

PROJECT NARRATIVE & COVER LETTER
Project Hurricane - Peters Road
 Future Land Use & Rezone Application
 December 29, 2020

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting a Future Land Use and Rezone application for an 18.54 +/- acre parcel currently located in St. Lucie County, Florida for a proposed RV Sales & Service Center with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcels are generally located on the west side of I-95, approximately 1,300 feet south of Graham Road in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-122-0001-000-3	Peters Road	17.70	MXD	RS-2 / CG
2324-123-0000-000-9	2398 Peters Road	1.00	MXD	RS-2

These parcels are currently in the jurisdiction of St. Lucie County, for which an annexation application is currently under review by the City of Fort Pierce. These parcels have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation (St Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial General (CG) and the underlying Zoning designation to Commercial (C-3)

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use (MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

PROPOSED USE

The applicant is requesting this change in FLU and Zoning to accommodate a proposed national RV sales and repair center. Once FLU and Zoning is approved, the applicant will move forward with Development Review approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

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Project Hurricane Commercial Development

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

&

City of Fort Pierce Building Department

Prepared By:



10250 Village Parkway
Port St. Lucie, FL 34952
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code and City of Fort Pierce Standards. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The properties are further identified by St. Lucie County Property Appraiser as property identification number(s): 2324-122-0001-000-3 and 2324-123-0000-000-9. The parcel is located on Peters Road, just west of I-95. The overall site acreage of the parcel is ± 18.25 acres.

Currently, the site is being utilized for cattle grazing, and there is road access to the property via a gate on Peters Road. The proposed project is for the creation of 318 RV temporary parking spaces and accompanying facilities for repair, sales, and regular parking. As the project is greater than 10 acres, this project requires an Environmental Impact Report (EIR) as part of the County approval process. See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located on Peters Road, west of I-95. The overall site acreage of the parcel is ± 18.25 acres. No dune areas exist or Coastal Construction Control Lines. The majority of the parcel is improved pasture (FLUCCS #211).

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. This parcel consists of uplands with the majority of the parcel classified as unimproved pasture (FLUCCS #211), consisting of grazing land, remnant ridges and furrows of previous agricultural operation. The substrate consists of Nettles and Oldsmar sands, Riviera sand, Wabasso sand, and Winder loamy sand soil types which consists of somewhat poorly drained soil that will tolerate standing water during wet seasons.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of improved pasture (FLUCCS #211) and Residential (FLUCCS #110). The dominant vegetation within the upland areas consist of Bahia grass. The parcel also contains minimal scattered occurrences of cabbage palms

and Live Oak. The southern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

# 211: Improved pasture	±17.0 acres total
# 110: Residential	± 1.25 acres total

The vegetation observed in the upland includes:

Bahia grass (<i>Paspalum notatum</i>)	Slash Pine (<i>Pinus densa</i>)
Cabbage Palm (<i>Sabal palmetto</i>)	
Brazilian pepper (<i>Schinus terbinthifolius</i>)	

d) Extent and acreage of all wetlands.

State jurisdictional wetlands do not exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

State jurisdictional wetlands are not present on the parcel. Wetlands were not delineated.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is for an RV Facility. However, this habitat that will be impacted does not contain critical habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit; however grazing Cows have been observed on site. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

The overall onsite impacts will be minimal. The majority of the impacted vegetation will consist of Cabbage Palms, Live Oaks, Bahia grass, and other non-descript pasture grasses. Trees qualifying for protection, i.e. Cabbage Palms, will be mitigated as described in section 11.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area around the property consists of major state roads, Okeechobee Road lies to the south, and Peters Road. to the west. Interstate 95 lies to the east. The extended area beyond the property's perimeter consist of various remnant agricultural lands that appear to be used for grazing or other similar uses. The property has no apparent immediate links to habitat areas or wildlife corridors.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts with the development of a site plan that does not intend to disrupt natural habitat, as none exists on site. In addition, a 1.75-ac. lake will be created, providing habitat for native animals. The remaining impacts on the parcel will mainly be to low pasture grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, titled Project Hurricane. This site is intended for use of RVs and accompanying facilities and will have zero impact to native habitat, as none exists on site.

11. A detailed description of the proposed mitigation plan to off set impacts.

The applicant is not directly impacting native habitats. The only mitigation necessary will be the tree for tree mitigation of the Cabbage Palms and Live Oak Trees, which will take place on-site with additional planting.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in December 2020, No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review. Drainage plans will be designed to utilize existing drainage permits issued March 31, 1997.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A

Site Maps





ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Peters Road
St. Lucie County, FL

Location Map

Project: 20-298

Project Hurricane

12/29/2020

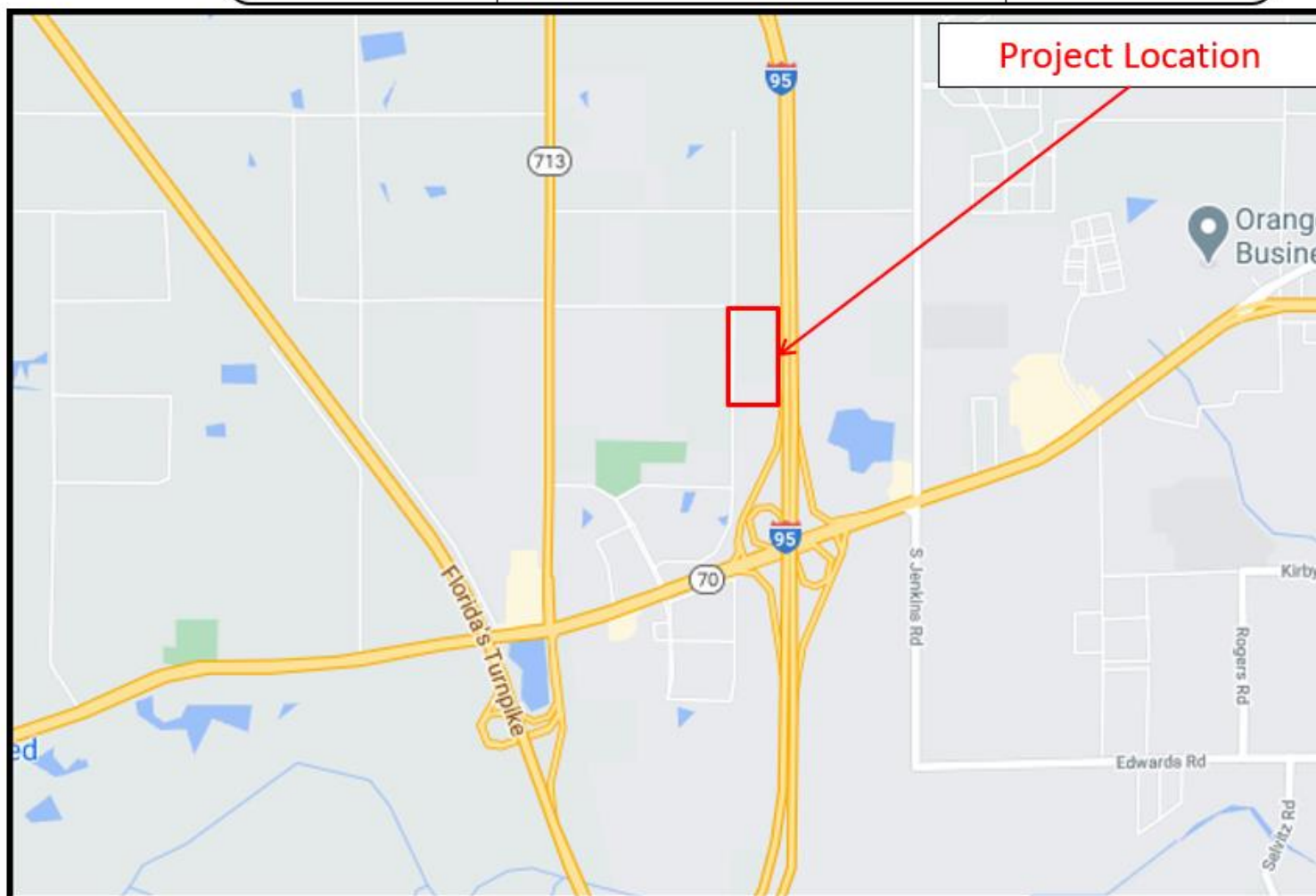


Figure 1. Location Map.



Environmental Site Assessment

Peters Road
St. Lucie County, FL

Property Appraiser Map

Project: 20-298

Project Hurricane

12/29/2020



Figure 2. Site Map.



Environmental Site Assessment

Peters Road
St. Lucie County, FL

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 20-298

Project Hurricane

12/29/2020



FLUCCS Codes

110	Residential, Low Density
211	Improved Pasture

*This map demonstrates an approximation of habitat boundaries on site.

