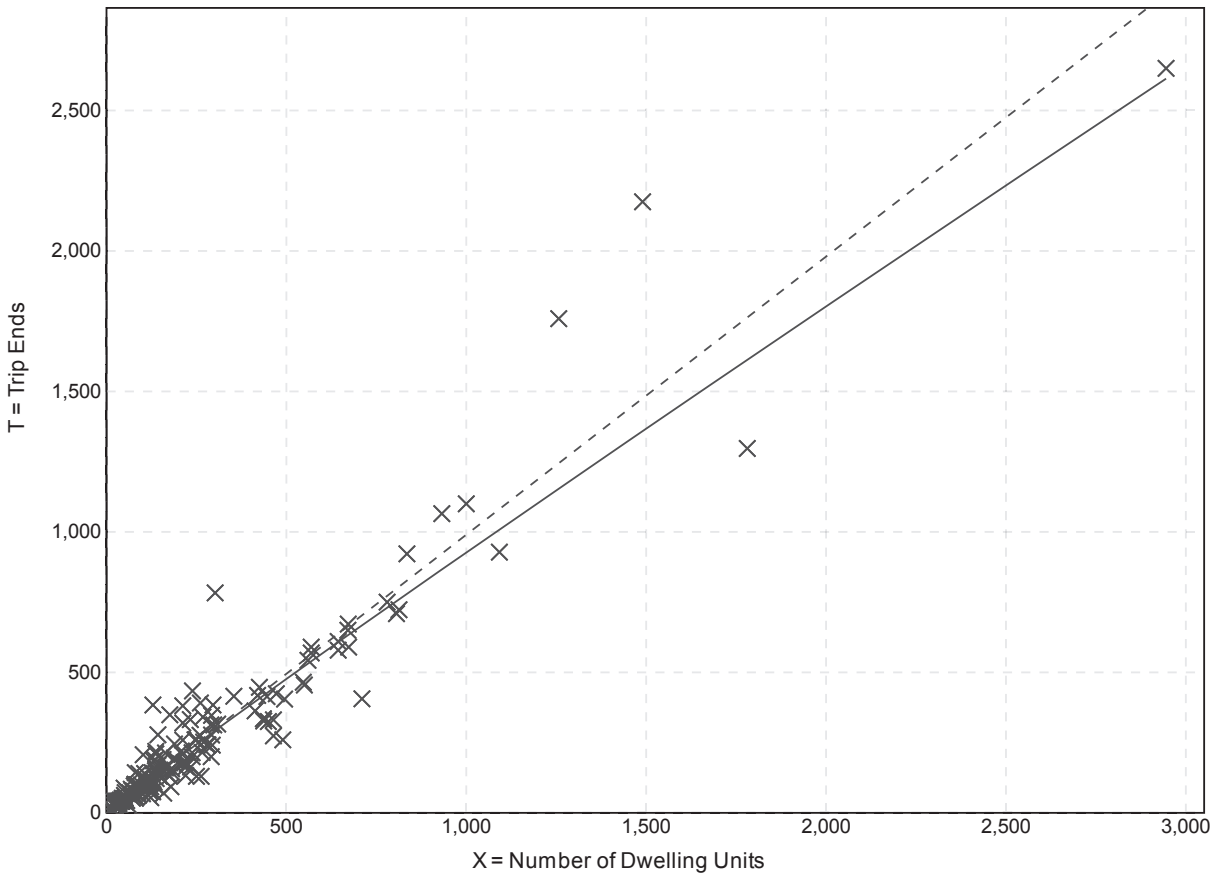
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	190
Avg. Num. of Dwelling Units:	242
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

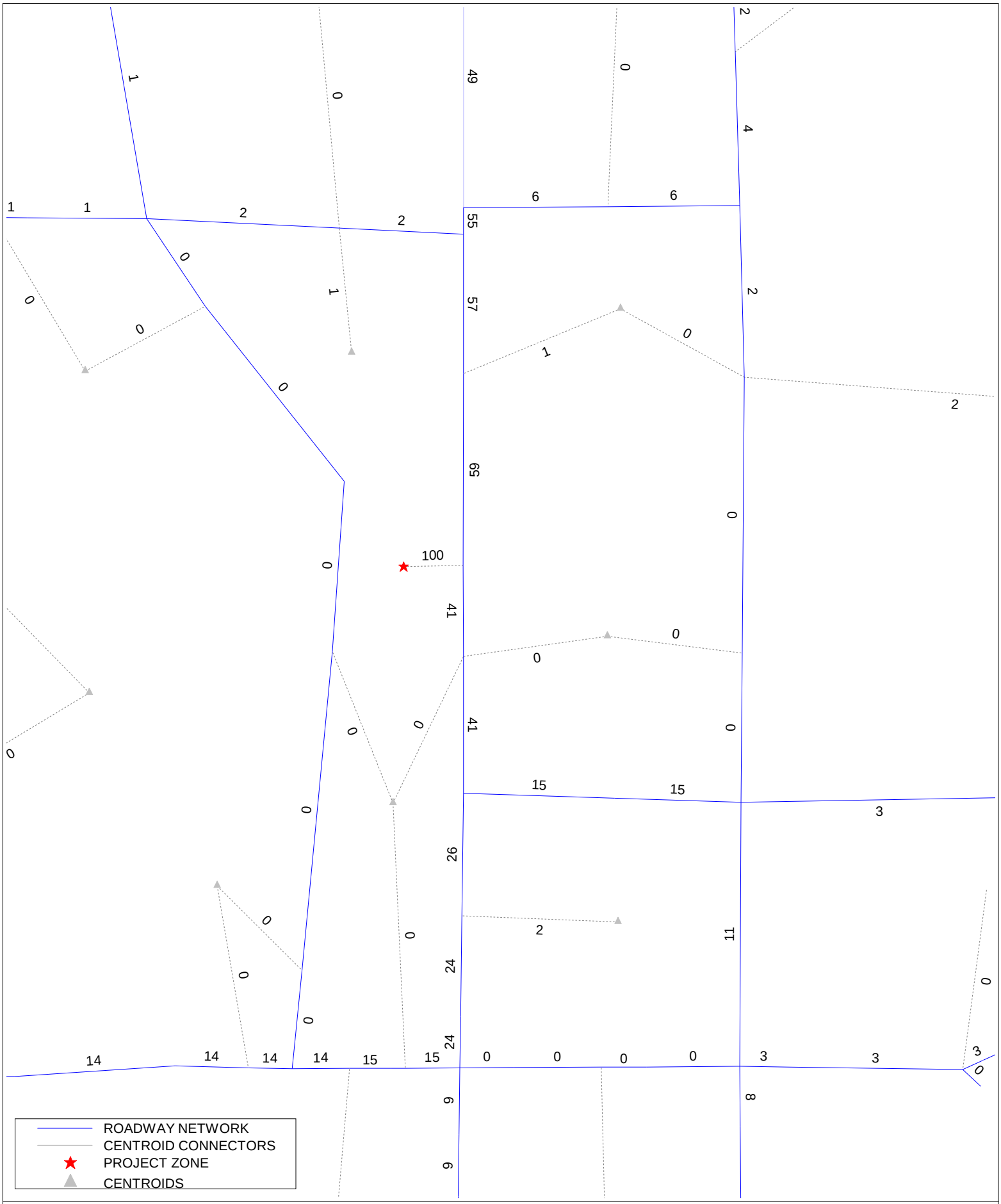
Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 0.20

R^2= 0.92

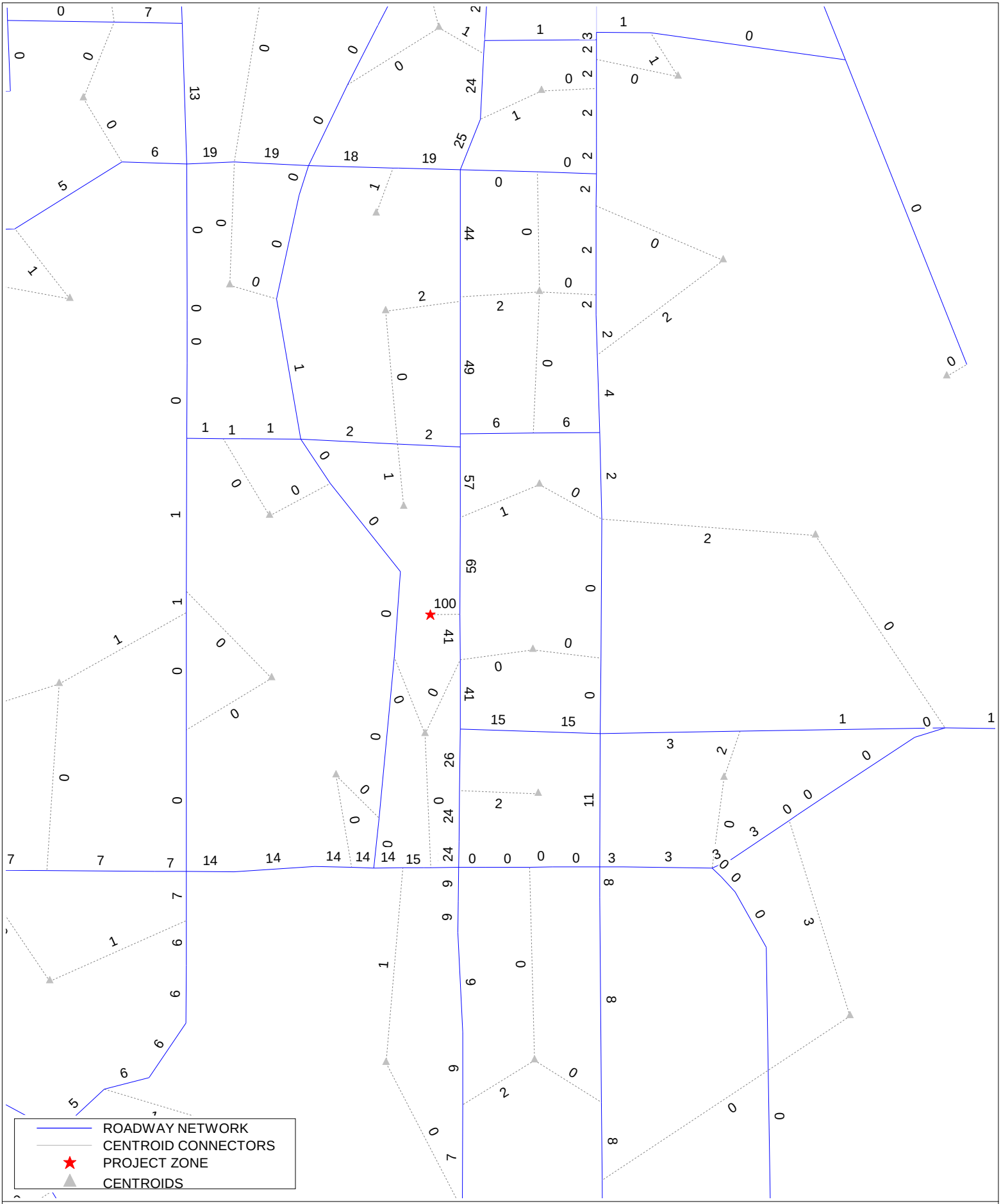
APPENDIX C
Greater Treasure Coast Regional Planning Model (GTCRPM) Model Plots



MODEL RUN - OLEANDER OAKS
TRAFFIC DISTRIBUTION (PERCENTAGES)
2/16/2021
C:\FSUTMS\D4\GTCRPM\NGTC33\Base\minor mods\OUTPUT\FINAL_LOADED_A05.NET

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MODEL RUN - OLEANDER OAKS
TRAFFIC DISTRIBUTION (PERCENTAGES)
2/22/2021
C:\FSUTMS\D4\GTCRPM\NGTC33\Base\minor mods\OUTPUT\FINAL_LOADED_A05.NET

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APPENDIX D

St. Lucie TPO
Traffic Counts and Level of Service Report
Fall/Winter 2019/2020 (Excerpts)

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
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	19,000	2019	2,100	1,362	C	0.678	1,270	C	0.632
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,500	2019	2,000	1,370	C	0.717	1,366	C	0.715
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	22,000	2019	1,630	1,145	D	0.702	1,139	D	0.699
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	19,700	2019	1,630	1,037	D	0.636	1,008	D	0.618
25TH ST	AVENUE Q to JUANITA AVE	945152	18,000	2019	2,000	1,017	C	0.532	932	C	0.488
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	9,800	2019	2,100	563	C	0.280	628	C	0.312
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,200	2019	790	286	C	0.773	286	C	0.773
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
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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
AVENUE Q	17TH ST to 13TH ST	701	3,937	2016	540	281	D	0.520	314	D	0.581
AVENUE O	13TH ST to US 1	685	1,867	2017	540	105	C	0.389	108	C	0.400
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.074	21	C	0.078
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,000	2019	830	373	C	0.478	324	C	0.415
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	28,260	2018	2,100	1,335	C	0.664	1,297	C	0.645
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	20,100	2019	2,100	928	C	0.486	928	C	0.486
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	27,000	2019	2,100	1,394	C	0.694	1,356	C	0.675
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,500	2019	920	829	C	0.953	858	C	0.986
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	13,000	2019	790	707	C	0.943	623	C	0.831
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	13,000	2019	750	707	D	0.943	623	D	0.831
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,500	2017	540	247	C	0.915	211	C	0.781
BECKER RD	VILLAGE PKWY to I-95	624	2,500	2017	3,170	196	C	0.063	178	C	0.058
BECKER RD	I-95 to SAVONA BLVD	625	21,000	2019	2,000	1,809	C	0.947	1,616	C	0.846
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	18,000	2019	2,100	1,142	C	0.568	1,083	C	0.539
BECKER RD	ALBACORE ST to DARWIN BLVD	302	13,500	2019	1,500	863	C	0.603	842	C	0.589
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	13,500	2019	2,100	863	C	0.429	842	C	0.419
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	15,000	2019	1,500	1,320	C	0.923	1,244	C	0.870
BECKER RD	DARWIN BLVD to ATHENA DR	627	15,000	2019	2,000	1,320	C	0.691	1,244	C	0.651
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	20,000	2019	2,100	1,333	C	0.663	1,657	C	0.824
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	15,000	2019	920	956	F	1.039	1,182	F	1.285
BELL AVE	25TH ST to SUNRISE BLVD	104	4,758	2019	790	313	C	0.803	326	C	0.836
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,854	2019	600	217	C	0.723	223	C	0.743
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	10,159	2018	630	714	F	1.133	589	C	0.982
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	7,813	2018	750	503	D	0.671	429	D	0.572
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	14,000	2019	920	774	C	0.890	771	C	0.886

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Fall/Winter 2019/2020

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						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

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						Volume	LOS	V/C	Volume	LOS	V/C
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	4,600	2020	790	281	C	0.721	280	C	0.718
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	4,600	2020	540	281	D	0.520	280	D	0.519
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	375	2017	540	33	C	0.122	35	C	0.130
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	400	2020	540	34	C	0.126	35	C	0.130
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,804	2018	920	648	C	0.745	584	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	22,500	2020	880	1,216	F	1.382	1,304	F	1.482
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	22,500	2020	790	1,216	F	1.539	1,304	F	1.651
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2019	760	485	C	0.724	617	C	0.921
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2019	630	485	C	0.808	617	D	0.979
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2019	700	485	C	0.735	617	C	0.935
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,000	2019	2,100	1,168	C	0.581	1,295	C	0.644
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	21,500	2020	2,100	1,226	C	0.610	1,281	C	0.637
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	22,500	2020	920	1,216	F	1.322	1,304	F	1.417
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	18,500	2020	920	973	F	1.058	940	F	1.022
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	18,500	2020	790	973	F	1.158	940	F	1.119
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	OLEANDER AVE to US 1	242	15,309	2016	790	808	E	0.962	800	E	0.952
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2019	790	294	C	0.754	325	C	0.833
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2019	920	294	C	0.338	325	C	0.374
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2019	630	294	C	0.490	325	C	0.542
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,654	2017	920	159	C	0.183	152	C	0.175
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	2,900	2020	880	230	C	0.277	244	C	0.294
NEBRASKA AVE	25TH ST to 13TH ST	684	3,767	2017	1,710	234	C	0.304	197	C	0.256
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,000	2019	700	373	C	0.565	324	C	0.491

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						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2019	870	63	C	0.076	63	C	0.076
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	2,689	2019	380	147	B	0.35	147	B	0.35
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,689	2019	1,070	147	B	0.35	147	B	0.35
ORANGE AVE	KINGS HWY to I-95	940041	19,800	2019	2,000	853	C	0.424	859	C	0.427
ORANGE AVE	I-95 to JENKINS RD	940035	15,300	2019	2,000	1,051	C	0.523	988	C	0.492
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
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	12,300	2019	1,630	643	C	0.881	705	C	0.966
ORANGE AVE	17TH ST to 13TH ST	945040	12,300	2019	1,710	643	C	0.835	705	C	0.916
ORANGE AVE	13TH ST to 10TH ST	945040	12,300	2019	370	643	D	0.857	705	D	0.940
ORANGE AVE	10TH ST to 7TH ST	940155	9,600	2019	300	485	D	0.808	558	D	0.930

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St. Lucie Transportation Planning Organization

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466 SW Port St. Lucie Blvd, Suite 111
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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
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	46,000	2019	3,170	2,446	C	0.792	2,308	C	0.747
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,590	2016	540	249	C	0.922	233	C	0.863
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,814	2016	750	253	C	0.684	286	C	0.773
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	7,300	2020	600	647	F	1.011	515	D	0.858
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	7,300	2020	750	647	D	0.863	515	D	0.687
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,300	2020	750	417	D	0.556	411	D	0.548
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,900	2017	1,540	243	C	0.352	282	C	0.409
SUNRISE BLVD	7TH ST to US 1	708	3,900	2017	1,710	243	C	0.316	282	C	0.366
TIFFANY AVE	US 1 to HILLMOOR DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,666	2017	2,100	242	C	0.120	261	C	0.130
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	7,800	2018	630	404	C	0.673	443	C	0.738
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,314	2018	630	255	C	0.425	223	C	0.372
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	8,367	2018	1,710	996	D	0.582	1,144	D	0.669
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	36,500	2019	3,170	2,021	C	0.654	1,924	C	0.623
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,200	2019	790	524	D	0.663	456	D	0.577
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	9,133	2018	790	639	D	0.809	493	D	0.624
TULIP BLVD	PAAR DR to DARWIN BLVD	714	9,133	2018	790	639	D	0.809	493	D	0.624
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,989	2015	660	653	C	0.989	653	C	0.989
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2019	870	739	C	0.849	677	C	0.778
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,200	2019	870	714	C	0.821	751	C	0.863
US 1	MARTIN C.L. to LENNARD RD	945071	59,500	2019	4,240	2,709	C	0.650	3,186	C	0.764
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	59,500	2019	4,040	2,709	C	0.682	3,186	C	0.803
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537
US 1	JENNINGS RD to TIFFANY AVE	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537

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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
US 1	TIFFANY AVE to WALTON RD	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537
US 1	WALTON RD to VILLAGE GREEN DR	945150	46,500	2019	3,020	2,519	C	0.857	2,258	C	0.768
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	52,500	2019	3,170	2,789	C	0.903	2,611	C	0.845
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	52,500	2019	3,170	2,789	C	0.903	2,611	C	0.845
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,000	2019	3,170	1,665	C	0.539	1,639	C	0.530
US 1	RIO MAR DR to KITTERMAN RD	940266	35,000	2019	3,170	1,711	C	0.554	1,549	C	0.501
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	35,000	2019	3,020	1,711	C	0.582	1,549	C	0.527
US 1	S OF SAEGER AVE to EASY ST	940266	35,000	2019	3,170	1,711	C	0.554	1,549	C	0.501
US 1	EASY ST to MIDWAY RD	945156	31,000	2019	3,170	1,445	C	0.468	1,405	C	0.455
US 1	MIDWAY RD to WEATHERBEE RD	940012	33,000	2019	2,100	1,551	C	0.772	1,569	C	0.781
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	33,000	2019	2,000	1,551	C	0.812	1,569	C	0.821
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	33,000	2019	2,000	1,551	C	0.812	1,569	C	0.821
US 1	EDWARDS RD to SAVANNAH RD	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	GARDENIA AVE to VIRGINIA AVE	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	SAVANNAH RD to GARDENIA AVE	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	VIRGINIA AVE to OHIO AVE	945003	28,500	2019	2,000	1,372	C	0.718	1,383	C	0.724
US 1	OHIO AVE to GEORGIA AVE	945003	28,500	2019	1,630	1,372	D	0.842	1,383	D	0.848
US 1	GEORGIA AVE to DELAWARE AVE	945008	36,500	2019	1,630	1,882	F	1.107	1,799	F	1.058
US 1	DELAWARE AVE to CITRUS AVE	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	CITRUS AVE to ORANGE AVE	940118	25,000	2019	1,630	1,244	D	0.763	1,122	D	0.688
US 1	ORANGE AVE to AVENUE A	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AVENUE A to AE BACKUS AVE	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AE BACKUS AVE to AVENUE D	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AVENUE D to SR A1A SOUTH	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	SR A1A SOUTH to AVENUE H	715	33,500	2020	2,100	1,766	C	0.879	1,742	C	0.867

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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VILLAGE PKWY	WESTCLIFFE LN to CROSSROADS PKWY	720	12,000	2019	1,540	640	C	0.928	634	C	0.919
WALTON RD	US 1 to VILLAGE GREEN DR	330	15,156	2019	1,710	915	D	0.535	841	D	0.492
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	13,000	2019	1,710	690	C	0.896	684	C	0.888
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	9,382	2018	880	569	C	0.686	627	C	0.755
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,402	2018	630	416	C	0.693	430	C	0.717
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,267	2018	1,470	439	C	0.665	338	C	0.512
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,574	2019	750	265	C	0.716	242	C	0.654
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,300	2020	750	431	D	0.575	461	D	0.615
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	13,000	2019	920	685	C	0.787	729	C	0.838
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,700	2019	920	540	C	0.621	598	C	0.687

Countywide Performance

Weighted V/C = **0.72**

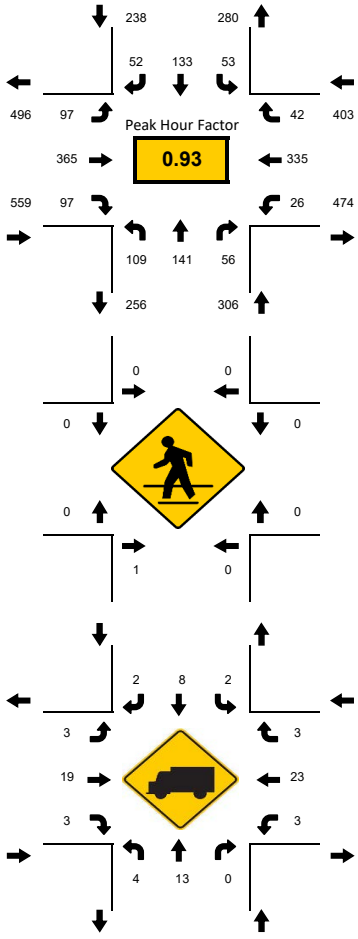
% VMT below Standard = **6.66%**

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APPENDIX E
Turning Movement Counts

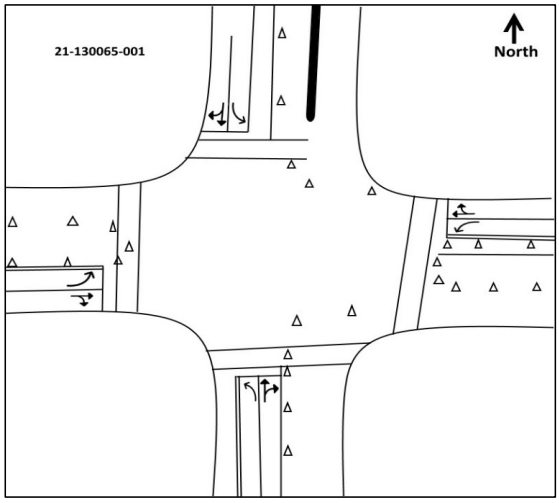
LOCATION: Oleander Ave & Midway Rd
CITY/STATE: Fort Pierce, FL

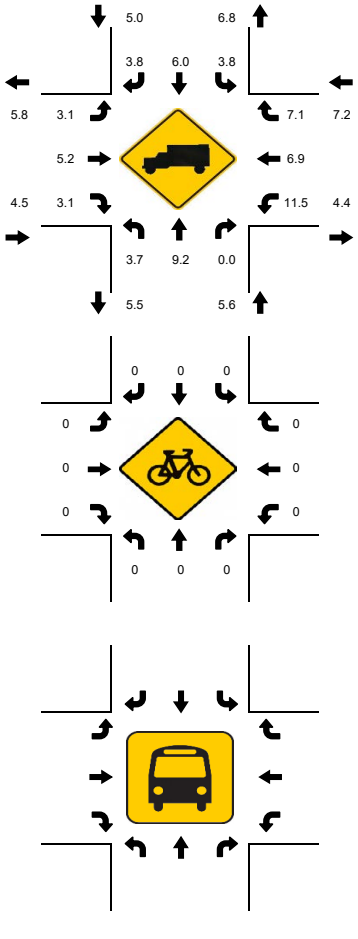
PROJECT ID: 21-130065-001
DATE: Tue, Apr 06, 2021



Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

National Data & Surveying Services

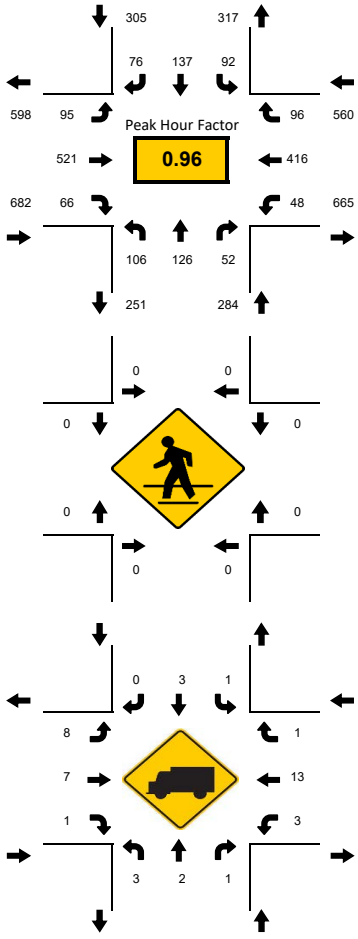




15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Midway Rd Eastbound					Midway Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	12	17	8	0		7	17	20	0		13	66	11	1		1	69	4	0		246	1247
07:15 AM	17	20	3	0		6	22	18	0		17	78	15	0		3	63	15	0		277	1354
07:30 AM	25	21	11	0		21	30	11	0		25	85	10	0		6	101	7	0		353	1432
07:45 AM	24	28	8	0		10	36	15	0		22	102	17	0		4	92	13	0		371	1471
08:00 AM	24	27	11	0		17	24	12	0		21	96	23	1		4	87	6	0		353	1506
08:15 AM	31	22	17	0		13	28	16	0		21	82	23	0		6	86	10	0		355	1153
08:30 AM	29	43	15	0		10	38	10	0		34	83	22	0		7	90	11	0		392	798
08:45 AM	25	49	13	0		13	43	14	0		20	104	29	0		9	72	15	0		406	406
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	124	196	68	0		68	172	64	0		136	416	116	4		36	360	60	0		**1820**	
Heavy Trucks	8	32	0	0		4	12	4	0		4	28	8	0		8	44	8	0		**160**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

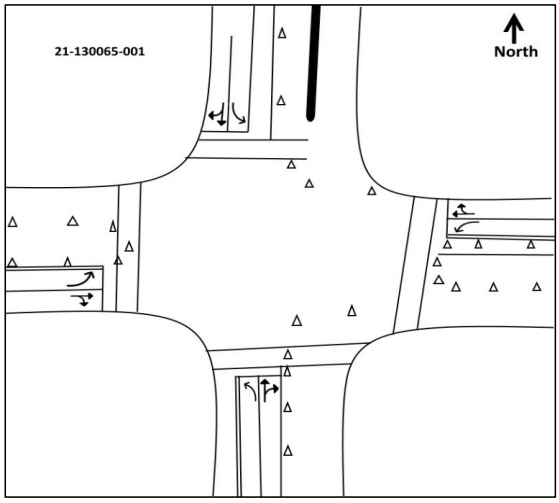
LOCATION: Oleander Ave & Midway Rd
CITY/STATE: Fort Pierce, FL

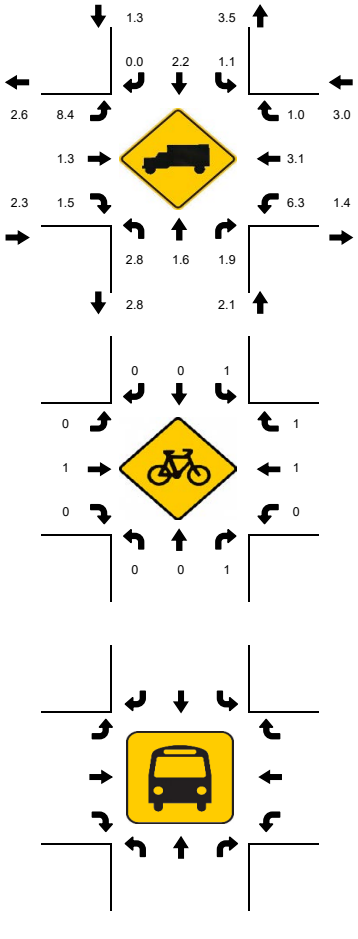
PROJECT ID: 21-130065-001
DATE: Tue, Apr 06, 2021



Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM

National Data & Surveying Services



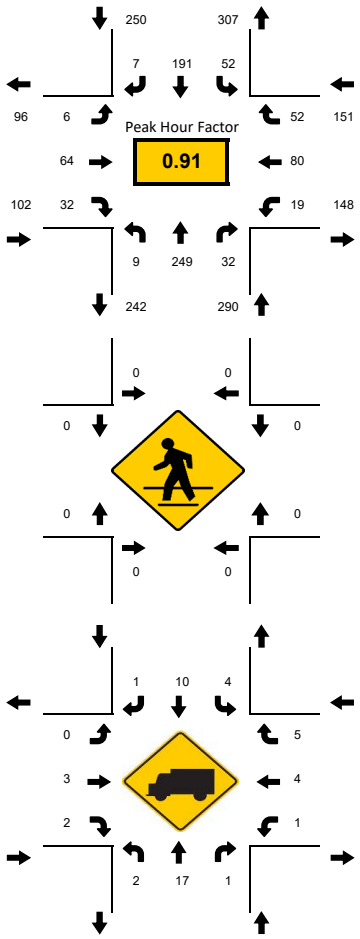


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Midway Rd Eastbound					Midway Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	20	26	5	0		12	41	19	0		23	110	13	1		11	109	16	3		409	1783
04:15 PM	35	64	15	0		19	43	16	0		15	108	18	3		8	93	17	2		456	1812
04:30 PM	36	39	12	0		22	28	19	0		19	134	19	1		10	92	29	0		460	1831
04:45 PM	25	28	15	0		20	30	15	0		23	138	14	3		12	114	21	0		458	1820
05:00 PM	27	24	14	0		22	35	23	0		22	111	14	0		16	105	25	0		438	1721
05:15 PM	18	35	11	0		28	44	19	0		25	138	19	2		10	105	21	0		475	1283
05:30 PM	17	30	8	0		13	43	17	0		28	129	15	1		16	112	20	0		449	808
05:45 PM	13	23	14	0		22	25	16	0		22	83	13	0		9	99	19	1		359	359
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	144	156	60	0		112	176	92	0		100	552	76	12		64	456	116	0		**2116**	
Heavy Trucks	8	8	4	0		4	8	0	0		16	16	4	0		4	20	4	0		**96**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	4	0		4	0	0	0		0	4	0	0		0	4	4	0		**20**	
Buses																						
Stopped Buses																						

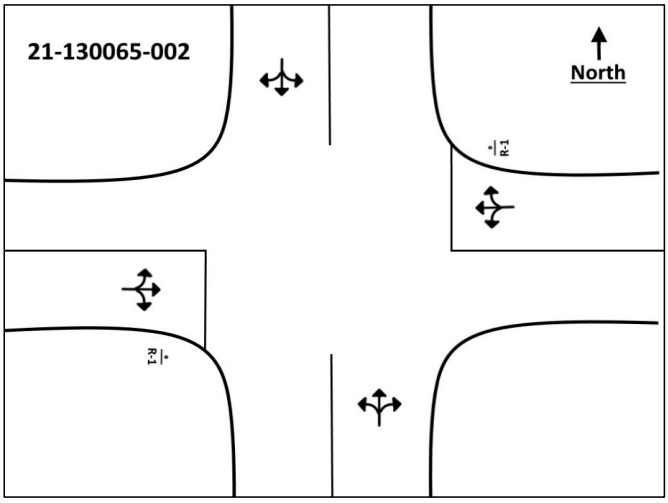
LOCATION: Oleander Ave & Weatherbee Rd
CITY/STATE: Fort Pierce, FL

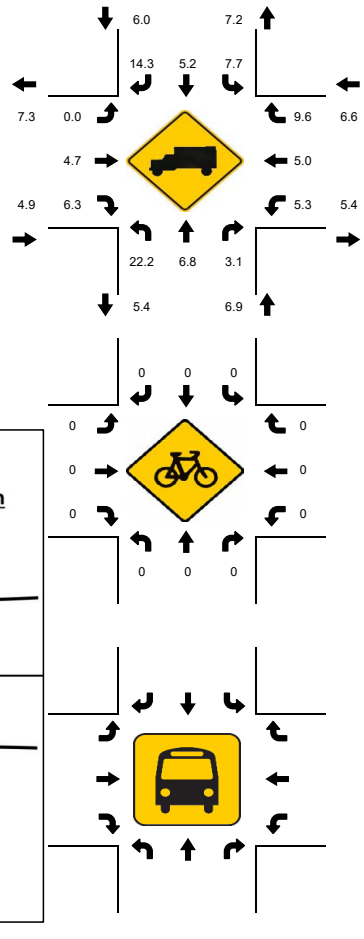
PROJECT ID: 21-130065-002
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



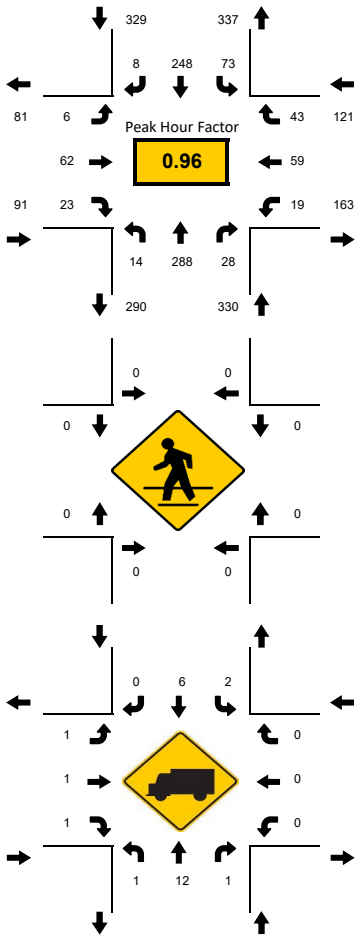


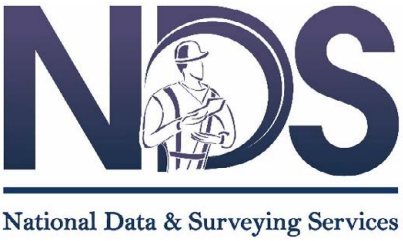
15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Weatherbee Rd Eastbound					Weatherbee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	4	27	4	0		10	33	4	0		3	15	2	0		3	18	13	0		136	652
07:15 AM	7	42	7	0		16	47	1	0		1	15	3	0		4	19	12	0		174	696
07:30 AM	0	46	6	0		11	45	0	0		0	5	8	0		2	17	9	0		149	717
07:45 AM	2	54	5	0		14	55	1	0		1	18	9	0		5	13	16	0		193	768
08:00 AM	1	55	10	0		13	40	1	0		2	23	8	0		1	19	7	0		180	793
08:15 AM	1	43	5	0		21	55	2	0		1	11	5	0		7	27	17	0		195	613
08:30 AM	3	63	10	0		10	48	3	0		2	18	7	0		1	16	19	0		200	418
08:45 AM	4	88	7	0		8	48	1	0		1	12	12	0		10	18	9	0		218	218
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	16	352	40	0		84	220	12	0		8	92	48	0		40	108	76	0		**1096**	
Heavy Trucks	8	40	4	0		8	20	4	0		0	12	4	0		4	8	16	0		**128**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

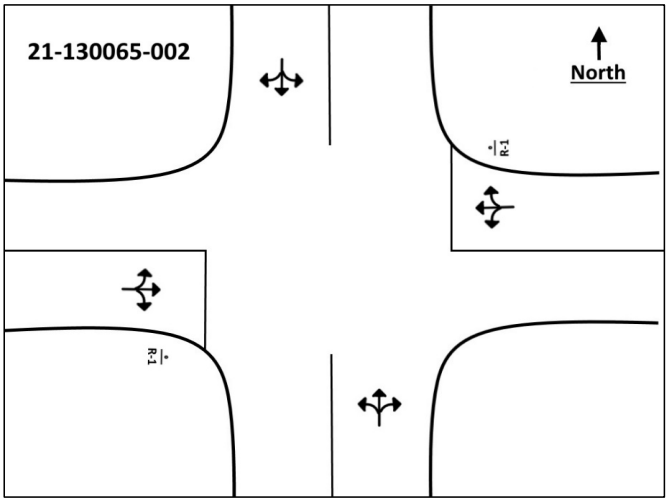
LOCATION: Oleander Ave & Weatherbee Rd
CITY/STATE: Fort Pierce, FL

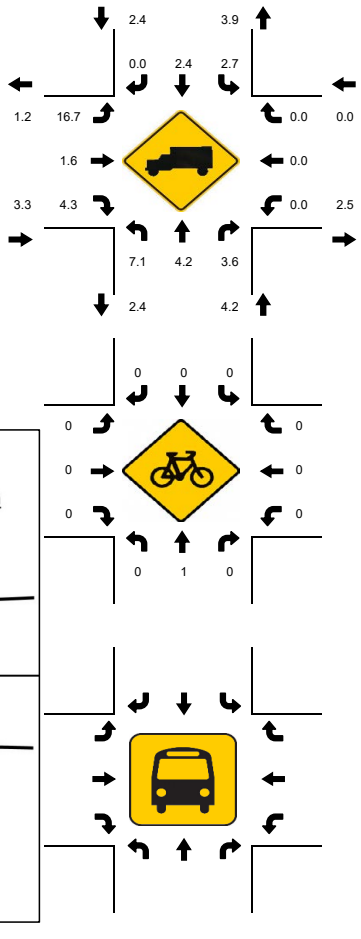
PROJECT ID: 21-130065-002
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM







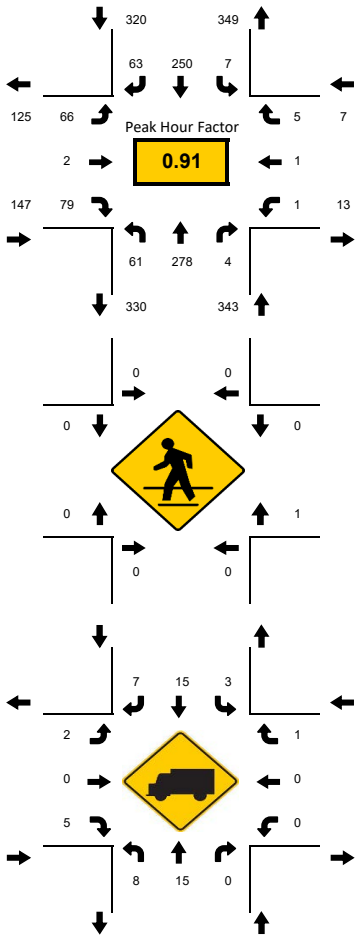


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Weatherbee Rd Eastbound					Weatherbee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	5	60	9	0		14	74	0	0		2	14	4	0		5	24	14	0		225	870
04:15 PM	7	79	8	0		22	60	0	0		1	13	6	0		3	12	17	0		228	871
04:30 PM	2	79	7	0		12	68	1	0		2	19	5	0		5	14	4	0		218	869
04:45 PM	4	60	6	0		17	56	3	0		3	13	6	0		4	16	11	0		199	848
05:00 PM	1	70	7	0		22	64	4	0		0	17	6	0		7	17	11	0		226	843
05:15 PM	4	67	9	0		13	81	1	0		1	14	4	0		4	14	14	0		226	617
05:30 PM	5	61	11	0		17	58	1	0		1	13	6	0		5	13	6	0		197	391
05:45 PM	1	48	13	0		16	55	2	0		1	12	4	0		9	22	11	0		194	194
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	28	316	32	0		88	272	16	0		12	76	24	0		28	68	68	0		**1028**	
Heavy Trucks	4	24	4	0		4	8	0	0		4	4	4	0		0	0	0	0		**56**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

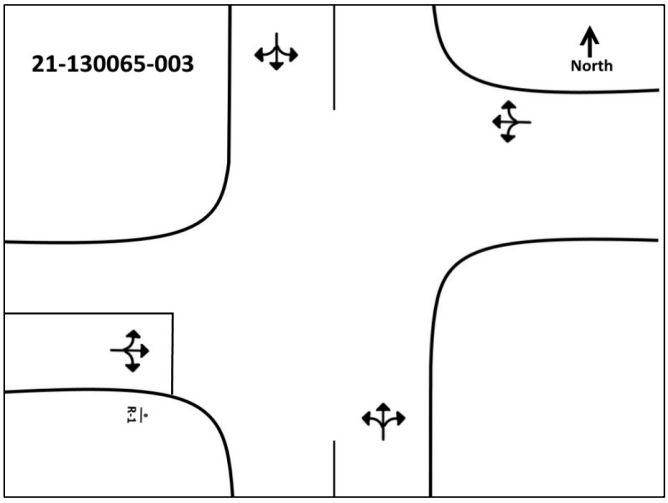
LOCATION: Oleander Ave & Bell Ave
CITY/STATE: Fort Pierce, FL

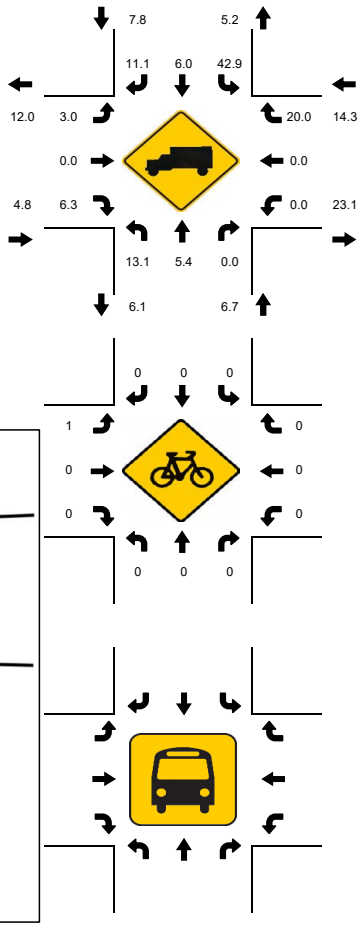
PROJECT ID: 21-130065-003
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



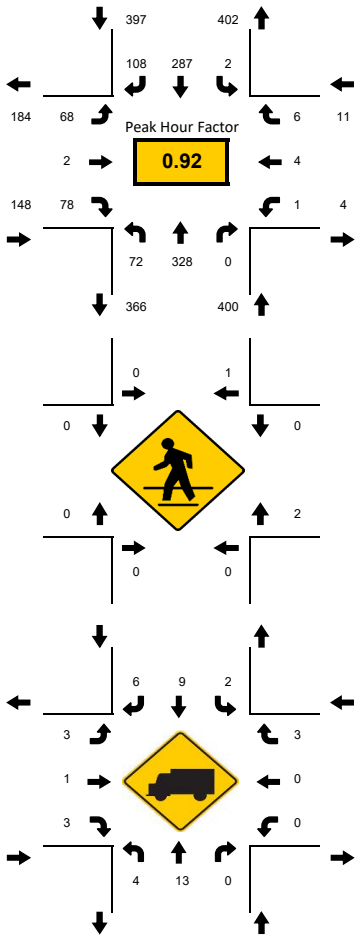


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Bell Ave Eastbound					Bell Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	18	39	2	1		2	37	20	0		14	3	12	0		1	2	7	0		158	722
07:15 AM	18	46	2	0		3	48	20	1		23	0	18	0		0	1	3	0		183	768
07:30 AM	10	46	1	0		4	63	17	0		19	0	23	0		0	0	0	0		183	772
07:45 AM	21	62	2	0		1	56	13	0		17	0	26	0		0	0	0	0		198	791
08:00 AM	12	64	3	0		2	59	15	0		21	1	24	0		1	1	1	0		204	817
08:15 AM	19	54	0	0		1	61	10	0		19	0	23	0		0	0	0	0		187	613
08:30 AM	13	69	0	0		2	63	20	0		16	0	19	0		0	0	0	0		202	426
08:45 AM	17	91	1	0		2	67	18	0		10	1	13	0		0	0	4	0		224	224
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	76	364	12	0		8	268	80	0		84	4	96	0		4	4	16	0		**1016**	
Heavy Trucks	24	32	0	0		8	28	16	0		4	0	8	0		0	0	4	0		**124**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	0	0	0		0	0	0	0		4	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

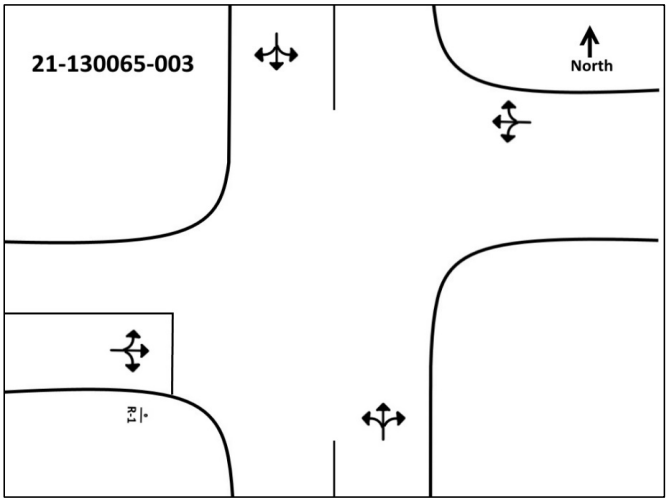
LOCATION: Oleander Ave & Bell Ave
CITY/STATE: Fort Pierce, FL

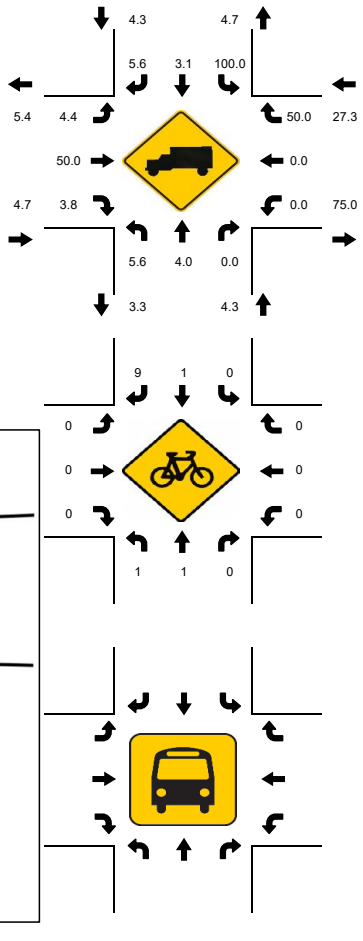
PROJECT ID: 21-130065-003
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM



National Data & Surveying Services



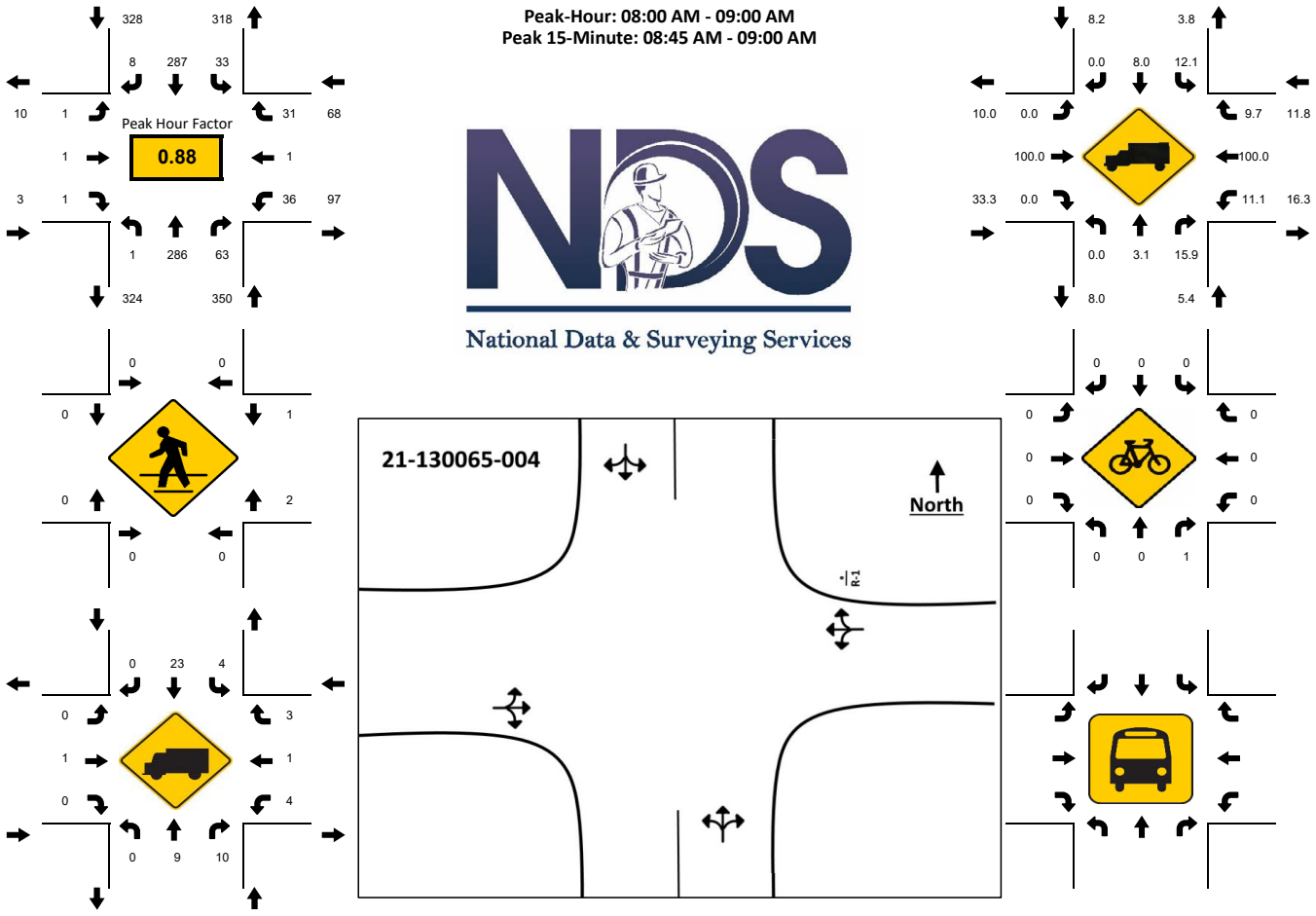


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Bell Ave Eastbound					Bell Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	14	69	0	0		0	80	32	0		11	1	13	0		1	3	3	0		227	940
04:15 PM	23	99	0	0		1	75	24	0		17	0	17	0		0	1	2	0		259	956
04:30 PM	15	79	0	0		1	80	21	0		16	0	18	0		0	0	1	0		231	938
04:45 PM	15	76	0	0		0	57	31	0		15	2	23	0		0	2	2	0		223	900
05:00 PM	19	74	0	0		0	75	32	0		20	0	20	0		1	1	1	0		243	846
05:15 PM	21	77	0	0		1	85	24	0		14	0	16	0		1	2	0	0		241	603
05:30 PM	11	74	1	0		0	60	15	0		17	0	13	0		0	0	2	0		193	362
05:45 PM	12	48	0	0		2	65	8	0		21	1	10	0		1	0	1	0		169	169
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	92	396	0	0		4	320	128	0		80	8	92	0		4	8	8	0		**1140**	
Heavy Trucks	8	28	0	0		4	16	12	0		8	4	8	0		0	0	4	0		**92**	
Pedestrians		0					4					0					4				**8**	
Bicycles	4	4	0	0		0	4	16	0		0	0	0	0		0	0	0	0		**28**	
Buses																						
Stopped Buses																						

LOCATION: Oleander Ave & Farmers Market Rd
CITY/STATE: Fort Pierce, FL

PROJECT ID: 21-130065-004
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

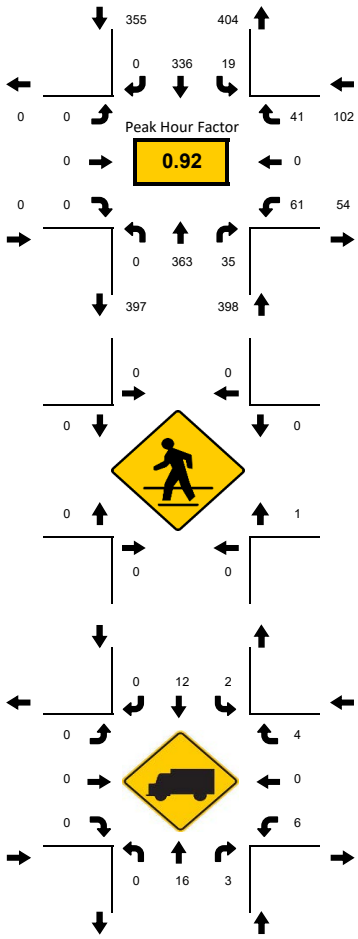


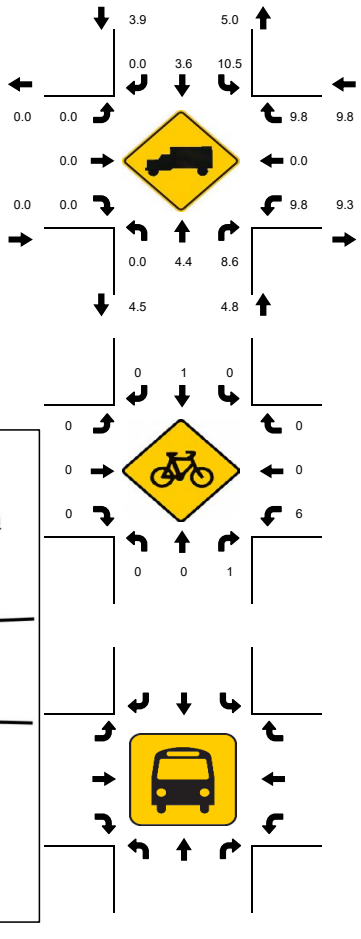
15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Farmers Market Rd Eastbound					Farmers Market Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	49	9	0		3	54	2	0		1	0	0	0		4	0	7	0		129	609
07:15 AM	0	59	17	0		5	67	1	0		0	0	1	0		7	0	7	0		164	665
07:30 AM	0	43	19	0		11	71	0	0		0	0	0	0		9	0	5	0		158	665
07:45 AM	0	68	12	0		7	61	1	0		1	0	0	0		6	0	2	0		158	694
08:00 AM	0	71	14	0		10	76	0	0		0	0	0	0		9	0	5	0		185	749
08:15 AM	0	62	13	0		8	63	0	0		0	0	0	0		7	0	10	1		164	564
08:30 AM	1	64	20	0		9	71	1	0		0	1	0	0		9	1	10	0		187	400
08:45 AM	0	89	16	0		6	77	7	0		1	0	1	0		10	0	6	0		213	213
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	4	356	80	0		40	308	28	0		4	4	4	0		40	4	40	4		**916**	
Heavy Trucks	0	12	32	0		8	28	0	0		0	4	0	0		4	4	4	4		**96**	
Pedestrians		0					0					0					8				**8**	
Bicycles	0	0	4	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

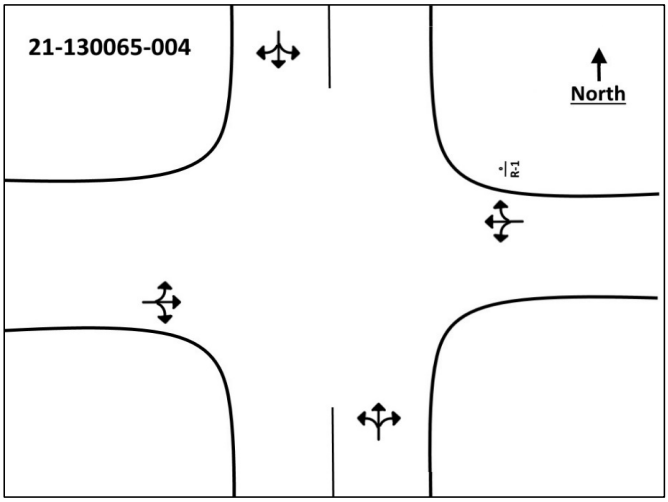
LOCATION: Oleander Ave & Farmers Market Rd
CITY/STATE: Fort Pierce, FL

PROJECT ID: 21-130065-004
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM





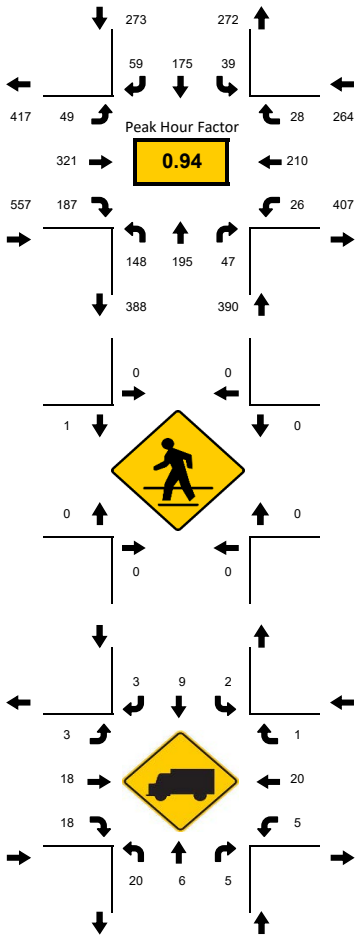


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Farmers Market Rd Eastbound					Farmers Market Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	1	75	5	0		6	100	0	0		1	0	0	0		15	0	8	0		211	850
04:15 PM	0	107	8	0		6	87	0	0		0	0	0	0		14	0	10	0		232	855
04:30 PM	0	87	13	0		6	82	0	0		0	0	0	0		15	0	10	0		213	849
04:45 PM	0	84	6	0		5	74	0	0		0	0	0	0		15	0	10	0		194	824
05:00 PM	0	85	8	0		2	93	0	0		0	0	0	0		17	0	11	0		216	788
05:15 PM	0	93	6	0		8	94	0	0		0	0	0	0		13	0	12	0		226	572
05:30 PM	0	88	5	0		6	66	0	0		0	0	0	0		9	0	14	0		188	346
05:45 PM	0	63	7	0		6	70	0	0		0	0	0	0		7	0	5	0		158	158
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	0	428	52	0		24	372	0	0		0	0	0	0		68	0	44	0		**988**	
Heavy Trucks	0	28	8	0		4	28	0	0		0	0	0	0		12	0	8	0		**88**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	0	4	0		0	4	0	0		0	0	0	0		12	0	0	0		**20**	
Buses																						
Stopped Buses																						

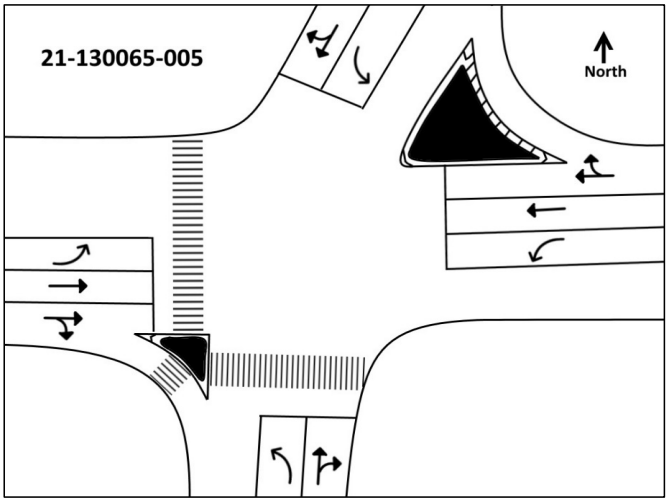
LOCATION: Oleander Ave & Edwards Rd
CITY/STATE: Fort Pierce, FL

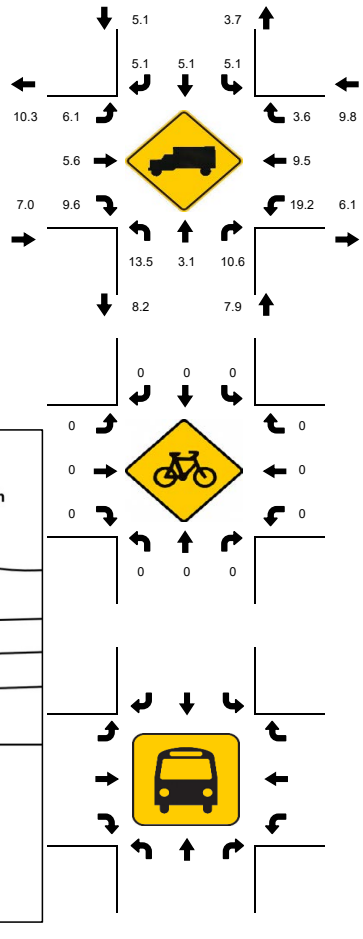
PROJECT ID: 21-130065-005
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



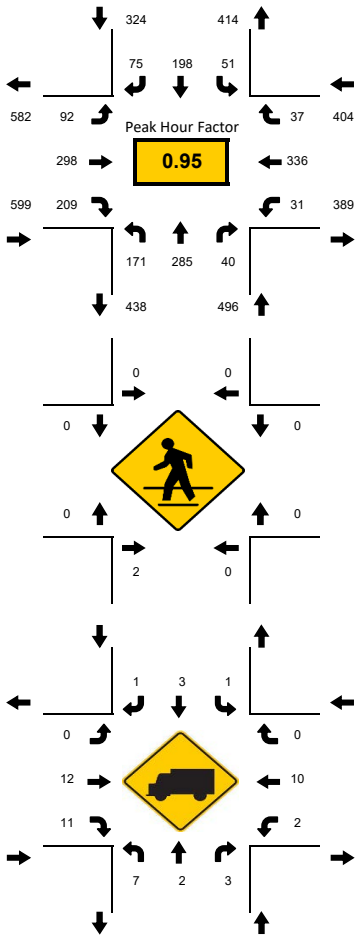


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Edwards Rd Eastbound					Edwards Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	34	30	4	0		5	28	16	0		11	72	30	0		5	41	3	0		279	1349
07:15 AM	41	36	14	0		10	29	21	0		12	75	43	0		8	45	4	0		338	1430
07:30 AM	35	29	7	0		8	29	22	0		17	74	49	0		11	64	2	0		347	1431
07:45 AM	34	55	12	0		8	45	13	0		11	81	57	0		5	60	4	0		385	1475
08:00 AM	32	44	14	0		13	40	18	0		11	79	46	0		7	51	5	0		360	1484
08:15 AM	35	38	7	0		14	38	8	0		9	80	47	0		3	53	7	0		339	1124
08:30 AM	38	52	11	0		4	50	17	0		18	85	44	0		7	57	8	0		391	785
08:45 AM	43	61	15	0		8	47	16	0		11	77	50	0		9	49	8	0		394	394
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	172	244	60	0		56	200	72	0		72	340	200	0		36	228	32	0		**1712**	
Heavy Trucks	24	8	8	0		4	12	4	0		4	28	20	0		16	24	4	0		**156**	
Pedestrians		0					0					4					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

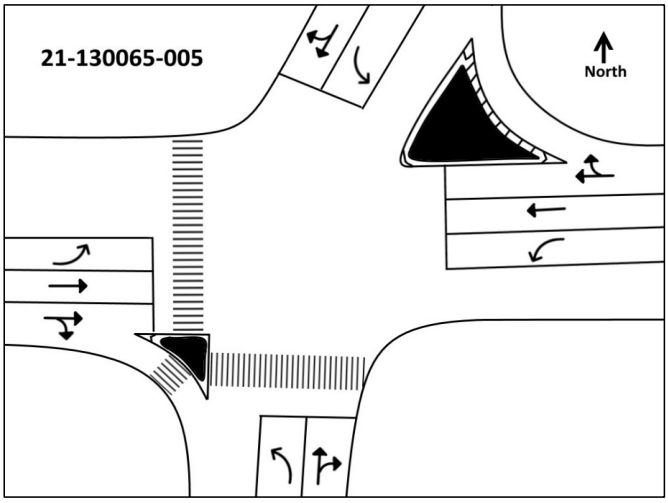
LOCATION: Oleander Ave & Edwards Rd
CITY/STATE: Fort Pierce, FL

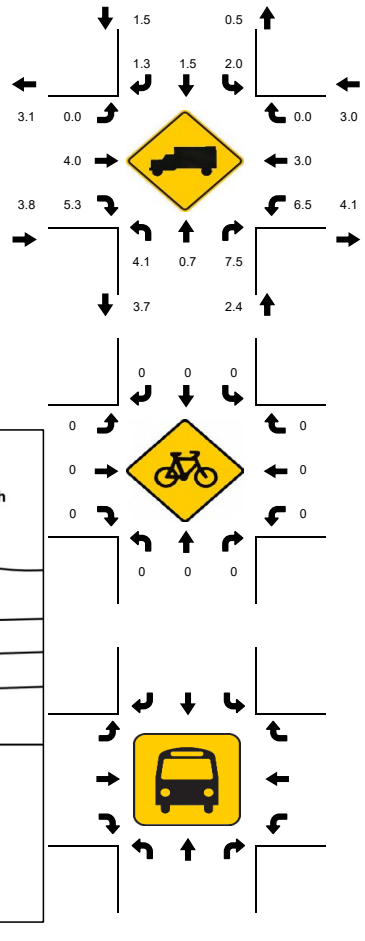
PROJECT ID: 21-130065-005
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:30 PM - 05:45 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Edwards Rd Eastbound					Edwards Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	45	66	9	0		10	67	15	0		23	56	39	0		12	69	8	0		419	1714
04:15 PM	46	73	11	0		10	42	19	0		43	64	50	0		12	71	8	0		449	1751
04:30 PM	43	74	4	0		8	45	19	0		20	79	57	0		11	61	6	0		427	1770
04:45 PM	42	70	8	0		15	33	13	0		16	77	49	0		8	78	10	0		419	1823
05:00 PM	30	72	18	0		10	58	16	0		28	78	46	0		9	81	10	0		456	1763
05:15 PM	44	69	9	0		11	46	18	0		26	89	55	0		8	87	6	0		468	1307
05:30 PM	55	74	5	0		15	61	28	0		22	54	59	0		6	90	11	0		480	839
05:45 PM	42	42	11	0		4	52	22	0		26	43	53	0		7	51	6	0		359	359
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	220	296	72	0		60	244	112	0		112	356	236	0		36	360	44	0		**2148**	
Heavy Trucks	12	4	8	0		4	8	4	0		0	16	16	0		4	12	0	0		**88**	
Pedestrians		8					0					0					0				**8**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

APPENDIX F

FDOT's Florida Traffic Online
2019 Peak Season Factor Category Report

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9400 EAST-A1A TO US1

MOCF: 0.88

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.02	1.16
2	01/06/2019 - 01/12/2019	0.98	1.11
3	01/13/2019 - 01/19/2019	0.93	1.06
* 4	01/20/2019 - 01/26/2019	0.91	1.03
* 5	01/27/2019 - 02/02/2019	0.89	1.01
* 6	02/03/2019 - 02/09/2019	0.87	0.99
* 7	02/10/2019 - 02/16/2019	0.85	0.97
* 8	02/17/2019 - 02/23/2019	0.85	0.97
* 9	02/24/2019 - 03/02/2019	0.85	0.97
*10	03/03/2019 - 03/09/2019	0.85	0.97
*11	03/10/2019 - 03/16/2019	0.85	0.97
*12	03/17/2019 - 03/23/2019	0.87	0.99
*13	03/24/2019 - 03/30/2019	0.88	1.00
*14	03/31/2019 - 04/06/2019	0.89	1.01
*15	04/07/2019 - 04/13/2019	0.90	1.02
*16	04/14/2019 - 04/20/2019	0.92	1.05
17	04/21/2019 - 04/27/2019	0.94	1.07
18	04/28/2019 - 05/04/2019	0.96	1.09
19	05/05/2019 - 05/11/2019	0.99	1.13
20	05/12/2019 - 05/18/2019	1.01	1.15
21	05/19/2019 - 05/25/2019	1.03	1.17
22	05/26/2019 - 06/01/2019	1.04	1.18
23	06/02/2019 - 06/08/2019	1.06	1.20
24	06/09/2019 - 06/15/2019	1.08	1.23
25	06/16/2019 - 06/22/2019	1.08	1.23
26	06/23/2019 - 06/29/2019	1.08	1.23
27	06/30/2019 - 07/06/2019	1.08	1.23
28	07/07/2019 - 07/13/2019	1.08	1.23
29	07/14/2019 - 07/20/2019	1.08	1.23
30	07/21/2019 - 07/27/2019	1.09	1.24
31	07/28/2019 - 08/03/2019	1.11	1.26
32	08/04/2019 - 08/10/2019	1.12	1.27
33	08/11/2019 - 08/17/2019	1.14	1.30
34	08/18/2019 - 08/24/2019	1.15	1.31
35	08/25/2019 - 08/31/2019	1.17	1.33
36	09/01/2019 - 09/07/2019	1.19	1.35
37	09/08/2019 - 09/14/2019	1.20	1.36
38	09/15/2019 - 09/21/2019	1.22	1.39
39	09/22/2019 - 09/28/2019	1.18	1.34
40	09/29/2019 - 10/05/2019	1.15	1.31
41	10/06/2019 - 10/12/2019	1.11	1.26
42	10/13/2019 - 10/19/2019	1.08	1.23
43	10/20/2019 - 10/26/2019	1.07	1.22
44	10/27/2019 - 11/02/2019	1.05	1.19
45	11/03/2019 - 11/09/2019	1.04	1.18
46	11/10/2019 - 11/16/2019	1.03	1.17
47	11/17/2019 - 11/23/2019	1.03	1.17
48	11/24/2019 - 11/30/2019	1.03	1.17
49	12/01/2019 - 12/07/2019	1.02	1.16
50	12/08/2019 - 12/14/2019	1.02	1.16
51	12/15/2019 - 12/21/2019	1.02	1.16
52	12/22/2019 - 12/28/2019	0.98	1.11
53	12/29/2019 - 12/31/2019	0.93	1.06

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.01	1.07
2	01/06/2019 - 01/12/2019	0.99	1.05
3	01/13/2019 - 01/19/2019	0.96	1.02
* 4	01/20/2019 - 01/26/2019	0.95	1.01
* 5	01/27/2019 - 02/02/2019	0.94	1.00
* 6	02/03/2019 - 02/09/2019	0.93	0.99
* 7	02/10/2019 - 02/16/2019	0.92	0.98
* 8	02/17/2019 - 02/23/2019	0.92	0.98
* 9	02/24/2019 - 03/02/2019	0.93	0.99
*10	03/03/2019 - 03/09/2019	0.93	0.99
*11	03/10/2019 - 03/16/2019	0.93	0.99
*12	03/17/2019 - 03/23/2019	0.94	1.00
*13	03/24/2019 - 03/30/2019	0.94	1.00
*14	03/31/2019 - 04/06/2019	0.95	1.01
*15	04/07/2019 - 04/13/2019	0.95	1.01
*16	04/14/2019 - 04/20/2019	0.96	1.02
17	04/21/2019 - 04/27/2019	0.97	1.03
18	04/28/2019 - 05/04/2019	0.98	1.04
19	05/05/2019 - 05/11/2019	0.99	1.05
20	05/12/2019 - 05/18/2019	1.00	1.06
21	05/19/2019 - 05/25/2019	1.01	1.07
22	05/26/2019 - 06/01/2019	1.02	1.09
23	06/02/2019 - 06/08/2019	1.02	1.09
24	06/09/2019 - 06/15/2019	1.03	1.10
25	06/16/2019 - 06/22/2019	1.04	1.11
26	06/23/2019 - 06/29/2019	1.05	1.12
27	06/30/2019 - 07/06/2019	1.05	1.12
28	07/07/2019 - 07/13/2019	1.06	1.13
29	07/14/2019 - 07/20/2019	1.07	1.14
30	07/21/2019 - 07/27/2019	1.06	1.13
31	07/28/2019 - 08/03/2019	1.06	1.13
32	08/04/2019 - 08/10/2019	1.05	1.12
33	08/11/2019 - 08/17/2019	1.04	1.11
34	08/18/2019 - 08/24/2019	1.05	1.12
35	08/25/2019 - 08/31/2019	1.07	1.14
36	09/01/2019 - 09/07/2019	1.08	1.15
37	09/08/2019 - 09/14/2019	1.10	1.17
38	09/15/2019 - 09/21/2019	1.11	1.18
39	09/22/2019 - 09/28/2019	1.09	1.16
40	09/29/2019 - 10/05/2019	1.07	1.14
41	10/06/2019 - 10/12/2019	1.04	1.11
42	10/13/2019 - 10/19/2019	1.02	1.09
43	10/20/2019 - 10/26/2019	1.02	1.09
44	10/27/2019 - 11/02/2019	1.02	1.09
45	11/03/2019 - 11/09/2019	1.01	1.07
46	11/10/2019 - 11/16/2019	1.01	1.07
47	11/17/2019 - 11/23/2019	1.01	1.07
48	11/24/2019 - 11/30/2019	1.01	1.07
49	12/01/2019 - 12/07/2019	1.01	1.07
50	12/08/2019 - 12/14/2019	1.01	1.07
51	12/15/2019 - 12/21/2019	1.01	1.07
52	12/22/2019 - 12/28/2019	0.99	1.05
53	12/29/2019 - 12/31/2019	0.96	1.02

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.14
2	01/06/2019 - 01/12/2019	1.03	1.12
3	01/13/2019 - 01/19/2019	1.00	1.09
* 4	01/20/2019 - 01/26/2019	0.97	1.05
* 5	01/27/2019 - 02/02/2019	0.93	1.01
* 6	02/03/2019 - 02/09/2019	0.90	0.98
* 7	02/10/2019 - 02/16/2019	0.86	0.93
* 8	02/17/2019 - 02/23/2019	0.87	0.95
* 9	02/24/2019 - 03/02/2019	0.88	0.96
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.90	0.98
*12	03/17/2019 - 03/23/2019	0.91	0.99
*13	03/24/2019 - 03/30/2019	0.93	1.01
*14	03/31/2019 - 04/06/2019	0.94	1.02
*15	04/07/2019 - 04/13/2019	0.95	1.03
*16	04/14/2019 - 04/20/2019	0.97	1.05
17	04/21/2019 - 04/27/2019	0.99	1.08
18	04/28/2019 - 05/04/2019	1.00	1.09
19	05/05/2019 - 05/11/2019	1.02	1.11
20	05/12/2019 - 05/18/2019	1.04	1.13
21	05/19/2019 - 05/25/2019	1.06	1.15
22	05/26/2019 - 06/01/2019	1.07	1.16
23	06/02/2019 - 06/08/2019	1.09	1.18
24	06/09/2019 - 06/15/2019	1.10	1.20
25	06/16/2019 - 06/22/2019	1.11	1.21
26	06/23/2019 - 06/29/2019	1.12	1.22
27	06/30/2019 - 07/06/2019	1.12	1.22
28	07/07/2019 - 07/13/2019	1.13	1.23
29	07/14/2019 - 07/20/2019	1.14	1.24
30	07/21/2019 - 07/27/2019	1.13	1.23
31	07/28/2019 - 08/03/2019	1.13	1.23
32	08/04/2019 - 08/10/2019	1.12	1.22
33	08/11/2019 - 08/17/2019	1.12	1.22
34	08/18/2019 - 08/24/2019	1.11	1.21
35	08/25/2019 - 08/31/2019	1.10	1.20
36	09/01/2019 - 09/07/2019	1.09	1.18
37	09/08/2019 - 09/14/2019	1.08	1.17
38	09/15/2019 - 09/21/2019	1.08	1.17
39	09/22/2019 - 09/28/2019	1.05	1.14
40	09/29/2019 - 10/05/2019	1.03	1.12
41	10/06/2019 - 10/12/2019	1.00	1.09
42	10/13/2019 - 10/19/2019	0.98	1.07
43	10/20/2019 - 10/26/2019	0.97	1.05
44	10/27/2019 - 11/02/2019	0.96	1.04
45	11/03/2019 - 11/09/2019	0.94	1.02
46	11/10/2019 - 11/16/2019	0.93	1.01
47	11/17/2019 - 11/23/2019	0.95	1.03
48	11/24/2019 - 11/30/2019	0.98	1.07
49	12/01/2019 - 12/07/2019	1.00	1.09
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.05	1.14
52	12/22/2019 - 12/28/2019	1.03	1.12
53	12/29/2019 - 12/31/2019	1.00	1.09