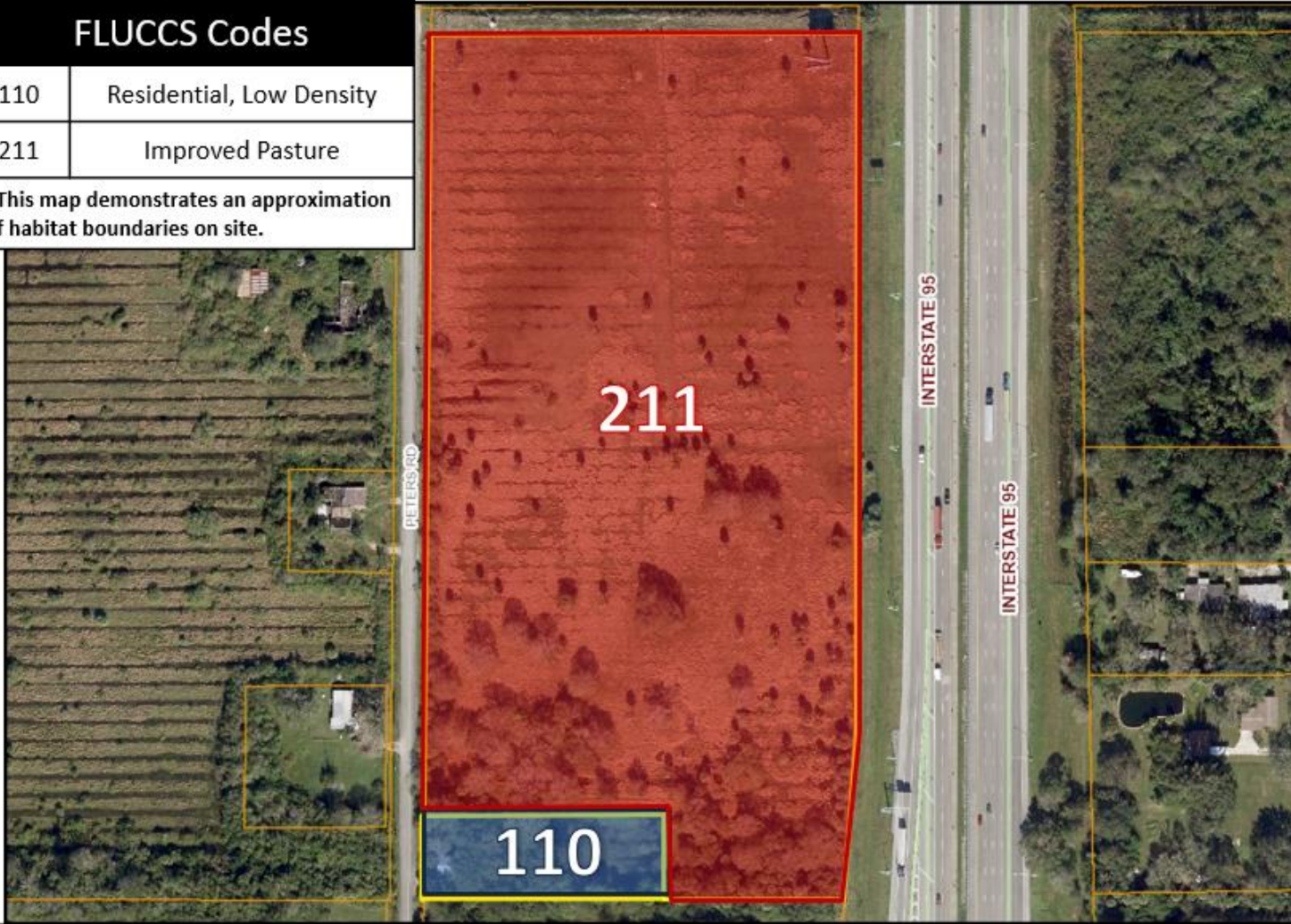


Figure 3. Existing Habitat/FLUCCS Map.



Environmental Site Assessment

Peters Road
St. Lucie County, FL
Wildlife Survey Map



Project: 20-298		
Project Hurricane		12/29/2020

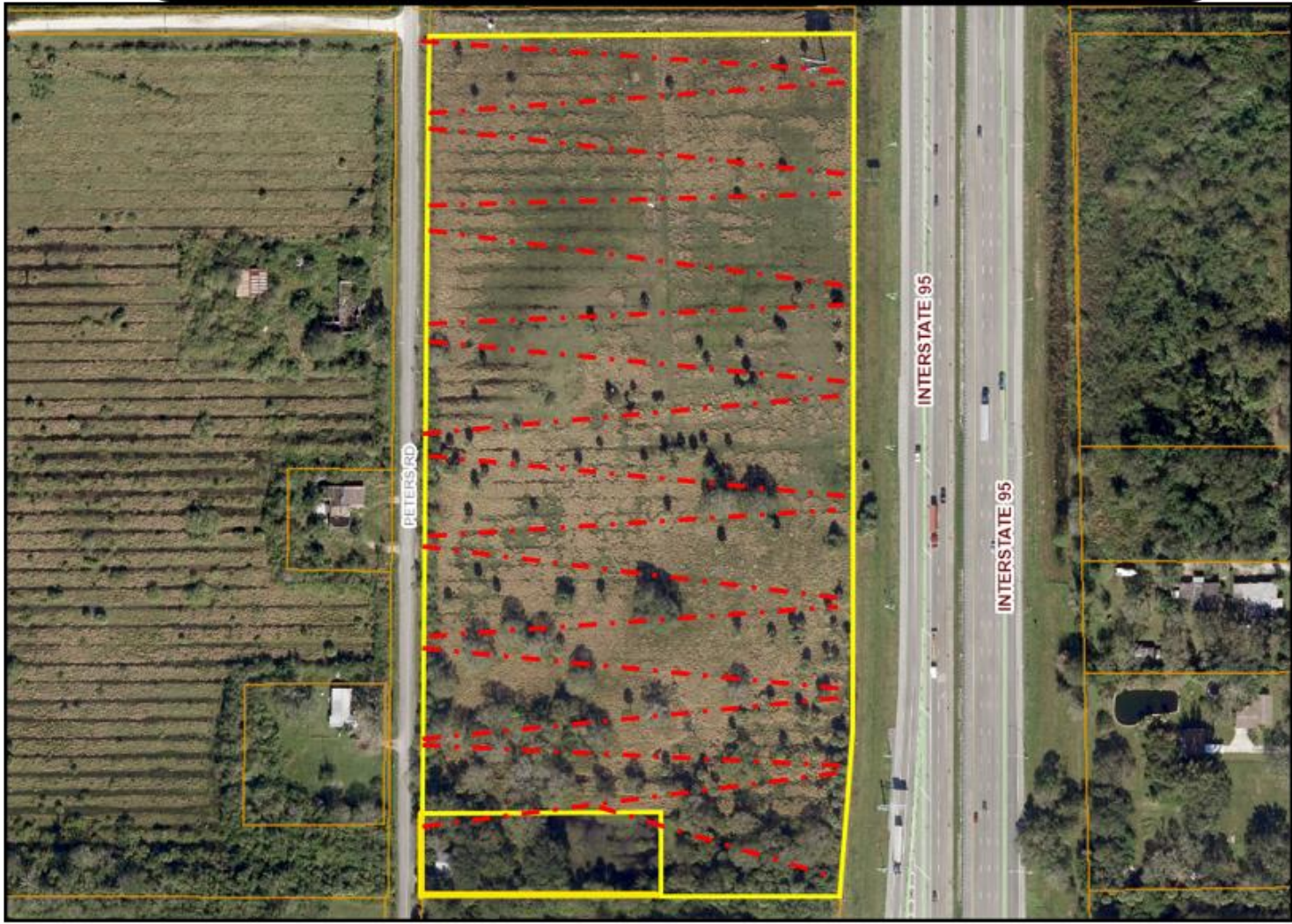


Figure 4. Wildlife Survey Map.



Environmental Site Assessment
 Peters Road
 St. Lucie County, FL

Soil Map

Project: 20-298	Project Hurricane	12/10/2020
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St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	2.3	10.6%
38	Riviera fine sand, 0 to 2 percent slopes	4.6	20.9%
48	Wabasso sand, 0 to 2 percent slopes	4.8	22.0%
55	Winder loamy sand	10.1	46.5%
Totals for Area of Interest		21.8	100.0%