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9495 ST LUCIE I95

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	0.92	0.95
2	01/06/2019 - 01/12/2019	0.98	1.01
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	1.00	1.03
7	02/10/2019 - 02/16/2019	0.99	1.02
8	02/17/2019 - 02/23/2019	0.98	1.01
9	02/24/2019 - 03/02/2019	0.97	1.00
10	03/03/2019 - 03/09/2019	0.96	0.99
11	03/10/2019 - 03/16/2019	0.95	0.98
12	03/17/2019 - 03/23/2019	0.96	0.99
13	03/24/2019 - 03/30/2019	0.96	0.99
14	03/31/2019 - 04/06/2019	0.97	1.00
15	04/07/2019 - 04/13/2019	0.97	1.00
16	04/14/2019 - 04/20/2019	0.98	1.01
17	04/21/2019 - 04/27/2019	0.99	1.02
18	04/28/2019 - 05/04/2019	1.00	1.03
19	05/05/2019 - 05/11/2019	1.00	1.03
20	05/12/2019 - 05/18/2019	1.01	1.04
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.02	1.05
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.02	1.05
25	06/16/2019 - 06/22/2019	1.02	1.05
26	06/23/2019 - 06/29/2019	1.02	1.05
27	06/30/2019 - 07/06/2019	1.02	1.05
28	07/07/2019 - 07/13/2019	1.02	1.05
29	07/14/2019 - 07/20/2019	1.02	1.05
30	07/21/2019 - 07/27/2019	1.03	1.06
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.04	1.07
33	08/11/2019 - 08/17/2019	1.04	1.07
34	08/18/2019 - 08/24/2019	1.06	1.09
35	08/25/2019 - 08/31/2019	1.08	1.11
36	09/01/2019 - 09/07/2019	1.10	1.13
37	09/08/2019 - 09/14/2019	1.12	1.15
38	09/15/2019 - 09/21/2019	1.14	1.18
39	09/22/2019 - 09/28/2019	1.11	1.14
40	09/29/2019 - 10/05/2019	1.08	1.11
*41	10/06/2019 - 10/12/2019	1.04	1.07
*42	10/13/2019 - 10/19/2019	1.01	1.04
*43	10/20/2019 - 10/26/2019	1.00	1.03
*44	10/27/2019 - 11/02/2019	0.98	1.01
*45	11/03/2019 - 11/09/2019	0.97	1.00
*46	11/10/2019 - 11/16/2019	0.95	0.98
*47	11/17/2019 - 11/23/2019	0.94	0.97
*48	11/24/2019 - 11/30/2019	0.94	0.97
*49	12/01/2019 - 12/07/2019	0.93	0.96
*50	12/08/2019 - 12/14/2019	0.93	0.96
*51	12/15/2019 - 12/21/2019	0.92	0.95
*52	12/22/2019 - 12/28/2019	0.98	1.01
*53	12/29/2019 - 12/31/2019	1.03	1.06

* PEAK SEASON

APPENDIX G
Turning Movement Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Midway Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Midway Road			Midway Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	109	141	56	53	133	52	97	365	97	26	335	42
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	110	142	57	54	134	53	98	369	98	26	338	42
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	9	11	5	4	11	4	8	29	8	2	27	3
Project Traffic % Assignment		10%			10%	15%	15%					
Project Traffic Direction		IN			OUT	OUT	IN					
Project Traffic		1			3	6	2					
2026 Background Traffic	119	153	62	58	145	57	106	398	106	28	365	45
2026 Total Traffic	119	154	62	58	148	63	108	398	106	28	365	45

WEEKDAY PM PEAK HOUR (4:30 PM to 5:30 PM)	Oleander Avenue			Oleander Avenue			Midway Road			Midway Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	106	126	52	92	137	76	95	521	66	48	416	96
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	107	127	53	93	138	77	96	526	67	48	420	97
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	9	10	4	7	11	6	8	42	5	4	34	8
Project Traffic % Assignment		10%			10%	15%	15%					
Project Traffic Direction		IN			OUT	OUT	IN					
Project Traffic		4			2	4	6					
2026 Background Traffic	116	137	57	100	149	83	104	568	72	52	454	105
2026 Total Traffic	116	141	57	100	151	87	110	568	72	52	454	105

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Weatherbee Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Weatherbee Road			Weatherbee Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	9	249	32	52	191	7	6	64	32	19	80	52
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	9	251	32	53	193	7	6	65	32	19	81	53
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	1	20	3	4	15	1	0	5	3	2	6	4
Project Traffic % Assignment		25%		15%	25%							15%
Project Traffic Direction		IN		OUT	OUT							IN
Project Traffic		3		6	9							2
2026 Background Traffic	10	271	35	57	208	8	6	70	35	21	87	57
2026 Total Traffic	10	274	35	63	217	8	6	70	35	21	87	59

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Weatherbee Road			Weatherbee Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	14	288	28	73	248	8	6	62	23	19	59	43
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	14	291	28	74	250	8	6	63	23	19	60	43
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	1	23	2	6	20	1	0	5	2	2	5	3
Project Traffic % Assignment		25%		15%	25%							15%
Project Traffic Direction		IN		OUT	OUT							IN
Project Traffic		10		4	6							6
2026 Background Traffic	15	314	30	80	270	9	6	68	25	21	65	46
2026 Total Traffic	15	324	30	84	276	9	6	68	25	21	65	52

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Bell Avenue

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Bell Avenue			Driveway		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	61	278	4	7	250	63	66	2	79	1	1	5
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	62	281	4	7	253	64	67	2	80	1	1	5
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	5	22	0	1	20	5	5	0	6	0	0	0
Project Traffic % Assignment	5%	55%			55%				5%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	2	20			7				1			
2026 Background Traffic	67	303	4	8	273	69	72	2	86	1	1	5
2026 Total Traffic	69	323	4	8	280	69	72	2	87	1	1	5

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Bell Avenue			Driveway		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	72	328	0	2	287	108	68	2	78	1	4	6
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	73	331	0	2	290	109	69	2	79	1	4	6
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	6	26	0	0	23	9	6	0	6	0	0	0
Project Traffic % Assignment	5%	55%			55%				5%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	1	13			23				2			
2026 Background Traffic	79	357	0	2	313	118	75	2	85	1	4	6
2026 Total Traffic	80	370	0	2	336	118	75	2	87	1	4	6

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Farmers Market Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Driveway			Farmers Market Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	1	286	63	33	287	8	1	1	1	36	1	31
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	1	289	64	33	290	8	1	1	1	36	1	31
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	23	5	3	23	1	0	0	0	3	0	2
Project Traffic % Assignment		45%	10%		45%					10%		
Project Traffic Direction		OUT	OUT		IN					IN		
Project Traffic		17	3		6					1		
2026 Background Traffic	1	312	69	36	313	9	1	1	1	39	1	33
2026 Total Traffic	1	329	72	36	319	9	1	1	1	40	1	33

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Driveway			Farmers Market Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	0	363	35	19	336	0	0	0	0	61	0	41
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	0	367	35	19	339	0	0	0	0	62	0	41
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	29	3	2	27	0	0	0	0	5	0	3
Project Traffic % Assignment		45%	10%		45%					10%		
Project Traffic Direction		OUT	OUT		IN					IN		
Project Traffic		11	2		19					4		
2026 Background Traffic	0	396	38	21	366	0	0	0	0	67	0	44
2026 Total Traffic	0	407	40	21	385	0	0	0	0	71	0	44

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Edwards Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Edwards Road			Edwards Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	148	195	47	39	175	59	49	321	187	26	210	28
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	149	197	47	39	177	60	49	324	189	26	212	28
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	12	16	4	3	14	5	4	26	15	2	17	2
Project Traffic % Assignment	20%	25%			25%				20%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	8	9			3				3			
2026 Background Traffic	161	213	51	42	191	65	53	350	204	28	229	30
2026 Total Traffic	169	222	51	42	194	65	53	350	207	28	229	30

WEEKDAY PM PEAK HOUR (4:45 PM to 5:45 PM)	Oleander Avenue			Oleander Avenue			Edwards Road			Edwards Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	171	285	40	51	198	75	92	298	209	31	336	37
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	173	288	40	52	200	76	93	301	211	31	339	37
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	14	23	3	4	16	6	7	24	17	2	27	3
Project Traffic % Assignment	20%	25%			25%				20%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	5	6			11				8			
2026 Background Traffic	187	311	43	56	216	82	100	325	228	33	366	40
2026 Total Traffic	192	317	43	56	227	82	100	325	236	33	366	40

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Project Driveway

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Project Driveway			-		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	N/A	N/A	N/A
Counted on 4/6/2021	0	307	0	0	330	0	0	0	0	0	0	0
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	0	310	0	0	333	0	0	0	0	0	0	0
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	25	0	0	27	0	0	0	0	0	0	0
Project Traffic % Assignment	40%					60%	60%		40%			
Project Traffic Direction	IN					IN	OUT		OUT			
Project Traffic	5					8	22		15			
2026 Background Traffic	0	335	0	0	360	0	0	0	0	0	0	0
2026 Total Traffic	5	335	0	0	360	8	22	0	15	0	0	0

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Project Driveway			-		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	N/A	N/A	N/A
Counted on 4/6/2021	0	337	0	0	366	0	0	0	0	0	0	0
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	0	340	0	0	370	0	0	0	0	0	0	0
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	27	0	0	30	0	0	0	0	0	0	0
Project Traffic % Assignment	40%					60%	60%		40%			
Project Traffic Direction	IN					IN	OUT		OUT			
Project Traffic	16					25	14		10			
2026 Background Traffic	0	367	0	0	400	0	0	0	0	0	0	0
2026 Total Traffic	16	367	0	0	400	25	14	0	10	0	0	0

APPENDIX H
Signal Timing/Phasing Plans

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00011 - EDWARDS RD @ OLEANDER AVE - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Q in use

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	8	10	6	10	8	10	6	10	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	7	0	7	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	15	0	19	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	3.0	3.0	4.0	3.0	3.0	3.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	10	30	10	30	10	30	10	30	35	35	35	35	35	35	35	35
Max2	0	0	0	0	0	0	0	0	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	0.0	2.0	0.0	2.0	0.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Timing 10/18/16

Ø in Use 1-8

Ø to LS 1-8 to 1-8, 9-12 to 2-8P

Ø	1	2	3	4	5	6	7	8
Min	8	10	8	8	8	10	8	8
Walk		7		7		7		7
Pedcl		25		30		25		30
Ext	3	4.5	3	3.5	3	4.5	3	3.5
Max	10	45	15	25	15	45	15	25
Yell	4	4	4	4	4	4	4	4
Red	3	3	3	3	3	3	3	3

Start / Flash

Pwr Start 2,6 Green

Ext start 2,6 Green

Entry 4,8

Exit 2,6

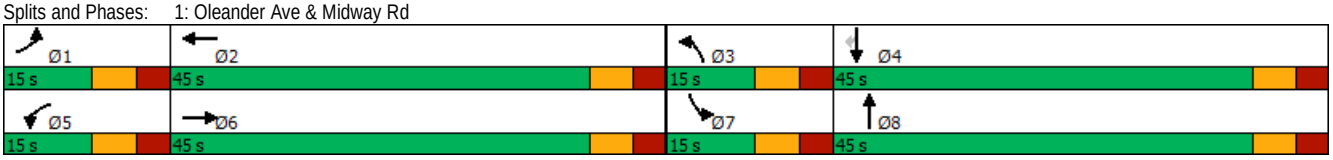
APPENDIX I
Synchro Outputs

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	98	369	98	26	338	42	110	142	57	54	134	53
Future Volume (vph)	98	369	98	26	338	42	110	142	57	54	134	53
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	6%	6%	6%	5%	5%	5%
Adj. Flow (vph)	105	397	105	28	363	45	118	153	61	58	144	57
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	502	0	28	408	0	118	214	0	58	144	57
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.58	0.41		0.16	0.53		0.34	0.44		0.16	0.43	0.14
Control Delay	50.6	21.0		38.2	27.9		38.0	27.8		36.4	32.5	0.7
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	50.6	21.0		38.2	27.9		38.0	27.8		36.4	32.5	0.7
Queue Length 50th (ft)	48	76		12	87		26	84		12	59	0
Queue Length 95th (ft)	#142	172		42	143		61	171		35	124	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	182	1696		179	1679		351	874		354	913	857
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.58	0.30		0.16	0.24		0.34	0.24		0.16	0.16	0.07

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 76.7
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	369	98	26	338	42	110	142	57	54	134	53
Future Volume (veh/h)	98	369	98	26	338	42	110	142	57	54	134	53
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1796	1796	1796	1811	1811	1811	1826	1826	1826
Adj Flow Rate, veh/h	105	397	105	28	363	45	118	153	61	58	144	57
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	5	5	5	7	7	7	6	6	6	5	5	5
Cap, veh/h	183	714	187	84	630	78	366	212	84	271	261	221
Arrive On Green	0.11	0.26	0.26	0.05	0.21	0.21	0.11	0.17	0.17	0.08	0.14	0.14
Sat Flow, veh/h	1739	2720	712	1711	3058	376	3346	1232	491	3374	1826	1547
Grp Volume(v), veh/h	105	252	250	28	201	207	118	0	214	58	144	57
Grp Sat Flow(s),veh/h/ln	1739	1735	1698	1711	1706	1728	1673	0	1723	1687	1826	1547
Q Serve(g_s), s	3.7	8.0	8.2	1.0	6.8	6.9	2.1	0.0	7.5	1.0	4.7	2.1
Cycle Q Clear(g_c), s	3.7	8.0	8.2	1.0	6.8	6.9	2.1	0.0	7.5	1.0	4.7	2.1
Prop In Lane	1.00		0.42	1.00		0.22	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	183	455	446	84	352	356	366	0	296	271	261	221
V/C Ratio(X)	0.57	0.55	0.56	0.33	0.57	0.58	0.32	0.00	0.72	0.21	0.55	0.26
Avail Cap(c_a), veh/h	217	1027	1005	213	1010	1023	417	0	1020	420	1081	916
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.3	20.4	20.5	29.5	22.9	23.0	26.4	0.0	25.1	27.6	25.6	24.5
Incr Delay (d2), s/veh	2.8	1.8	1.9	2.3	2.5	2.6	0.5	0.0	4.0	0.4	2.2	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	3.2	3.3	0.5	2.8	2.9	0.8	0.0	3.2	0.4	2.1	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.1	22.2	22.4	31.8	25.5	25.5	26.9	0.0	29.1	28.0	27.8	25.2
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		607			436			332			259	
Approach Delay, s/veh		23.6			25.9			28.3			27.3	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.8	20.2	14.0	16.2	10.1	23.8	12.2	18.0
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	5.7	8.9	4.1	6.7	3.0	10.2	3.0	9.5
Green Ext Time (p_c), s	0.0	4.3	0.1	1.2	0.0	5.4	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	25.8
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	65	32	19	81	53	9	251	32	53	193	7
Future Volume (vph)	6	65	32	19	81	53	9	251	32	53	193	7
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	7%	7%	7%	6%	6%	6%
Adj. Flow (vph)	7	71	35	21	89	58	10	276	35	58	212	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	113	0	0	168	0	0	321	0	0	278	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	65	32	19	81	53	9	251	32	53	193	7
Future Vol, veh/h	6	65	32	19	81	53	9	251	32	53	193	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	7	7	7	7	7	7	6	6	6
Mvmt Flow	7	71	35	21	89	58	10	276	35	58	212	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	719	663	216	699	650	294	220	0	0	311	0	0
Stage 1	332	332	-	314	314	-	-	-	-	-	-	-
Stage 2	387	331	-	385	336	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.17	6.57	6.27	4.17	-	-	4.16	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.563	4.063	3.363	2.263	-	-	2.254	-	-
Pot Cap-1 Maneuver	340	378	816	348	382	734	1320	-	-	1227	-	-
Stage 1	675	639	-	686	647	-	-	-	-	-	-	-
Stage 2	631	640	-	628	633	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	241	354	816	268	358	734	1320	-	-	1227	-	-
Mov Cap-2 Maneuver	241	354	-	268	358	-	-	-	-	-	-	-
Stage 1	669	604	-	680	641	-	-	-	-	-	-	-
Stage 2	496	634	-	501	599	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.9	19.5	0.2	1.7
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1320	-	-	416	414	1227	-	-
HCM Lane V/C Ratio	0.007	-	-	0.272	0.406	0.047	-	-
HCM Control Delay (s)	7.7	0	-	16.9	19.5	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.1	1.9	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	67	5	80	1	1	5	62	281	4	7	253	64
Future Volume (vph)	67	5	80	1	1	5	62	281	4	7	253	64
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	14%	14%	14%	7%	7%	7%	8%	8%	8%
Adj. Flow (vph)	74	5	88	1	1	5	68	309	4	8	278	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	167	0	0	7	0	0	381	0	0	356	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	67	5	80	1	1	5	62	281	4	7	253	64
Future Vol, veh/h	67	5	80	1	1	5	62	281	4	7	253	64
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	14	14	14	7	7	7	8	8	8
Mvmt Flow	74	5	88	1	1	5	68	309	4	8	278	70

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	779	778	313	823	811	311	348	0	0	313	0	0
Stage 1	329	329	-	447	447	-	-	-	-	-	-	-
Stage 2	450	449	-	376	364	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.24	6.64	6.34	4.17	-	-	4.18	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.626	4.126	3.426	2.263	-	-	2.272	-	-
Pot Cap-1 Maneuver	310	324	720	279	300	702	1184	-	-	1214	-	-
Stage 1	678	641	-	568	554	-	-	-	-	-	-	-
Stage 2	583	567	-	622	603	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	289	299	720	227	277	702	1184	-	-	1214	-	-
Mov Cap-2 Maneuver	289	299	-	227	277	-	-	-	-	-	-	-
Stage 1	631	636	-	528	515	-	-	-	-	-	-	-
Stage 2	537	527	-	537	598	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	12.9	1.5	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1184	-	-	423	462	1214	-	-
HCM Lane V/C Ratio	0.058	-	-	0.395	0.017	0.006	-	-
HCM Control Delay (s)	8.2	0	-	19	12.9	8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	1.9	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	1	36	1	31	1	289	64	33	290	8
Future Volume (vph)	1	1	1	36	1	31	1	289	64	33	290	8
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	33%	33%	33%	12%	12%	12%	5%	5%	5%	8%	8%	8%
Adj. Flow (vph)	1	1	1	41	1	35	1	328	73	38	330	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	3	0	0	77	0	0	402	0	0	377	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	36	1	31	1	289	64	33	290	8
Future Vol, veh/h	1	1	1	36	1	31	1	289	64	33	290	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	33	33	33	12	12	12	5	5	5	8	8	8
Mvmt Flow	1	1	1	41	1	35	1	328	73	38	330	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	796	814	335	779	782	365	339	0	0	401	0	0
Stage 1	411	411	-	367	367	-	-	-	-	-	-	-
Stage 2	385	403	-	412	415	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.83	6.53	7.22	6.62	6.32	4.15	-	-	4.18	-	-
Critical Hdwy Stg 1	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.297	3.597	3.608	4.108	3.408	2.245	-	-	2.272	-	-
Pot Cap-1 Maneuver	271	280	641	301	314	658	1204	-	-	1126	-	-
Stage 1	561	545	-	633	605	-	-	-	-	-	-	-
Stage 2	580	550	-	598	576	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	247	268	641	290	300	658	1204	-	-	1126	-	-
Mov Cap-2 Maneuver	247	268	-	290	300	-	-	-	-	-	-	-
Stage 1	560	522	-	632	604	-	-	-	-	-	-	-
Stage 2	547	549	-	571	552	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.3	16.5	0	0.8
HCM LOS	C	C		

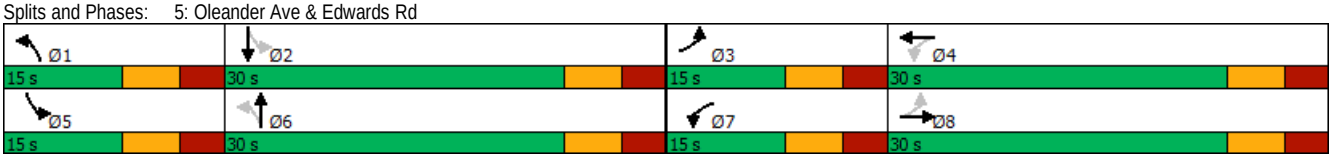
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1204	-	-	321	389	1126	-	-
HCM Lane V/C Ratio	0.001	-	-	0.011	0.199	0.033	-	-
HCM Control Delay (s)	8	0	-	16.3	16.5	8.3	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.7	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	49	321	187	26	210	28	148	195	47	39	175	59
Future Volume (vph)	49	321	187	26	210	28	148	195	47	39	175	59
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	8%	8%	8%	5%	5%	5%
Adj. Flow (vph)	52	341	199	28	223	30	157	207	50	41	186	63
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	540	0	28	253	0	157	257	0	41	249	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.13	0.55		0.09	0.32		0.37	0.50		0.09	0.57	
Control Delay	16.2	19.8		16.0	24.0		17.9	27.1		14.9	30.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	16.2	19.8		16.0	24.0		17.9	27.1		14.9	30.0	
Queue Length 50th (ft)	14	66		8	48		40	96		10	90	
Queue Length 95th (ft)	39	161		25	90		98	201		33	190	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	408	1353		339	1280		419	700		447	697	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.13	0.40		0.08	0.20		0.37	0.37		0.09	0.36	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 66
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	321	187	26	210	28	148	195	47	39	175	59
Future Volume (veh/h)	49	321	187	26	210	28	148	195	47	39	175	59
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1752	1752	1752	1781	1781	1781	1826	1826	1826
Adj Flow Rate, veh/h	52	341	0	28	223	0	157	207	50	41	186	63
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	7	7	10	10	10	8	8	8	5	5	5
Cap, veh/h	337	638		276	554		384	338	82	356	243	82
Arrive On Green	0.06	0.19	0.00	0.04	0.17	0.00	0.12	0.24	0.24	0.07	0.19	0.19
Sat Flow, veh/h	1711	3503	0	1668	3416	0	1697	1386	335	1739	1305	442
Grp Volume(v), veh/h	52	341	0	28	223	0	157	0	257	41	0	249
Grp Sat Flow(s),veh/h/ln	1711	1706	0	1668	1664	0	1697	0	1721	1739	0	1746
Q Serve(g_s), s	1.5	5.4	0.0	0.8	3.6	0.0	4.2	0.0	8.0	1.1	0.0	8.1
Cycle Q Clear(g_c), s	1.5	5.4	0.0	0.8	3.6	0.0	4.2	0.0	8.0	1.1	0.0	8.1
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.19	1.00		0.25
Lane Grp Cap(c), veh/h	337	638		276	554		384	0	420	356	0	326
V/C Ratio(X)	0.15	0.53		0.10	0.40		0.41	0.00	0.61	0.12	0.00	0.76
Avail Cap(c_a), veh/h	466	1306		436	1273		401	0	659	473	0	668
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.8	22.1	0.0	19.5	22.4	0.0	16.4	0.0	20.2	17.4	0.0	23.2
Incr Delay (d2), s/veh	0.2	1.0	0.0	0.2	0.7	0.0	0.7	0.0	1.4	0.1	0.0	3.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	2.1	0.0	0.3	1.3	0.0	1.5	0.0	3.0	0.4	0.0	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.0	23.1	0.0	19.7	23.1	0.0	17.1	0.0	21.6	17.5	0.0	26.9
LnGrp LOS	B	C		B	C		B	A	C	B	A	C
Approach Vol, veh/h		393	A		251	A		414			290	
Approach Delay, s/veh		22.5			22.7			19.9			25.6	
Approach LOS		C			C			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.4	18.2	10.5	17.0	11.0	21.7	9.2	18.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	6.2	10.1	3.5	5.6	3.1	10.0	2.8	7.4
Green Ext Time (p_c), s	0.1	1.1	0.0	1.6	0.0	1.1	0.0	2.5

Intersection Summary		
HCM 6th Ctrl Delay		22.4
HCM 6th LOS		C

Notes

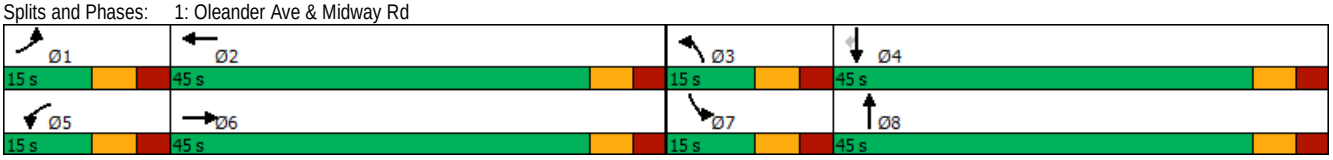
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

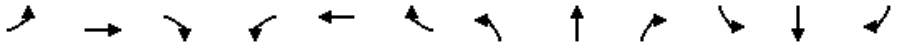
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	526	67	48	420	97	107	127	53	93	138	77
Future Volume (vph)	96	526	67	48	420	97	107	127	53	93	138	77
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	100	548	70	50	438	101	111	132	55	97	144	80
Shared Lane Traffic (%)												
Lane Group Flow (vph)	100	618	0	50	539	0	111	187	0	97	144	80
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.53	0.46		0.27	0.54		0.30	0.56		0.26	0.43	0.19
Control Delay	49.7	22.6		41.6	25.5		39.6	35.2		39.2	35.1	1.0
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	49.7	22.6		41.6	25.5		39.6	35.2		39.2	35.1	1.0
Queue Length 50th (ft)	49	138		24	115		27	79		23	66	0
Queue Length 95th (ft)	#137	212		66	180		60	158		54	132	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	190	1783		188	1752		369	918		369	952	889
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.53	0.35		0.27	0.31		0.30	0.20		0.26	0.15	0.09

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 77.7
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	96	526	67	48	420	97	107	127	53	93	138	77
Future Volume (veh/h)	96	526	67	48	420	97	107	127	53	93	138	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	100	548	70	50	438	101	111	132	55	97	144	80
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	3	3	3	2	2	2	2	2	2
Cap, veh/h	176	880	112	126	713	163	353	185	77	338	268	227
Arrive On Green	0.10	0.28	0.28	0.07	0.25	0.25	0.10	0.15	0.15	0.10	0.14	0.14
Sat Flow, veh/h	1781	3171	404	1767	2849	652	3456	1254	522	3456	1870	1585
Grp Volume(v), veh/h	100	306	312	50	270	269	111	0	187	97	144	80
Grp Sat Flow(s),veh/h/ln	1781	1777	1798	1767	1763	1738	1728	0	1776	1728	1870	1585
Q Serve(g_s), s	3.7	10.4	10.5	1.9	9.4	9.5	2.1	0.0	6.9	1.8	4.9	3.1
Cycle Q Clear(g_c), s	3.7	10.4	10.5	1.9	9.4	9.5	2.1	0.0	6.9	1.8	4.9	3.1
Prop In Lane	1.00		0.22	1.00		0.38	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	176	493	499	126	441	435	353	0	262	338	268	227
V/C Ratio(X)	0.57	0.62	0.62	0.40	0.61	0.62	0.31	0.00	0.71	0.29	0.54	0.35
Avail Cap(c_a), veh/h	206	978	989	205	970	956	400	0	977	400	1029	872
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.7	21.8	21.8	30.6	22.9	23.0	28.8	0.0	28.0	28.9	27.4	26.7
Incr Delay (d2), s/veh	2.9	2.2	2.2	2.0	2.3	2.5	0.5	0.0	4.3	0.5	2.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	4.4	4.4	0.8	3.9	4.0	0.8	0.0	3.1	0.7	2.2	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.6	24.0	24.0	32.6	25.3	25.4	29.3	0.0	32.3	29.4	29.4	27.8
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		718			589			298			321	
Approach Delay, s/veh		25.2			26.0			31.2			29.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.8	24.3	14.0	16.9	11.9	26.2	13.8	17.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	5.7	11.5	4.1	6.9	3.9	12.5	3.8	8.9
Green Ext Time (p_c), s	0.0	5.8	0.1	1.3	0.0	6.6	0.1	1.3

Intersection Summary	
HCM 6th Ctrl Delay	27.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	63	23	19	60	43	14	291	28	74	250	8
Future Volume (vph)	6	63	23	19	60	43	14	291	28	74	250	8
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	4%	4%	4%	2%	2%	2%
Adj. Flow (vph)	6	66	24	20	63	45	15	303	29	77	260	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	96	0	0	128	0	0	347	0	0	345	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

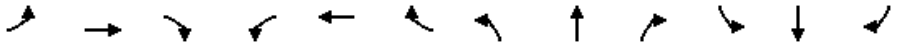
Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	63	23	19	60	43	14	291	28	74	250	8
Future Vol, veh/h	6	63	23	19	60	43	14	291	28	74	250	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	2	2	2	4	4	4	2	2	2
Mvmt Flow	6	66	24	20	63	45	15	303	29	77	260	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	820	780	264	811	770	318	268	0	0	332	0	0
Stage 1	418	418	-	348	348	-	-	-	-	-	-	-
Stage 2	402	362	-	463	422	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.14	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.236	-	-	2.218	-	-
Pot Cap-1 Maneuver	293	326	772	298	331	723	1284	-	-	1227	-	-
Stage 1	610	589	-	668	634	-	-	-	-	-	-	-
Stage 2	623	623	-	579	588	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	216	298	772	224	302	723	1284	-	-	1227	-	-
Mov Cap-2 Maneuver	216	298	-	224	302	-	-	-	-	-	-	-
Stage 1	601	545	-	659	625	-	-	-	-	-	-	-
Stage 2	519	614	-	457	544	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.6	20.6	0.3	1.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1284	-	-	342	356	1227	-	-
HCM Lane V/C Ratio	0.011	-	-	0.28	0.357	0.063	-	-
HCM Control Delay (s)	7.8	0	-	19.6	20.6	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.1	1.6	0.2	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	68	2	78	1	4	6	72	328	0	2	287	108
Future Volume (vph)	68	2	78	1	4	6	72	328	0	2	287	108
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	27%	27%	27%	4%	4%	4%	4%	4%	4%
Adj. Flow (vph)	74	2	85	1	4	7	78	357	0	2	312	117
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	161	0	0	12	0	0	435	0	0	431	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	68	2	78	1	4	6	72	328	0	2	287	108
Future Vol, veh/h	68	2	78	1	4	6	72	328	0	2	287	108
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	27	27	27	4	4	4	4	4	4
Mvmt Flow	74	2	85	1	4	7	78	357	0	2	312	117

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	894	888	371	931	946	357	429	0	0	357	0	0
Stage 1	375	375	-	513	513	-	-	-	-	-	-	-
Stage 2	519	513	-	418	433	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.37	6.77	6.47	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.743	4.243	3.543	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	259	280	668	223	238	634	1120	-	-	1191	-	-
Stage 1	640	612	-	501	497	-	-	-	-	-	-	-
Stage 2	534	531	-	566	541	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	235	255	668	180	217	634	1120	-	-	1191	-	-
Mov Cap-2 Maneuver	235	255	-	180	217	-	-	-	-	-	-	-
Stage 1	584	611	-	457	454	-	-	-	-	-	-	-
Stage 2	478	485	-	491	540	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23	16.4	1.5	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1120	-	-	358	329	1191	-	-
HCM Lane V/C Ratio	0.07	-	-	0.449	0.036	0.002	-	-
HCM Control Delay (s)	8.5	0	-	23	16.4	8	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.2	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	62	0	41	0	367	35	19	339	0
Future Volume (vph)	0	0	0	62	0	41	0	367	35	19	339	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	10%	10%	10%	5%	5%	5%	4%	4%	4%
Adj. Flow (vph)	0	0	0	67	0	45	0	399	38	21	368	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	112	0	0	437	0	0	389	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	62	0	41	0	367	35	19	339	0
Future Vol, veh/h	0	0	0	62	0	41	0	367	35	19	339	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	10	10	10	5	5	5	4	4	4
Mvmt Flow	0	0	0	67	0	45	0	399	38	21	368	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	851	847	368	828	828	418	368	0	0	437	0	0
Stage 1	410	410	-	418	418	-	-	-	-	-	-	-
Stage 2	441	437	-	410	410	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.2	6.6	6.3	4.15	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.59	4.09	3.39	2.245	-	-	2.236	-	-
Pot Cap-1 Maneuver	280	299	677	281	298	618	1174	-	-	1112	-	-
Stage 1	619	595	-	597	577	-	-	-	-	-	-	-
Stage 2	595	579	-	603	582	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	255	292	677	276	291	618	1174	-	-	1112	-	-
Mov Cap-2 Maneuver	255	292	-	276	291	-	-	-	-	-	-	-
Stage 1	619	581	-	597	577	-	-	-	-	-	-	-
Stage 2	552	579	-	589	568	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	19.8	0	0.4
HCM LOS	A	C		

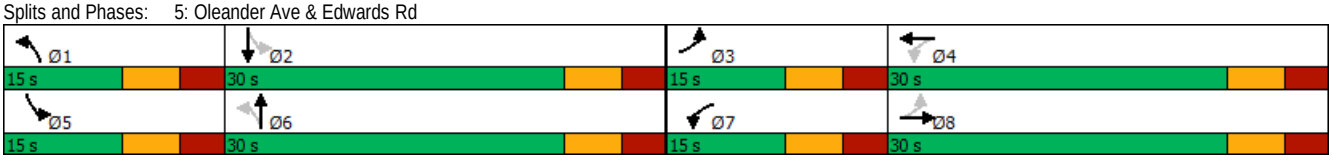
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1174	-	-	-	354	1112	-	-
HCM Lane V/C Ratio	-	-	-	-	0.316	0.019	-	-
HCM Control Delay (s)	0	-	-	0	19.8	8.3	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	1.3	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	301	211	31	339	37	173	288	40	52	200	76
Future Volume (vph)	93	301	211	31	339	37	173	288	40	52	200	76
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	4%	4%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	98	317	222	33	357	39	182	303	42	55	211	80
Shared Lane Traffic (%)												
Lane Group Flow (vph)	98	539	0	33	396	0	182	345	0	55	291	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.28	0.50		0.11	0.54		0.46	0.55		0.13	0.67	
Control Delay	18.5	17.0		16.7	29.7		19.8	29.0		15.3	33.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.5	17.0		16.7	29.7		19.8	29.0		15.3	33.8	
Queue Length 50th (ft)	31	61		10	91		54	153		15	118	
Queue Length 95th (ft)	65	141		28	140		111	#293		41	221	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	356	1268		336	1124		398	640		416	591	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.28	0.43		0.10	0.35		0.46	0.54		0.13	0.49	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 74.6
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	93	301	211	31	339	37	173	288	40	52	200	76
Future Volume (veh/h)	93	301	211	31	339	37	173	288	40	52	200	76
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	98	317	0	33	357	0	182	303	42	55	211	80
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	2	2	2
Cap, veh/h	318	701		312	581		378	396	55	324	265	100
Arrive On Green	0.08	0.20	0.00	0.04	0.16	0.00	0.12	0.25	0.25	0.08	0.20	0.20
Sat Flow, veh/h	1753	3589	0	1767	3618	0	1781	1607	223	1781	1292	490
Grp Volume(v), veh/h	98	317	0	33	357	0	182	0	345	55	0	291
Grp Sat Flow(s),veh/h/ln	1753	1749	0	1767	1763	0	1781	0	1830	1781	0	1782
Q Serve(g_s), s	2.9	5.1	0.0	1.0	6.1	0.0	5.0	0.0	11.3	1.5	0.0	10.0
Cycle Q Clear(g_c), s	2.9	5.1	0.0	1.0	6.1	0.0	5.0	0.0	11.3	1.5	0.0	10.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.12	1.00		0.27
Lane Grp Cap(c), veh/h	318	701		312	581		378	0	451	324	0	365
V/C Ratio(X)	0.31	0.45		0.11	0.61		0.48	0.00	0.76	0.17	0.00	0.80
Avail Cap(c_a), veh/h	400	1247		458	1257		387	0	653	406	0	635
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.0	22.7	0.0	20.8	25.0	0.0	17.3	0.0	22.6	17.7	0.0	24.4
Incr Delay (d2), s/veh	0.5	0.7	0.0	0.1	1.5	0.0	1.0	0.0	3.3	0.2	0.0	4.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.0	0.0	0.4	2.5	0.0	1.9	0.0	4.8	0.6	0.0	4.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.5	23.3	0.0	20.9	26.5	0.0	18.3	0.0	25.9	18.0	0.0	28.4
LnGrp LOS	C	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		415	A		390	A		527			346	
Approach Delay, s/veh		22.7			26.1			23.2			26.7	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.7	20.2	12.0	17.6	12.0	22.9	9.7	19.9
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	7.0	12.0	4.9	8.1	3.5	13.3	3.0	7.1
Green Ext Time (p_c), s	0.1	1.2	0.1	2.6	0.0	1.4	0.0	2.3

Intersection Summary	
HCM 6th Ctrl Delay	24.5
HCM 6th LOS	C

Notes

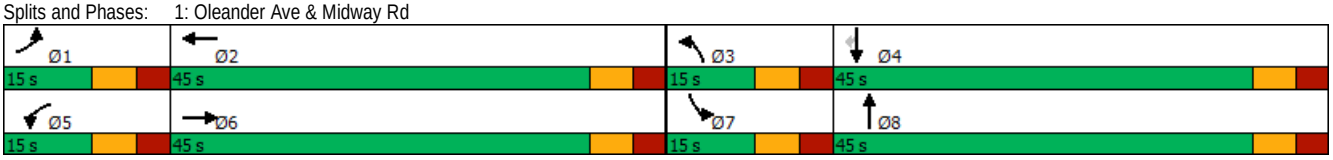
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

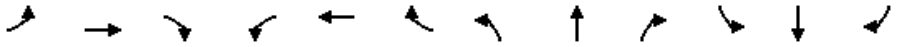
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	106	398	106	28	365	45	119	153	62	58	145	57
Future Volume (vph)	106	398	106	28	365	45	119	153	62	58	145	57
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	6%	6%	6%	5%	5%	5%
Adj. Flow (vph)	114	428	114	30	392	48	128	165	67	62	156	61
Shared Lane Traffic (%)												
Lane Group Flow (vph)	114	542	0	30	440	0	128	232	0	62	156	61
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.65	0.44		0.18	0.54		0.38	0.54		0.18	0.44	0.14
Control Delay	57.7	21.7		40.6	28.6		40.7	32.2		38.7	33.0	0.7
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	57.7	21.7		40.6	28.6		40.7	32.2		38.7	33.0	0.7
Queue Length 50th (ft)	54	86		14	97		30	95		14	66	0
Queue Length 95th (ft)	#167	192		47	158		70	192		39	138	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	175	1626		171	1613		336	839		339	876	829
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.65	0.33		0.18	0.27		0.38	0.28		0.18	0.18	0.07

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 80.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