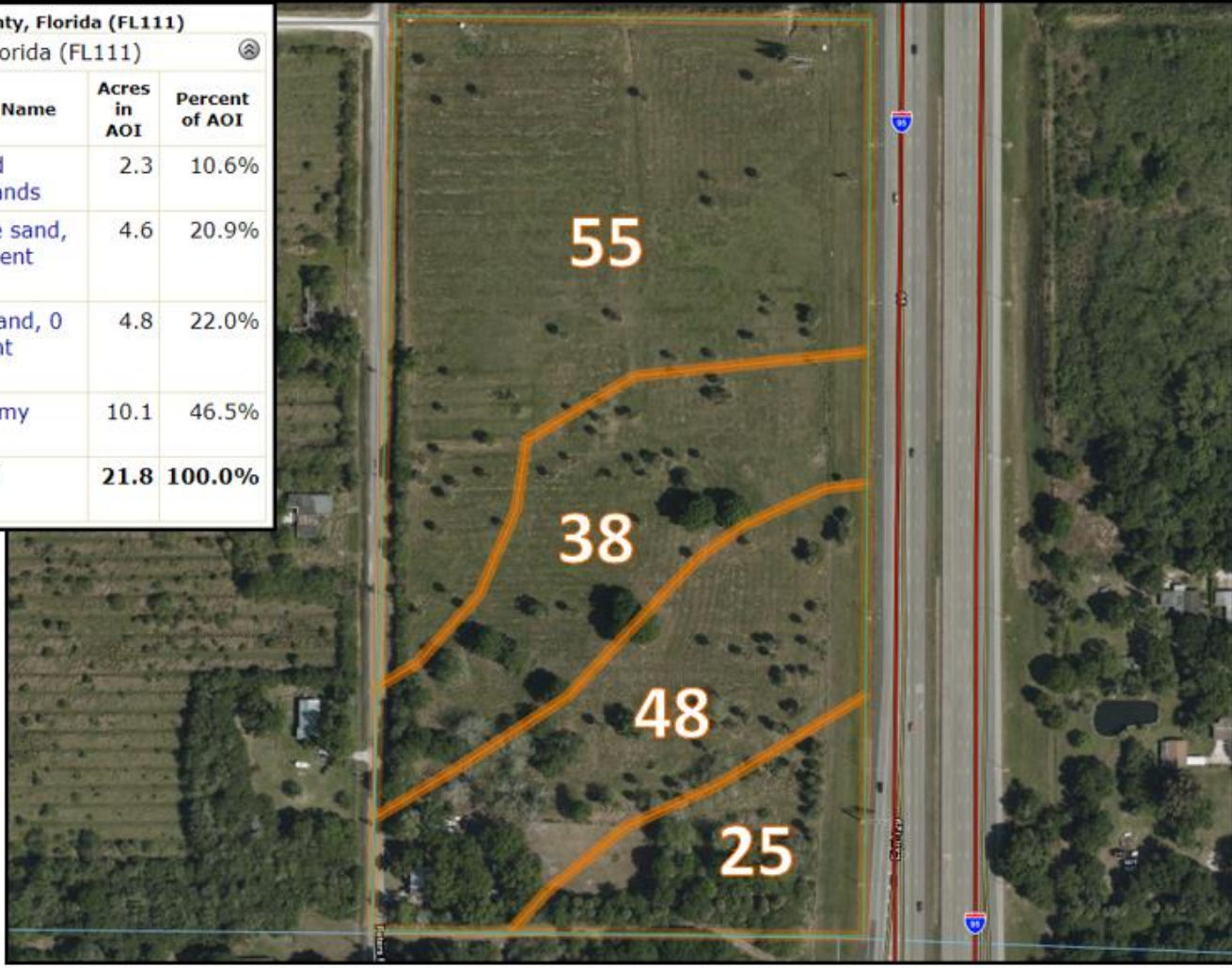


Figure 5. Soil Map.



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Project Hurricane


Prepared for:

**EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987**

Prepared by

**O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918**

**December 28, 2020
SR20122.0**

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 12/28/20 License #: 42684</p>
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O'ROURKE
ENGINEERING & PLANNING

December 28, 2020

Mr. Brad Currie
EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Re: Project Hurricane

Dear Mr. Currie:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for five parcels of land located west of South Jenkins Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

C6 - Project Hurricane

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

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

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of MXD-2 with a zoning of RS-2 which allows 9 single-family dwelling units per acre. Therefore, a maximum of 166 single-family dwelling units is possible with the existing land use. The proposal is to change the land use to general commercial, which allows up to a height of 65 feet on 60% coverage to a maximum FAR of 1.0. Using this calculation 807,602 square feet of building could be constructed. Under the proposed land use and zoning medical office would generate the most traffic. The site is currently vacant. The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.

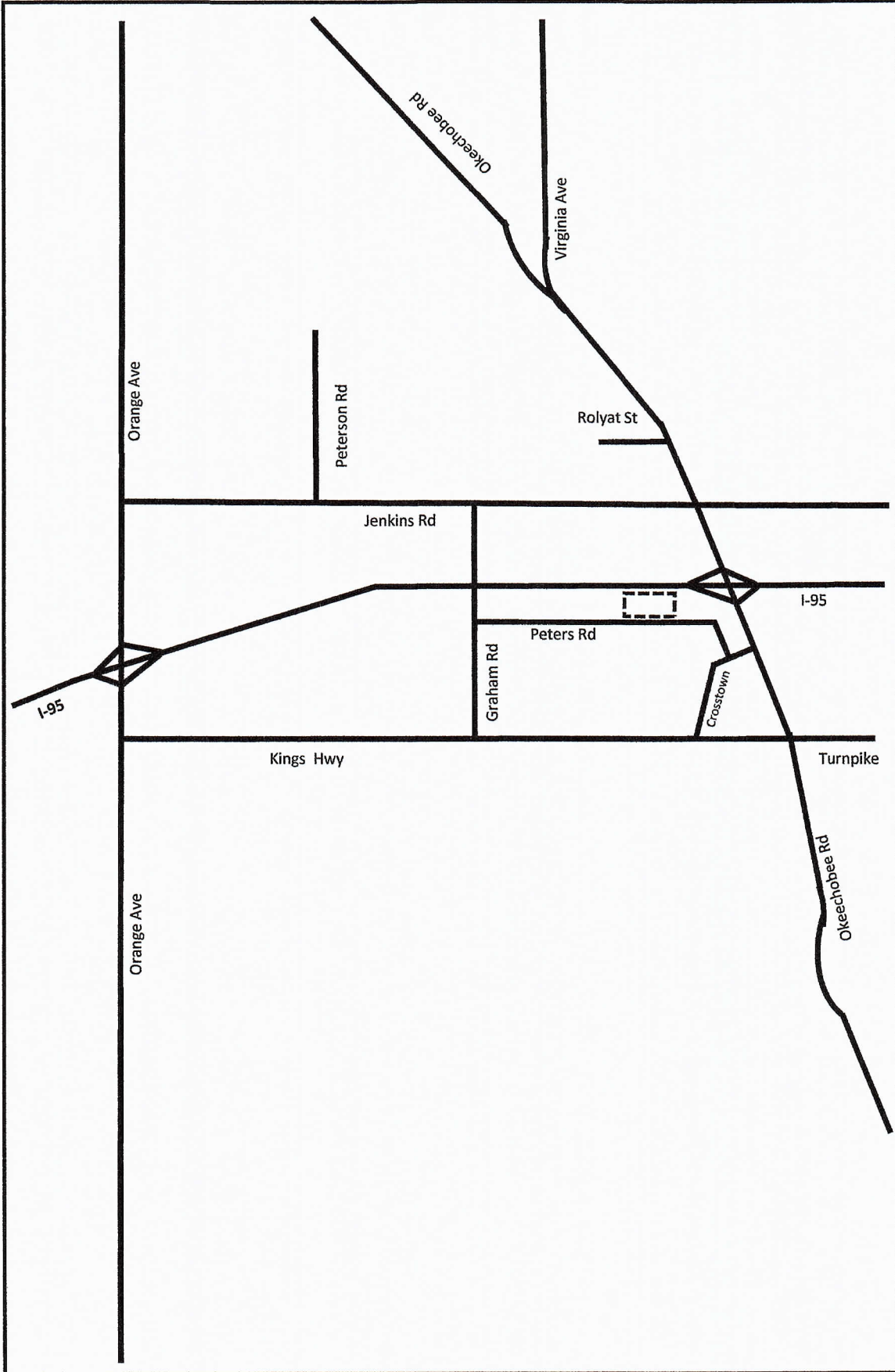


Figure 1
Project Location
Project Hurricane

Legend

 = Project Location

 NTS

 **OROURKE**
ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL 34994

Job Number: SR20122.0 12/22/2020

ROADWAY CONDITIONS

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

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

Existing/Proposed Lane Geometrics and Traffic Control

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

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2045 cost feasible plan.
- Graham Road is a two-lane local roadway with a north/south alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2045 Network. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