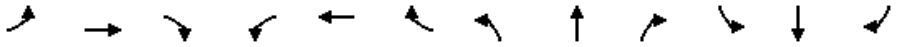
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	106	398	106	28	365	45	119	153	62	58	145	57
Future Volume (veh/h)	106	398	106	28	365	45	119	153	62	58	145	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1796	1796	1796	1811	1811	1811	1826	1826	1826
Adj Flow Rate, veh/h	114	428	114	30	392	48	128	165	67	62	156	61
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	5	5	5	7	7	7	6	6	6	5	5	5
Cap, veh/h	182	730	193	87	659	80	362	222	90	275	283	240
Arrive On Green	0.10	0.27	0.27	0.05	0.22	0.22	0.11	0.18	0.18	0.08	0.16	0.16
Sat Flow, veh/h	1739	2715	717	1711	3063	373	3346	1224	497	3374	1826	1547
Grp Volume(v), veh/h	114	272	270	30	217	223	128	0	232	62	156	61
Grp Sat Flow(s),veh/h/ln	1739	1735	1697	1711	1706	1729	1673	0	1722	1687	1826	1547
Q Serve(g_s), s	4.2	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.3	2.3
Cycle Q Clear(g_c), s	4.2	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.3	2.3
Prop In Lane	1.00		0.42	1.00		0.22	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	182	466	456	87	367	372	362	0	313	275	283	240
V/C Ratio(X)	0.62	0.58	0.59	0.34	0.59	0.60	0.35	0.00	0.74	0.23	0.55	0.25
Avail Cap(c_a), veh/h	207	981	960	204	965	978	399	0	974	402	1033	875
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.8	21.3	21.3	30.8	23.7	23.8	27.8	0.0	26.0	28.9	26.2	25.0
Incr Delay (d2), s/veh	4.7	2.0	2.1	2.3	2.6	2.6	0.6	0.0	4.2	0.4	2.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	3.7	3.7	0.5	3.2	3.3	0.9	0.0	3.6	0.5	2.3	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.5	23.3	23.4	33.1	26.3	26.4	28.4	0.0	30.2	29.3	28.2	25.6
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		656			470			360			279	
Approach Delay, s/veh		25.1			26.8			29.5			27.9	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.0	21.4	14.3	17.4	10.4	25.1	12.5	19.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.2	9.8	4.4	7.3	3.1	11.3	3.2	10.6
Green Ext Time (p_c), s	0.0	4.7	0.1	1.3	0.0	5.9	0.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay	26.9
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	70	35	21	87	57	10	271	35	57	208	8
Future Volume (vph)	6	70	35	21	87	57	10	271	35	57	208	8
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	7%	7%	7%	6%	6%	6%
Adj. Flow (vph)	7	77	38	23	96	63	11	298	38	63	229	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	122	0	0	182	0	0	347	0	0	301	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

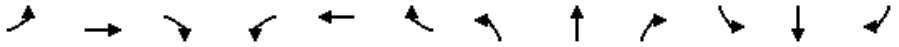
Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	70	35	21	87	57	10	271	35	57	208	8
Future Vol, veh/h	6	70	35	21	87	57	10	271	35	57	208	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	7	7	7	7	7	7	6	6	6
Mvmt Flow	7	77	38	23	96	63	11	298	38	63	229	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	779	718	234	756	703	317	238	0	0	336	0	0
Stage 1	360	360	-	339	339	-	-	-	-	-	-	-
Stage 2	419	358	-	417	364	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.17	6.57	6.27	4.17	-	-	4.16	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.563	4.063	3.363	2.263	-	-	2.254	-	-
Pot Cap-1 Maneuver	310	351	798	318	356	712	1300	-	-	1201	-	-
Stage 1	652	621	-	665	631	-	-	-	-	-	-	-
Stage 2	606	622	-	603	615	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	209	327	798	235	331	712	1300	-	-	1201	-	-
Mov Cap-2 Maneuver	209	327	-	235	331	-	-	-	-	-	-	-
Stage 1	645	584	-	658	625	-	-	-	-	-	-	-
Stage 2	463	616	-	468	578	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.5	22.7	0.2	1.7
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1300	-	-	387	382	1201	-	-
HCM Lane V/C Ratio	0.008	-	-	0.315	0.475	0.052	-	-
HCM Control Delay (s)	7.8	0	-	18.5	22.7	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.3	2.5	0.2	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	2	86	1	1	5	67	303	4	8	273	69
Future Volume (vph)	72	2	86	1	1	5	67	303	4	8	273	69
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	14%	14%	14%	7%	7%	7%	8%	8%	8%
Adj. Flow (vph)	79	2	95	1	1	5	74	333	4	9	300	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	176	0	0	7	0	0	411	0	0	385	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	2	86	1	1	5	67	303	4	8	273	69
Future Vol, veh/h	72	2	86	1	1	5	67	303	4	8	273	69
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	14	14	14	7	7	7	8	8	8
Mvmt Flow	79	2	95	1	1	5	74	333	4	9	300	76

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	842	841	338	888	877	335	376	0	0	337	0	0
Stage 1	356	356	-	483	483	-	-	-	-	-	-	-
Stage 2	486	485	-	405	394	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.24	6.64	6.34	4.17	-	-	4.18	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.626	4.126	3.426	2.263	-	-	2.272	-	-
Pot Cap-1 Maneuver	281	298	697	252	274	680	1156	-	-	1189	-	-
Stage 1	655	624	-	543	533	-	-	-	-	-	-	-
Stage 2	557	547	-	599	585	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	259	272	697	202	250	680	1156	-	-	1189	-	-
Mov Cap-2 Maneuver	259	272	-	202	250	-	-	-	-	-	-	-
Stage 1	603	618	-	500	491	-	-	-	-	-	-	-
Stage 2	508	504	-	511	579	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	21.5	13.5	1.5	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1156	-	-	391	429	1189	-	-
HCM Lane V/C Ratio	0.064	-	-	0.45	0.018	0.007	-	-
HCM Control Delay (s)	8.3	0	-	21.5	13.5	8.1	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.3	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	1	39	1	33	1	312	69	36	313	9
Future Volume (vph)	1	1	1	39	1	33	1	312	69	36	313	9
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	33%	33%	33%	12%	12%	12%	5%	5%	5%	8%	8%	8%
Adj. Flow (vph)	1	1	1	44	1	38	1	355	78	41	356	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	3	0	0	83	0	0	434	0	0	407	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	39	1	33	1	312	69	36	313	9
Future Vol, veh/h	1	1	1	39	1	33	1	312	69	36	313	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	33	33	33	12	12	12	5	5	5	8	8	8
Mvmt Flow	1	1	1	44	1	38	1	355	78	41	356	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	859	878	361	840	844	394	366	0	0	433	0	0
Stage 1	443	443	-	396	396	-	-	-	-	-	-	-
Stage 2	416	435	-	444	448	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.83	6.53	7.22	6.62	6.32	4.15	-	-	4.18	-	-
Critical Hdwy Stg 1	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.297	3.597	3.608	4.108	3.408	2.245	-	-	2.272	-	-
Pot Cap-1 Maneuver	245	256	619	274	289	634	1176	-	-	1095	-	-
Stage 1	538	526	-	610	587	-	-	-	-	-	-	-
Stage 2	557	531	-	574	556	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	221	244	619	262	275	634	1176	-	-	1095	-	-
Mov Cap-2 Maneuver	221	244	-	262	275	-	-	-	-	-	-	-
Stage 1	537	501	-	609	586	-	-	-	-	-	-	-
Stage 2	523	530	-	545	530	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.4	18.1	0	0.8
HCM LOS	C	C		

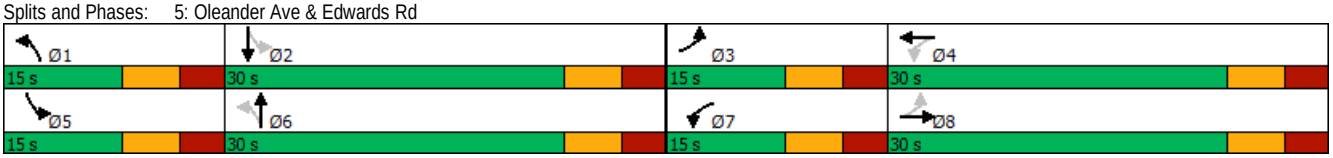
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1176	-	-	293	357	1095	-	-
HCM Lane V/C Ratio	0.001	-	-	0.012	0.232	0.037	-	-
HCM Control Delay (s)	8.1	0	-	17.4	18.1	8.4	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	53	350	204	28	229	30	161	213	51	42	191	65
Future Volume (vph)	53	350	204	28	229	30	161	213	51	42	191	65
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	8%	8%	8%	5%	5%	5%
Adj. Flow (vph)	56	372	217	30	244	32	171	227	54	45	203	69
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	589	0	30	276	0	171	281	0	45	272	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.15	0.62		0.11	0.37		0.42	0.47		0.10	0.65	
Control Delay	16.7	22.1		16.5	25.1		18.9	26.5		15.0	32.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	16.7	22.1		16.5	25.1		18.9	26.5		15.0	32.9	
Queue Length 50th (ft)	16	78		8	55		45	109		11	102	
Queue Length 95th (ft)	42	181		26	98		106	221		35	209	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	378	1202		293	1116		403	637		452	609	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.49		0.10	0.25		0.42	0.44		0.10	0.45	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 70.9
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	53	350	204	28	229	30	161	213	51	42	191	65
Future Volume (veh/h)	53	350	204	28	229	30	161	213	51	42	191	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1752	1752	1752	1781	1781	1781	1826	1826	1826
Adj Flow Rate, veh/h	56	372	0	30	244	0	171	227	54	45	203	69
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	7	7	10	10	10	8	8	8	5	5	5
Cap, veh/h	325	626		261	541		380	351	84	353	260	88
Arrive On Green	0.06	0.18	0.00	0.04	0.16	0.00	0.12	0.25	0.25	0.07	0.20	0.20
Sat Flow, veh/h	1711	3503	0	1668	3416	0	1697	1391	331	1739	1303	443
Grp Volume(v), veh/h	56	372	0	30	244	0	171	0	281	45	0	272
Grp Sat Flow(s),veh/h/ln	1711	1706	0	1668	1664	0	1697	0	1722	1739	0	1746
Q Serve(g_s), s	1.6	6.1	0.0	0.9	4.1	0.0	4.7	0.0	9.0	1.2	0.0	9.1
Cycle Q Clear(g_c), s	1.6	6.1	0.0	0.9	4.1	0.0	4.7	0.0	9.0	1.2	0.0	9.1
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.19	1.00		0.25
Lane Grp Cap(c), veh/h	325	626		261	541		380	0	435	353	0	348
V/C Ratio(X)	0.17	0.59		0.11	0.45		0.45	0.00	0.65	0.13	0.00	0.78
Avail Cap(c_a), veh/h	445	1276		413	1244		392	0	644	458	0	653
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.4	23.0	0.0	20.2	23.3	0.0	16.5	0.0	20.5	17.2	0.0	23.4
Incr Delay (d2), s/veh	0.2	1.3	0.0	0.2	0.8	0.0	0.8	0.0	1.6	0.2	0.0	3.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.4	0.0	0.3	1.5	0.0	1.7	0.0	3.4	0.4	0.0	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.6	24.3	0.0	20.4	24.1	0.0	17.4	0.0	22.2	17.3	0.0	27.2
LnGrp LOS	B	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		428	A		274	A		452			317	
Approach Delay, s/veh		23.7			23.7			20.3			25.8	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.6	19.3	10.7	17.0	11.3	22.5	9.4	18.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	6.7	11.1	3.6	6.1	3.2	11.0	2.9	8.1
Green Ext Time (p_c), s	0.1	1.2	0.0	1.8	0.0	1.2	0.0	2.7

Intersection Summary	
HCM 6th Ctrl Delay	23.1
HCM 6th LOS	C

Notes

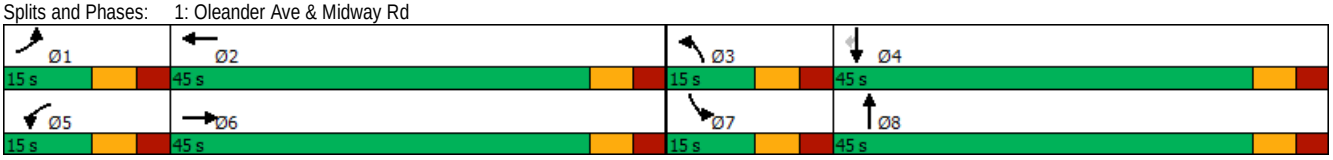
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

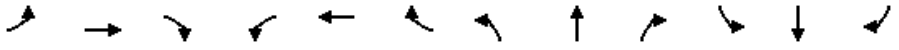
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	104	568	72	52	454	105	116	137	57	100	149	83
Future Volume (vph)	104	568	72	52	454	105	116	137	57	100	149	83
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	108	592	75	54	473	109	121	143	59	104	155	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	108	667	0	54	582	0	121	202	0	104	155	86
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.63	0.57		0.32	0.58		0.36	0.50		0.31	0.48	0.21
Control Delay	57.8	26.3		45.0	26.8		42.2	33.9		41.6	37.2	1.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	57.8	26.3		45.0	26.8		42.2	33.9		41.6	37.2	1.1
Queue Length 50th (ft)	55	155		27	129		30	89		26	74	0
Queue Length 95th (ft)	#160	235		73	199		68	177		60	145	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	172	1612		170	1585		333	832		333	859	819
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.63	0.41		0.32	0.37		0.36	0.24		0.31	0.18	0.11

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 83.8
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	568	72	52	454	105	116	137	57	100	149	83
Future Volume (veh/h)	104	568	72	52	454	105	116	137	57	100	149	83
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	108	592	75	54	473	109	121	143	59	104	155	86
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	3	3	3	2	2	2	2	2	2
Cap, veh/h	174	917	116	129	753	172	348	195	80	334	283	240
Arrive On Green	0.10	0.29	0.29	0.07	0.26	0.26	0.10	0.16	0.16	0.10	0.15	0.15
Sat Flow, veh/h	1781	3174	401	1767	2849	652	3456	1258	519	3456	1870	1585
Grp Volume(v), veh/h	108	331	336	54	292	290	121	0	202	104	155	86
Grp Sat Flow(s),veh/h/ln	1781	1777	1798	1767	1763	1738	1728	0	1777	1728	1870	1585
Q Serve(g_s), s	4.2	11.8	11.9	2.1	10.6	10.7	2.4	0.0	7.9	2.0	5.6	3.5
Cycle Q Clear(g_c), s	4.2	11.8	11.9	2.1	10.6	10.7	2.4	0.0	7.9	2.0	5.6	3.5
Prop In Lane	1.00		0.22	1.00		0.38	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	174	513	520	129	466	459	348	0	276	334	283	240
V/C Ratio(X)	0.62	0.64	0.65	0.42	0.63	0.63	0.35	0.00	0.73	0.31	0.55	0.36
Avail Cap(c_a), veh/h	196	931	942	195	924	911	381	0	931	381	980	830
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.4	22.5	22.5	32.1	23.5	23.6	30.4	0.0	29.2	30.5	28.5	27.6
Incr Delay (d2), s/veh	4.8	2.3	2.3	2.1	2.4	2.5	0.6	0.0	4.5	0.5	2.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	5.0	5.1	1.0	4.5	4.5	1.0	0.0	3.5	0.8	2.5	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.2	24.9	24.9	34.3	25.9	26.0	31.0	0.0	33.7	31.0	30.5	28.7
LnGrp LOS	D	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		775			636			323			345	
Approach Delay, s/veh		26.4			26.7			32.7			30.2	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.1	26.2	14.3	18.0	12.3	28.0	14.0	18.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.2	12.7	4.4	7.6	4.1	13.9	4.0	9.9
Green Ext Time (p_c), s	0.0	6.2	0.1	1.4	0.0	7.1	0.1	1.4

Intersection Summary	
HCM 6th Ctrl Delay	28.1
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	68	25	21	65	46	15	314	30	80	270	9
Future Volume (vph)	6	68	25	21	65	46	15	314	30	80	270	9
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	4%	4%	4%	2%	2%	2%
Adj. Flow (vph)	6	71	26	22	68	48	16	327	31	83	281	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	103	0	0	138	0	0	374	0	0	373	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	68	25	21	65	46	15	314	30	80	270	9
Future Vol, veh/h	6	68	25	21	65	46	15	314	30	80	270	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	2	2	2	4	4	4	2	2	2
Mvmt Flow	6	71	26	22	68	48	16	327	31	83	281	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	885	842	286	875	831	343	290	0	0	358	0	0
Stage 1	452	452	-	375	375	-	-	-	-	-	-	-
Stage 2	433	390	-	500	456	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.14	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.236	-	-	2.218	-	-
Pot Cap-1 Maneuver	265	300	751	270	305	700	1260	-	-	1201	-	-
Stage 1	585	569	-	646	617	-	-	-	-	-	-	-
Stage 2	599	606	-	553	568	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	186	271	751	193	275	700	1260	-	-	1201	-	-
Mov Cap-2 Maneuver	186	271	-	193	275	-	-	-	-	-	-	-
Stage 1	576	522	-	636	607	-	-	-	-	-	-	-
Stage 2	488	596	-	423	521	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.1	24.4	0.3	1.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1260	-	-	313	321	1201	-	-
HCM Lane V/C Ratio	0.012	-	-	0.329	0.428	0.069	-	-
HCM Control Delay (s)	7.9	0	-	22.1	24.4	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.4	2.1	0.2	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	2	85	1	4	6	79	357	0	2	313	118
Future Volume (vph)	75	2	85	1	4	6	79	357	0	2	313	118
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	27%	27%	27%	4%	4%	4%	4%	4%	4%
Adj. Flow (vph)	82	2	92	1	4	7	86	388	0	2	340	128
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	176	0	0	12	0	0	474	0	0	470	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	5.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	75	2	85	1	4	6	79	357	0	2	313	118
Future Vol, veh/h	75	2	85	1	4	6	79	357	0	2	313	118
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	27	27	27	4	4	4	4	4	4
Mvmt Flow	82	2	92	1	4	7	86	388	0	2	340	128

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	974	968	404	1015	1032	388	468	0	0	388	0	0
Stage 1	408	408	-	560	560	-	-	-	-	-	-	-
Stage 2	566	560	-	455	472	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.37	6.77	6.47	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.743	4.243	3.543	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	228	251	640	195	211	609	1083	-	-	1160	-	-
Stage 1	614	592	-	471	472	-	-	-	-	-	-	-
Stage 2	504	506	-	540	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	204	225	640	153	189	609	1083	-	-	1160	-	-
Mov Cap-2 Maneuver	204	225	-	153	189	-	-	-	-	-	-	-
Stage 1	552	591	-	423	424	-	-	-	-	-	-	-
Stage 2	444	455	-	459	518	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	29.5	17.8	1.6	0
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1083	-	-	318	293	1160	-	-
HCM Lane V/C Ratio	0.079	-	-	0.554	0.041	0.002	-	-
HCM Control Delay (s)	8.6	0	-	29.5	17.8	8.1	0	-
HCM Lane LOS	A	A	-	D	C	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	3.2	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	67	0	44	0	396	38	21	366	0
Future Volume (vph)	0	0	0	67	0	44	0	396	38	21	366	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	10%	10%	10%	5%	5%	5%	4%	4%	4%
Adj. Flow (vph)	0	0	0	73	0	48	0	430	41	23	398	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	121	0	0	471	0	0	421	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	67	0	44	0	396	38	21	366	0
Future Vol, veh/h	0	0	0	67	0	44	0	396	38	21	366	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	10	10	10	5	5	5	4	4	4
Mvmt Flow	0	0	0	73	0	48	0	430	41	23	398	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	919	915	398	895	895	451	398	0	0	471	0	0
Stage 1	444	444	-	451	451	-	-	-	-	-	-	-
Stage 2	475	471	-	444	444	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.2	6.6	6.3	4.15	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.59	4.09	3.39	2.245	-	-	2.236	-	-
Pot Cap-1 Maneuver	252	273	652	253	272	592	1144	-	-	1080	-	-
Stage 1	593	575	-	573	558	-	-	-	-	-	-	-
Stage 2	570	560	-	578	562	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	227	266	652	248	265	592	1144	-	-	1080	-	-
Mov Cap-2 Maneuver	227	266	-	248	265	-	-	-	-	-	-	-
Stage 1	593	559	-	573	558	-	-	-	-	-	-	-
Stage 2	524	560	-	562	547	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	22.7	0	0.5
HCM LOS	A	C		

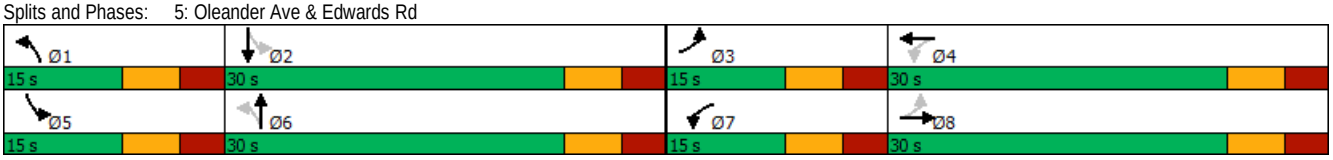
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1144	-	-	-	322	1080	-	-
HCM Lane V/C Ratio	-	-	-	-	0.375	0.021	-	-
HCM Control Delay (s)	0	-	-	0	22.7	8.4	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	1.7	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	325	228	33	366	40	187	311	43	56	216	82
Future Volume (vph)	100	325	228	33	366	40	187	311	43	56	216	82
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	4%	4%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	105	342	240	35	385	42	197	327	45	59	227	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	582	0	35	427	0	197	372	0	59	313	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.32	0.58		0.12	0.56		0.51	0.59		0.15	0.71	
Control Delay	19.1	20.2		17.0	30.2		21.7	30.6		15.8	36.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	19.1	20.2		17.0	30.2		21.7	30.6		15.8	36.0	
Queue Length 50th (ft)	35	97		11	103		62	175		17	135	
Queue Length 95th (ft)	69	156		29	151		120	#332		43	240	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	343	1206		310	1103		385	633		398	580	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.48		0.11	0.39		0.51	0.59		0.15	0.54	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 76.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	325	228	33	366	40	187	311	43	56	216	82
Future Volume (veh/h)	100	325	228	33	366	40	187	311	43	56	216	82
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	105	342	0	35	385	0	197	327	45	59	227	86
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	2	2	2
Cap, veh/h	312	721		307	607		367	406	56	312	279	106
Arrive On Green	0.08	0.21	0.00	0.04	0.17	0.00	0.12	0.25	0.25	0.08	0.22	0.22
Sat Flow, veh/h	1753	3589	0	1767	3618	0	1781	1609	221	1781	1293	490
Grp Volume(v), veh/h	105	342	0	35	385	0	197	0	372	59	0	313
Grp Sat Flow(s),veh/h/ln	1753	1749	0	1767	1763	0	1781	0	1831	1781	0	1782
Q Serve(g_s), s	3.2	5.8	0.0	1.1	6.8	0.0	5.6	0.0	12.7	1.6	0.0	11.2
Cycle Q Clear(g_c), s	3.2	5.8	0.0	1.1	6.8	0.0	5.6	0.0	12.7	1.6	0.0	11.2
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.12	1.00		0.27
Lane Grp Cap(c), veh/h	312	721		307	607		367	0	462	312	0	384
V/C Ratio(X)	0.34	0.47		0.11	0.63		0.54	0.00	0.80	0.19	0.00	0.81
Avail Cap(c_a), veh/h	387	1203		443	1213		372	0	630	383	0	613
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.4	23.3	0.0	21.1	25.7	0.0	17.9	0.0	23.4	18.0	0.0	25.0
Incr Delay (d2), s/veh	0.6	0.7	0.0	0.2	1.6	0.0	1.5	0.0	5.4	0.3	0.0	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	2.3	0.0	0.4	2.8	0.0	2.2	0.0	5.7	0.6	0.0	4.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.1	24.0	0.0	21.3	27.3	0.0	19.4	0.0	28.9	18.3	0.0	29.5
LnGrp LOS	C	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		447	A		420	A		569			372	
Approach Delay, s/veh		23.3			26.8			25.6			27.7	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.8	21.4	12.1	18.5	12.3	23.9	9.9	20.8
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	7.6	13.2	5.2	8.8	3.6	14.7	3.1	7.8
Green Ext Time (p_c), s	0.0	1.2	0.1	2.7	0.0	1.4	0.0	2.5

Intersection Summary	
HCM 6th Ctrl Delay	25.8
HCM 6th LOS	C

Notes

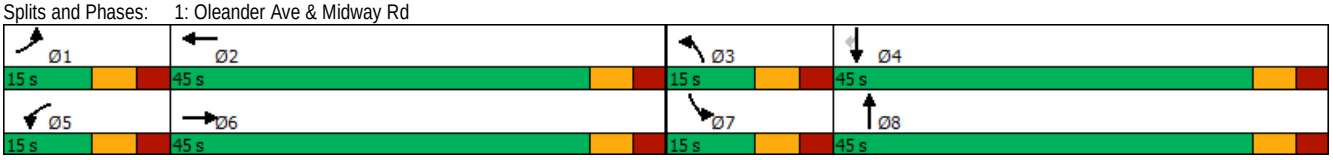
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	108	398	106	28	365	45	119	154	62	58	148	63
Future Volume (vph)	108	398	106	28	365	45	119	154	62	58	148	63
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	6%	6%	6%	5%	5%	5%
Adj. Flow (vph)	116	428	114	30	392	48	128	166	67	62	159	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	116	542	0	30	440	0	128	233	0	62	159	68
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.66	0.44		0.18	0.54		0.38	0.54		0.18	0.44	0.16
Control Delay	58.5	21.8		40.7	28.7		40.8	32.2		38.8	33.1	0.8
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	58.5	21.8		40.7	28.7		40.8	32.2		38.8	33.1	0.8
Queue Length 50th (ft)	55	87		14	97		30	95		14	67	0
Queue Length 95th (ft)	#171	192		47	158		70	193		39	141	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	175	1624		171	1611		336	838		339	875	828
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.66	0.33		0.18	0.27		0.38	0.28		0.18	0.18	0.08

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 80.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





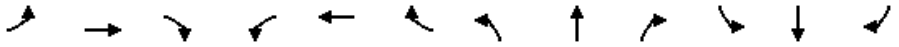
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	398	106	28	365	45	119	154	62	58	148	63
Future Volume (veh/h)	108	398	106	28	365	45	119	154	62	58	148	63
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1796	1796	1796	1811	1811	1811	1826	1826	1826
Adj Flow Rate, veh/h	116	428	114	30	392	48	128	166	67	62	159	68
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	5	5	5	7	7	7	6	6	6	5	5	5
Cap, veh/h	183	731	193	87	658	80	361	223	90	275	284	241
Arrive On Green	0.11	0.27	0.27	0.05	0.21	0.21	0.11	0.18	0.18	0.08	0.16	0.16
Sat Flow, veh/h	1739	2715	717	1711	3063	373	3346	1227	495	3374	1826	1547
Grp Volume(v), veh/h	116	272	270	30	217	223	128	0	233	62	159	68
Grp Sat Flow(s),veh/h/ln	1739	1735	1697	1711	1706	1729	1673	0	1722	1687	1826	1547
Q Serve(g_s), s	4.3	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.4	2.6
Cycle Q Clear(g_c), s	4.3	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.4	2.6
Prop In Lane	1.00		0.42	1.00		0.22	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	183	467	457	87	367	372	361	0	314	275	284	241
V/C Ratio(X)	0.63	0.58	0.59	0.34	0.59	0.60	0.35	0.00	0.74	0.23	0.56	0.28
Avail Cap(c_a), veh/h	207	980	958	203	964	977	398	0	972	401	1031	874
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.9	21.3	21.4	30.8	23.8	23.8	27.8	0.0	26.0	28.9	26.3	25.1
Incr Delay (d2), s/veh	5.1	2.0	2.1	2.3	2.6	2.6	0.6	0.0	4.2	0.4	2.1	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	3.7	3.7	0.5	3.2	3.3	0.9	0.0	3.6	0.5	2.4	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.0	23.3	23.5	33.2	26.4	26.4	28.4	0.0	30.2	29.3	28.3	25.9
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		658			470			361			289	
Approach Delay, s/veh		25.2			26.8			29.6			28.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.1	21.5	14.3	17.5	10.4	25.1	12.5	19.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.3	9.8	4.4	7.4	3.1	11.3	3.2	10.6
Green Ext Time (p_c), s	0.0	4.7	0.1	1.3	0.0	5.9	0.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay	27.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	70	35	21	87	59	10	274	35	63	217	8
Future Volume (vph)	6	70	35	21	87	59	10	274	35	63	217	8
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	7%	7%	7%	6%	6%	6%
Adj. Flow (vph)	7	77	38	23	96	65	11	301	38	69	238	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	122	0	0	184	0	0	350	0	0	316	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	7.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	70	35	21	87	59	10	274	35	63	217	8
Future Vol, veh/h	6	70	35	21	87	59	10	274	35	63	217	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	7	7	7	7	7	7	6	6	6
Mvmt Flow	7	77	38	23	96	65	11	301	38	69	238	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	804	742	243	780	727	320	247	0	0	339	0	0
Stage 1	381	381	-	342	342	-	-	-	-	-	-	-
Stage 2	423	361	-	438	385	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.17	6.57	6.27	4.17	-	-	4.16	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.563	4.063	3.363	2.263	-	-	2.254	-	-
Pot Cap-1 Maneuver	298	340	788	307	345	709	1290	-	-	1198	-	-
Stage 1	635	608	-	663	629	-	-	-	-	-	-	-
Stage 2	603	621	-	588	602	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	196	314	788	223	318	709	1290	-	-	1198	-	-
Mov Cap-2 Maneuver	196	314	-	223	318	-	-	-	-	-	-	-
Stage 1	628	567	-	656	622	-	-	-	-	-	-	-
Stage 2	459	614	-	451	562	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.3	23.9	0.2	1.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1290	-	-	373	370	1198	-	-
HCM Lane V/C Ratio	0.009	-	-	0.327	0.496	0.058	-	-
HCM Control Delay (s)	7.8	0	-	19.3	23.9	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.4	2.7	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	2	87	1	1	5	69	323	4	8	280	69
Future Volume (vph)	72	2	87	1	1	5	69	323	4	8	280	69
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	14%	14%	14%	7%	7%	7%	8%	8%	8%
Adj. Flow (vph)	79	2	96	1	1	5	76	355	4	9	308	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	177	0	0	7	0	0	435	0	0	393	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

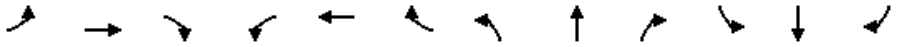
Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	2	87	1	1	5	69	323	4	8	280	69
Future Vol, veh/h	72	2	87	1	1	5	69	323	4	8	280	69
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	14	14	14	7	7	7	8	8	8
Mvmt Flow	79	2	96	1	1	5	76	355	4	9	308	76

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	876	875	346	922	911	357	384	0	0	359	0	0
Stage 1	364	364	-	509	509	-	-	-	-	-	-	-
Stage 2	512	511	-	413	402	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.24	6.64	6.34	4.17	-	-	4.18	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.626	4.126	3.426	2.263	-	-	2.272	-	-
Pot Cap-1 Maneuver	266	285	690	239	262	661	1148	-	-	1167	-	-
Stage 1	649	619	-	525	519	-	-	-	-	-	-	-
Stage 2	539	532	-	593	580	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	244	259	690	190	238	661	1148	-	-	1167	-	-
Mov Cap-2 Maneuver	244	259	-	190	238	-	-	-	-	-	-	-
Stage 1	595	613	-	481	476	-	-	-	-	-	-	-
Stage 2	489	488	-	504	574	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.9	13.9	1.5	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1148	-	-	375	411	1167	-	-
HCM Lane V/C Ratio	0.066	-	-	0.472	0.019	0.008	-	-
HCM Control Delay (s)	8.4	0	-	22.9	13.9	8.1	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.4	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	1	40	1	33	1	329	72	36	319	9
Future Volume (vph)	1	1	1	40	1	33	1	329	72	36	319	9
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	33%	33%	33%	12%	12%	12%	5%	5%	5%	8%	8%	8%
Adj. Flow (vph)	1	1	1	45	1	38	1	374	82	41	363	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	3	0	0	84	0	0	457	0	0	414	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	40	1	33	1	329	72	36	319	9
Future Vol, veh/h	1	1	1	40	1	33	1	329	72	36	319	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	33	33	33	12	12	12	5	5	5	8	8	8
Mvmt Flow	1	1	1	45	1	38	1	374	82	41	363	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	887	908	368	868	872	415	373	0	0	456	0	0
Stage 1	450	450	-	417	417	-	-	-	-	-	-	-
Stage 2	437	458	-	451	455	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.83	6.53	7.22	6.62	6.32	4.15	-	-	4.18	-	-
Critical Hdwy Stg 1	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.297	3.597	3.608	4.108	3.408	2.245	-	-	2.272	-	-
Pot Cap-1 Maneuver	234	245	614	262	278	616	1169	-	-	1074	-	-
Stage 1	533	522	-	594	574	-	-	-	-	-	-	-
Stage 2	542	518	-	569	552	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	211	233	614	251	264	616	1169	-	-	1074	-	-
Mov Cap-2 Maneuver	211	233	-	251	264	-	-	-	-	-	-	-
Stage 1	532	497	-	593	573	-	-	-	-	-	-	-
Stage 2	507	517	-	539	526	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18	19	0	0.8
HCM LOS	C	C		

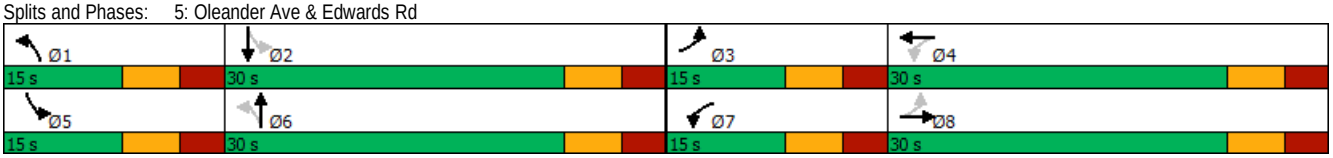
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1169	-	-	281	341	1074	-	-
HCM Lane V/C Ratio	0.001	-	-	0.012	0.247	0.038	-	-
HCM Control Delay (s)	8.1	0	-	18	19	8.5	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	1	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	53	350	207	28	229	30	169	222	51	42	194	65
Future Volume (vph)	53	350	207	28	229	30	169	222	51	42	194	65
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	8%	8%	8%	5%	5%	5%
Adj. Flow (vph)	56	372	220	30	244	32	180	236	54	45	206	69
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	592	0	30	276	0	180	290	0	45	275	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.15	0.62		0.11	0.37		0.45	0.48		0.10	0.65	
Control Delay	16.8	22.2		16.6	25.3		19.4	26.8		15.0	32.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	16.8	22.2		16.6	25.3		19.4	26.8		15.0	32.9	
Queue Length 50th (ft)	16	79		8	55		48	114		11	103	
Queue Length 95th (ft)	42	182		26	98		111	229		35	211	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	377	1200		291	1113		402	636		451	607	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.49		0.10	0.25		0.45	0.46		0.10	0.45	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 71.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	53	350	207	28	229	30	169	222	51	42	194	65
Future Volume (veh/h)	53	350	207	28	229	30	169	222	51	42	194	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1752	1752	1752	1781	1781	1781	1826	1826	1826
Adj Flow Rate, veh/h	56	372	0	30	244	0	180	236	54	45	206	69
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	7	7	10	10	10	8	8	8	5	5	5
Cap, veh/h	324	624		260	539		381	357	82	348	263	88
Arrive On Green	0.06	0.18	0.00	0.04	0.16	0.00	0.12	0.25	0.25	0.07	0.20	0.20
Sat Flow, veh/h	1711	3503	0	1668	3416	0	1697	1403	321	1739	1309	438
Grp Volume(v), veh/h	56	372	0	30	244	0	180	0	290	45	0	275
Grp Sat Flow(s),veh/h/ln	1711	1706	0	1668	1664	0	1697	0	1724	1739	0	1747
Q Serve(g_s), s	1.6	6.2	0.0	0.9	4.1	0.0	4.9	0.0	9.3	1.2	0.0	9.2
Cycle Q Clear(g_c), s	1.6	6.2	0.0	0.9	4.1	0.0	4.9	0.0	9.3	1.2	0.0	9.2
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.19	1.00		0.25
Lane Grp Cap(c), veh/h	324	624		260	539		381	0	439	348	0	351
V/C Ratio(X)	0.17	0.60		0.12	0.45		0.47	0.00	0.66	0.13	0.00	0.78
Avail Cap(c_a), veh/h	443	1272		411	1240		391	0	642	453	0	651
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.5	23.1	0.0	20.3	23.4	0.0	16.6	0.0	20.6	17.2	0.0	23.4
Incr Delay (d2), s/veh	0.3	1.3	0.0	0.2	0.8	0.0	0.9	0.0	1.7	0.2	0.0	3.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.4	0.0	0.3	1.5	0.0	1.8	0.0	3.6	0.4	0.0	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.7	24.4	0.0	20.5	24.2	0.0	17.5	0.0	22.3	17.3	0.0	27.3
LnGrp LOS	B	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		428	A		274	A		470			320	
Approach Delay, s/veh		23.8			23.8			20.5			25.9	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.6	19.4	10.7	17.0	11.3	22.7	9.4	18.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	6.9	11.2	3.6	6.1	3.2	11.3	2.9	8.2
Green Ext Time (p_c), s	0.1	1.2	0.0	1.8	0.0	1.2	0.0	2.7

Intersection Summary	
HCM 6th Ctrl Delay	23.2
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	22	15	5	335	360	8
Future Volume (vph)	22	15	5	335	360	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	24	16	5	364	391	9
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	0	0	369	400	0
Sign Control	Stop			Free	Free	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	15	5	335	360	8
Future Vol, veh/h	22	15	5	335	360	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	16	5	364	391	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	770	396	400	0	-	0
Stage 1	396	-	-	-	-	-
Stage 2	374	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	369	653	1159	-	-	-
Stage 1	680	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	367	653	1159	-	-	-
Mov Cap-2 Maneuver	367	-	-	-	-	-
Stage 1	677	-	-	-	-	-
Stage 2	696	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.9	0.1	0
HCM LOS	B		

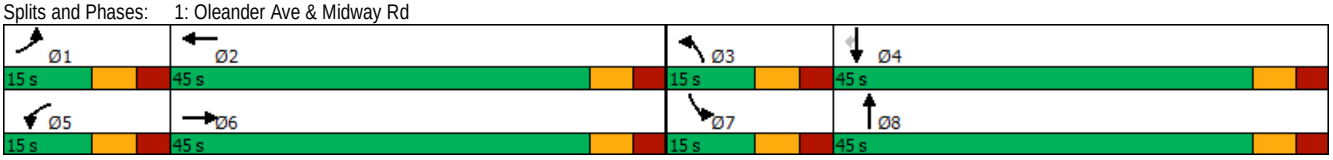
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1159	-	446	-	-
HCM Lane V/C Ratio	0.005	-	0.09	-	-
HCM Control Delay (s)	8.1	0	13.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

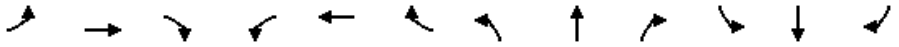
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	110	568	72	52	454	105	116	141	57	100	151	87
Future Volume (vph)	110	568	72	52	454	105	116	141	57	100	151	87
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	115	592	75	54	473	109	121	147	59	104	157	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	115	667	0	54	582	0	121	206	0	104	157	91
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.67	0.57		0.32	0.58		0.36	0.50		0.31	0.48	0.22
Control Delay	61.1	26.4		45.2	26.9		42.4	33.9		41.8	37.1	1.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	61.1	26.4		45.2	26.9		42.4	33.9		41.8	37.1	1.2
Queue Length 50th (ft)	59	156		27	130		31	91		26	75	0
Queue Length 95th (ft)	#174	236		73	200		68	179		60	148	2
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	171	1608		169	1581		332	830		332	857	817
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.67	0.41		0.32	0.37		0.36	0.25		0.31	0.18	0.11

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 84.1
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





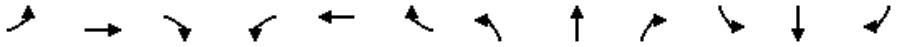
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	568	72	52	454	105	116	141	57	100	151	87
Future Volume (veh/h)	110	568	72	52	454	105	116	141	57	100	151	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	115	592	75	54	473	109	121	147	59	104	157	91
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	3	3	3	2	2	2	2	2	2
Cap, veh/h	177	916	116	129	747	171	347	200	80	333	287	243
Arrive On Green	0.10	0.29	0.29	0.07	0.26	0.26	0.10	0.16	0.16	0.10	0.15	0.15
Sat Flow, veh/h	1781	3174	401	1767	2849	652	3456	1269	509	3456	1870	1585
Grp Volume(v), veh/h	115	331	336	54	292	290	121	0	206	104	157	91
Grp Sat Flow(s),veh/h/ln	1781	1777	1798	1767	1763	1738	1728	0	1779	1728	1870	1585
Q Serve(g_s), s	4.5	11.9	11.9	2.1	10.6	10.8	2.4	0.0	8.0	2.0	5.6	3.8
Cycle Q Clear(g_c), s	4.5	11.9	11.9	2.1	10.6	10.8	2.4	0.0	8.0	2.0	5.6	3.8
Prop In Lane	1.00		0.22	1.00		0.38	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	177	513	519	129	463	456	347	0	280	333	287	243
V/C Ratio(X)	0.65	0.65	0.65	0.42	0.63	0.64	0.35	0.00	0.74	0.31	0.55	0.37
Avail Cap(c_a), veh/h	196	928	939	194	920	907	380	0	928	380	976	827
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.6	22.6	22.7	32.3	23.7	23.8	30.5	0.0	29.2	30.6	28.5	27.7
Incr Delay (d2), s/veh	6.5	2.3	2.3	2.2	2.4	2.5	0.6	0.0	4.5	0.5	2.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.0	5.1	1.0	4.5	4.5	1.0	0.0	3.6	0.8	2.6	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.0	25.0	25.0	34.4	26.2	26.3	31.1	0.0	33.7	31.2	30.4	28.8
LnGrp LOS	D	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		782			636			327			352	
Approach Delay, s/veh		26.9			26.9			32.8			30.2	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.2	26.1	14.3	18.2	12.3	28.0	14.0	18.5
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.5	12.8	4.4	7.6	4.1	13.9	4.0	10.0
Green Ext Time (p_c), s	0.0	6.2	0.1	1.4	0.0	7.1	0.1	1.4

Intersection Summary	
HCM 6th Ctrl Delay	28.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	68	25	21	65	52	15	324	30	84	276	9
Future Volume (vph)	6	68	25	21	65	52	15	324	30	84	276	9
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	4%	4%	4%	2%	2%	2%
Adj. Flow (vph)	6	71	26	22	68	54	16	338	31	88	288	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	103	0	0	144	0	0	385	0	0	385	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	68	25	21	65	52	15	324	30	84	276	9
Future Vol, veh/h	6	68	25	21	65	52	15	324	30	84	276	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	2	2	2	4	4	4	2	2	2
Mvmt Flow	6	71	26	22	68	54	16	338	31	88	288	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	916	870	293	903	859	354	297	0	0	369	0	0
Stage 1	469	469	-	386	386	-	-	-	-	-	-	-
Stage 2	447	401	-	517	473	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.14	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.236	-	-	2.218	-	-
Pot Cap-1 Maneuver	252	289	744	258	294	690	1253	-	-	1190	-	-
Stage 1	573	559	-	637	610	-	-	-	-	-	-	-
Stage 2	589	599	-	541	558	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	172	259	744	182	263	690	1253	-	-	1190	-	-
Mov Cap-2 Maneuver	172	259	-	182	263	-	-	-	-	-	-	-
Stage 1	564	509	-	627	600	-	-	-	-	-	-	-
Stage 2	474	589	-	409	508	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.2	25.7	0.3	1.9
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1253	-	-	299	315	1190	-	-
HCM Lane V/C Ratio	0.012	-	-	0.345	0.456	0.074	-	-
HCM Control Delay (s)	7.9	0	-	23.2	25.7	8.3	0	-
HCM Lane LOS	A	A	-	C	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	2.3	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	2	87	1	4	6	80	370	0	2	336	118
Future Volume (vph)	75	2	87	1	4	6	80	370	0	2	336	118
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	27%	27%	27%	4%	4%	4%	4%	4%	4%
Adj. Flow (vph)	82	2	95	1	4	7	87	402	0	2	365	128
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	179	0	0	12	0	0	489	0	0	495	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	75	2	87	1	4	6	80	370	0	2	336	118
Future Vol, veh/h	75	2	87	1	4	6	80	370	0	2	336	118
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	27	27	27	4	4	4	4	4	4
Mvmt Flow	82	2	95	1	4	7	87	402	0	2	365	128

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1015	1009	429	1058	1073	402	493	0	0	402	0	0
Stage 1	433	433	-	576	576	-	-	-	-	-	-	-
Stage 2	582	576	-	482	497	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.37	6.77	6.47	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.743	4.243	3.543	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	214	237	620	182	199	597	1060	-	-	1146	-	-
Stage 1	595	577	-	461	464	-	-	-	-	-	-	-
Stage 2	494	497	-	521	505	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	191	211	620	141	178	597	1060	-	-	1146	-	-
Mov Cap-2 Maneuver	191	211	-	141	178	-	-	-	-	-	-	-
Stage 1	532	576	-	412	415	-	-	-	-	-	-	-
Stage 2	432	444	-	439	504	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	32.7	18.5	1.5	0
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1060	-	-	302	278	1146	-	-
HCM Lane V/C Ratio	0.082	-	-	0.59	0.043	0.002	-	-
HCM Control Delay (s)	8.7	0	-	32.7	18.5	8.1	0	-
HCM Lane LOS	A	A	-	D	C	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	3.5	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	71	0	44	0	407	40	21	385	0
Future Volume (vph)	0	0	0	71	0	44	0	407	40	21	385	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	10%	10%	10%	5%	5%	5%	4%	4%	4%
Adj. Flow (vph)	0	0	0	77	0	48	0	442	43	23	418	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	125	0	0	485	0	0	441	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	71	0	44	0	407	40	21	385	0
Future Vol, veh/h	0	0	0	71	0	44	0	407	40	21	385	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	10	10	10	5	5	5	4	4	4
Mvmt Flow	0	0	0	77	0	48	0	442	43	23	418	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	952	949	418	928	928	464	418	0	0	485	0	0
Stage 1	464	464	-	464	464	-	-	-	-	-	-	-
Stage 2	488	485	-	464	464	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.2	6.6	6.3	4.15	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.59	4.09	3.39	2.245	-	-	2.236	-	-
Pot Cap-1 Maneuver	239	260	635	240	260	582	1125	-	-	1068	-	-
Stage 1	578	564	-	563	550	-	-	-	-	-	-	-
Stage 2	561	552	-	563	550	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	215	253	635	235	253	582	1125	-	-	1068	-	-
Mov Cap-2 Maneuver	215	253	-	235	253	-	-	-	-	-	-	-
Stage 1	578	548	-	563	550	-	-	-	-	-	-	-
Stage 2	515	552	-	547	535	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	24.9	0	0.4
HCM LOS	A	C		

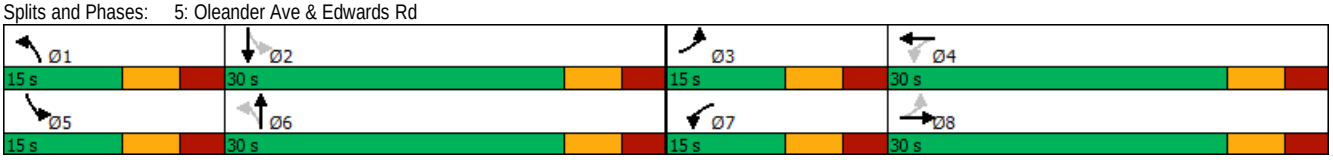
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1125	-	-	-	304	1068	-	-
HCM Lane V/C Ratio	-	-	-	-	0.411	0.021	-	-
HCM Control Delay (s)	0	-	-	0	24.9	8.4	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	1.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	325	236	33	366	40	192	317	43	56	227	82
Future Volume (vph)	100	325	236	33	366	40	192	317	43	56	227	82
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	4%	4%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	105	342	248	35	385	42	202	334	45	59	239	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	590	0	35	427	0	202	379	0	59	325	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.32	0.59		0.13	0.56		0.54	0.60		0.15	0.73	
Control Delay	19.2	20.2		17.1	30.3		22.5	30.8		15.8	37.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	19.2	20.2		17.1	30.3		22.5	30.8		15.8	37.1	
Queue Length 50th (ft)	36	98		11	104		63	179		17	142	
Queue Length 95th (ft)	69	158		29	151		122	#342		43	252	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	342	1205		306	1099		376	634		394	578	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.49		0.11	0.39		0.54	0.60		0.15	0.56	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 76.5
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	325	236	33	366	40	192	317	43	56	227	82
Future Volume (veh/h)	100	325	236	33	366	40	192	317	43	56	227	82
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	105	342	0	35	385	0	202	334	45	59	239	86
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	2	2	2
Cap, veh/h	309	718		305	604		364	416	56	313	291	105
Arrive On Green	0.08	0.21	0.00	0.04	0.17	0.00	0.12	0.26	0.26	0.08	0.22	0.22
Sat Flow, veh/h	1753	3589	0	1767	3618	0	1781	1614	217	1781	1313	472
Grp Volume(v), veh/h	105	342	0	35	385	0	202	0	379	59	0	325
Grp Sat Flow(s),veh/h/ln	1753	1749	0	1767	1763	0	1781	0	1831	1781	0	1785
Q Serve(g_s), s	3.2	5.8	0.0	1.1	6.9	0.0	5.7	0.0	13.1	1.6	0.0	11.7
Cycle Q Clear(g_c), s	3.2	5.8	0.0	1.1	6.9	0.0	5.7	0.0	13.1	1.6	0.0	11.7
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.12	1.00		0.26
Lane Grp Cap(c), veh/h	309	718		305	604		364	0	472	313	0	395
V/C Ratio(X)	0.34	0.48		0.11	0.64		0.56	0.00	0.80	0.19	0.00	0.82
Avail Cap(c_a), veh/h	383	1192		439	1201		369	0	624	382	0	608
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.7	23.6	0.0	21.4	26.0	0.0	18.0	0.0	23.4	18.0	0.0	25.0
Incr Delay (d2), s/veh	0.6	0.7	0.0	0.2	1.6	0.0	1.8	0.0	5.6	0.3	0.0	5.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	2.3	0.0	0.4	2.8	0.0	2.3	0.0	5.9	0.6	0.0	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.3	24.3	0.0	21.5	27.6	0.0	19.8	0.0	29.0	18.2	0.0	30.3
LnGrp LOS	C	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		447	A		420	A		581			384	
Approach Delay, s/veh		23.6			27.1			25.8			28.5	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.8	22.0	12.2	18.6	12.4	24.4	9.9	20.9
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	7.7	13.7	5.2	8.9	3.6	15.1	3.1	7.8
Green Ext Time (p_c), s	0.0	1.3	0.1	2.7	0.0	1.4	0.0	2.5

Intersection Summary	
HCM 6th Ctrl Delay	26.1
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	14	10	16	367	400	25
Future Volume (vph)	14	10	16	367	400	25
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	15	11	17	399	435	27
Shared Lane Traffic (%)						
Lane Group Flow (vph)	26	0	0	416	462	0
Sign Control	Stop			Free	Free	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.6

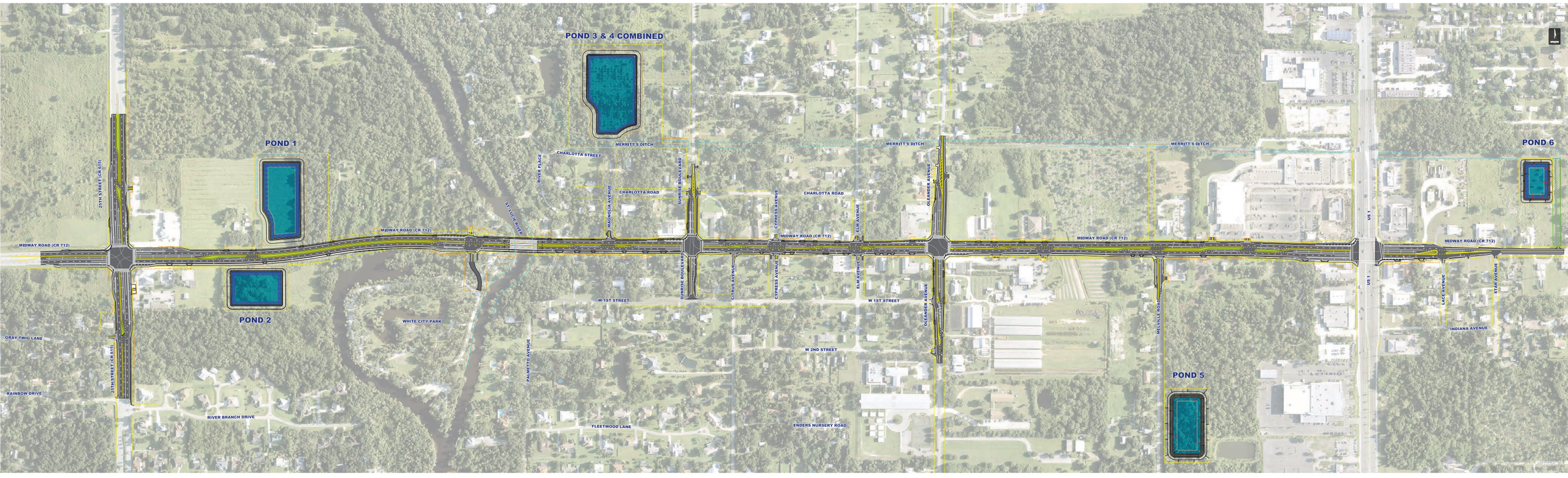
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	10	16	367	400	25
Future Vol, veh/h	14	10	16	367	400	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	11	17	399	435	27

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	882	449	462	0	-	0
Stage 1	449	-	-	-	-	-
Stage 2	433	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	317	610	1099	-	-	-
Stage 1	643	-	-	-	-	-
Stage 2	654	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	311	610	1099	-	-	-
Mov Cap-2 Maneuver	311	-	-	-	-	-
Stage 1	630	-	-	-	-	-
Stage 2	654	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.9	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1099	-	391	-	-
HCM Lane V/C Ratio	0.016	-	0.067	-	-
HCM Control Delay (s)	8.3	0	14.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

APPENDIX J
Midway Road Improvement Design


POND 3 & 4 COMBINED
POND 1
POND 2
POND 5
POND 6
MERRITT'S DITCH
CHARLOTTA STREET
CHARLOTTA ROAD
MIDWAY ROAD (CR 712)
25TH STREET (CR 635)
RIVER PLACE
ST LUCIE RIVER
MAGNOLIA AVENUE
SUNRISE BOULEVARD
CYPRESS AVENUE
ELM AVENUE
OLEANDER AVENUE
US 1
W 1ST STREET
W 2ND STREET
CITRUS AVENUE
PALMETTO AVENUE
MELVILLE ROAD
LACE AVENUE
STAR AVENUE
INDIANA AVENUE
WHITE CITY PARK
GRAY TWIG LANE
RAINBOW DRIVE
RIVER BRANCH DRIVE
FLEETWOOD LANE
ENDERS NURSERY ROAD

APPENDIX K
NCHRP Report 457 Outputs

Northbound Left-Turn Lane
AM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

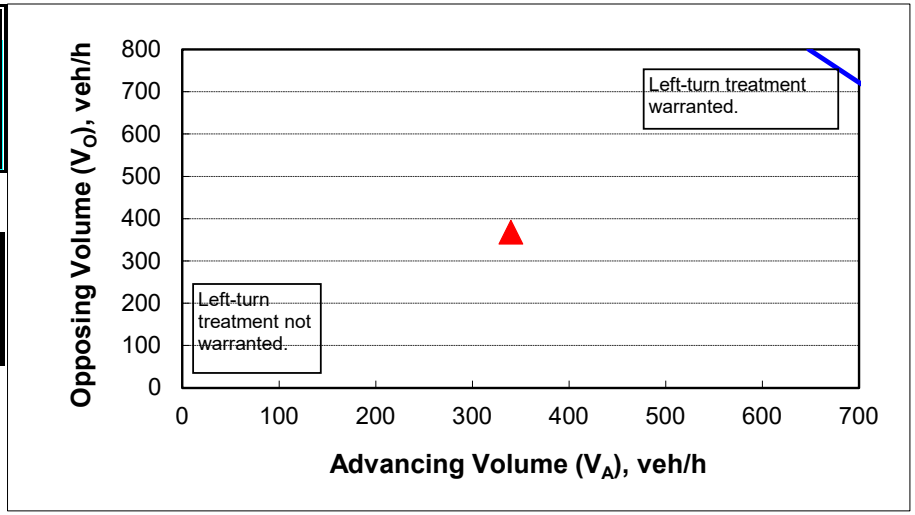
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	340
Opposing volume (V_O), veh/h:	368

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1006
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

Northbound Left-Turn Lane
PM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

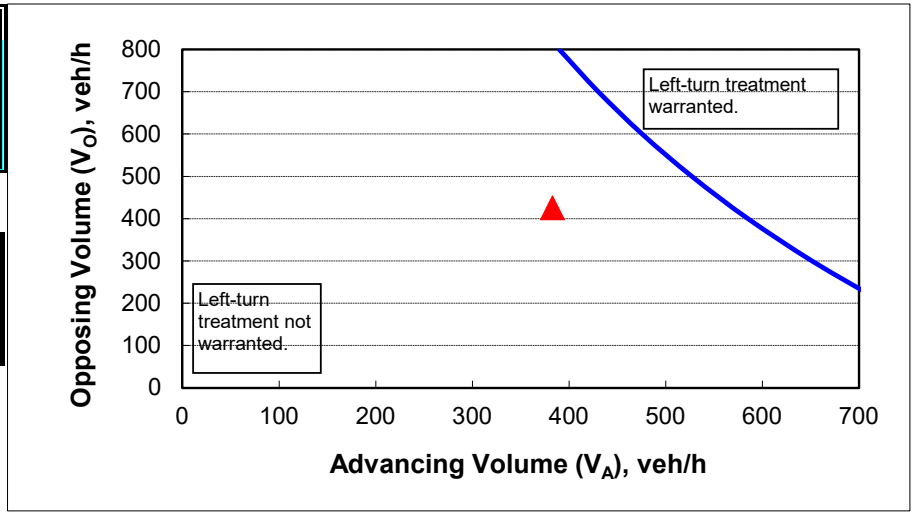
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	4%
Advancing volume (V_A), veh/h:	383
Opposing volume (V_O), veh/h:	425

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	570
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

Southbound Right-Turn Lane
AM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

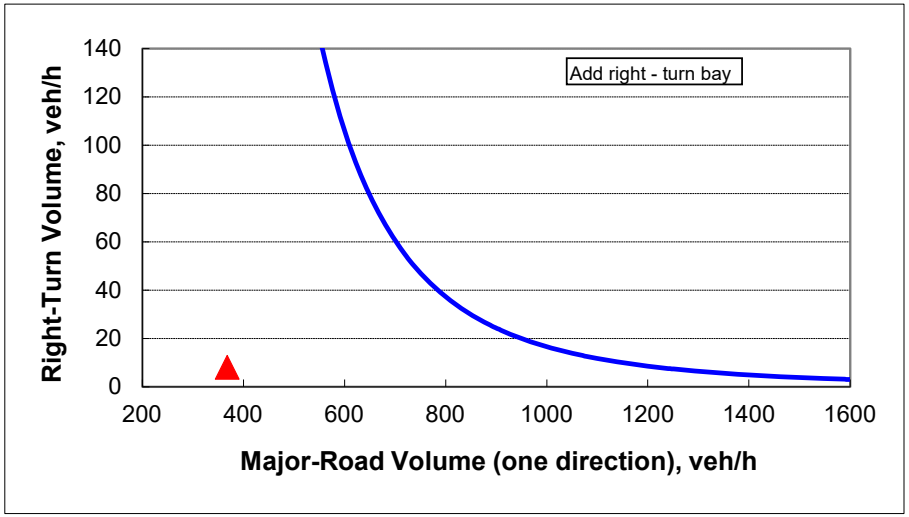
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	368
Right-turn volume, veh/h:	8

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	626
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Southbound Right-Turn Lane
PM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

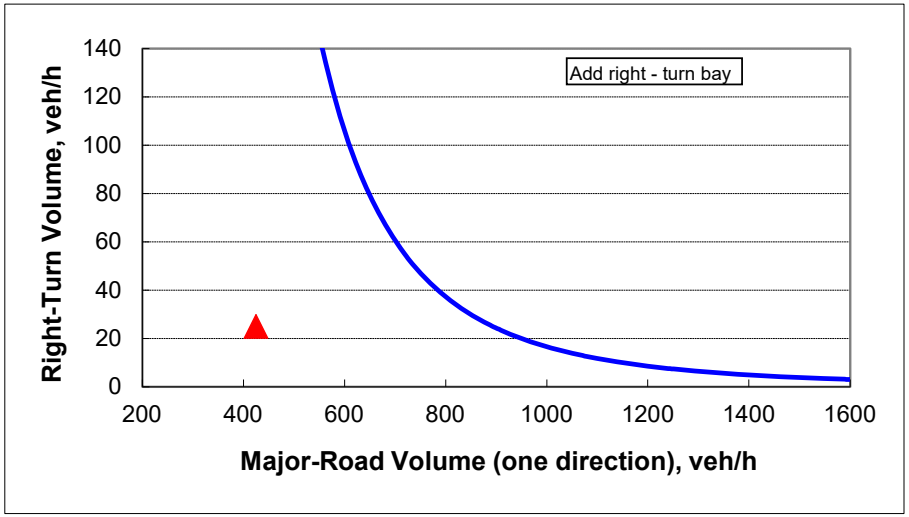
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	425
Right-turn volume, veh/h:	25

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	371
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Oleander Oaks
Conceptual Drainage Report
Fort Pierce, FL
Drainage Report
KHA No: 147811000

Prepared For:
SFWMD
NSLWCD
City of Fort Pierce

Prepared By:
Kimley-Horn and Associates, Inc.
445 24st Street, Suite 200
Vero Beach, Florida 32960

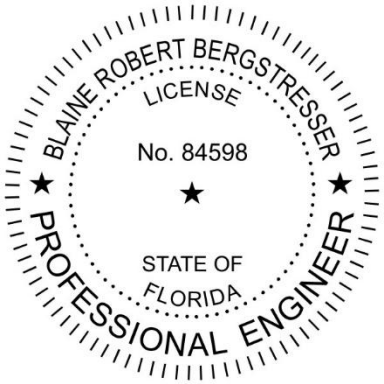
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Kimley-Horn Project #: 147811000

OLEANDER OAKS
FORT PIERCE, FL
DRAINAGE SUMMARY

Prepared For:
SFWMD
NSLWCD
City of Fort Pierce

Prepared By:
Kimley-Horn and Associates, Inc.
445 24st Street, Suite 200
Vero Beach, Florida 32962

This item has been digitally signed and sealed by Blaine Bergstresser, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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B. TOPOGRAPHY 5
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D. FLOOD PLAIN COMPENSATION 6
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D. TIME OF CONCENTRATION 8
E. REQUIRED TREATMENT VOLUME (TV) 8
F. DISCHARGE RATES 8
G. NSLWCD REQUIREMENTS 8
CONCLUSION 9

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A. VICINITY MAPS

- General Location Map
- NRCS Soil Resource Report
- FEMA F.I.R.M.
- SFWMD Rainfall Maps

B. PRE-DEVELOPMENT CALCULATIONS

- Curve Number Calculations
- Time of Concentration Calculations
- Runoff Calculations
- Water Quality and Treatment Volume

C. POST-DEVELOPMENT CALCULATIONS

- Estimated Curve Number Calculations
- Estimated Runoff Calculations

Kimley»Horn

Oleander Oaks
Drainage Summary

INTRODUCTION

The drainage report is prepared to present the design of the storm water management system to serve the proposed single-family site, Oleander Oaks, located in Fort Pierce, Florida.

The subject site consists of 562,732 square feet (approx. 12.92 acres) of undeveloped land. The site currently sits vacant and contains woodlands. The proposed development consists of approximately 50 single family lots, and amenity center, a 1 acre wet pond, a 0.35 acre dry pond as well as 1.42 acres of wetland area.

All elevations shown herein are shown in NAVD 88 unless otherwise noted.

SITE LOCATION

The general location of the proposed project site in Section 33, Township 35 South, Range 40E East in the City of Fort Pierce, St. Lucie County, Florida. The site is located at the along Oleander Avenue on the west side. See **Appendix A** for General Location Map.

EXISTING SITE DESCRIPTION

A. EXISTING SITE AREA SUMMARY

The subject site consists of 756,855 square feet (approx. 17.38 acres) of undeveloped land that contains woodlands and agricultural pastures.

Below is the summary of the pre-development impervious and pervious areas:

Table 1:

Pre-Development Site:	**Onsite**
Pavement	0.00 ac
Total Impervious area (A)	**0.00 ac**
Pervious Area	12.92 ac
Total Pervious area (B)	**12.92 ac**
Total Site Area (A + B)	**12.92 ac**
% Total Impervious	**0.00%**
% Pervious	**100.00%**

B. TOPOGRAPHY

Survey data shows average existing site grades range from approximately +/- 0.0 ft to +/- 18.0 ft. with an average existing site grade of approximately +/- 12.0 ft. The site consists of wetlands on the easternmost border which serves as the current outfall to the existing drainage patter. There is also an abandoned North St. Lucie River Water Control District (Canal No.14), located to the south of the site where the proposed entrance will be located.

C. CURVE NUMBER

The site primarily contains Hydrologic Type “C/D” soil. A CN value of 80 was assumed for pervious areas and a CN value of 98 was assumed for impervious areas. Weighted CN values were calculated for each drainage basin as shown in Table 2 below. The CN calculations for the pre-development conditions can be found in **Appendix B**

D. FLOOD PLAIN COMPENSATION

The site is in Flood Zone X per FEMA. Flood Zone X states that the area was determined to be outside the 0.2% annual chance floodplain.

PROPOSED SITE DESCRIPTION

A. PROPOSED SITE AREA SUMMARY

The proposed site shall consist of fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue. The site will have a divide entrance off of Oleander Avenue with a looped roadway throughout the development. There is a proposed wet pond in the middle of the loop that will be used for stormwater storage as well as a dry pond in the southeast corner of the site. The site will ultimately discharge into the existing wetland structure located on the easter border of the site. The wet and dry ponds will both utilize control structures to limit the discharge rate to that of SFWMD and NSLWCD standards.

The post-development discharge rates for the proposed site will not exceed more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall event. For the proposed site, this comes out to 5.69 ac-ft in any 24-hour period. The criteria for the limited discharge rates was based on the drainage connection requirements set forth by North St. Lucie River Water Canal District.

Below are the estimates of the post-development impervious and pervious areas:

Table 4:

Post-Development Site:	**Onsite Basin**
Pavement	1.72 ac
Building	2.30 ac
Water Surface (Top of Bank)	1.00 ac
Wetland Area	1.42 ac
Total Impervious Area (A)	**6.44 ac**
Pervious Area	6.48 ac
Total Pervious Area (B)	**6.48 ac**
Total Site Area (A+B)	**12.92 ac**
% Total Impervious	**49.85%**
% Pervious	**50.15%**

B. POST DEVELOPMENT BASINS

The post development site can be described as having one distinct drainage basin. The existing basin pattern is consistent with the proposed post development drainage basin pattern, where the onsite runoff will discharge into the dry/wet ponds before ultimately discharging into the adjacent wetland located along the easternmost boundary.

D. TIME OF CONCENTRATION

Time of concentration (Tc) for the onsite area was determined using the TR-55 method. A maximum sheet flow of 300 feet and shallow concentrated flow were calculated to determine the time of concentration for the current site layout. The Tc value was less than the minimum allowable Tc, therefore a Tc value of 10 minutes was used for the onsite and offsite roadway.

E. REQUIRED TREATMENT VOLUME (TV)

The proposed system is to provide sufficient water quality treatment per the City of Fort Pierce and SFWMD ERP criteria. The proposed stormwater design is to provide storage for the greater of 1 inch of runoff for the total drainage area or 2.5 inches for the total impervious area. This was determined to be 1.077 ac-ft for the onsite basin based on an overall site basin area of 12.92 acres with an estimated 49.85% impervious area.

Per SFWMD OFW criteria, the design water quality retention volume is to be 150% of the required treatment volume, which gives the proposed site a total required treatment volume of 1.615 ac-ft for the onsite basin.

The site is also required to provide 0.50 inches of dry pre-treatment over the site area for commercial development per SFWMD. Based on a total site area of 12.92 acres and estimated wet pond area of 1.00 acres, 0.50 acres of dry pre-treatment will be required for the site.

Table 6:

Post-Development:	Required TV	150% of TV (OFW)
Onsite	2.511 ac-ft	3.767 ac-ft

F. DISCHARGE RATES

The post-development discharge rates for the proposed site will not exceed more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. For the proposed site, this comes out to 5.69 acft in any 24-hour period. This limited discharge criteria are based on the drainage connection requirements set forth by North St. Lucie River Water Canal District and is what the closest permitted existing site was approved at.

G. NSLWCD REQUIREMENTS

The proposed system will be designed to meet the treatment and attenuation design criteria for the South Florida Water Management District (SFWMD), the North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. This includes an additional 50% water quality and net improvement provisions for sites with discharge to the South Fork of the St Lucie River Basin (verified impaired).

CONCLUSION

Post-development offsite discharge rates are limited by the NSLRWCD criteria of 2.0 inches of depth over the area served for any 24-hour period from the 10 year-72-hour storm event for allowable discharge in to the bordering NSLRWCD Canal 37. A limited discharge rate of 5.69 ac-ft is required for a 12.92-acre site.

The proposed development is to provide sufficient water quality treatment in accordance with all requirements set forth by City of Fort Pierce, North St. Lucie River Water Control District, and South Florida Water Management District. The total required treatment volume is to be an estimated 1.615 ac-ft for the overall onsite basin, with 0.50 acres of the required pre-treatment being dry pre-treatment.

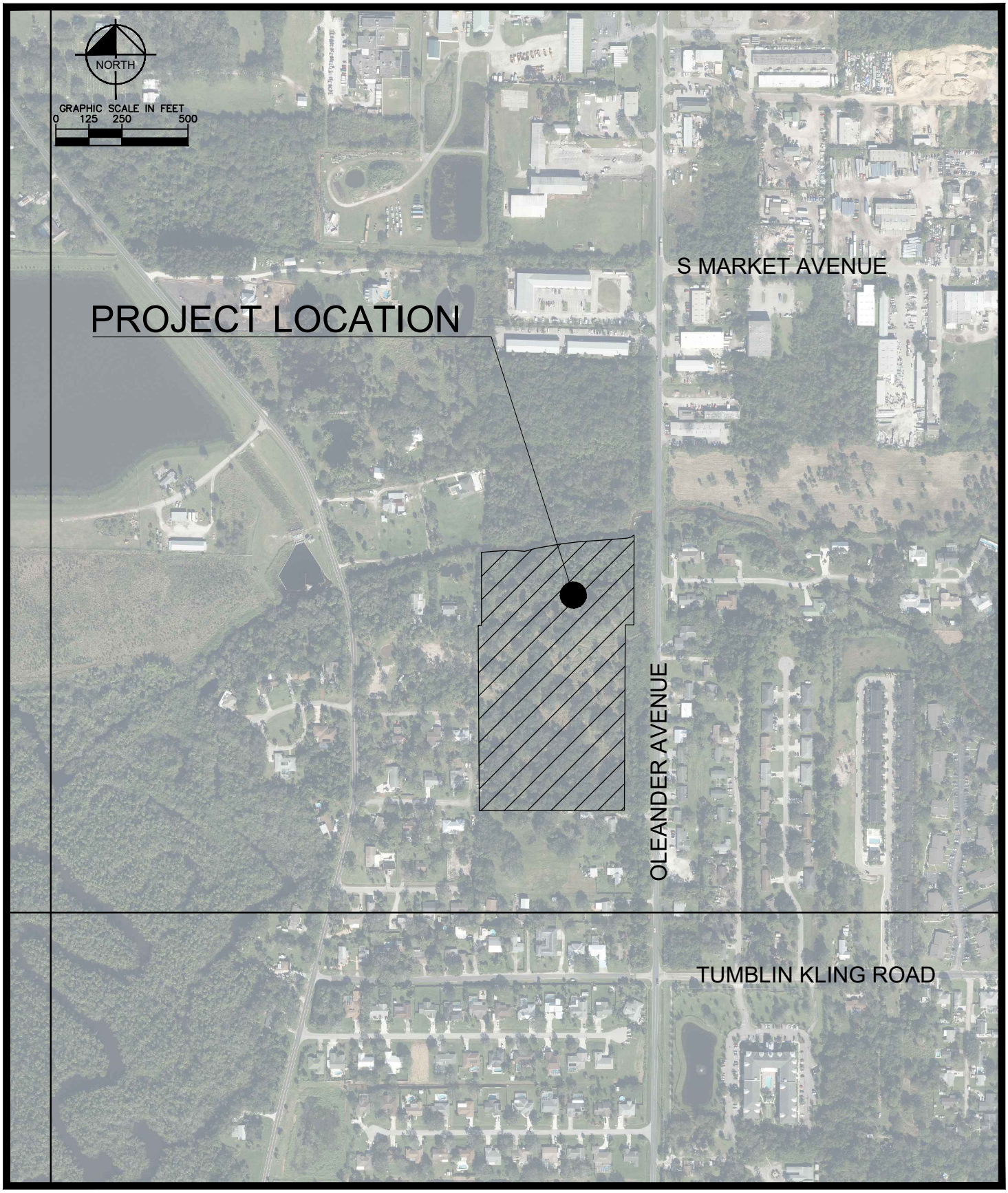
The proposed development is designed to maintain and improve the currently existing pre-development drainage pattern and will have an ultimate outfall to existing wetland located along the eastern boundary of the site. All drainage design is to be in accordance with the requirements set forth by NSLRWCD, SFWMD, and the City of Fort Pierce.