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

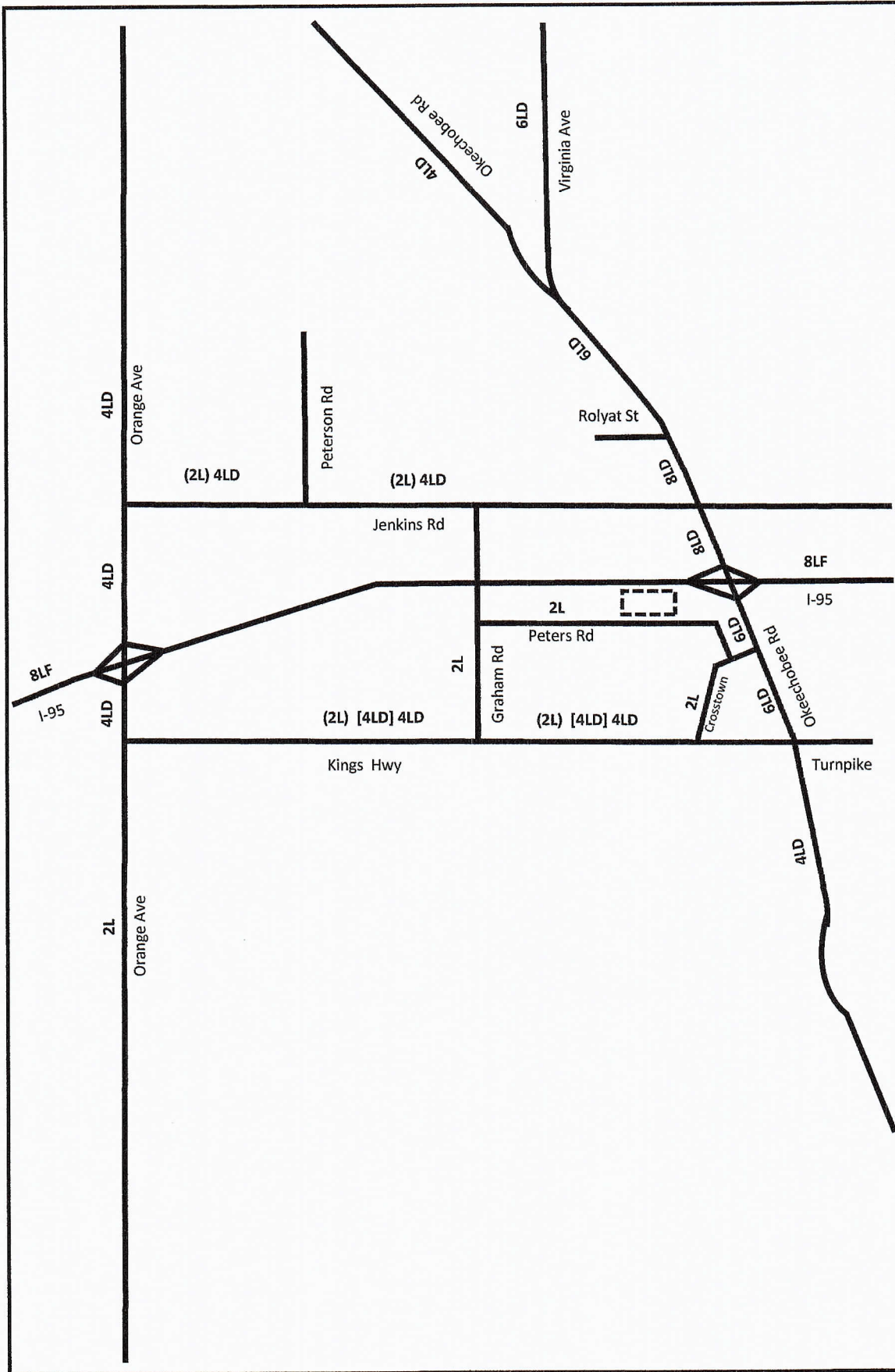


Figure 2
2045 Roadway Network
 Project Hurricane

Legend

= Project Location

(XX) = Existing Conditions if different than 2045 Network

[XX] = Committed 5-Year TIP

XX = 2045 Lane

	969 SE Federal Hwy, Suite 402 Stuart, FL 34994	Date: 2/20/18
	NTS Job Number: SR18021.0	

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Medical-Dental Office (Land Use Code 720) was applied for the 807,602 square feet allowed under the proposed future land use. The Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 166 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c**. The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, at buildout the project will generate 26,189 new daily trips. There will be 1,167 net new AM peak hour trips with 975 trips entering the project and 192 trips exiting the project. The project will generate 2,301 net new PM peak hour trips with 586 trips entering the project and 1,715 trips exiting the project.

Approximately 200,000 square feet are estimated to be constructed for the 5-year scenario. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

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

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use Medical-Dental Office	720	807,602	SF	$T = 38.42(X) - 87.62$	50%	50%	15470	15470	30940	3094	10%	13923	13923	27846
Existing Land Use Single-Family Detached Housing	210	166	DU	$Ln(T) = 0.92Ln(X) + 2.71$	50%	50%	829	829	1657	0	0%	829	828	1657
Difference												13094	13095	26189

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use Medical-Dental Office	720	807,602	SF	$Ln(T) = 0.89Ln(X) + 1.31$	78%	22%	1118	315	1433	143	10%	1006	284	1290
Existing Land Use Single-Family Detached Housing	210	166	DU	$T = 0.71(X) + 4.80$	25%	75%	31	92	123	0	0%	31	92	123
Difference												975	192	1167

Source: ITE 10th Edition Trip Generation Rates

0

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use Medical-Dental Office	720	807,602	SF	$T = 3.39(X) + 2.02$	28%	72%	767	1973	2740	274	10%	690	1776	2466
Existing Land Use Single-Family Detached Housing	210	166	DU	$Ln(T) = 0.96Ln(X) + 0.20$	63%	37%	104	61	165	0	0%	104	61	165
Difference												586	1715	2301

Source: ITE 10th Edition Trip Generation Rates

Table 2 - 5-Year Trip Generation

Table 2a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use Medical-Dental Office	720	200,000	SF	$T = 38.42(X) - 87.62$	50%	50%	3798	3798	7596	760	10%	3418	3418	6836

Source: ITE 10th Edition Trip Generation Rates

Table 2b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use Medical-Dental Office	720	200,000	SF	$Ln(T) = 0.89Ln(X) + 1.31$	78%	22%	323	91	414	41	10%	291	82	373

Source: ITE 10th Edition Trip Generation Rates

Table 2c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use Medical-Dental Office	720	200,000	SF	$T = 3.39(X) + 2.02$	28%	72%	190	490	680	68	10%	171	441	612

Source: ITE 10th Edition Trip Generation Rates

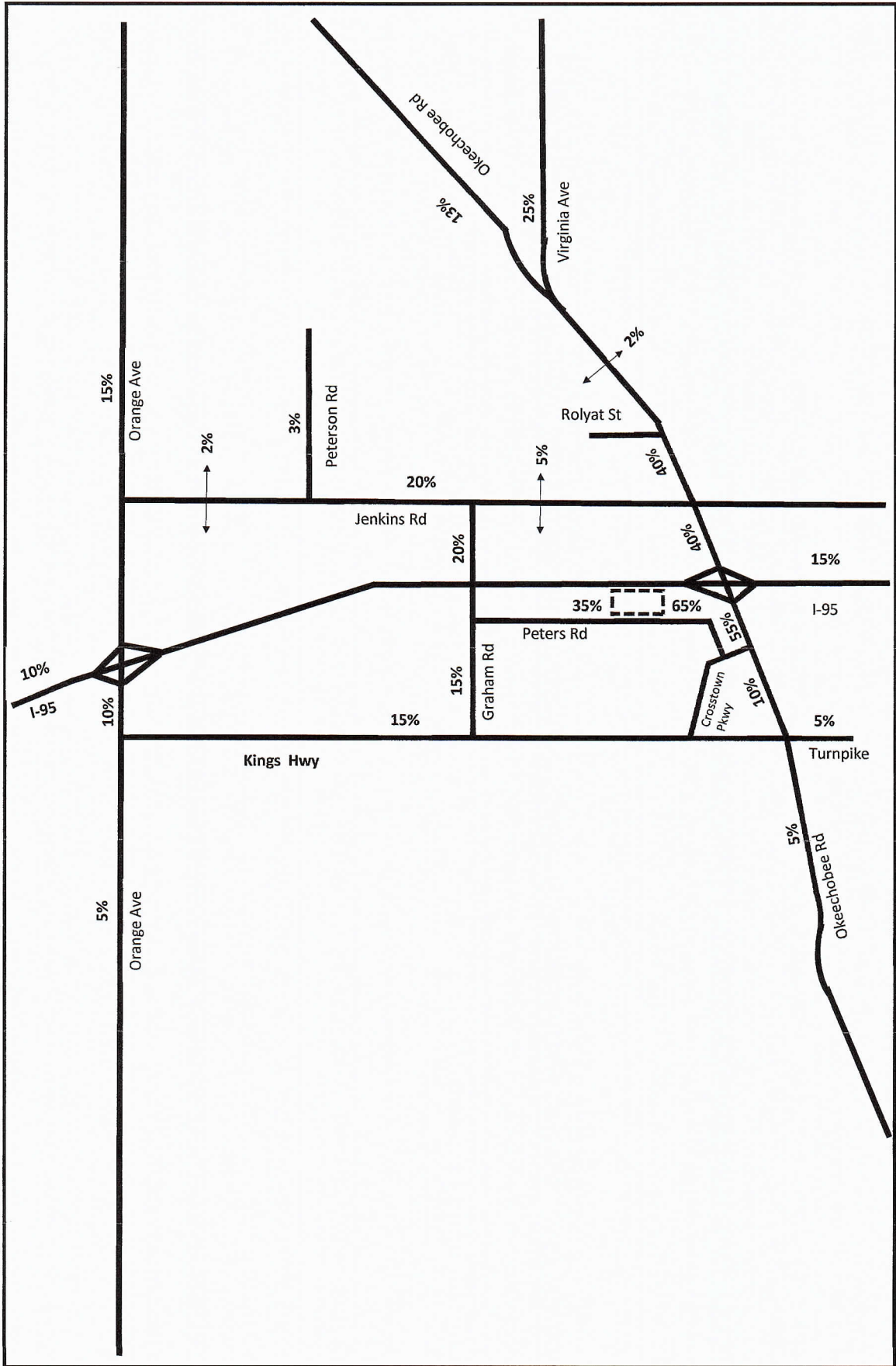


Figure 3
 Percent Assignment
 Project Hurricane LUPA

Legend

 = Project Location

 **OROURKE**
 ENGINEERING & PLANNING

22 SE Seminole Street
 Stuart, FL, 34994

NTS
 Job Number: SR18021.0
 Date: 2/20/18

2045 ANALYSIS

The Long Range analysis relies on the Long Range Transportation Plan analysis. The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were not yet available. So 2045 volumes obtained from the St. Lucie County LRTP cost feasible model were used. These volumes were adjusted using FDOT K and D factors to obtain the Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the Long Range total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results. As shown, Peters Road from Crosstown Parkway to the Project Driveway could exceed capacity at buildout if the site is developed with the worst-case scenario. The project would be required to widen Peters Road to a four-lane road for site access if directional trips exceed 1,415 trips in the peak hour.

2040/2045 LRTP model data is included in **Appendix B**.

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine if capacities were exceeded. **Table 6a and 6b** summarizes the results of the link analysis. As shown, all roadways with the exception of Jenkins Road will operate at acceptable levels of service in the 5-year analysis. A prop share payment or detailed analysis would be prepared for Jenkins Road to satisfy concurrency. The project has demonstrated concurrency could be met.

Appendix C includes the growth rate calculation and background traffic.

CONCLUSION

With its 1,167 net new AM peak hour trips and 2,301 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network with the exception of Peters Road. Peters Road would need to be widened to a four-lane road from Crosstown Parkway to the project driveway. This improvement would be considered site access. The project has also demonstrated through the five year analysis that the concurrency could be maintained. Therefore, the project meets the requirements for land use plan amendments.

TABLE 3a - Long Range Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service ⁽¹⁾ Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment	
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	634	68.91%	65%	
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	125	13.59%	65%	
	Project Entrance	Graham Rd	NB	OUT	YES	920	67	7.28%	35%	
	Project Entrance	Graham Rd	SB	IN	YES	920	341	37.07%	35%	
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	29	1.61%	15%	
	Graham Rd	Picos Rd	SB	IN	YES	1800	146	8.11%	15%	
	Picos Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	15%	
Graham Rd	Picos Rd	Orange Ave	SB	IN	YES	1800	146	8.11%	15%	
	Kings Hwy	Jenkins Rd	EB	IN	YES	630	195	30.95%	20%	
Virginia Ave	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	38	6.03%	20%	
	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	48	1.59%	25%	
Orange Ave	Okeechobee Rd	Hartman Rd	WB	IN	YES	3020	244	8.08%	25%	
	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	29	1.45%	15%	
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	146	7.30%	15%	
	Kings Hwy	I - 95	EB	OUT	YES	2000	19	0.95%	10%	
	Kings Hwy	I - 95	WB	IN	YES	2000	98	4.90%	10%	
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	49	4.58%	5%	
Jenkins Rd	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	10	0.93%	5%	
	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	49	2.72%	5%	
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	10	0.56%	5%	
	Graham Rd	Peterson Rd	NB	OUT	NO	1800	38	2.11%	20%	
	Graham Rd	Peterson Rd	SB	IN	YES	1800	195	10.83%	20%	
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	15%	
Okeechobee Rd	Peterson Rd	Orange Ave	SB	IN	YES	1800	146	8.11%	15%	
	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	49	2.71%	5%	
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	10	0.55%	5%	
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	49	2.44%	5%	
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	10	0.50%	5%	
	Kings Hwy	I - 95	EB	IN	YES	4170	536	12.85%	55%	
	Kings Hwy	I - 95	WB	OUT	NO	4170	106	2.54%	55%	
	I - 95	Jenkins Rd	EB	IN	YES	4240	390	9.20%	40%	
	I - 95	Jenkins Rd	WB	OUT	NO	4240	77	1.82%	40%	
	Jenkins Rd	McNeill Ave	EB	OUT	NO	4040	77	1.91%	40%	
	Jenkins Rd	McNeill Ave	WB	IN	YES	4040	390	9.65%	40%	
	I-95	Midway Rd	Okeechobee Rd	NB	IN	YES	7320	146	1.99%	15%
		Midway Rd	Okeechobee Rd	SB	OUT	YES	7320	29	0.40%	15%
Orange Ave		Indrio Rd	NB	OUT	YES	7320	19	0.26%	10%	
Orange Ave		Indrio Rd	SB	IN	YES	7320	98	1.34%	10%	

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

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

Two-Way: 1167
 Net In: 975
 Net Out: 192

TABLE 3b - Long Range Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service ⁽¹⁾ Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment	
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	381	41.41%	65%	
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	1115	121.20%	65%	
	Project Entrance	Graham Rd	NB	OUT	YES	920	600	65.22%	35%	
	Project Entrance	Graham Rd	SB	IN	YES	920	205	22.28%	35%	
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	1800	257	14.28%	15%	
	Graham Rd	Picos Rd	SB	IN	YES	1800	88	4.89%	15%	
	Picos Rd	Orange Ave	NB	OUT	YES	1800	257	14.28%	15%	
Graham Rd	Picos Rd	Orange Ave	SB	IN	YES	1800	88	4.89%	15%	
	Kings Hwy	Jenkins Rd	EB	IN	YES	630	117	18.57%	20%	
Virginia Ave	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	343	54.44%	20%	
	Okeechobee Rd	Hartman Rd	EB	OUT	YES	3020	429	14.21%	25%	
Orange Ave	Okeechobee Rd	Hartman Rd	WB	IN	YES	3020	147	4.87%	25%	
	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	29	1.45%	15%	
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	146	7.30%	15%	
	Kings Hwy	I - 95	EB	OUT	YES	2000	19	0.95%	10%	
	Kings Hwy	I - 95	WB	IN	YES	2000	98	4.90%	10%	
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	49	4.58%	5%	
Jenkins Rd	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	10	0.93%	5%	
	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	29	1.61%	5%	
	Okeechobee Rd	Graham Rd	SB	OUT	YES	1800	86	4.78%	5%	
	Graham Rd	Peterson Rd	NB	OUT	YES	1800	343	19.06%	20%	
	Graham Rd	Peterson Rd	SB	IN	YES	1800	117	6.50%	20%	
	Peterson Rd	Orange Ave	NB	OUT	YES	1800	257	14.28%	15%	
Okeechobee Rd	Peterson Rd	Orange Ave	SB	IN	YES	1800	88	4.89%	15%	
	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	29	1.60%	5%	
	McCarty Rd	Florida Turnpike	WB	OUT	YES	1810	86	4.75%	5%	
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	29	1.44%	5%	
	Florida Turnpike	Kings Hwy	WB	OUT	YES	2010	86	4.28%	5%	
	Kings Hwy	I - 95	EB	IN	YES	4170	322	7.72%	55%	
	Kings Hwy	I - 95	WB	OUT	YES	4170	943	22.61%	55%	
	I - 95	Jenkins Rd	EB	IN	YES	4240	234	5.52%	40%	
	I - 95	Jenkins Rd	WB	OUT	YES	4240	686	16.18%	40%	
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	686	16.98%	40%	
	Jenkins Rd	Virginia Ave	WB	IN	YES	4040	234	5.79%	40%	
	I-95	Midway Rd	Okeechobee Rd	NB	IN	YES	7320	146	1.99%	15%
		Midway Rd	Okeechobee Rd	SB	OUT	YES	7320	29	0.40%	15%
Orange Ave		Indrio Rd	NB	OUT	YES	7320	19	0.26%	10%	
Orange Ave		Indrio Rd	SB	IN	YES	7320	98	1.34%	10%	

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

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

Two-Way: 2301
 Net In: 586
 Net Out: 1715

TABLE 4a - Long Range Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 ⁽¹⁾	0.09	0.52	94	1800 ⁽²⁾	634	728	35.22%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 ⁽¹⁾	0.09	0.48	86	1800 ⁽²⁾	125	211	6.94%	YES	65%
	Graham Rd	Project Entrance	NB	OUT	YES	2000 ⁽¹⁾	0.09	0.52	94	1800 ⁽²⁾	67	161	3.72%	YES	35%
Kings Hwy	Project Entrance	Graham Rd	SB	IN	YES	2000 ⁽¹⁾	0.09	0.48	86	1800 ⁽²⁾	341	427	18.94%	YES	35%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	146	1107	8.11%	YES	15%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	146	936	8.11%	YES	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	5393	0.09	0.509	247	630	195	442	30.95%	YES	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	3593	0.09	0.491	159	630	38	197	6.03%	YES	20%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	34097	0.09	0.491	1507	3020	244	1751	8.08%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.491	1074	2000	146	1220	7.30%	YES	15%
	Kings Hwy	I-95	WB	IN	YES	29401	0.09	0.491	1299	2000	98	1397	4.90%	YES	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	13933	0.09	0.571	716	1070	49	765	4.58%	YES	5%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	7711	0.09	0.509	353	1800	195	548	10.83%	YES	20%
	Peterson Rd	Orange Ave	SB	IN	YES	7608	0.09	0.491	336	1800	146	482	8.11%	YES	15%
	I-95	Jenkins Rd	EB	IN	YES	51103	0.09	0.509	2341	4240	390	2731	9.20%	YES	40%
Okeechobee Rd	Jenkins Rd	McNeil Ave	WB	IN	YES	49154	0.09	0.491	2172	4040	390	2562	9.65%	YES	40%