APPENDICES

APPENDIX A

VICINITY MAPS

Location Map



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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Kimley»Horn

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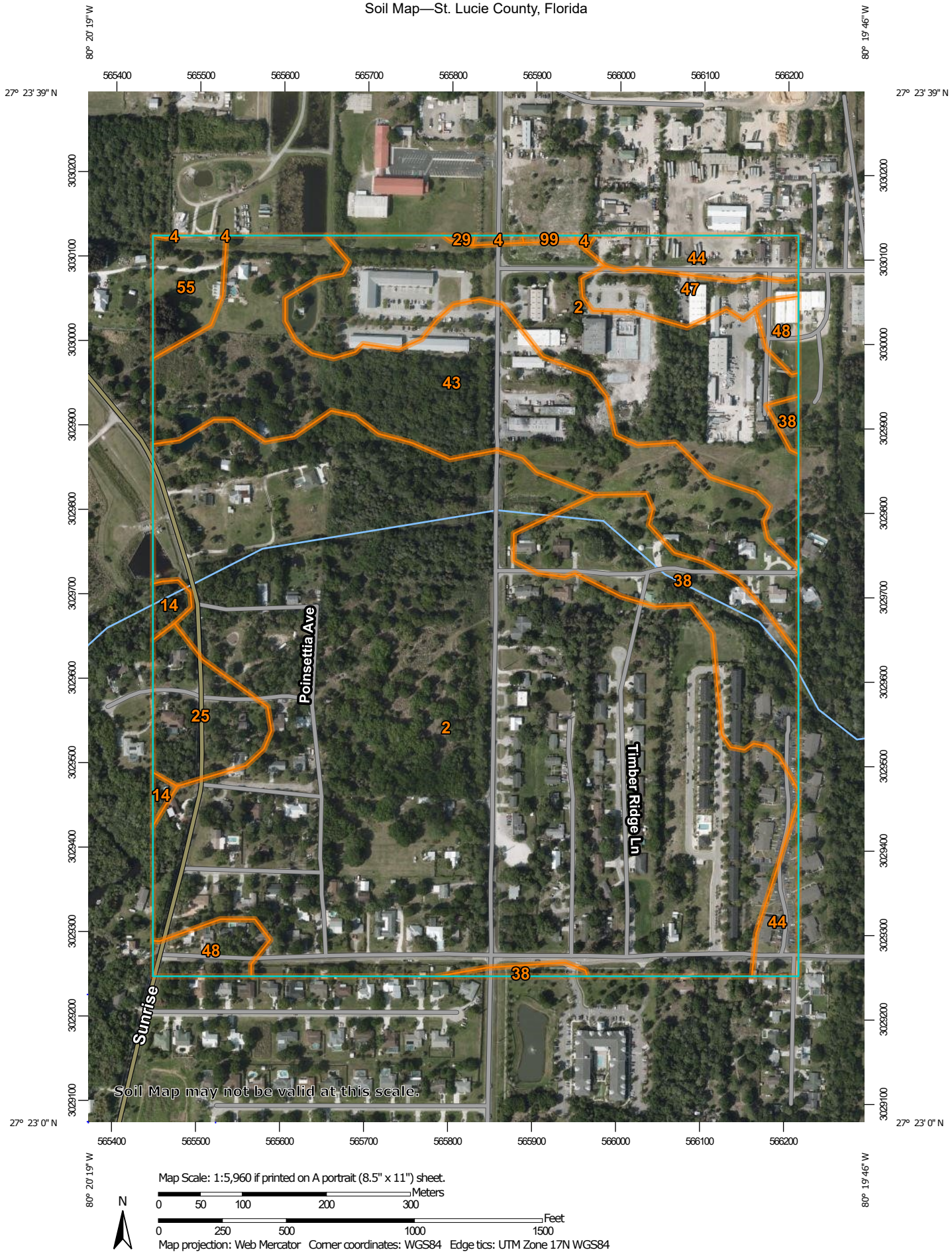
OLEANDER OAKS

LOCATION MAP

SHEET NUMBER

1 OF 1

NRCS Soil Resource Report for Fort Pierce, Florida



Map Scale: 1:5,960 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

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

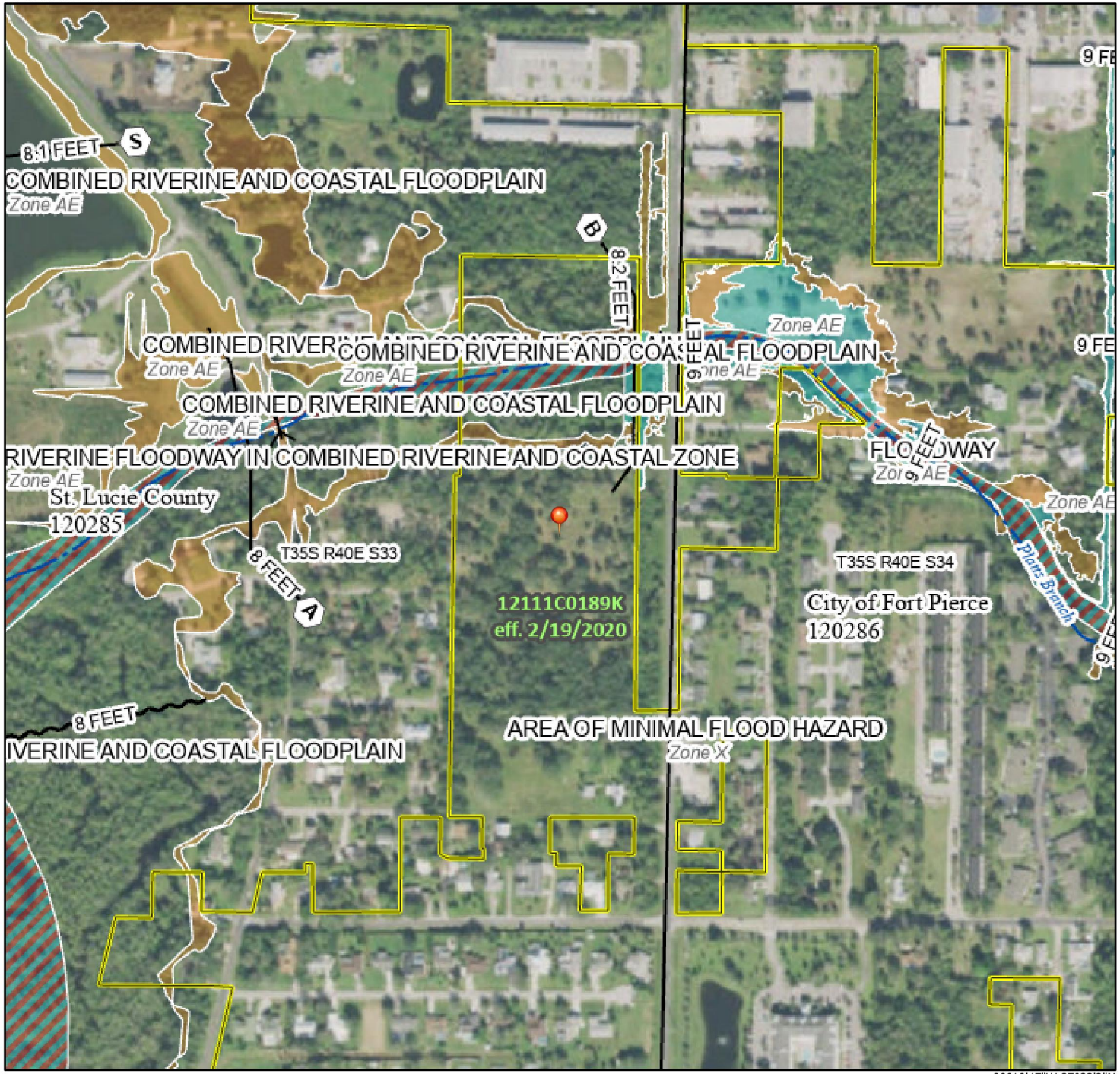
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	113.5	67.9%
4	Arents, 0 to 5 percent slopes	0.2	0.1%
14	Fluvaquents, frequently flooded	0.8	0.5%
25	Nettles and Oldsmar sands	4.4	2.6%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	0.1	0.0%
38	Riviera fine sand, 0 to 2 percent slopes	10.1	6.0%
43	Susanna and Wauchula sands	25.6	15.3%
44	Tantile and Pomona sands	4.5	2.7%
47	Urban land, 0 to 2 percent slopes	2.8	1.7%
48	Wabasso sand, 0 to 2 percent slopes	2.7	1.6%
55	Winder loamy sand	2.5	1.5%
99	Water	0.1	0.1%
Totals for Area of Interest		**167.2**	**100.0%**

FEMA Floodplain Maps

National Flood Hazard Layer FIRMette

FEMA

80°20'25"W 27°23'34"N



80°19'47"W 27°23'2"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2021 at 5:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SFWMD Rainfall Maps

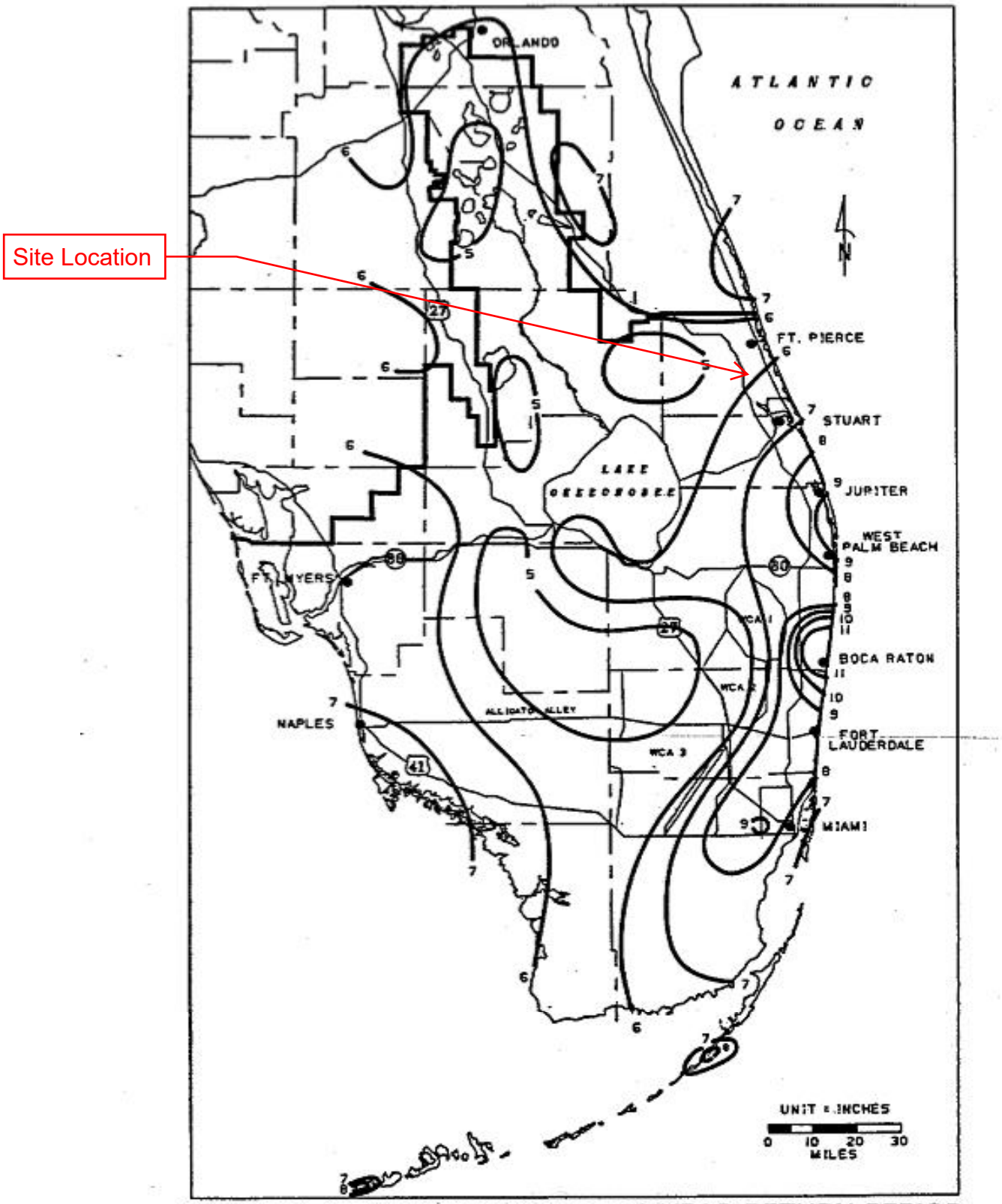


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

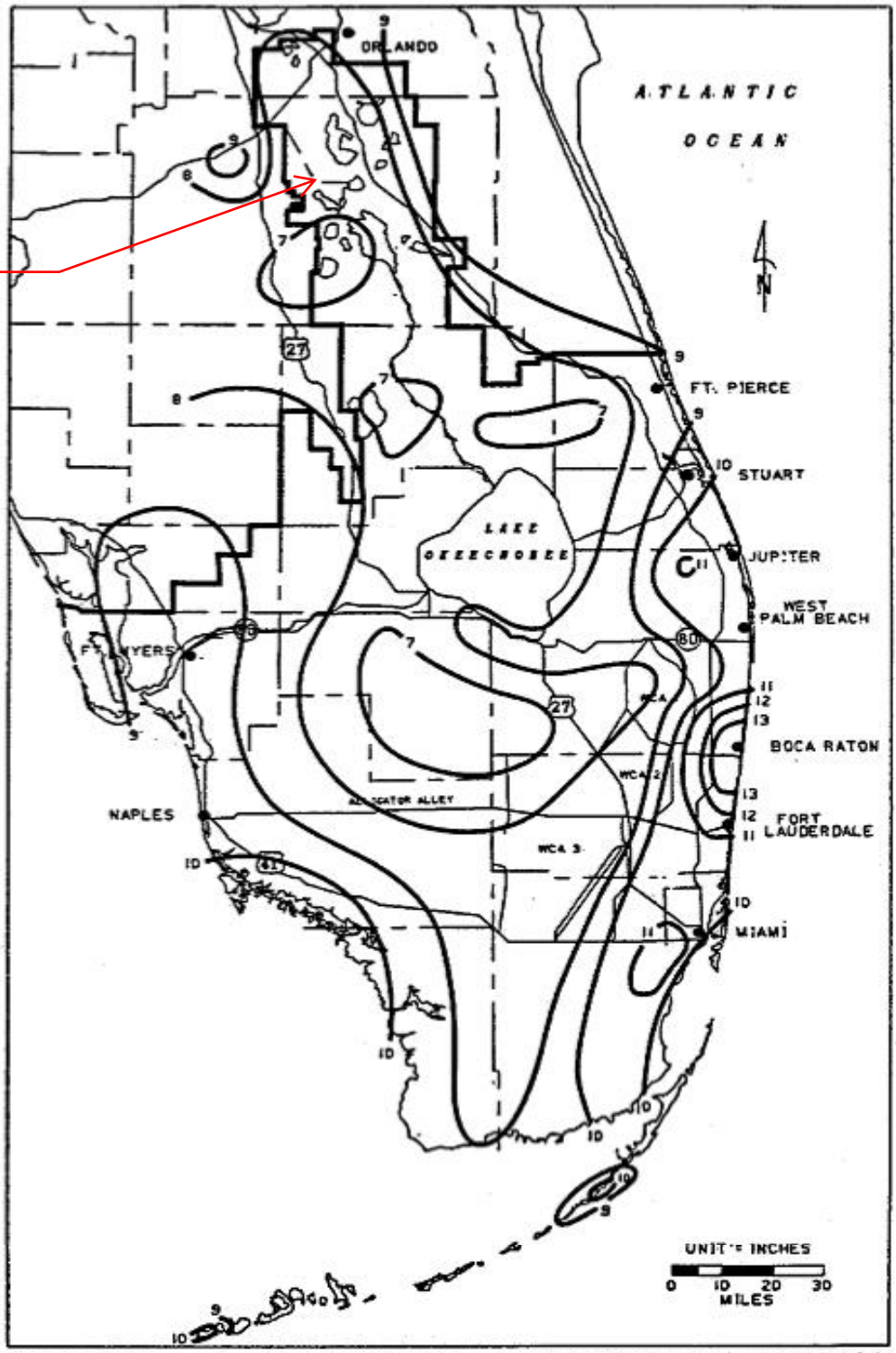


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

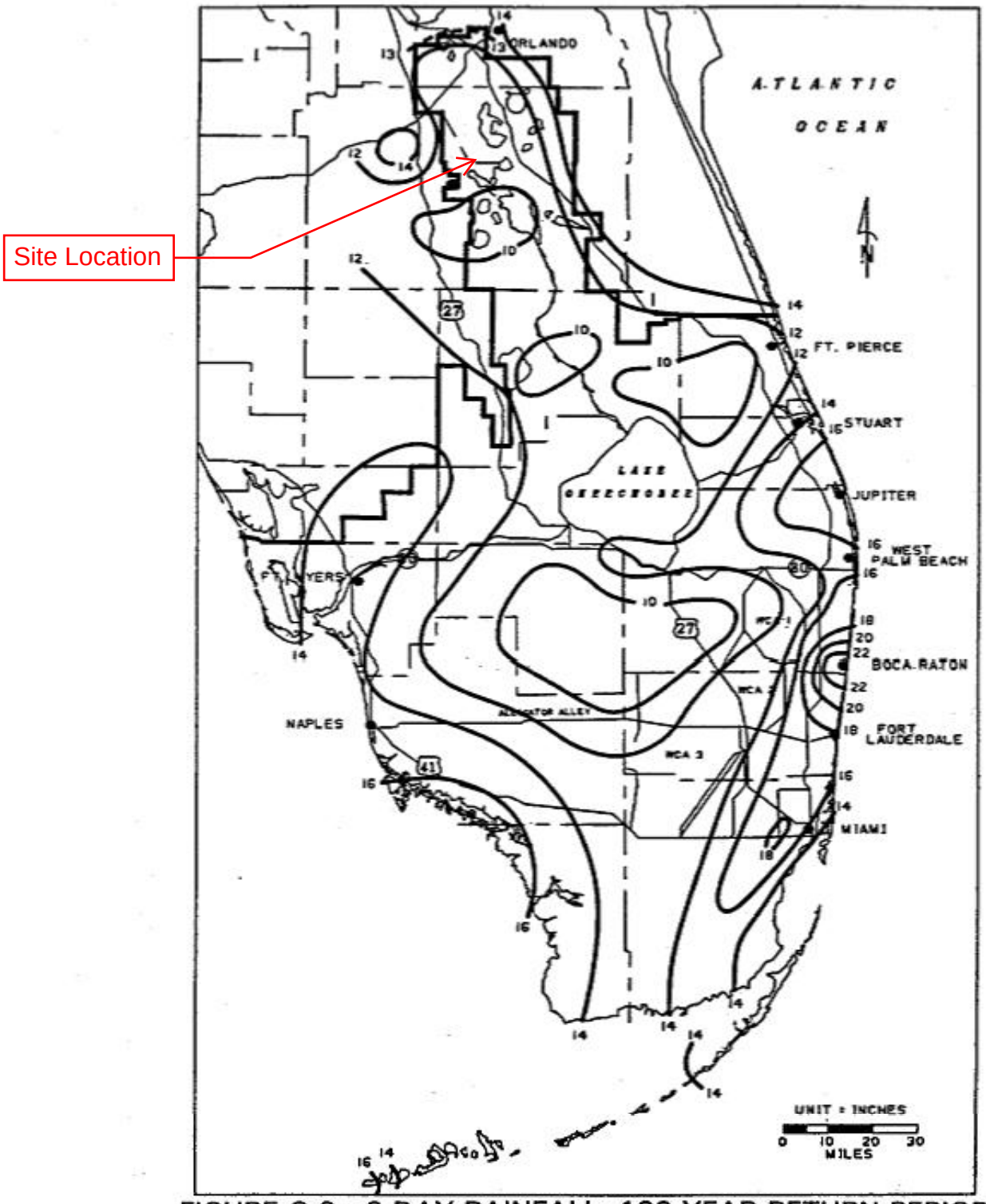


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

APPENDIX B

Pre-Development Calculations

Pre-Development

Curve Number Calculations

Pre-Development Curve Number
TR-55 Methodology - Pre-Conditions

Pre-Development

Curve Number

Project Name: Fort P Oleander Oaks
Calculated By: TJE
Calculated Date: 4/28/2021

Basin Name: Undeveloped Onsite

Site	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x
	Impervious						
Undeveloped Onsite	Pavement	0	0.00	0.00%		98	0.00
	Building	0	0.00	0.00%		98	0.00
		0	0.00	0.00%		98	0.00
	Water Surface (Top of Bank)		0.00	0.00%		98	0.00
	Impervious Total =	*0*	*0.00*				
	Pervious						
	Group (D)	756,855	12.92	100.00%	Open, Good	80	80.00
	Total Basin Area =	***756,855***	***12.92***	***100.00%***		***CN =***	***80.00***

Pre-Development

Time of Concentration Calculations

Pre-Development

Time of Concentration

Project Name: **Oleander Oaks**
Computed by: TJE
Date: 4/28/2021

Basin: **Onsite**

	Segment ID		
Sheet Flow	1	-	
1. Surface Description (Table 3-1)	Unpaved	-	TR-55
2. Manning's roughness coeff., n (Table 3-1)	0.4	-	TR-55
3. Flow Length, L (total <= 300 ft) (feet)	300	-	
4. 2-year 24-hour rainfall, P_2 (inches)	4.80	-	FDOT Fig. 5-13
5. Land slope, s (ft/ft)	0.0067	-	**Sub-total**
6. Tt =(0.007 * (nL)^0.8)/((P_2^0.5)*(s^0.4)) (hr)	1.09	-	1.09

	Segment ID		
Shallow Concentrated Flow	2	-	
7. Surface description (paved or unpaved)	unpaved	-	
8. Flow length, L (feet)	200	-	
9. Watercourse slope, s (ft/ft)	0.010	-	
10. Average velocity, V (TR-55 figure 3-1) (ft/s)	1.61	-	**Sub-total**
11. Tt = (L/(3600*V) (hr)	0.03	-	0.03

	Segment ID		
Channel Flow	3	-	
12. Cross section flow area, a (ft^2)	15.9	-	
13. Wetted perimeter, Pw (ft)	16.4	-	
14. Hydraulic radius, r = a/Pw (ft)	0.97	-	
15. Channel slope, s (ft/ft)	0.001	-	
16. Manning/s roughness coeff., n	0.013	-	
17. V = (1.49*($r^{2/3}$)*($s^{1/2}$))/n (ft/s)	2.94	-	
18. Flow length, L (ft)	480	-	**Sub-total**
19. Tt = (L/3600*V) (hr)	0.045	-	0.05

Total	**Total**	
20. Total Tc (hr)	1.17	hrs
21. Total Tc (min)	70.18	mins

Notes:

1. Methodology used in calculating Time of Concentration is as specified in US Department of Agriculture Technical Release 55, June 1986

Pre-Development

Runoff Calculations

Pre-Development

Runoff Volume Calculator

Based on the Soil Conservation Service Technical Release 55
***Urban Hydrology for Small Watersheds*, June 1986**

Project Name: Oleander Oaks
Calculated By: TJE
Calculated 4/28/2021

10 Year 24 Hour - Minimum Parking Lot Design Storm Event
10 Year 72 Hour - Allowable Discharge Design Storm Event
25 Year 72 Hour - Perimeter Berm Design Storm Event
100 Year 72 Hour - Finished Floor Elevation Design Storm Event

$$[\text{Eq. 2-4}] \quad S = \frac{1000}{CN} - 10$$

$$[\text{Eq. 2-3}] \quad Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

SFWMD

10 Year 24 Hour

INPUT:

P = Rainfall Depth:	6.00	inches		
CN = Curve Number:	80.00			
A = Basin Area:	17.38	acres		
S = Potential Maximum Retention After Runoff Begins:	2.50			
Q = Runoff:	3.78	inches =	0.32	feet

OUTPUT:

V = Runoff Volume: ***5.47*** ***acre-feet***

10 Year 72 Hour

INPUT:

P = Rainfall Depth:	8.50	inches		
CN = Curve Number:	80.00			
A = Basin Area:	17.38	acres		
S = Potential Maximum Retention After Runoff Begins:	2.50			
Q = Runoff:	6.10	inches =	0.51	feet

OUTPUT:

V = Runoff Volume: ***8.83*** ***acre-feet***

25 Year 72 Hour

INPUT:

P = Rainfall Depth:	9.50	inches		
CN = Curve Number:	80.00			
A = Basin Area:	17.38	acres		
S = Potential Maximum Retention After Runoff Begins:	2.50			
Q = Runoff:	7.04	inches =	0.59	feet

OUTPUT:

V = Runoff Volume: ***10.20*** ***acre-feet***

100 Year 72 Hour

INPUT:

P = Rainfall Depth:	12.23	inches		
CN = Curve Number:	80.00			
A = Basin Area:	17.38	acres		
S = Potential Maximum Retention After Runoff Begins:	2.50			
Q = Runoff:	9.67	inches =	0.81	feet

OUTPUT:

V = Runoff Volume: ***14.00*** ***acre-feet***

APPENDIX C

Post-Development Calculations

Estimated Post-Development

Curve Number Calculations

Post-Development Curve Number
TR-55 Methodology - Post Conditions

Post-Development

Estimated Curve Number

Project Name: Oleander Oaks
Calculated By: TJE
Calculated Date: 4/28/2021

Basin Name: Onsite

Site	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
	Impervious						
Developed Onsite	Pavement	74,923	*1.720*	13.31%		98	13.05
	Building	100,188	*2.300*	17.80%		98	17.45
	Wetland	61,855	*1.420*				
	Water Surface (Top of Bank)	43,560	*1.000*	7.74%		98	7.59
	Impervious Total =	*280,526*	*6.440*				
	Pervious						
	Group (C/D)	282,269	6.48	50.15%	Open, Good	80	40.12
	Total Area =	***562,795***	***12.92***	***89.01%***		***CN =***	***78.20***

	Area (SF)	Area (AC)	% of Total			
Total Pavement =	***74,923***	1.72	***13.31%***		98	13.05
Total Wetland =	***61,855***	1.42	***10.99%***		99	10.88
Total Building =	***100,188***	2.30	***17.80%***		98	17.45
Total Water Surface =	***43,560***	1.00	***7.74%***		98	7.59
Total Pervious =	***282,269***	6.480	***50.15%***		80	40.12
Total Project Area =	***562,795***	***12.92***	***100.00%***	***CN =***	***89.08***	

Estimated Post-Development Runoff Calculations

Post-Development
Runoff Volume Calculator

Based on the Soil Conservation Service Technical Release 55
***Urban Hydrology for Small Watersheds*, June 1986**

Project Name: Oleander Oaks
Calculated By: TJE
Calculated 4/28/2021

10 Year 24 Hour - Minimum Parking Lot Design Storm Event
10 Year 72 Hour - Minimum Pond Berm Design Storm Event
- Off-site Discharge Rates Design Storm Event
100 Year 72 Hour - Finished Floor Elevation Design Storm Event

[Eq. 2-4] $S = \frac{1000}{CN} - 10$

[Eq. 2-3] $Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$

SFWMD

10 Year 24 Hour

INPUT:

P = Rainfall Depth:	6.00	inches		
CN = Curve Number:	95.00			
A = Basin Area:	19.00	acres		
S = Potential Maximum Retention After Runoff Begins:	0.53			
Q = Runoff:	5.41	inches =	0.45	feet

OUTPUT:

V = Runoff Volume: ***8.57*** ***acre-feet***

10 Year 72 Hour

INPUT:

P = Rainfall Depth:	8.50	inches		
CN = Curve Number:	95.00			
A = Basin Area:	19.00	acres		
S = Potential Maximum Retention After Runoff Begins:	0.53			
Q = Runoff:	7.90	inches =	0.66	feet

OUTPUT:

V = Runoff Volume: ***12.51*** ***acre-feet***

25 Year 72 Hour

INPUT:

P = Rainfall Depth:	9.50	inches		
CN = Curve Number:	95.00			
A = Basin Area:	19.00	acres		
S = Potential Maximum Retention After Runoff Begins:	0.53			
Q = Runoff:	8.90	inches =	0.74	feet

OUTPUT:

V = Runoff Volume: ***14.09*** ***acre-feet***

100 Year 72 Hour

INPUT:

P = Rainfall Depth:	12.23	inches		
CN = Curve Number:	95.00			
A = Basin Area:	19.00	acres		
S = Potential Maximum Retention After Runoff Begins:	0.53			
Q = Runoff:	11.62	inches =	0.97	feet

OUTPUT:

V = Runoff Volume: ***18.40*** ***acre-feet***

Estimated Post-Development

Water Quality and Treatment Volume

Post-Development

Water Quality and Treatment Volume

Project Name: Oleander Oaks
Calculated By: TJE
Calculated Date: 4/28/2021

TREATMENT

	Basin Area	Required Pre-Treatment (1.0 in over Site Area)	Provided Treatment	Type of Treatment Provided
	(ac)	(ac-ft)	(ac-ft)	
SITE	12.920	1.615	2.000	Wet Detention Pond

WATER QUALITY

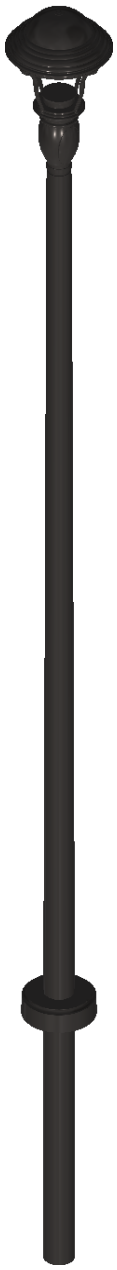
Site Area (ac)	12.920
Building Area* (ac)	2.300
Wet Detention Pond Area (ac)	1.000
Impervious Area (ac)	6.440
Pervious Area (ac)	6.480

Area Required for Dry Pretreatment (Total Site - Lake Area)	11.920
Required Dry Pretreatment (0.5" X Treatment Area)	0.497

Site Area for Water Quality = Site Area - Building Area - Pond	9.620
Site Area for Water Quality - Pervious =	3.140
Percentage Impervious for Water Quality =	32.6%

1" x Site Area (ac-ft)	1.077
2.5" x Percentage Impervious for Water Quality (ac-ft)	0.879
Treatment Required for Site (ac-ft)	1.077

Net Required Treatment (ac-ft) (150% for OFW)	1.615
Treatment Provided (ac-ft)	2.000



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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Catalog Number: PT-E350LED-UF-16L35T3-MDL14-FL / 550T5-414-.250-DB / BK

POST TOP FIXTURE: E350LED-UF

The E350 Euro Series is a medium scale, contemporary architectural fixture design. The E350 is offered with a flat or sag glass lens. The E350 has IP66 rated optic. All are provided with tool-less access for ease of maintenance.

Model:	E350LED, Utility Fitter (E350LED-UF)

POST TOP LIGHT SOURCE: -16L35T3-MDL14-FL

Array:	16L (16 LEDS, 56 Watts for MD_10, 81 Watts for MD_14) (16L)
Color Temp:	3500K (35)
Distribution:	Type 3 (T3)
Driver:	Multi-Volt Dimmable Low-Range Driver-120-277V, 1400mA (MDL14)
Lens:	Flat Acrylic Lens (FL)

POLE: 550T5-414-.250-DB/

The 12" diameter cast 356 aluminum alloy base and aluminum shaft shall be a one-piece construction. For fixtures using remote ballasts or drivers, the servicing of these components requires pulling the pole. The pole shall be U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of ± 2"

Model:	550 Concord (550)
Shaft Type:	Smooth Tapered 5-4 Inch, 6063-T6 Aluminum Alloy (T5-4)
Height:	14 Ft (14)
Gauge:	0.250" (.250)
Pole Anchoring Method:	Direct Burial (Smooth Straight, Smooth Tapered, 5") (DB)

FINISH: BK

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Wind Load Evaluation

Consult Factory for direct burial poles

Wind Speed:	150 mph
Gust Factor:	1.14

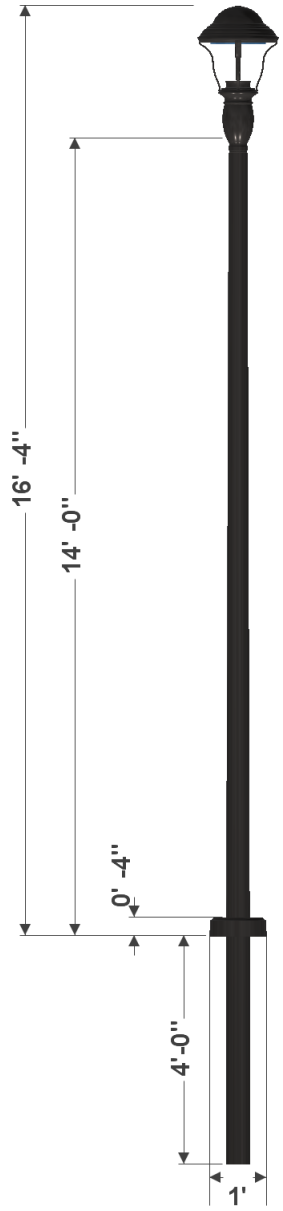
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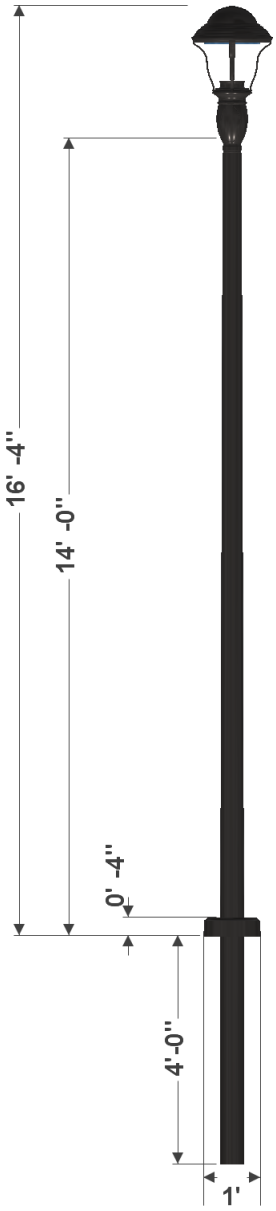
Access Door Orientation:	0°
Street Side Orientation:	180°

555 Lawrence Avenue | Roselle, IL 60172 | p 847.588.3400 | www.sternberglighting.com

CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Catalog Number: PT-E350LED-UF-16L35T3-MDL14-FL / 550T5-414-.250-DB / BK





Job Name: Customer Signature: Drawing #39361

Job Location: Date: 2 of 2

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4855363 OR BOOK 4600 PAGE 1152, Recorded 04/28/2021 04:19:24 PM Doc Tax: $2975.00

Prepared By and Return To:
Global Closing Company LLC
Attn: Benjamin Bell
1056 Willa Springs Drive
Winter Springs, FL 32708

Order No.: 1526-18FL-0330

Property Appraiser's Parcel I.D. (folio) Number:
243314400020003

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2021, by Oleander Oaks LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 5801 S US Highway 1, Fort Pierce, Florida 34982 (the "Grantor"), to Alva Stone Group LLC, a Florida Limited Liability Company, whose post office address is 591 Evernia Street Apt 1603, West Palm Beach, Florida 33401 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning: thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, Also Known As State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03

seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.

Said lands lying in Saint Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; 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: 2020.

Signed, sealed and delivered in presence of:

Oleander Oaks LLC, a Florida limited liability company

BY: MANAGER
Michael J Bradley, JR
Manager

Witness Signature

CANDY QUINTALL
Printed Name of First Witness

Witness Signature

BY:_____

PETER QUINTALL
Printed Name of Second Witness

Grantor Address:
632 SE Starflower Avenue
Port Saint Lucie, FL 34983

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 19th of March, 2021 by Oleander Oaks LLC, a Florida limited liability company, who is personally known to me or who has produced drivers license as identification.

Witness my hand and official seal, this the 19th of March, 2021.

Notary Public

My Commission Expires: 01/10/2023

(SEAL)

Notary Public State of Florida
Candy Quintall
My Commission GG 290488
Expires 01/10/2023

Planning Board **6. c.**

Meeting Date: 10/11/2021

Information

REQUESTED ACTION

Preliminary Plat - Oleander Oaks - 2433-144-0002-0003

LOCATION

West Side of Oleander Road, approximately 664 feet north of Tumbin King
PCN: 2433-144-0002-0003

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

Staff recommends APPROVAL of the plat with the following Condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

Disapproval

Attachments

staff report and supporting documentation

application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister Started On: 10/04/2021 01:46 PM

Final Approval Date: 10/04/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
RE:	**Application for a Preliminary Plat** **Parcel ID: 2433-144-0002-000-3**
BOARD DATE:	October 11, 2021

STAFF REPORT

Owner:	Alva Stone Group LLC
Representatives:	Diego Quijada, Alva Stone Group LLC Blaine Bergstresser, P.E., Kimley-Horn
Applicant's Request:	Approval of a Preliminary Plat of a 12.92 parcel of land located along Oleander Avenue north of Tumblin King Road
Location(s):	West side of Oleander Road, approximately 664 feet north of Tumblin King Road
Parcel ID:	2433-144-0002-000-3
Future Land Use:	Medium Density Residential (RM) 6.5-12 dwelling units per acre
Current Zoning:	Medium density residential zone (R-4)

Surrounding FLU:

North	East	South	West
GC	I	RM	RU

Surrounding Zoning:

North	East	South	West
C-3	I-1	R-4	RS-3 (SLC)

Utilities:	FPUA

Staff Analysis:

Request
In accordance with Sections 121-9 and 125-195 of the City Code, the applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 12.92 acres of land on Oleander Avenue north of Tumblin King Road to construct a 50-unit single family home development. Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The proposed layout of the site will consist of a divided entrance from Oleander Avenue with a looped road traversing the development. A proposed wet pond has been designed in the center of the looped road that will function as a stormwater retention area in addition to serving as an amenity for the neighborhood. An additional amenity parcel is also proposed north of the wet pond that will provide the future residents an open space area with views of the wet pond.

Staff has reviewed the application in accordance with Chapter 121 - Subdivisions of the City Code. Should the subject preliminary plat be approved by the City Commission, a Final Plat Approval will be required for review by the City's third-party surveyor.

Standards for Review
The City shall consider whether the following standards have been met in its review of the application:

1. Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

2. That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

3. That other applicable comprehensive plan policies are addressed by the proposed plat.

As part of the Final Plat review prior to the City Commission meeting, the City of Fort Pierce Engineering Department along with Northstar Geomatics will review and determined that the three (3) standards as outlined above have been met and satisfied. Based on the staff level review of the Preliminary Plat, the above standards have been met and there appears to be no conflict or negative impacts with vehicular access, traffic circulation, or the adopted level of service standards.

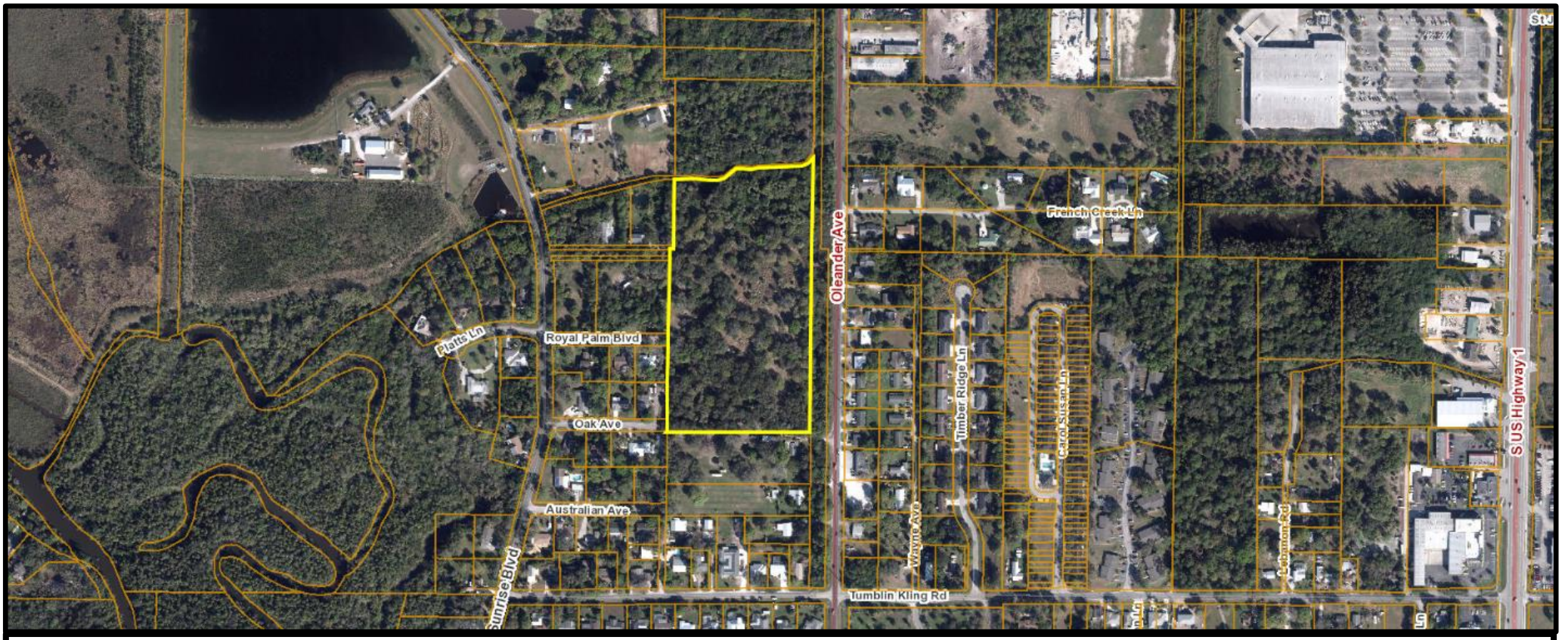
Technical Review Committee
All affected City and County Departments have reviewed the proposed application and have provided approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

The requested Application for Preliminary Plat meets the criteria specified in Sections 121-9, and 125-195 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 with the following Condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

AERIAL MAP

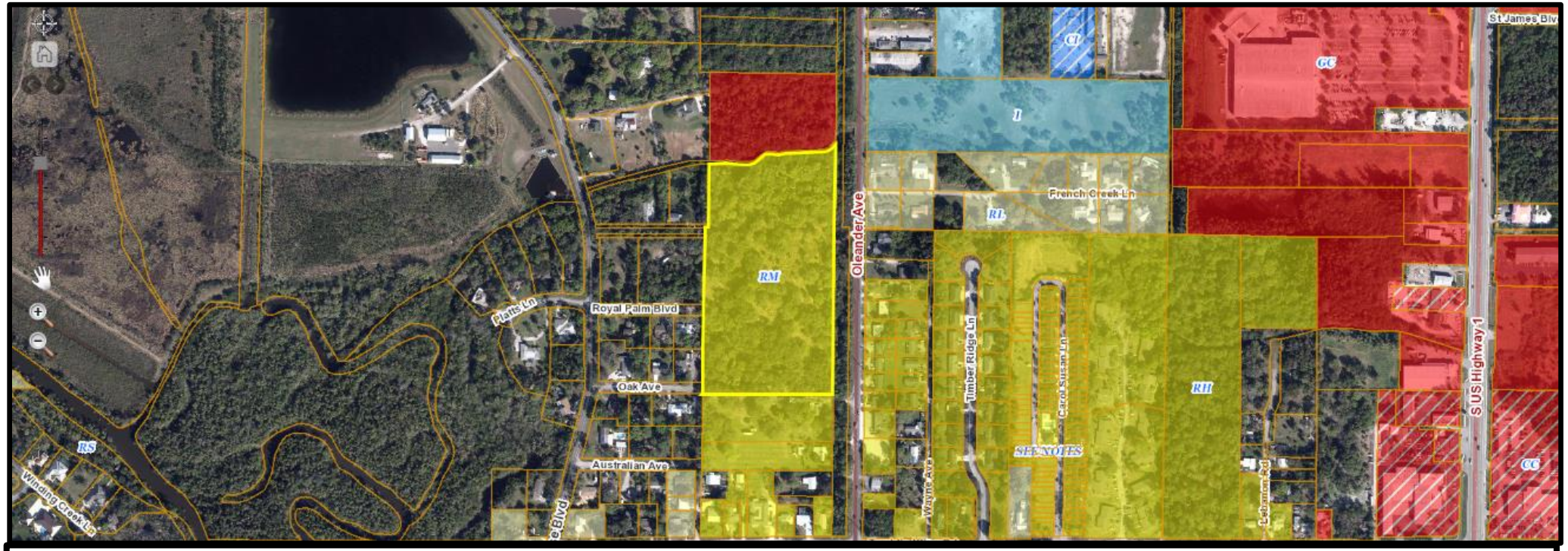


THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning, Site Plan (Development & Design Review)
Oleander Oaks

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FUTURE LAND USE MAP

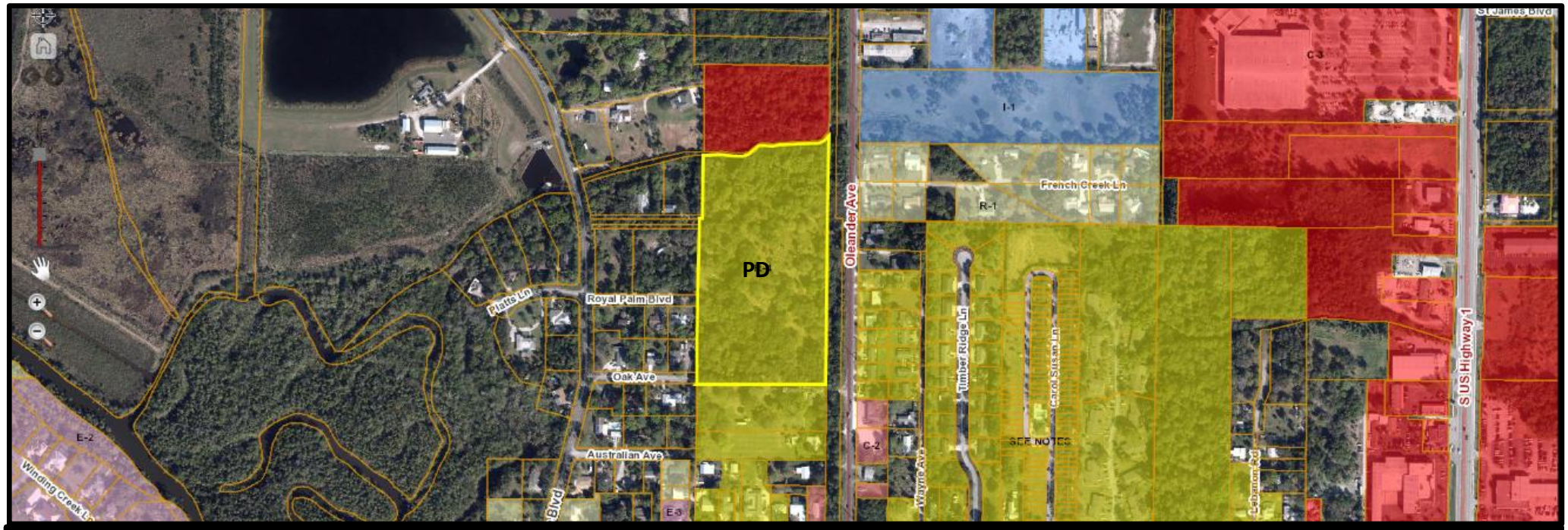


THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Oleander Oaks

N
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ZONING MAP



THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Oleander Oaks

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W E
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Kimley»Horn

May 20, 2021
147811000

City of Fort Pierce
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983
772-621-3400

RE: Rezoning, Site Plan, and Subdivision – Oleander Oaks
Technical Review Project # 21-43900001 **&** 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

Planning Comments:

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

Response 1) ***Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.***

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

Response 2) ***Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.***

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

Response 3) ***We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.***

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

Response 4) ***Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.***

Comment 5) Will this be a gated community?