(1) Estimated Traffic

(2) Project Related Improvement

Two-Way: 1167
Net In: 975
Net Out: 192

TABLE 4b - Long Range Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 ⁽¹⁾	0.09	0.48	86	1800 ⁽²⁾	381	467	21.17%	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 ⁽¹⁾	0.09	0.52	94	1800 ⁽²⁾	1115	1209	61.94%	YES	65%
	Graham Rd	Project Entrance	NB	OUT	YES	2000 ⁽¹⁾	0.09	0.48	86	1800 ⁽²⁾	600	686	33.33%	YES	35%
Kings Hwy	Project Entrance	Graham Rd	SB	IN	YES	2000 ⁽¹⁾	0.09	0.52	94	1800 ⁽²⁾	205	299	11.39%	YES	35%
	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	257	979	14.28%	YES	15%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	88	1049	4.89%	YES	15%
Graham Rd	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	257	851	14.28%	YES	15%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	88	878	4.89%	YES	15%
	Kings Hwy	Jenkins Rd	EB	IN	YES	5393	0.09	0.491	238	630	117	355	18.57%	YES	20%
Virginia Ave	Kings Hwy	Jenkins Rd	WB	OUT	YES	3593	0.09	0.509	165	630	343	508	54.44%	YES	20%
	Okeechobee Rd	Hartman Rd	EB	OUT	YES	34097	0.09	0.491	1507	3020	429	1936	14.21%	YES	25%
	Okeechobee Rd	Hartman Rd	WB	IN	YES	34097	0.09	0.509	1562	3020	147	1709	4.87%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	24301	0.09	0.491	1074	2000	257	1331	12.85%	YES	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.509	1113	2000	88	1201	4.40%	YES	15%
	Kings Hwy	I-95	EB	OUT	YES	29401	0.09	0.491	1299	2000	172	1471	8.60%	YES	10%
Jenkins Rd	Campbell Rd	Kings Hwy	WB	OUT	YES	13933	0.09	0.571	716	1070	86	802	8.04%	YES	5%
	Okeechobee Rd	Graham Rd	SB	OUT	YES	9852	0.09	0.572	507	1800	86	593	4.78%	YES	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	7711	0.09	0.491	341	1800	343	684	19.06%	YES	20%
Okeechobee Rd	Graham Rd	Peterson Rd	SB	IN	YES	7711	0.09	0.509	353	1800	117	470	6.50%	YES	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	7608	0.09	0.509	349	1800	257	606	14.28%	YES	15%
	Peterson Rd	Orange Ave	SB	IN	YES	7608	0.09	0.491	336	1800	88	424	4.89%	YES	15%
I-95	I-95	Jenkins Rd	EB	IN	YES	51103	0.09	0.491	2258	4240	234	2492	5.52%	YES	40%
	I-95	Jenkins Rd	WB	OUT	YES	51103	0.09	0.509	2341	4240	686	3027	16.18%	YES	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	49154	0.09	0.491	2172	4040	686	2858	16.98%	YES	40%
I-95	Jenkins Rd	Virginia Ave	WB	IN	YES	49154	0.09	0.509	2252	4040	234	2486	5.79%	YES	40%
	Midway Rd	Okeechobee Rd	SB	OUT	YES	114620	0.09	0.369	3807	7320	257	4064	3.51%	YES	15%

(1) Estimated Traffic

(2) Project Related Improvement

Two-Way: 2301
Net In: 586
Net Out: 1715

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

Segment	From	To	Direction	IN/OUT	Greater than 3% [1% on Adjacent Links] ⁽²⁾	Peak Hour Service Capacity (E+C) ⁽¹⁾	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	189	20.54%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	53	5.76%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	29	3.15%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	102	11.09%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	12	0.67%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	44	2.44%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	12	0.67%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	44	2.44%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	58	9.21%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	NO	630	16	2.54%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	21	0.70%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	73	2.42%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	12	0.60%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	44	2.20%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	8	0.40%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	29	1.45%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	15	1.40%	5%
Jenkins Rd	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	4	0.37%	5%
	Okeechobee Rd	Graham Rd	NB	IN	NO	920	15	1.63%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	4	0.43%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	16	2.54%	20%
Okeechobee Rd	Graham Rd	Peterson Rd	SB	IN	YES	630	58	9.21%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	12	1.30%	15%
	Peterson Rd	Orange Ave	SB	IN	YES	920	44	4.78%	15%
	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	15	0.83%	5%
I-95	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	4	0.22%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	15	0.75%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	4	0.20%	5%
	Kings Hwy	I - 95	EB	IN	YES	4170	160	3.84%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	45	1.08%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	116	2.74%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	33	0.78%	40%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	33	0.82%	40%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	116	2.87%	40%
	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	44	0.60%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	12	0.16%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	8	0.11%	10%
Orange Ave	Indrio Rd	SB	IN	NO	7320	29	0.40%	10%	

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

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

Two-Way: 373
Net In: 291
Net Out: 82

TABLE 5b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% [1% on Adjacent Links] ⁽²⁾	Peak Hour Service Capacity (E+C) ⁽¹⁾	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	111	12.07%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	287	31.20%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	154	16.74%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	60	6.52%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	YES	1800	66	3.67%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	26	1.44%	15%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	66	3.67%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	26	1.44%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	630	34	5.40%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	YES	630	88	13.97%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	YES	3020	110	3.64%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	43	1.42%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	66	3.30%	15%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	26	1.30%	15%
	Kings Hwy	I - 95	EB	OUT	YES	2000	44	2.20%	10%
	Kings Hwy	I - 95	WB	IN	YES	2000	17	0.85%	10%
	Campbell Rd	Kings Hwy	EB	IN	YES	1070	9	0.84%	5%
Jenkins Rd	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	22	2.06%	5%
	Okeechobee Rd	Graham Rd	NB	IN	NO	920	9	0.98%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	22	2.39%	5%
	Graham Rd	Peterson Rd	NB	OUT	YES	630	88	13.97%	20%
Okeechobee Rd	Graham Rd	Peterson Rd	SB	IN	YES	630	34	5.40%	20%
	Peterson Rd	Orange Ave	NB	OUT	YES	920	66	7.17%	15%
	Peterson Rd	Orange Ave	SB	IN	NO	920	26	2.83%	15%
	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	9	0.50%	5%
I-95	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	22	1.22%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	9	0.45%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	22	1.09%	5%
	Kings Hwy	I - 95	EB	IN	NO	4170	94	2.25%	55%
	Kings Hwy	I - 95	WB	OUT	YES	4170	243	5.83%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	68	1.60%	40%
	I - 95	Jenkins Rd	WB	OUT	YES	4240	176	4.15%	40%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	176	4.36%	40%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	68	1.68%	40%
	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	26	0.36%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	66	0.90%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	44	0.60%	10%
Orange Ave	Indrio Rd	SB	IN	NO	7320	17	0.23%	10%	

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

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

Two-Way: 612
Net In: 171
Net Out: 441

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic: % Project of Capacity- Peak Hour (Peak Direction)	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	189	303	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	53	167	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	29	143	YES	35%
Graham Rd	Project Entrance	Graham Rd	SB	IN	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	102	216	YES	35%
	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	255	2.25%	291	0	291	630	58	349	YES	20%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	10500	593	2.25%	678	93	771	630	58	829	YES (4)	20%
	Peterson Rd	Orange Ave	SB	IN	YES	10500	593	2.25%	678	119	797	920	44	841	YES	15%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

Two-Way: 373
 Net In: 291
 Net Out: 82
 Years Grown: 6

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic: % Project of Capacity- Peak Hour (Peak Direction)	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	111	225	YES	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	287	401	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	154	268	YES	35%
Kings Hwy	Project Entrance	Graham Rd	SB	IN	YES	2000 (3)	100 (3)	2.25%	114	0	114	920	60	174	YES	35%
	Graham Rd	Picos Rd	NB	OUT	YES	8216	369	2.25%	422	28	450	1800	66	516	YES	15%
Graham Rd	Picos Rd	Orange Ave	NB	OUT	YES	8216	389	2.25%	445	96	541	1800	66	607	YES	15%
	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	243	2.25%	278	0	278	630	34	312	YES	20%
Virginia Ave	Kings Hwy	Jenkins Rd	WB	OUT	YES	3733	243	2.25%	278	0	278	630	88	366	YES	20%
	Okeechobee Rd	Hartman Rd	EB	OUT	YES	22011	1126	2.25%	1287	0	1287	3020	110	1397	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	14189	710	2.25%	811	71	882	2000	66	948	YES	15%
	Graham Rd	Peterson Rd	NB	OUT	YES	10500	569	2.25%	650	89	739	630	88	827	YES (4)	20%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	10500	569	2.25%	650	135	785	630	34	819	YES (4)	20%
	Project Entrance	Orange Ave	NB	OUT	YES	10500	569	2.25%	650	171	821	920	66	887	YES (4)	15%
Okeechobee Rd	I-95	Orange Ave	NB	OUT	YES	30244	1709	2.25%	1953	30	1983	4240	176	2159	YES	40%
	Jenkins Rd	Jenkins Rd	WB	OUT	YES	30244	1709	2.25%	1953	8	1961	4040	176	2137	YES	40%