Response 5) ***Yes, this will be a gated community.***

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

Response 6) ***The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..***

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

Response 7) ***We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings***

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

Response 8) ***There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.***

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

Response 9) ***The R-4 Zoning Requirements have been changed to PD Requirements.***

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

Response 10) ***All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.***

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

Response 11) ***Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.***

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

Response 12) ***Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.***

Comment 13) Are mailboxes being proposed for each residence?

Response 13) ***Mailboxes are proposed for each residence.***

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.

Response 14) ***Acknowledged. We have included our desired addresses with this submittal***

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

Response 15) ***Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.***

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

Response 16) ***Please see the attached color site plan***

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

Response 17) ***Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.***

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

Response 18) ***Please see attached monument sign detail***

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

Response 19) ***Black picket fence around the perimeter of the project will be provided.***

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

Response 20) ***Acknowledged.***

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

Response 21) ***We have coordinated with the School District and have updated our entrance to accommodate their requests.***

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

Response 22) ***Acknowledged.***

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

Response 23) ***The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.***

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

Response 24) ***The four different elevations for types of homes that the development will consist of have been included with this resubmittal.***

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

Response 25) ***Acknowledged.***

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60. https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

Response 26) ***Please see attached Planned Development Guidelines***

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Response 27) ***Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.***

Preliminary Plat Comments:

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

Response 1) ***Please see updated Plat***

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

Response 2) ***Acknowledged.***

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

Response 3) ***Please see updated Plat***

Planned Development Comments:

Comment 1) Please submit the signed and sealed affidavit.

Response 1) ***Signed and sealed affidavit included with this resubmittal.***

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

Response 2) ***Please see updated survey and plat that show the boundaries of the wetlands and the flood zones***

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

Response 3) ***Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie***

County.

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

Response 4) ***Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.***

Comment 5) Update the site plan to identify the entrance roadway lane widths.

Response 5) ***Site plan has been updated to include dimensioning for all roadway lane widths.***

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

Response 6) ***The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.***

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

Response 7) ***Acknowledged.***

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

Response 8) ***Acknowledged.***

Fort Pierce Police Comment:

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

Response 1) ***Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.***

SLC Public Works Comments:

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

Response 1) ***The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.***

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

Response 2) ***Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County***

Comment 3) The traffic report will be reviewed by a third party through the County.

Response 3) ***Acknowledged.***

Comment 4) A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

Response 4) ***A 6-foot sidewalk has been added to the property frontage.***

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

Response 5) ***Acknowledged.***

Comment 6) Written response to Pre-application review has not been received.

Response 6) ***Written responses to Pre-application review have been included with this resubmittal.***

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Response 7) ***Acknowledged.***

SLC Schools Comments:

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

Response 1) ***Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.***

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

Response 2) ***The plans have been updated to dedicate an area along the frontage for school children pickup.***

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

Response 3) ***School capacity analysis has been updated to include the correct school names.***

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

Response 4) ***The site layout has been updated to include a concrete bad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.***

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Jennifer Hofmeister-Drew, Planning Director

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

Re : Oleander Oaks Planned Development and Preliminary Plat
TRC No. 21-43900001 & TRC No. 21-09000001

Date : September 29, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2021:

- [x] Revised Preliminary
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend PD Approval
- [x] Recommend Preliminary Plat Approval

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

- [x] See attached for advisory comments

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

PRELIMINARY PLAT ADVISORY COMMENTS:

1. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's common improvements such as the 5' wide concrete sidewalk and the master stormwater system.
2. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted as the plat indicates Tracts A thru D are dedicated to the Homeowners Association.

PLANNED DEVELOPMENT ADVISORY COMMENTS:

1. **Advisory Comment:** The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
2. **Advisory Comment:** Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
3. **Advisory Comment:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst
TST

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

May 20, 2021

Blaine Bergstresser
445 24th Street, Suite 200
Vero Beach, FL 32960

Subject: **Rezoning, Site Plan, and Subdivision – Oleander Oaks**
Technical Review Project # 21-43900001 & 21-09000001

Fort Pierce Planning:

1. Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.
2. For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?
3. On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.
4. Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.
5. Will this be a gated community?
6. Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.
7. Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.
8. For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

9. There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.
10. What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.
11. Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.
12. Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.
13. Are mailboxes being proposed for each residence?
14. Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.
15. Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?
16. Provide a colored site plan (aerial overview) that also includes the landscaping.
17. Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.
18. Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.
19. Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.
20. If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development.
21. An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)
22. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

23. Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

24. Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

25. Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

26. Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60.
https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

27. Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. 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 JRA

RE : Oleander Oaks Planned Development and Preliminary Plat
TRC No. 21-43900001 & TRC No. 21-09000001

DATE : May 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 13, 2021:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. Provide a copy of the dedication/signature page as this sheet was not included with the submittal.
2. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
3. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, drawing scale, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.
2. Update page 17 of the Natural Resource Assessment report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.
3. The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
4. Update the site plan to identify the entrance roadway lane widths.
5. The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.
6. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
7. Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
8. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.20.21
Property Address: Rezoning (Planned Development) and Preliminary Plat - Oleander Oaks - Parcel ID: 2433-144-0002-000-3

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: 5/24/21

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

May 20, 2021

Case # 21-43900001 / 21-0900001

Planner: Brandon Creagan

Planned Development

Oleander Oaks Residential Community, Ft. Pierce.

Comments:

After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the environment.

The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

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

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-43900001 & 21-09000001

Rezoning- Oleander Oaks

Comments

FPUA W/WW Engineering: Concept approved. Water and wastewater services are available to the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below).

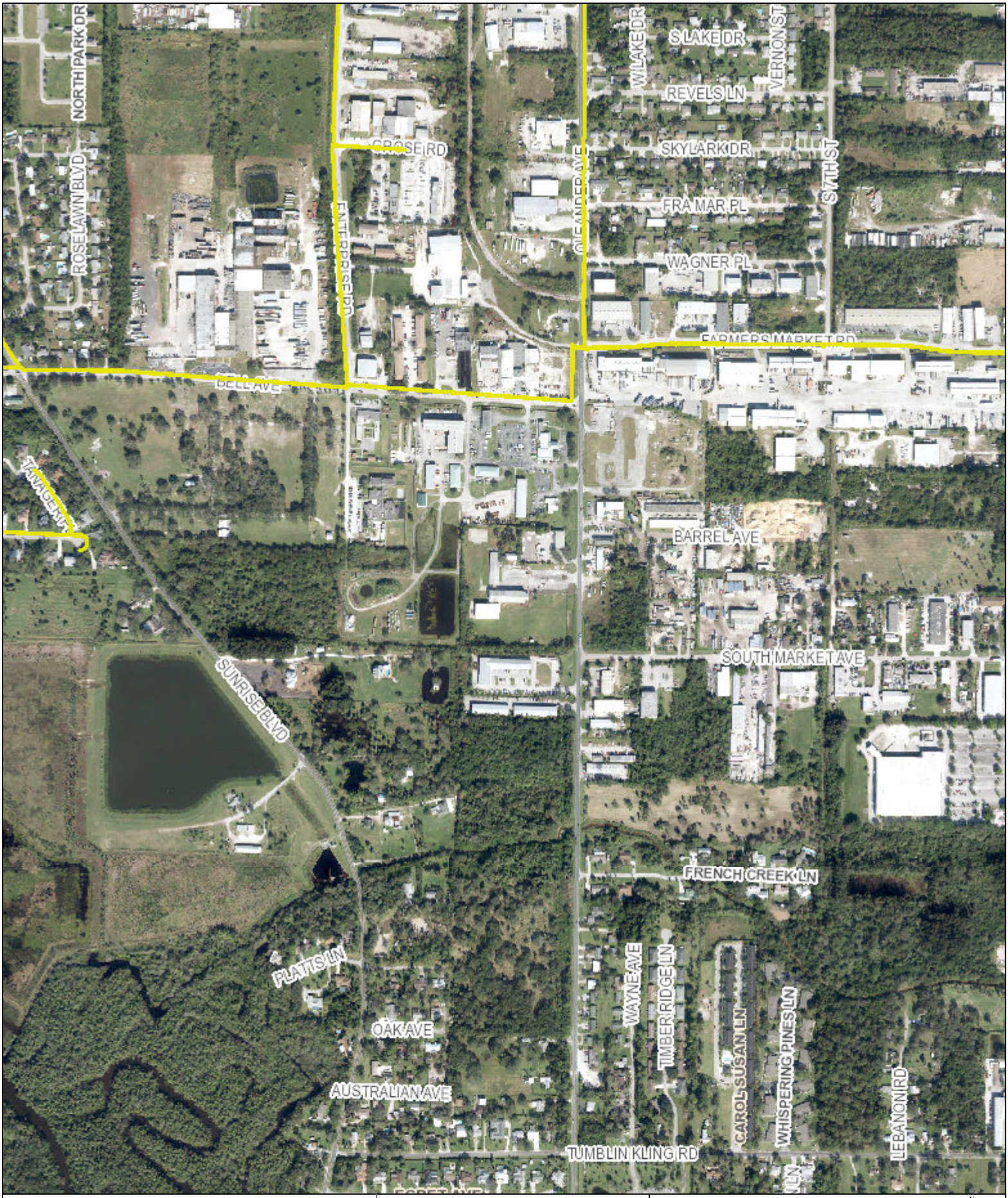
https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: Electric - The property is not in the FPUA electric service area. Located in FPL service area. Gas – Service is available to the site (From the NW corner of Oleander Avenue and Bell Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Ana Johnson.

Ana María Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

FPUA will require a utility easement for all propose FPUA facilities. Please find attached a copy of the FPUA GIS map (Gas).

If the owner/representatives should have any questions, please have them contact me or the individual listed above.



Legend

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

Disclaimer:

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

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

Date: 5/10/2021

FPUA COMMUNITY PROUD

N

1 inch = 751 feet

FPUA Web Map

Created By:
Name

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

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

May 18, 2021

PROJECT: Oleander Oaks

REF: TRC App. #21-43900001 & 21-09000001

TO: Brandon Creagan

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.
2. It is anticipated that north bound and south bound turn lanes will be required.
3. The traffic report will be reviewed by a third party through the County.
4. A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.
5. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.
6. Written response to Pre-application review has not been received.
7. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

St. Lucie County Schools

Oleander Oaks

1. The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.
2. The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.
3. The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.
4. We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

St. Lucie Transportation Planning Organization

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

May 19, 2021 **VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review
Oleander Oaks
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a subdivision of 50 single-family homes on approximately 13 acres. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Study for the proposed development utilizes the medium growth rate of 1.55 percent from the University of Florida Bureau of Economic and Business Research (BEBR) for the historical growth rate without any meaningful justification. However, the St. Lucie TPO has adopted the BEBR high growth rate for the historical growth rate which reflects the actual annual growth rate in the County since 1995. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Study.

- **Sidewalk on Oleander Avenue:** The proposed development does not include the construction of a sidewalk along the development on the west side of Oleander Avenue. Although a sidewalk from Midway Road to South Market Avenue is programmed for construction by St. Lucie County in FY 2020/21, it will be located on the east side of Oleander Avenue. Therefore, the proposed development should include the construction of a sidewalk along its frontage on the west side of Oleander Avenue.

- **Subdivision Sidewalks:** The proposed development does not include sidewalks on both sides of the subdivision streets. Sidewalks should be constructed on both sides of the subdivision streets.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald

Peter Buchwald
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer

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: Oleander Oaks

REVIEW DATE: 5/11/2021

PLANNER: CREAGON

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. **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".

6. **Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **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).**

9. **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.**

10. **Minimum Size of Water Mains**
    a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.
    b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.
    c. The maximum number of hydrants located on a dead end main shall be one (1).
    d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.
    e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
DIVISION CHIEF PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-43900001 & 21-09000001

DATE: APRIL30, 2021

Planned Development – Oleander Oaks – Parcel ID: 2433-144-0002-000-3

This is an application for a Zoning Atlas Map Amendment to a Planned Development, Subdivision, and Design Review. The development will consist of 50 single family homes along with associated site improvements. The current zoning on the property is Medium Density Residential (R-4) with a Future Land Use of Medium Density Residential (RM). The property size is approximately 13.18 acres. The parcel ID is 2433-144-0002-000-3.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by May 18, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan

Kimley»Horn

June 17, 2021
147811000

City of Fort Pierce
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983
772-621-3400

RE: Oleander Oaks - Pre-Application Comments
December 16, 2020 Conference Call
Technical Review Project # 21-43900001 **&** 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

Fort Pierce Planning Comments:

Comment 1) The Future Land Use is Medium Density Residential (RM) and the Zoning is Medium Density Residential (R-4).

Response 1) ***Acknowledged.***

Comment 2) The proposal would necessitate a Major Site Plan (Development Review) submission as well as a Subdivision application for Preliminary & Final Plat.

Response 2) ***Acknowledged.***

Comment 3) A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements for the overall development. Landscape requirements for each individual lot are contained in City Code 123-36.

Response 3) ***Acknowledged.***

Comment 4) Provide a typical lot layout on the site plan.

Response 4) ***Typical lot layouts have been added to the Site Plan.***

Comment 5) A Street Lighting Plan/Street Tree Plan shall be provided at the time of Application pursuant.

Response 5) ***Street Lighting Plan/Street Tree plan is provided with the submittal.***

Comment 6) A Design Review Application shall be submitted with the application pursuant to City Code 125-314.

Response 6) ***Acknowledged.***

Comment 7) Concurrency Review with a full traffic study would need to be submitted at the time of application submittal.

Response 7) ***Acknowledged.***

Comment 8) A Tree Mitigation Plan would need to be provided at the time of application pursuant to City Code 123-66.

Response 8) ***A Tree Mitigation Plan is included in our planset***

Comment 9) Sidewalks would be required along Oleander Avenue as well as internal sidewalks.

Response 9) ***Acknowledged. Sidewalks both along Oleander Avenue as well as internally have been provided.***

Comment 10) All development standards for this single family subdivision shall follow the regulations of City Code 125-194,

Response 10) ***Acknowledged.***

Comment 11) What recreational amenities will this community provide.

Response 11) ***Recreational amenities to be finalized, but currently include a dog park and an outdoor fitness area.***

Comment 12) What is your timeline for application submission?

Response 12) ***First submittal was made on April 23rd for Design, Development, Preliminary Plat and Zoning Atlas Review.***

Comment 13) The application deadline for each month is the last Friday of the month.

Response 13) ***Acknowledged.***

Comment 14) Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under “Public Notice Fee”. The City also temporarily reduced some application fees and those can be

found under the link “Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020”.

Response 14) ***Acknowledged.***

Fort Pierce Engineering Comments:

Comment 1) The subdivision of the parcel of land into 62-single family lots will require a plat to be approved and recorded.

Response 1) ***Acknowledged.***

Comment 2) Oleander Avenue is a SLC road and any driveway connections will require approval by the county.

Response 2) ***Acknowledged.***

Comment 3) The applicant shall verify with SLC whether additional R/W along Oleander is required.

Response 3) ***Acknowledged. Currently in the process of coordinating with SLC about whether additional R.W along Oleander will be required.***

Comment 4) Being as this section of Oleander currently does not have any sidewalks in place, we suggest that a payment in lieu of construction of the sidewalk be made to SLC.

Response 4) ***Acknowledged.***

Comment 5) SLC also has a drainage R/W located between the Oleander R/W and the property; approval by SLC is required for any work within this drainage R/W.

Response 5) ***Acknowledged.***

Comment 6) No other comments can be provided at this time as only a site rendering was provided.

Response 6) ***Acknowledged.***

FPUA Comment:

Comment 1) W/WW Engineering: Concept Approved as noted

- Water and Sewer services are available via 8" water main and a 4" force main in the right of way of Oleander Ave. Please submit 2 complete sets of utility construction plan along with a completed plan review application to Water and Wastewater Engineering, at 1701 S 37th Street Fort Pierce Florida.

- For more information, please contact Shane Ostrander at 772 466 1600 ext. 3468 or click on the following link: https://staging4.fpua.com/water-and-wastewater-engineering-downloads/

Response 1) ***Acknowledged.***

Comment 2) Electric & Gas Engineering: Approved - The property is not in the FPUA electric service area. Located in FPL service area.

Response 2) ***Acknowledged.***

Comment 3) Gas – Service is available to the site (From the NW corner of Oleander Avenue and Bell Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Billy Dupre @ 772-466-1600 ext. 4705.

Response 3) ***Acknowledged.***

Fort Pierce Building Comments:

Comment 1) This project appears to lie at least partially in FEMA SFHA and includes a Floodway. FBC and FEMA Flood Zone Requirements will govern Design, Permitting, and Construction of this project.

Response 1) ***Acknowledged.***

Comment 2) Please contact me at the numbers below or email with any Building Codes, Permitting, Inspections, or procedural questions and either me or a member of our team will assist you, from Design through C.O.

Response 2) ***Acknowledged.***

Comment 3) If there are wetlands located on the referenced property, permits through the Department of Environmental Protection or other State Departments.

Response 3) ***Acknowledged.***

Fort Pierce Urban Forester Comments:

Comment 1) Submit a Tree Mitigation Survey and Landscape Plan for Review at time of application.

Response 1) ***Acknowledged.***

SLC Engineering/Public Works Comments:

Comment 1) Provide a current boundary and topographic survey including offsite elevations and features with all adjacent Right-of-Ways dimensioned.

Response 1) ***Acknowledged.***

Comment 2) A traffic report will be required for review. Provide a traffic report to the County for a third party to review at the applicant's cost.

Response 2) ***Acknowledged.***

Comment 3) It is anticipated that northbound and southbound turn lanes will be required.

Response 3) ***Acknowledged.***

Comment 4) There are 2 drainage systems running along the west side of Oleander Avenue. The North St Lucie River Water Control District has transferred ownership of the western canal to the County. These systems may be combined.

Response 4) ***Acknowledged.***

Comment 5) A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

Response 5) ***Acknowledged. 6 FT sidewalk has been added along the property's frontage.***

Comment 6) The plan did not identify stormwater features. How will the stormwater be managed and discharged from the site?

Response 6) ***Stormwater is to be held in two different ponds on site then ultimately discharged into the adjacent wetlands.***

Comment 7) The stormwater analysis will be required to meet Pre vs Post criteria.

Response 7) ***Acknowledged.***

Comment 8) Demonstrate the use and impacts to Platt's Creek. The proposed plan seems to indicate the use of Platt's Creek as an aesthetic feature.

Response 8) ***Acknowledged.***

Comment 9) What is the intended use of Parcel B?

Response 9) ***Parcel B is not included in our project***

Comment 10) For discussion regarding these comments, please contact me at 772-462-2741 or chambersg@stlucieco.org.

Response 10) ***Acknowledged.***

SLC Fire District Comments:

Comment 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet.

Response 1) ***Acknowledged.***

Comment 2) The maximum distance between fire hydrants shall not exceed 800 feet.

Response 2) ***Acknowledged.***

Comment 3) NFPA 1:18.5.2.Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

Response 3) ***Acknowledged***.

Comment 4) Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. 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.

Response 4) ***Acknowledged.***

Comment 5) The Fire District reserves the right for future comments at the site plan & building construction phase.

Response 5) ***Acknowledged.***

Comment 6) Minimum Size of Water Mains

a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.

b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.

c. The maximum number of hydrants located on a dead end main shall be one (1).

d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.

e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

Response 6) ***Acknowledged.***

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.

Kimley»Horn

May 20, 2021
147811000

City of Fort Pierce
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983
772-621-3400

RE: Rezoning, Site Plan, and Subdivision – Oleander Oaks
Technical Review Project # 21-43900001 **&** 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

Planning Comments:

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

Response 1) ***Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.***

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

Response 2) ***Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.***

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

Response 3) ***We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.***

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

Response 4) ***Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.***

Comment 5) Will this be a gated community?

Response 5) ***Yes, this will be a gated community.***

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

Response 6) ***The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..***

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

Response 7) ***We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings***

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

Response 8) ***There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.***

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

Response 9) ***The R-4 Zoning Requirements have been changed to PD Requirements.***

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

Response 10) ***All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.***

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

Response 11) ***Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.***

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

Response 12) ***Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.***

Comment 13) Are mailboxes being proposed for each residence?

Response 13) ***Mailboxes are proposed for each residence.***

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.

Response 14) ***Acknowledged. We have included our desired addresses with this submittal***

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

Response 15) ***Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.***

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

Response 16) ***Please see the attached color site plan***

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

Response 17) ***Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.***

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

Response 18) ***Please see attached monument sign detail***

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

Response 19) ***Black picket fence around the perimeter of the project will be provided.***

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

Response 20) ***Acknowledged.***

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

Response 21) ***We have coordinated with the School District and have updated our entrance to accommodate their requests.***

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

Response 22) ***Acknowledged.***

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

Response 23) ***The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.***

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

Response 24) ***The four different elevations for types of homes that the development will consist of have been included with this resubmittal.***

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

Response 25) ***Acknowledged.***

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60. https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

Response 26) ***Please see attached Planned Development Guidelines***

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Response 27) ***Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.***

Preliminary Plat Comments:

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

Response 1) ***Please see updated Plat***

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

Response 2) ***Acknowledged.***

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

Response 3) ***Please see updated Plat***

Planned Development Comments:

Comment 1) Please submit the signed and sealed affidavit.

Response 1) ***Signed and sealed affidavit included with this resubmittal.***

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

Response 2) ***Please see updated survey and plat that show the boundaries of the wetlands and the flood zones***

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

Response 3) ***Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie***

County.

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

Response 4) ***Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.***

Comment 5) Update the site plan to identify the entrance roadway lane widths.

Response 5) ***Site plan has been updated to include dimensioning for all roadway lane widths.***

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

Response 6) ***The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.***

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

Response 7) ***Acknowledged.***

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

Response 8) ***Acknowledged.***

Fort Pierce Police Comment:

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

Response 1) ***Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.***

SLC Public Works Comments:

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

Response 1) ***The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.***

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

Response 2) ***Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County***

Comment 3) The traffic report will be reviewed by a third party through the County.

Response 3) ***Acknowledged.***

Comment 4) A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

Response 4) ***A 6-foot sidewalk has been added to the property frontage.***

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

Response 5) ***Acknowledged.***

Comment 6) Written response to Pre-application review has not been received.

Response 6) ***Written responses to Pre-application review have been included with this resubmittal.***

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Response 7) ***Acknowledged.***

SLC Schools Comments:

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

Response 1) ***Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.***

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

Response 2) ***The plans have been updated to dedicate an area along the frontage for school children pickup.***

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

Response 3) ***School capacity analysis has been updated to include the correct school names.***

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

Response 4) ***The site layout has been updated to include a concrete bad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.***

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.

Kimley»Horn

April 23, 2021

Jennifer Hofmeister, AICP
City of Fort Pierce
Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 567-8000

Re: Oleander Oaks- Design and Development Review Project Narrative

Dear Ms. Hofmeister:

We are proposing fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue (Parcel ID # 2433-144-0002-000-3). Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The layout of the site consists of a divide entrance off of Oleander Avenue with a looped road throughout the development. There is a proposed wet pond in the middle of the looped road that will be used for stormwater storage but also act as an amenity for the neighborhood. An amenity parcel is proposed north of the wet pond which will give the residents an open space area with views of the wet pond.

There is an existing 1.42-acre wetland on the northern portion of the site that borders a North St. Lucie Water Control District canal. We are proposing to preserve the wetland as well as a twenty-five foot buffer. This will preserve a large portion of specimen trees as well as add an enhanced buffer between the neighborhood and the commercial zoned parcel to the north. It will also act as an amenity for the neighborhood as the houses that back up to it will have a view of natural habitat for local wildlife. The four corners of the property will contain large open space areas that will be planted with large trees to buffer the project from surrounding parcels.

We performed a Traffic Impact Study to look at the potential impact of the project on the surrounding roadways. We looked at the intersections along Oleander Avenue from Midway Road to Edwards Road. All intersections are projected to operate at an acceptable Level of Service (LOS) at 2026 buildout conditions, we also looked at the proposed site entrance off of Oleander Avenue. Based off the AM and PM peak trips neither a northbound left-turn lane or southbound right-turn lane are warranted for the project.

As part of our application we are requesting to rezone the property from R-4 to a Planned Development (PD). The reason for the request is due to the proposed right-of-way width.

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City code requires a 60’ right-of-way for a local road. We are proposing a 50’ right-of-way with a 24’ wide asphalt road. This is typical of what we see in other municipalities as well as existing single-family projects in Fort Pierce. This will the neighborhood to have 82’ deep lots instead of the code minimum 70’ and allow us to preserve the wetland to the north.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.
Very truly yours,



Blaine Bergstresser, P.E.

K:\VRB_LDEV\147811000 - Oleander Oaks\PERMITTING\APPLICATIONS\City of Fort Pierce\Project Narrative.doc

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 0 Oleander Avenue, Fort Pierce FL

Parcel ID #(s) 2433-144-0002-000-3

Project description Single Family Residential Development

Alva Stone Group LLC	Diego Quijada, Alva Stone Group
Property Owner(s)	**Applicant/Representative, Title, Company**
591 Evernia St #1603	2030 S Ocean Dr #2221
Street Address	Street Address
West Palm Beach, FL, 33401	Hallandale Beach FL 33009
City State Zip	City State Zip
954-850-0618	954-850-0619
Phone Number	Phone Number
pedro@alvastonegroup.com	diego@alvastonegroup.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of April, 20 21, by Diego Quijada who is personally known to me or has produced _____ as identification.

Signature of Notary

Marina Renom
Notary Public
State of Florida (Seal)
Comm# HH014256
Expires 6/24/2024

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

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ **Signed and sealed survey**
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ **Signed and sealed survey**
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

Prepared By and Return To:
Global Closing Company LLC
Attn: Benjamin Bell
1056 Willa Springs Drive
Winter Springs, FL 32708

Order No.: 1526-18FL-0330

Property Appraiser's Parcel I.D. (folio) Number:
243314400020003

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2021, by Oleander Oaks LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 5801 S US Highway 1, Fort Pierce, Florida 34982 (the "Grantor"), to Alva Stone Group LLC, a Florida Limited Liability Company, whose post office address is 591 Evernia Street Apt 1603, West Palm Beach, Florida 33401 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning: thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, Also Known As State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03

seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.

Said lands lying in Saint Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; 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: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of

Oleander Oaks LLC, a Florida limited liability company

BY: _____
Michael J Bradley, JR
Manager

Witness Signature

Candy Quintall

Printed Name of First Witness

Witness Signature

PETER QUINTALL

Printed Name of Second Witness

BY: _____

Grantor Address:
632 SE Starflower Avenue
Port Saint Lucie, FL 34983

STATE OF FLORIDA

COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 19th of March, 2021 by Oleander Oaks LLC, a Florida limited liability company, who is personally known to me or who has produced drivers license as identification.

Witness my hand and official seal, this the 19th of March, 2021.

_____
Notary Public

My Commission Expires: 01/10/2023

(SEAL)

Notary Public State of Florida
Candy Quintall
My Commission GG 290488
Expires 01/10/2023

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

Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Parcel ID: 2433-144-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 185292
Map ID: 24/33S
Zoning: RM-9 Count

Ownership

Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Legal Description

33 35 40 E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RS/W - AND THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 LYG S OF CANAL NO. 15 (13.18 AC - 574,121 SF) (OR 3988 - 1547; 3994 - 1479: 3995 - 2451; 4050 - 2327)



Current Values

Just/Market Value:	$480,800
Assessed Value:	$480,800
Exemptions:	$0
Taxable Value:	$480,800

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):	13.18
Land Size (SF):	574,121

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 5, 2017	4050 / 2327	0111	QC	MJT Holdings Inc	$100

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

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$480,800
Just/Market:	$480,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$480,800
Exemption(s):	$0
Taxable:	$480,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	13.18	North St. Lucie Water Management District	$243.83

Start Year	AssessCode	Units	Description	Amount
2019	0041	35.9	Fort Pierce Stormwater Charge	$2,477.10

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	$480,800	$480,800	$0	$480,800
2019	$527,200	$527,200	$0	$527,200

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 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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BOUNDARY SURVEY

LOCATED IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CITY OF FORT PIERCE, FLORIDA

LEGAL DESCRIPTION PARENT TRACT

PARCEL 1:

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.93 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "A"

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S89°36'52"W, A DISTANCE OF 558.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 277.18 FEET TO THE SOUTH TOP OF BANK OF PLATTS BRANCH; THENCE ALONG SAID TOP OF BANK N85°42'13"E, A DISTANCE OF 29.58 FEET; THENCE N87°07'45"E, A DISTANCE OF 77.61 FEET; THENCE N82°42'45"E, A DISTANCE OF 308.22 FEET; THENCE N83°52'02"E, A DISTANCE OF 144.57 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH; THENCE ALONG SAID RIGHT OF WAY S00°12'40"W, A DISTANCE OF 334.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.16 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "B"

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

LESS AND EXCEPT ALL LANDS SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 317.33 FEET TO THE NORTH TOP OF BANK OF PLATTS BRANCH ALSO BEING THE POINT OF BEGINNING; THENCE N85°42'13"E, ALONG SAID TOP OF BANK A DISTANCE OF 26.61 FEET; THENCE N87°07'45"E, A DISTANCE OF 76.56 FEET; THENCE N82°42'45"E, A DISTANCE OF 307.08 FEET; THENCE N83°52'02"E, A DISTANCE OF 123.44 FEET; THENCE N27°27'44"E, A DISTANCE OF 56.38 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH ALSO BEING THE POINT OF TERMINATION.

CONTAINING 4.24 ACRES MORE OR LESS.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

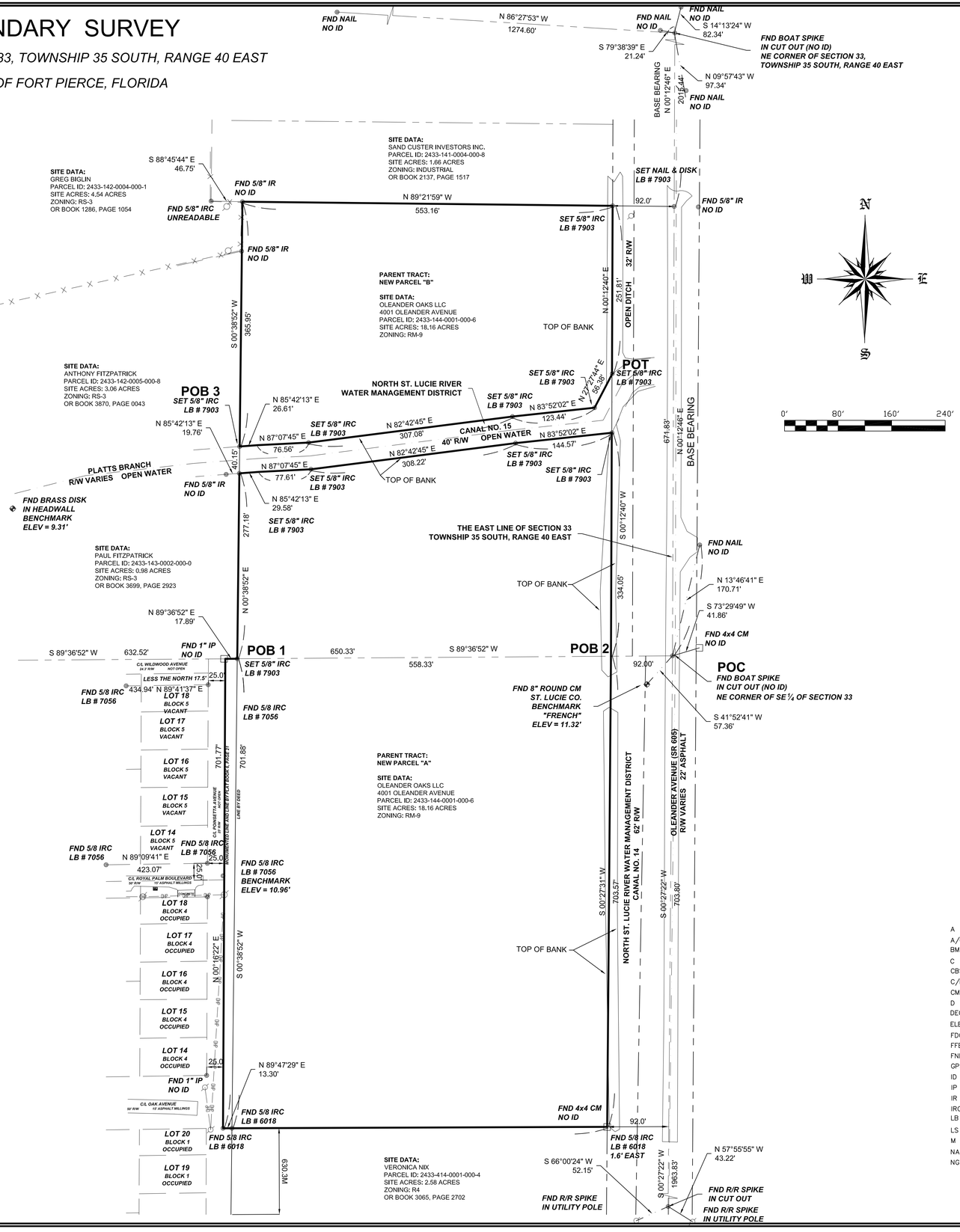
1. G.P.S. SURVEY METHOD: REAL TIME KINEMATICS (RTK)

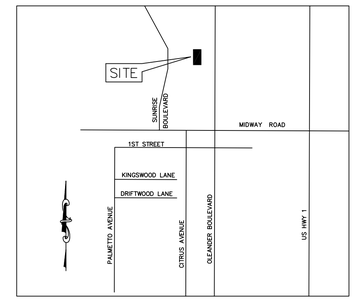
2. G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY TOPCON HIPER GA-II SYSTEM WITH CHANNELS (L1 & L2).

3. THE ORIGINAL GPS RTK MEASUREMENTS LOCATED ON DECEMBER 25, 2018. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO/MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.

4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2008 AND A CARLSON SURVEY + DATA COLLECTOR.

5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 10MM + 1PPM (RMS)
VERTICAL: 20MM + 1PPM (RMS).





LOCATION MAP

NOT TO SCALE

STREET ADDRESS

4001 OLEANDER AVENUE, FORT PIERCE, FL 34982

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, (ASSUMED DATUM). BETWEEN TWO MONUMENTS, AS SHOWN.

2. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

4. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X & AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 J.

6. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. INFORMATION SHOWN HEREON IS BASED ON DEED AND FIELD MEASURED DATA, ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.

9. THE LAST DATE OF FIELD WORK WAS DECEMBER 27, 2018.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OF MURPHY ACT DEEDS.

11. ELEVATIONS IF SHOWN HEREON ARE IN FEET AND BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON ST. LUCIE COUNTY BENCHMARK "FRENCH", WITH AN ELEVATION OF 11.32' .

12. THE PROPOSED USE OF THIS SURVEY IS FOR A LOT SPLIT.

13. THE PROPOSED USAGE OF THE PROPERTY IS RESIDENTIAL.

LEGEND & ABBREVIATIONS

A	ARC LENGTH	NO OR #	NUMBER
A/C	AIR CONDITIONER	NTS	NOT TO SCALE
BM OR ⌖	BENCHMARK	OHP	OVERHEAD UTILITIES
C	CALCULATED FROM FIELD MEASUREMENTS	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
C/L	CENTERLINE	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	PLS	PROFESSIONAL LAND SURVEYOR
D	DEED	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	POT	POINT OF TERMINATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
GPS	GLOBAL POSITIONING SYSTEM	RLS	REGISTERED LAND SURVEYOR
ID	IDENTIFICATION NUMBER	R/W	RIGHT-OF-WAY
IP	IRON PIPE	Ⓜ	WATER METER
IR	IRON ROD	&	AND
IRC	IRON ROD & CAP	@	AT
LB	LICENSED BUSINESS	△	DELTA
LS	LICENSED SURVEYOR	∅	UTILITY POLE
M	MEASURED DATA	Ⓜ	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS

CERTIFICATIONS
MATTHEW TOENISKOETTER
MJT HOLDINGS, INC.
ANCHOR LAND TITLE, INC.
ST LUCIE COUNTY FLORIDA

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ALL DRAWINGS OR DOCUMENTS AND COPIES THEREOF ARE INSTRUCTIONS OF SERVICE AND REMAIN THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. ALL SUCH DRAWINGS OR DOCUMENTS ARE TO BE RETURNED TO THE SURVEYOR UPON REQUEST. ALL DRAWINGS OR DOCUMENTS WITHOUT WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. THIS DRAWING OR DOCUMENT IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

DRAWN BY: CA
CHECKED BY: CA
DATE: JANUARY 01, 2019
HORIZONTAL SCALE: 1"=80'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 18-705

PREPARED BY:
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

APRIL 2021

PLAT BOOK _____ PAGE _____

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021

LEGAL DESCRIPTION

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4480, PAGE 2690 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY. SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT OF WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9456, DATED JUNE 19, 1952. SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG A LINE PARALLEL TO AND 630.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST ONE HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE HALF, SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF "THE TROPICS" PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY; THENCE NORTH 89 DEGREES 46 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST ONE HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATTS BRANCH, THE FOLLOWING TEN COURSES, NORTH 83 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 72.02 FEET; THENCE SOUTH 85 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.00 FEET WEST OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE QUARTER OF SECTION 33; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SAINT LUCIE COUNTY, FLORIDA, AND CONTAIN 12.919 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, FLORIDA, EXISTING UNDER THE LAWS OF FLORIDA, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "OLEANDER OAKS", A SUBDIVISION.

1. TRACT A (PRIVATE ROAD), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS (AS MAY BE APPROVED BY THE CITY OF FORT PIERCE) FOR UTILITY, DRAINAGE, INGRESS, EGRESS, AND ROADWAY RELATED PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

2. TRACT B, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, FOR PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

3. TRACTS C, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, FOR STORMWATER MANAGEMENT AND OTHER RELATED PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

4. TRACT D, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, FOR BUFFER, LANDSCAPE, RECREATION, DRAINAGE, UTILITIES, AND OTHER COMMON AREA PURPOSE AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

5. TRACT E, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, AS A CONSERVATION EASEMENT AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

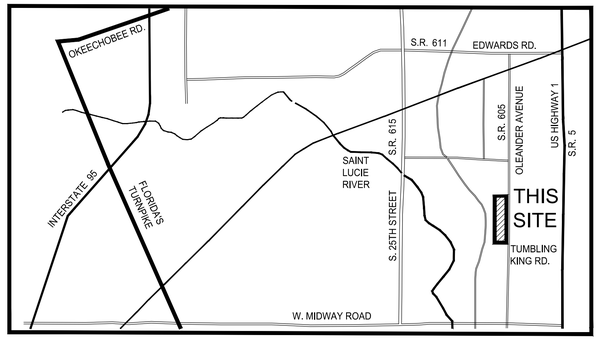
IN WITNESS WHEREOF: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THIS _____ DAY OF _____, 202___.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____



VICINITY MAP
N.T.S.

PLANNING AND ZONNING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____ 2021

BY: _____
JENNIFER HOFMEISTER, AICP
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF ALVA STONE GROUP LLC, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____ , 20___.

MY COMMISSION EXPIRES _____

NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. _____

CLERK OF CIRCUIT COURT

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT OF ST . LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAININNG TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20___.

CLERK OF CIRCUIT COURT SEAL

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2021

BY: _____
PETER SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUES.

THIS _____ DAY OF _____2021

BY: _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE No. 4350

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMSSION AT A MEETING HELD ON THIS _____ DAY OF _____ 2021

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUATER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST.
3. SUBJECT PLAT CONTAINS 12.919 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE SAINT LUCIE COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS _____ DAY OF _____, 20___. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

_____
DANIEL C. LAAK DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS5118
STATE OF FLORIDA
HSQ GROUP, INC.
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FL 33431
CERTIFICATE OF AUTHORIZATION NO. LB7924

PREPARED BY:
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

APRIL 2021

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021

PLAT BOOK _____ PAGE _____

DEDICATION (CONTINUED)

IN WITNESS WHEREOF: ALVA STONE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS VICE PRESIDENT, THIS _____ DAY OF _____, 20___.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ALVA STONE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS VICE PRESIDENT OF ALVA STONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 20___.

MY COMMISSION EXPIRES _____

NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. _____

MORTGAGEE CONSENT

KNOW ALL MEN BY THESE PRESENTS: THAT , HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF: , AS MORTGAGEE, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME THIS _____ DAY OF _____, A.D., 20____.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

MORTGAGOR NAME

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF _____, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 20___.

MY COMMISSION EXPIRES _____

NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF

COMMISSION NO. _____

TITLE CERTIFICATION

STATE OF _____)
COUNTY OF _____) SS

I, BENJAMIN BELL, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMINTMENT PREPARED BY GLOBAL CLOSING COMPANY LLC, DATED, APRIL 28, 2021, AND DESIGNATED AS FILE NO.: 1526-18FL-0330 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH , DO HERBY CERTIFY THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUES §197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR.

DATED: THE _____ DAY OF _____ , 202___.

BY _____
BENJAMIN BELL
GLOBAL CLOSING COMPANY LLC

PREPARED BY:

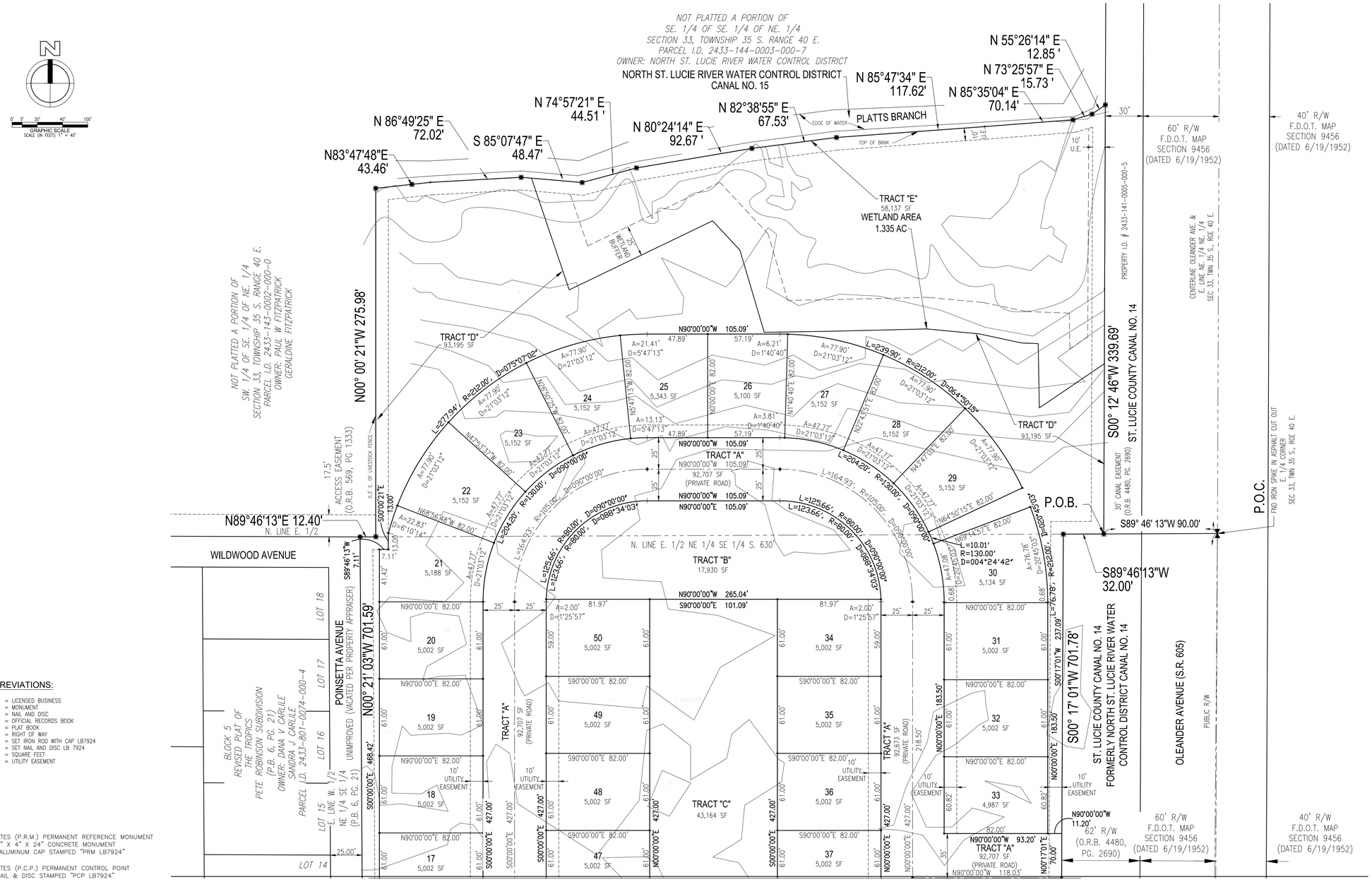
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

APRIL 2021

PLAT BOOK _____ PAGE _____

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CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021



MATCHLINE "A" SEE SHEET 2

ABBREVIATIONS:

LB	=	LICENSED BUSINESS
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
R/W	=	RIGHT OF WAY
SIR/C	=	SET IRON ROD WITH CAP LB7924
SN/D	=	SET NAIL AND DISC LB 7924
SQ. FT.	=	SQUARE FEET
U.E.	=	UTILITY EASEMENT

● INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4" X 4" X 24" CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "PRM LB7924"

◉ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET NAIL & DISC STAMPED "PCP LB7924"

PREPARED BY:

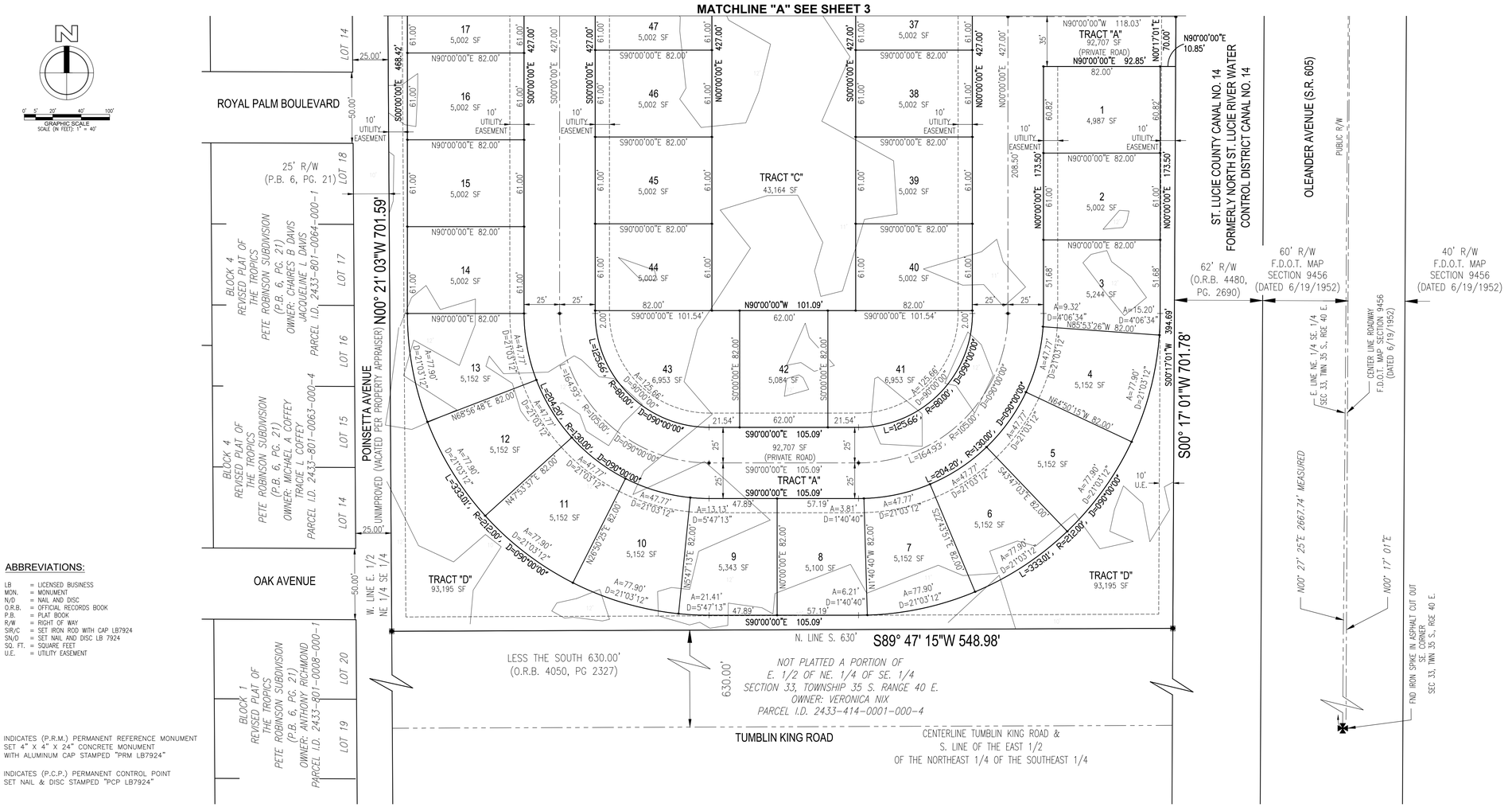
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CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021



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◉ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET NAIL & DISC STAMPED "PCP LB7924"

Planning Board **6. d.**

Meeting Date: 10/11/2021

Information

REQUESTED ACTION

2021-2022 Capital Improvement Program

LOCATION

Various locations throughout the City

RESPONSIBLE STAFF

Jack R.Andrews, P.E., City Engineer

RECOMMENDATION

N/A

Attachments

Capital Improvement Program

Form Review

Form Started By: Jennifer Hofmeister Started On: 10/04/2021 04:34 PM

Final Approval Date: 10/04/2021

THE SUNRISE CITY

FORT PIERCE

Florida

CITY OF FORT PIERCE

CAPITAL IMPROVEMENT PLAN

Fiscal Years
2021/2022 – 2025/2026

Revision Date: July 2021

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Capital Improvement Plan

Introduction

A. Scope

The Capital Improvement Plan represents an annually updated schedule of prospective capital expenditures for major public facilities and infrastructure such as buildings, transportation, and recreational needs. It provides estimated capital costs, sources of funding and timing of work during a five-year period.

The Capital Improvement Plan encourages the City to forecast not only what expenditures they intend to make, but also to identify potential funding sources to more properly plan for the acquisition of the asset. Upon adoption of the Plan, the first year of the proposed CIP becomes the list of capital items that are scheduled for that budget year. The program is then updated and revised on an annual basis to ensure previous projections are still on course. In so doing, the City is always working on a prospective five-year schedule.

The CIP is designed to be a flexible planning tool. Despite its independence from the development of the operating budget, the CIP does not merely represent a wish list of items without regard to the fiscal constraints that will face the City Commission when the time comes to fund the previously identified needs. Rather, all projects proposed for funding in the CIP are prioritized and include projections of revenues that are expected to be available at the time of any expenditure. If sufficient funds do not become available to pay for CIP projects, the document provides flexibility for the Commission to re-prioritize expenditures and project scheduling.

B. Items Included in the CIP

The City of Fort Pierce includes any project that has a life expectancy of at least ten-years and a minimum threshold of $50,000 into the CIP. In some cases, we may include an item in the proposed plan that is not tangible. Those items, while not generally considered to be traditional capital items, are sometimes included because they represent a significant, inordinate expenditure on the part of the City.

Projects are solicited from the department heads and brought before the City Commission in a workshop style format to determine project eligibility, necessity, and priority.

C. Project Cost

Project cost estimates are far more detailed and accurate for those items that are scheduled for funding in an earlier fiscal year. The closer it becomes to undertaking a particular project, it becomes increasingly important to have a more accurate picture of the total project costs. Conversely, projects scheduled for later years are likely to change in scope, acquisition costs will fluctuate, and construction costs will vary, therefore less emphasis is placed on the accuracy of the cost figures associated with those projects.

D. Funding Sources

The City is fiscally prudent in exploring all avenues of funding sources for their capital improvement projects. Following is a listing of all funding sources utilized within this CIP and the abbreviations used.

Abbreviation	Name / Funding Entity
ARPA	American Rescue Plan Act of 2021 (US Federal)
CDBG-D	Community Development Block Grant - (Disaster Funds) - Grant US Housing and Urban Development
CITY-GF	City of Fort Pierce – General Fund Account
CMP	FDOT - Congestion Management Funds (Florida Department of Transportation)
FCT	Florida Communtiy Trust Grant (Florida Department of Community Affairs)
FDEP	FDEP 319 and TMDL Grants (Florida Department of Environmental Protection)
FDOT-JPA	FDOT - Joint Project Agreement (Florida Department of Transportation)
FEMA	Federal Emergency Management Agency (US Disaster Funding)
FHWA	Federal Highway Administration (US - Transportation)
FIND	Florida Inland Navigational District (FIND - Special State Taxing District)
FPRA	Fort Pierce Redevelopment Agency (City of Fort Pierce CRA - Special Taxing District)

E. Summary

The CIP is an accumulation of necessities, desires, and dreams for the betterment of our community. It is essential to prioritize our capital projects to compete with the stiffening allocation of public resources. The year in which a project is scheduled to be undertaken is not necessarily indicative of its relative importance to the community. Scheduling of projects is done in accordance with relative need, coordination with other projects, and the availability of appropriate funding. As with any dynamic environment, it is expected that the plan and budget decisions will evolve, as priorities and needs shift and more specific capital project information becomes available.

Abbreviation	Name / Funding Entity
IMP-B	Impact Fees - Building (City of Fort Pierce)
IMP-R	Impact Fees - Road (City of Fort Pierce)
IMP-P	Impact Fees - Park (City of Fort Pierce)
MSTU-P	St. Lucie County Park Municipal Service Tax Unit
SFWMD	South Florida Water Management District
SLC	St. Lucie County
SMU	Fort Pierce Stormwater Management Utility
SR2S	Safe Routes to School (Florida Department of Transportation)
SUR	St. Lucie Co. / Fort Pierce - 1/2 cent Surtax Funding
TE	FDOT - Transportation Enhancement Funds (Florida Department of Transportation)
KW	Kiwanis Club Donation

THE SUNRISE CITY FORT PIERCE Florida

TRANSPORTATION

Street Projects

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
T-1	**Street Resurfacing (Citywide)** Milling, curb replacement and asphalt overlay	$ 16,099,457	$ 1,118,860	$ 500,000 Design/Const.	$ 500,000 Design/Const.	$ 500,000 Design/Const.	$ 600,000 Design/Const.	$ 700,000 Design/Const.	**SUR**	$ **12,180,597**
T-2	**Pavement Markings** Replacement of pavement markings to comply with MUTCD standards for marking	$ 250,000	$ -	$ 50,000 Const.	$ 50,000 Const.	$ 50,000 Const.	$ 50,000 Const.	$ 50,000 Const.	**CITY-GF**	$ -
T-3	**8th Street (Ave. D to Ave. E)** Project includes reconstruction of roadway, drainage, undergrounding of utilities and sidewalk reconstruction	$ 345,000	$ 23,225 Design	$ 321,775 Const.	$ -	$ -	$ -	$ -	**SUR, FPUA, IMPR**	$ -
T-4	**Avenue B (8th St. to 13th St.)** Project includes reconstruction of roadway, drainage, undergrounding of utilities and sidewalk reconstruction	$ 672,970	$ 62,970 Design	$ 610,000 Const.	$ -	$ -	$ -	$ -	**SUR, FPUA, IMPR**	$ -
T-5	**5th Street (Boston Ave. to Delaware Ave.)** Project includes reconstruction of roadway, drainage, landscaping, irrigation, street lighting, undergrounding of utilities and sidewalk reconstruction	$ 846,664	$ 49,995 Design	$ 796,669 Const.	$ -	$ -	$ -	$ -	**IMPR, FPUA,**	$ -
T-6	**13th Street - Phase 3 (Ave. E to Ave. Q)** Project includes reconstruction of roadway, drainage, undergrounding of utilities and sidewalk reconstruction. Undergrounding of utilities will also be included.	$ 2,124,605	$ 263,445 Design	$ -	$ -	$ -	$ -	$ -		$ **1,861,160**
T-7	**Wendell Road (8th St. to Chipola Road)** A joint project by the City and Fort Pierce Utilities Authority primarily for the replacement of utilities. This project will entail water and sewer main replacement, drainage improvements, sidewalk replacement and roadway reconstruction.	$ 1,344,111		$ -	$ -	$ -	$ -	$ -		$ **1,344,111**
T-8	**Ohio Avenue (US 1 to 11th St.)** A joint project by the City and Fort Pierce Utilities Authority primarily for the replacement of utilities. The project will entail water and sewer main replacement, drainage improvements, sidewalk replacement, limited landscaping , street lights and roadway construction.	$ 1,780,000	$ -	$ 200,000	$ 1,580,000	$ -	$ -	$ -	**SUR, FPUA, ARPA**	$ -

THE SUNRISE CITY FORT PIERCE Florida

TRANSPORTATION

Street Projects

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
T-9	**13th Street - Phase 4 (Georgia Ave. to Orange Ave.)** Project includes reconstruction of roadway, drainage, sidewalk, limited landscaping and street lighting. Sanitary sewer, water main, and overhead utilities conversion to underground anticipated, but not, included in project costs.	$ 4,584,896	$ 274,880 Design	$ -	$ -	$ -	$ -	$ -		$ 4,310,016
T-10	**Avenue I Corridor (13th St. to 25th St.)** Project includes reconstruction of roadway, drainage, undergrounding of utilities and sidewalk reconstruction. Undergrounding of utilities will also be included.	$ 2,824,545	$ 164,474 Design	$ -	$ -	$ -	$ -	$ -		$ 2,660,071
T-11	**13th Street - Phase 5 (Virginia Ave. to Georgia Ave.)** Project includes reconstruction of roadway, drainage, canal enclosure, sidewalk, limited landscaping and street lighting. Sanitary sewer, water main, and overhead utilities conversion to underground anticipated, but not, included in project costs.	$ 6,256,782	$ -	$ -	$ -	$ -	$ -	$ -		$ 6,256,782
T-12	**Indian River Drive (Ave. A to Seaway Drive)** Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Conversion of overhead utilities to underground and water/sewer replacement anticipated, but not part of total project cost.	$ 2,070,000	$ -	$ -	$ -	$ -	$ -	$ -		$ 2,070,000
T-13	**Granada Street (Porpoise Ave. to N. of Gulfstream)** Paving, drainage, and sidewalks for unpaved section of Granada Street	$ 355,500	$ -	$ 355,500	$ -	$ -	$ -	$ -	**IMP-R, SMU**	$ -
	TRANSPORTATION - STREET PROJECTS	$ 39,554,530	$ 1,957,849	$ 2,833,944	$ 2,130,000	$ 550,000	$ 650,000	$ 750,000		$ 30,682,737

THE SUNRISE CITY FORT PIERCE Florida

TRANSPORTATION

Streetscape Projects

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
TS-1	**Avenue D Streetscape (US 1 to 29th St.)** Improvements include milling, removal of existing paver crosswalks, asphalt resurfacing and construction of decorative stamped asphalt crosswalks. Proposed work also includes landscape improvements and construction of Lincoln Park Gateway Arch.	$ 1,089,500	$ -	$ 700,000	$ 389,500	$ -	$ -	$ -	**FPRA, SUR**	**$ -**
TS-2	**Avenue D Streetscape (US 1 to Indian River Dr.)** Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Conversion of overhead utilities to underground and water/sewer replacement anticipated, but not part of total project cost.	$ 1,603,840	$ -	$ 600,000	$ 1,003,840	$ -	$ -	$ -	**SUR,IMP-R, FPRA,ARPA**	**$ -**
TS-3	**5th Street (Orange Ave. to Avenue A)** Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Conversion of overhead utilities to underground.	$ 291,084	$ -	$ -	$ -	$ -	$ -	$ -		**$ 291,084**
TS-4	**Depot Drive (Orange Ave. to 2nd St.)** Reconstruction of roadway, drainage, sidewalks, street lighting and landscaping. Project will convert one way traffic to two way and provide on-street parking.	$ 1,262,380	$ -	$ -	$ -	$ -	$ -	$ -		**$ 1,262,380**
TS-5	**Hibiscus Park Neighborhood Revitalization** Roadway paving, drainage improvements, sidewalks, street lighting.	$ 4,343,281	$ 349,555	$ -	$ -	$ -	$ -	$ -		**$ 3,993,726**
	TRANSPORTATION - STREETSCAPE PROJECTS	$ 8,590,085	$ 349,555	$ 1,300,000	$ 1,393,340	$ -	$ -	$ -		**$ 5,547,190**

THE SUNRISE CITY FORT PIERCE Florida

TRANSPORTATION

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
Bicycle/Pedestrian										
TB-1	**Emil Avenue Sidewalk (Oleander Ave. to US 1)** Construction of sidewalk on both sides of Emil Avenue	$ 560,000	$ -	$ -	$ -	$ -	$ -	$ -		$ 560,000
TB-2	**Indian River Drive Sidewalk (Delaware Ave. to Old Fort Park)** Construction of sidewalk along west side of Indian River Drive from existing sidewalk at Delaware Avenue south to Old Fort Park. Project cost includes $15,000 for easement acquisition.	$ 93,740	$ -	$ -	$ -	$ -	$ -	$ -		$ 93,740
TB-3	**SUN Trail - Historic Downtown Fort Pierce Retrofit - Bike Path/Trail (Georgia Ave. to N. A1A)** Design phase of downtown segment of SUN Trail	$ 300,000 Design	$ -	$ 300,000	$ -	$ -	$ -	$ -	SUN	$ -
TB-4	**SUN Trail - FEC Overpass - Bike Path/Trail (South of Savannah Road)** A proposed joint project between St. Lucie County and the City of Fort Pierce connecting the Savannas Recreation Area Trail with the Indian Hills Trail, crossing FEC Spur track.	$ 3,681,466	$ 106,220	$ 450,000	$ 225,651	$ 64,750	$ 2,834,845	$ -	SUN	$ -
TB-5	**SUN Trail - Historic Highwayman Trail Gap (Indian Hills Dr. to Georgia Ave.)** Construction phase of SUN Trail segment	$ 933,561	$ 171,385	$ -	$ 762,176	$ -	$ -	$ -		$ -
	TRANSPORTATION - BICYCLE/PEDESTRIAN	$ 5,568,767	$ 277,605	$ 750,000	$ 987,827	$ 64,750	$ 2,834,845	$ -		$ 653,740

TRANSPORTATION TOTALS							
Street Projects	$ 39,554,530	$ 1,957,849	$ 2,833,944	$ 2,130,000	$ 550,000	$ 650,000	$ 750,000	$ 30,682,737
Steetscape Projects	$ 8,590,085	$ 349,555	$ 1,300,000	$ 1,393,340	$ -	$ -	$ -	$ 5,547,190
Bicycle/Pedestrian Projects	$ 5,568,767	$ 277,605	$ 750,000	$ 987,827	$ 64,750	$ 2,834,845	$ -	$ 653,740
TOTALS	$ 53,713,382	$ 2,585,009	$ 4,883,944	$ 4,511,167	$ 614,750	$ 3,484,845	$ 750,000	$ 36,883,667

THE SUNRISE CITY FORT PIERCE Florida

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
BUILDINGS										
B-1	**Replacement of Fuel Canopy at Public Works** Existing canopy is showing signs of dilapidation. Structure needs to be replaced to meet new wind loads established by the Florida Building Code. Dispensers to be upgraded	$ 350,000	$ -	$ 350,000	$ -	$ -	$ -	$ -	IMP-B	$ -
B-2	**Lincoln Theatre Renovation** Restoration of Lincoln Theatre at 1132 Avenue D	$ 1,824,394	$ 359,394	$ -	$ -	$ -	$ -	$ -	FPRA	$ 1,465,000
	BUILDINGS	$ 2,174,394	$ 359,394	$ 350,000	$ -	$ -	$ -	$ -		$ 1,465,000

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
PARKING FACILITIES										
P-1	**Porpoise Beach Parking** This project is an expansion of the existing Porpoise Beach Access parking area. In accordance with an interlocal agreement entered into with SLC, the City will construct a public parking area on a parcel of property immediately north of the existing parking area.	$ 275,000	$ -	$ 275,000	$ -	$ -	$ -	$ -	**MSTU-P**	$ -
	PARKING FACILITIES	$ 275,000	$ -	$ 275,000	$ -	$ -	$ -	$ -		$ -

THE SUNRISE CITY FORT PIERCE Florida

PARK IMPROVEMENTS

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
PI-1	**Downtown Restroom (Fishing Pier Location)** Proposed construction of a 309 square feet restroom facility containing 2 water closets	$ 110,500	$ 1,500	$ -	$ -	$ -	$ -	$ -		$ 109,000
PI-2	**PAL Park Restroom Construction** Proposed construction of a 1392 square feet restroom facility and concession area. Building shall include 5 water closets and 3 urinals.	$ 226,500	$ 1,500	$ -	$ -	$ -	$ -	$ -		$ 225,000
PI-3	**PAL Park Football/Soccer Field** Construction of new football/soccer field to accommodate new programming at the PAL Center. (Football facility to include lighting, restroom, press box and concession stand)	$ 280,000	$ -	$ -	$ -	$ -	$ -	$ -		$ 280,000
PI-4	**South Bridge Fishing Pier - Solar Lighting** The City will plan towards placing lights on the newly constructed decks. This is a high use area and very popular for night fishing.	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -		$ 150,000
PI-5	**Moore's Creek Linear Park - Phase 2** The continuation of the linear park concept from 15th Street west to 29th Street. Project includes, canal enlargement, reshaping, pedestrial walkway, lighting and landscaping	$ 7,772,800	$ -	$ -	$ -	$ -	$ -	$ -		$ 7,772,800
PI-6	**PAL Park Basketball Court** Design and construction of a new outside basketball court to accommodate new programming at the PAL Center.	$ 57,500	$ -	$ -	$ -	$ -	$ -	$ -		$ 57,500
PI-7	**Fenn Park** Design and construction to rehabilitate existing park facility. Proposed work includes parking lot, pavillions, play areas, walkways, baseball field, restrooms and landscaping.	$ 1,680,250	$ -	$ -	$ 1,000,000	$ 680,250	$ -	$ -	MSTU-P	$ -
PI-8	**Seaplane Base** Proposed construction of a seaplane landing lane and associated upland base	$ 148,890	$ 23,890	$ -	$ -	$ -	$ -	$ -	CITY-GF	$ 125,000
PI-9	**Indian Hills Recreation Area Disc Golf Course**	$ 62,000	$ -	$ 62,000	$ -	$ -	$ -	$ -	MSTU-P	$ -

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ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
PARK IMPROVEMENTS										
	Design and construction of an eighteen hole disc golf course through out the Indian Hills Recreation Area north of Savannah Road. Project to include baskets, dual cement tee pads, tee signs and sleeves for basket placements. Informational signs, benches and course landscaping will be included. Reconditioning of the existing pedestrian bridges will also be included consisting of board replacement, staining and preservation.									
PI-10	**Jaycee Park** Design and construction of new playground equipment, rebuilding of the boat ramps and docks, and construction of additional parking.	$ 1,000,000	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	KW, FPUA, MSTU-P	$ -
	PARK IMPROVEMENTS	$ 11,488,440	$ 26,890	$ 62,000	$ 2,000,000	$ 680,250	$ -	$ -		$ 8,719,300

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MARINA PROJECTS

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
M-1	**Sewage Pump Out Station** Installation of the sewage pump out for north side of the Marina	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -		$ 150,000
M-2	**Little Jim - Conversion of Septic to Sewer** This project will convert the existing septic system of the facility to sewer provided by St. Lucie County by extending a force main from the Stan Blum Boat Ramp west to Little Jim. Project design will also include grant research and application.	$ 143,000	$ -	$ 143,000	$ -	$ -	$ -	$ -	ARPA	$ -
M-3	**Marina Promenade** Enhanced walkway from Cobb's Landing north to existing paver sidewalk (approximately 360'). Walkway to be widened for increased pedestrian and cart traffic.	$ 60,145	$ -	$ -	$ -	$ -	$ -	$ -		$ 60,145
M-4	**Marina Security Enhancements** Installation of video detection throughout the marina to include all docks, common areas and inside structures.	$ 275,520	$ -	$ 275,520	$ -	$ -	$ -	$ -	ARPA	$ -
	MARINA PROJECTS	$ 628,665	$ -	$ 418,520	$ -	$ -	$ -	$ -		$ 210,145

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GOLF COURSE PROJECTS

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
G-1	**Indian Hills Club House and South Parking** Proposed club house with inside and outside dining, kitchen facilities, pro shop and offices. Project also includes reconfiguration of south parking area.	$ 207,000	$ -	$ -	$ 207,000	$ -	$ -	$ -	IMP-P	$ -
G-2	**Golf Cart Barn and Cart Parking** Construction of new 3,840 SF cart barn and associated concrete cart parking area.	$ 180,398	$ -	$ -	$ -	$ -	$ -	$ -		$ 180,398
G-3	**Pickleball Courts and North Parking Area** Proposed Pickle Ball Courts (4) and parking area for added ammenities.	$ 143,680	$ -	$ -	$ -	$ -	$ -	$ -		$ 143,680
GOLF COURSE PROJECTS		$ 531,078	$ -	$ -	$ 207,000	$ -	$ -	$ -		$ 324,078

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STORMWATER UTILITY PROJECTS

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
S-1	**Beach Court (Delaware Avenue to Florida Avenue)** Project entails the replacement of failing storm drain along Beach Court.	$ 385,000	$ -	$ 385,000	$ -	$ -	$ -	$ -	SMU	$ -
S-2	**16th Street (Avenue K to Avenue I) - Stormdrain Replacement** Project entails the replacement of a decrepit stormdrain along North 16th Street between Avenue K and Avenue I. The existing system has failed due to the deterioration and age of the infrastructure. The project also proposes milling and resurfacing of the roadway	$ 250,000	$ -	$ 250,000	$ -	$ -	$ -	$ -	ARPA	$ -
S-3	**Frances Avenue (Fernandina Avenue to Thumb Point Drive)** Project involves the replacement of failing metal side drains along Frances Ave. between Fernandina Ave. and Thumb Point Drive. The pipe will be replaced with concrete pipe and new inlets will be constructed. Replacement of driveway aprons is also planned.	$ 134,000	$ -	$ -	$ 134,000	$ -	$ -	$ -	SMU	$ -
S-4	**Atlantic Avenue (5th Street to 7th Street) - Pipe Replacement** Numerous pavement failures have occurred directly in line with the stormdrain. Public Works Department has repeatedly filled those voids with asphalt. The failures continue to expand creating safety concerns and drainage problems.	$ 390,000	$ -	$ 390,000	$ -	$ -	$ -	$ -	ARPA	$ -
S-5	**Avenue Q (14th to 17th Streets) - Stormdrain Replacement** Project entails the replacement of failing stormdrain along Avenue Q between 14th and 17th Streets. Approximately 1,200 LF of 48" pipe along with the installation of 8 drainage structures is proposed. Also the replacement of curb and gutter and resurfacing is planned.	$ 485,000	$ -	$ 485,000	$ -	$ -	$ -	$ -	ARPA	$ -

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STORMWATER UTILITY PROJECTS

ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
S-6	**Virginia Avenue Canal Stabilization (13th Street - 25th Street)** 3,650 LF of canal bank stabilizatin utilizing articulated concrete block mats for canal banks and rip-rap application along the bottom of the canal.	$ 4,600,000	$ -	$ -	$ -	$ -	$ -	$ -		$ 4,600,000
S-7	**Moore's Creek Erosion Remediation** As a result of Hurrican Irma, Moore's Creek suffered erosion damage along its banks, primarily from 7th to 15th Street. A request was aubmitted to FEMA for bank stabilization and mitigation.	$ 327,400	$ -	$ 327,400	$ -	$ -	$ -	$ -	**SMU, FEMA**	$ -
S-8	**Moore's Creek Trash Interceptor** Proposed installation of "Downstream Defenders" to capture and retain stormwater sediment, trash and floatables before entering Moore's Creek	$ 120,000	$ -	$ -	$ 120,000	$ -	$ -	$ -	**SMU**	$ -
S-9	**Surfside Drainage/Resurfacing - Phase II** The streets identified for drainage improvements under this project are: Melaleuca, Plover, Pelican, Walnut, Eucalyptus and Cypress. Improvements will include valley gutters constructed on both sides of the roadway, elimination of the remaining roadside swale by re-grading, driveway replacement, milling and resurfacing.	$ 1,437,730	$ -	$ 200,000	$ 1,237,730	$ -	$ -	$ -	**SMU, SUR**	$ -
S-10	**Surfside Drainage /Resurfacing - Phase III** The streets identified for drainage improvements under this project are: Sunset Isles, Mimosa and Jacaranda. Improvements will include valley gutters constructed on both sides of the roadway, elimination of the remaining roadside swales by re-grading, driveway replacement, milling and resurfacing.	$ 1,160,000	$ -	$ 180,000	$ 980,000	$ -	$ -	$ -	**ARPA**	$ -

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ITEM No.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	FUNDING SOURCE	UNFUNDED AMOUNT
STORMWATER UTILITY PROJECTS										
S-11	**Surfside Drainage/Resurfacing - Phase IV** The streets identified for drainage improvements under this project are: Surfside, Cypress, Mimosa, Jacaranda, Coconut. Improvements will include valley gutters constructed on both sides of the roadway, elimination of the remaining roadside swales by re-grading, driveway replacement, milling and resurfacing.	$ 1,828,600	$ -	$ -	$ -	$ 200,000	$ 1,628,600	$ -	**SMU, SUR**	**$ -**
S-12	**Georgia Avenue Basin Improvements** Currently the 235-acre Georgia Avenue Basin drains through the Indian Hills Golf Course lake system then discharges directly into the Indian River Lagoon. Improvements are being proposed to reduce the pollutants that are now discharging directly to the Indian River Lagoon. Three (3) BMP Treatment Trains will be constructed to accomplish this goal.	$ 1,478,000	$ 158,000	$ 1,320,000	$ -	$ -	$ -	$ -	**SMU, SUR, SFWMD**	**$ -**
STORMWATER UTILITY PROJECTS		$ 12,595,730	$ 158,000	$ 3,537,400	$ 2,471,730	$ 200,000	$ 1,628,600	$ -		**$ 4,600,000**