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

(2) Area wide growth rate calculated from FDOT Historical AADT

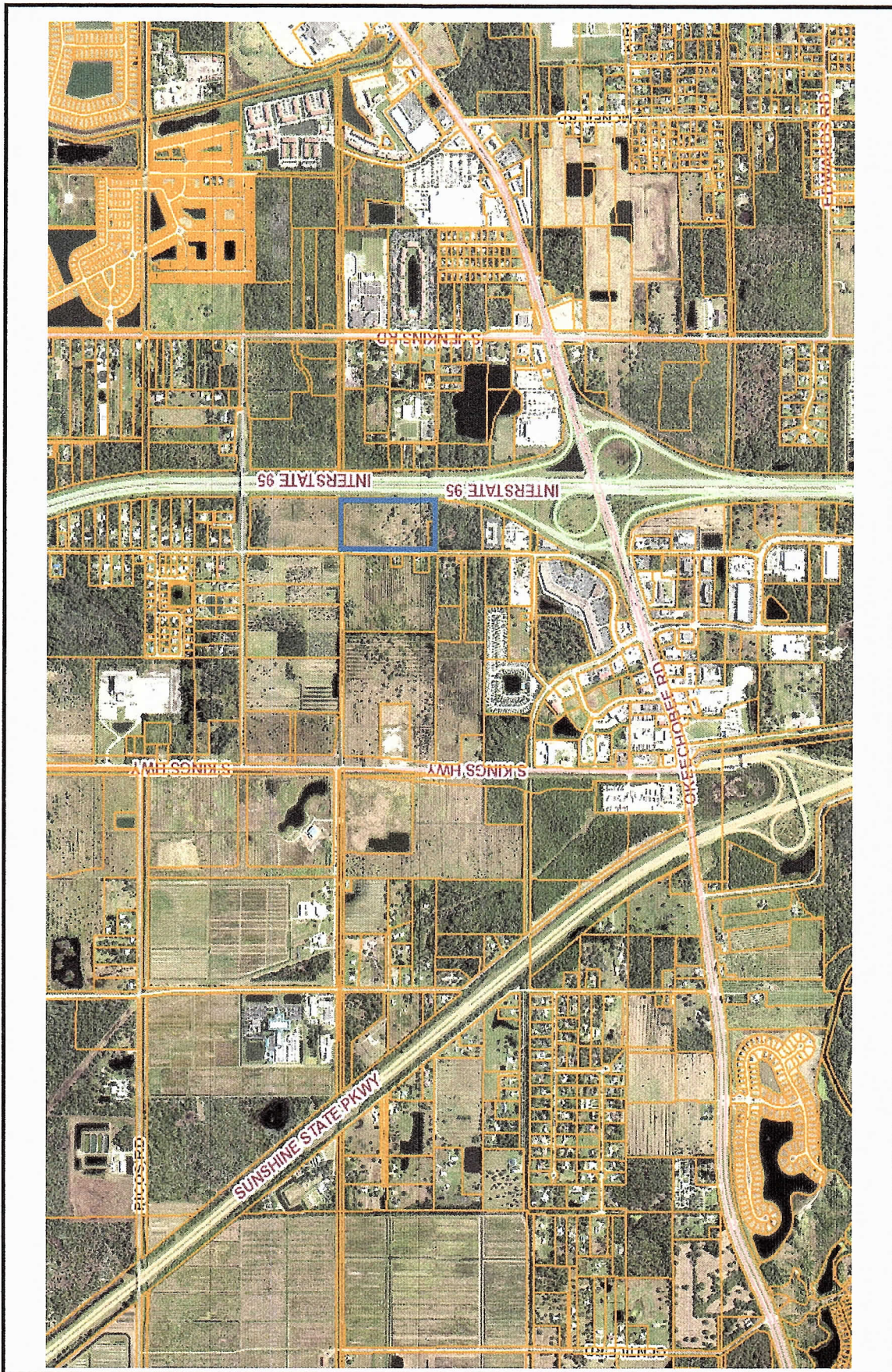
(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

Two-Way: 612
 Net In: 171
 Net Out: 441
 Years Grown: 6

APPENDIX A

SITE DATA



NTS

Job Number:



O'ROURKE
ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL 34994

Date:

Legend



= Parcel Boundary

Parcel Boundary

Project Hurricane

APPENDIX B

Roadway Details

LRTP Model Data

St. Lucie County 5-Year TIP

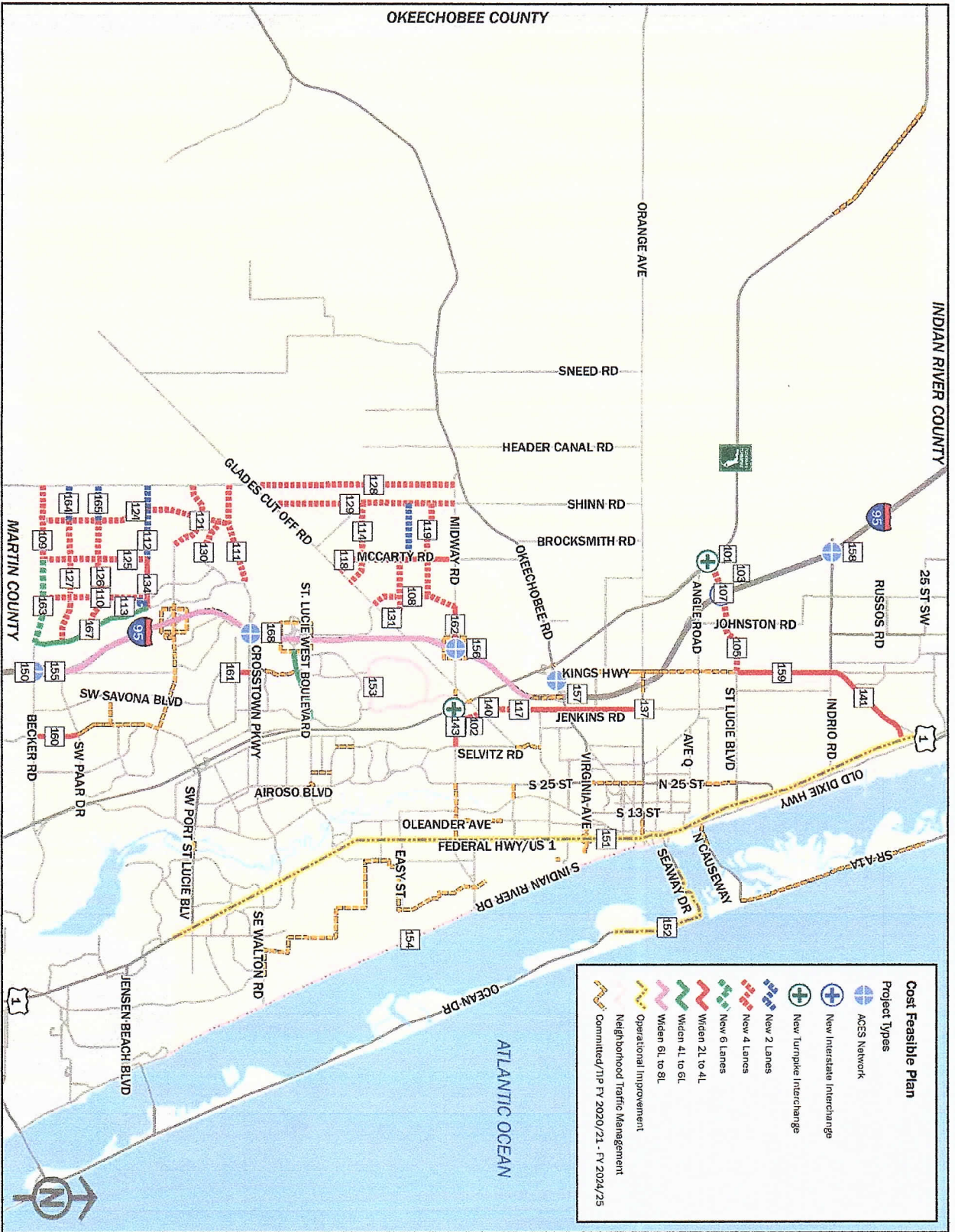


Figure 1. Cost Feasible Plan – Project Types

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Jurisdiction	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Model	Raw Model Volume	Selected Volume	Difference between Selected and VCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
11100	2ND ST	CITRUS AVE	ORANGE AVE	CR	2U	D	C	2,400	0	1,365	3,628	1,279	2,400	2,787	1,228	3,628	#DIV/0!	#DIV/0!
11110	2ND ST	ORANGE AVE	AVENUE A	CR	2U	D	C	1,800	0	2,132	3,719	1,619	1,800	2,091	1,919	3,719	#DIV/0!	#DIV/0!
1300	7TH ST	SUNRISE BLVD	GEORGIA AVE	CR	2U	C	D	1,425	4,743	4,718	4,247	2,822	0	1,655	4,247	929	3,611	1,145
1310	7TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	2,500	8,655	6,199	5,576	3,076	0	2,904	5,576	579	1,718	569
1320	7TH ST	DELAWARE AVE	CITRUS AVE	CR	2U	C	D	3,300	9,948	7,671	6,904	3,604	0	3,833	6,904	856	6,300	1,728
1330	7TH ST	CITRUS AVE	ORANGE AVE	CR	2U	C	D	3,300	9,979	6,617	5,955	2,655	0	3,633	5,955	276	2,355	1,303
1340	7TH ST	ORANGE AVE	AVENUE C	CR	2U	C	D	3,400	8,285	6,067	5,461	2,061	0	3,949	5,461	566	2,387	1,477
1350	7TH ST	AVENUE C	AE BACKUS AVE	CR	2U	C	D	2,950	9,769	6,644	6,680	5,730	0	3,426	6,680	1,861	2,796	2,328
1360	7TH ST	AE BACKUS AVE	AVENUE D	CR	2U	C	D	2,950	8,573	5,656	5,090	2,140	0	3,426	5,090	533	1,868	668
1370	7TH ST	AVENUE D	AVENUE H	CR	2U	C	D	2,500	11,085	6,658	5,992	3,492	0	2,904	5,992	2,593	1,442	576
11400	10TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	1,100	1,141	2,044	1,798	698	-41	1,278	1,838	1,798	1,891	1,845
11410	10TH ST	ORANGE AVE	AVENUE C	CR	2U	D	D	1,100	2,778	4,415	2,295	1,195	-1,678	2,278	3,973	2,295	1,265	1,987
11420	10TH ST	AVENUE C	AVENUE D	CR	2U	D	D	1,100	1,425	1,476	1,328	228	0	1,278	1,328	1,003	1,054	1,049
1000 1	13TH ST	VIRGINIA AVE	NEBRASKA AVE	CR	2U	D	D	7,000	5,181	8,165	7,368	368	1,819	8,130	5,549	7,368	7,987	6,821
1000 2	13TH ST	NEBRASKA AVE	GEORGIA AVE	CR	2U	D	D	7,000	8,889	8,762	7,987	987	101	8,130	7,888	7,987	6,535	8,261
1010	13TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	6,200	7,452	8,177	7,360	1,160	0	7,201	7,360	6,108	6,331	6,319
1020	13TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	5,700	6,473	8,267	6,687	967	-773	6,620	7,440	6,687	6,989	6,823
1030 1	13TH ST	ORANGE AVE	AVENUE B	CR	2U	D	D	4,800	6,332	10,495	9,141	3,114	-1,532	5,575	9,446	7,614	7,368	7,778
1030 2	13TH ST	AVENUE B	AVENUE D	CR	2U	D	D	4,600	6,283	9,030	6,484	1,864	-1,663	5,342	6,127	6,484	6,637	6,415
1040 11	13TH ST	AVENUE D	AVENUE H	CR	2U	D	D	4,400	5,974	7,881	5,519	1,119	-1,574	5,110	7,093	5,519	5,572	5,545
1040 12	13TH ST	AVENUE H	AVENUE I	CR	2U	D	D	4,400	5,228	7,300	5,744	1,344	-825	5,110	6,570	5,744	5,900	5,822
1040 13	13TH ST	AVENUE I	AVENUE O	CR	2U	D	D	4,400	5,228	6,976	5,440	1,040	-638	5,110	6,778	5,440	5,625	5,533
1040 2	13TH ST	AVENUE O	AVENUE Q	CR	2U	D	D	0	890	1,099	989	989	0	0	889	0	0	0
9490	17TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	D	C	2,400	0	2,041	4,237	1,837	2,400	2,787	1,837	4,237	#DIV/0!	#DIV/0!
9500	17TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	8,100	7,758	9,427	8,626	728	-1,658	7,085	8,484	6,826	7,116	6,971
9510	17TH ST	ORANGE AVE	AVENUE D	CR	2U	D	D	5,000	4,194	6,644	6,966	1,966	806	5,807	6,160	6,966	7,833	7,403
9520	17TH ST	AVENUE D	AVENUE Q	CR	2U	C	D	3,900	4,474	4,765	4,289	389	0	4,529	4,289	3,715	3,988	3,851
1110	25TH ST	BELL AVE	MIDWAY RD	CR	4D	D	D	16,100	11,334	18,890	21,787	5,667	4,766	16,699	17,001	21,787	25,760	23,764
1120	25TH ST	BELL AVE	EDWARDS RD	CR	4D	D	D	18,500	9,880	17,316	24,204	5,704	8,620	21,486	15,584	24,204	31,126	27,665
1130 1	25TH ST	EDWARDS RD	CORTEZ BLVD	SR	4D	F	F	18,100	12,454	21,245	27,203	9,103	8,083	21,021	19,220	24,766	29,641	27,203
1130 2	25TH ST	CORTEZ BLVD	VIRGINIA AVE	SR	4D	F	F	21,500	12,595	19,160	28,774	7,274	11,530	24,970	17,244	28,148	31,989	28,774
1140 1	25TH ST	VIRGINIA AVE	NEBRASKA AVE	SR	4D	F	F	33,000	9,470	14,576	30,320	7,320	17,200	26,712	13,220	29,650	33,990	30,320
1140 2	25TH ST	NEBRASKA AVE	ORANGE AVE	SR	4D	F	F	23,000	10,947	17,083	18,583	8,603	15,817	26,712	18,768	27,822	35,343	31,583
1150	25TH ST	ORANGE AVE	GEORGIA AVE	SR	4D	F	F	23,000	11,962	18,378	30,751	7,751	14,210	26,712	18,540	27,620	33,923	30,751
1160	25TH ST	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	21,300	10,151	17,953	31,780	10,480	15,623	24,738	16,157	27,326	36,235	31,780
1170	25TH ST	DELAWARE AVE	ORANGE AVE	SR	4D	F	F	19,600	10,354	17,769	28,764	9,164	12,722	22,763	15,922	25,238	32,290	28,764
1180	25TH ST	ORANGE AVE	AVENUE D	SR	4D	F	F	17,000	11,971	18,491	23,722	6,722	7,080	19,744	16,642	21,851	25,584	23,722
1190 1	25TH ST	AVENUE D	AVENUE Q	SR	4D	F	F	15,600	9,253	17,373	25,950	9,450	9,415	18,118	15,636	21,983	28,118	25,050
1190 2	25TH ST	AVENUE Q	JUANITA AVE	SR	4D	F	F	14,200	9,211	18,272	24,238	10,038	7,793	16,482	16,445	21,434	27,242	24,238
1200	25TH ST	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	11,150	6,385	12,693	18,734	7,584	7,310	12,950	11,424	16,189	21,279	18,734
1210	25TH ST	ST LUCIE BLVD	US 1	SR	4D	C	C	5,100	0	10,020	9,018	3,918	0	9,923	9,018	14,118	#DIV/0!	#DIV/0!
24300	29TH ST	ORANGE AVE	AVENUE D	CR	2U	D	C	3,400	0	3,193	6,274	2,874	3,400	3,949	2,874	6,274	#DIV/0!	#DIV/0!
24310	29TH ST	AVENUE D	AVENUE Q	CR	2U	D	D	3,400	0	4,173	4,671	1,271	3,400	3,949	1,271	4,671	#DIV/0!	#DIV/0!
1490	33RD ST	ORANGE AVE	DELAWARE AVE	CR	2U	D	D	6,400	5,148	7,656	8,144	1,744	1,254	7,433	6,890	8,144	9,140	8,642
1500	33RD ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,600	7,960	11,204	8,724	2,124	-1,360	7,685	10,084	8,724	8,818	8,821
9610	35TH ST	KIRBY LOOP RD	CORTEZ BLVD	CR	2U	D	D	5,400	787	8,896	8,119	2,719	4,613	6,272	3,506	8,119	25,663	16,921
9620	35TH ST	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,400	4,666	9,140	8,930	3,530	704	6,272	8,226	8,930	10,049	9,508
9630	35TH ST	VIRGINIA AVE	ORANGE AVE	CR	2U	D	D	4,000	2,754	4,534	5,336	1,336	1,259	4,646	4,081	5,336	6,483	5,839
25800	53RD ST	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,200	3,209	5,330	3,788	1,888	-1,009	2,555	4,787	3,788	3,508	3,648
9920	AE BACKUS AVE	7TH ST	US 1	CR	2U	D	D	800	1,258	4,043	3,181	2,381	-458	929	3,639	3,181	2,468	2,824
25935	AE BACKUS AVE	US 1	INDIAN RIVER DR	CR	2U	D	C	700	0	4,562	4,106	3,406	0	813	4,106	4,806	#DIV/0!	#DIV/0!
1400	AIROSO BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	D	D	15,600	10,464	11,378	18,118	7,676	18,118	10,240	15,436	16,378	15,907	
1410	AIROSO BLVD	THORNHILL DR	CROSSSTOWN PKWY	CR	4D	D	D	14,000	11,278	18,045	17,192	3,162	2,722	16,294	14,440	17,192	19,161	18,777
1420	AIROSO BLVD	CROSSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	12,413	10,969	12,087	18,623	2,347	18,416	18,778	18,922	21,343	20,144	
1430	AIROSO BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	4D	D	D	11,924	5,203	9,587	15,349	3,425	6,721	15,849	8,628	15,276	21,081	18,220
1440	AIROSO BLVD	FLORESTA DR	ST JAMES DR	CR	4D	D	D	15,433	11,232	15,414	18,074	2,841	4,201	17,924	13,873	18,074	20,332	19,203
7805 4	AIRPORT CONNECTOR	FL TURNPIKE W RAMP	I-95	CR	4D	C	#N/A	0	0	22,855	20,570	20,570	0	0	20,570	0	0	0
25910	ALCANTARRA BLVD	SAVONNA BLVD	PORT ST LUCIE BLVD	CR	2U	C	D	3,300	5,793	5,654	5,089	1,769	0	3,833	5,089	2,996	3,092	2,844
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9,947	13,161	11,498	2,298	-347	10,695	11,845	11,498	12,175	11,837
1520 1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,676	8,233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520 2	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,800	6,972	10,647	9,210	2,810	-372	7,665	9,582	9,210	9,775	9,443
1520 22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7,617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
10100	BLUEFIELD RD	BLUEFIELD RANCH DR	OKEECHOBEE RD	CR	2U	C	C	0	0	47	42	42	0	0	42	0	0	0
2755	BUCHANAN DR	MIDWAY	WEATHERBEE	CR	2U	D	#N/A	0	0	0	0	0	0	0	0	0	0	0
2750	BUCHANAN DR	EASY ST	MIDWAY RD	CR	2U	D	D	950	3053	4,140	1,623	673	-2,103	1,103	3,729	1,623	1,237	1,430
2100	CALIFORNIA BLVD	CAMEO BLVD	DEL RIO BLVD	CR	2U	D	D	5,900	5168	7,967	7,904	2,004	734	6,852	7,170	7,904	8,735	3,320
2120	CALIFORNIA BLVD	DEL RIO BLVD	CROSSSTOWN PKWY	CR	2U	D	D	11,500	12916	17,344	14,325	2,873	-1,316	13,356	15,911	14,376	15,181	14,696
2110	CALIFORNIA BLVD	DEL RIO BLVD	SAVANNA BLVD	CR	2U	D	D	11,000	8984	10,880	11,628	628	2,018	12,775	9,170	11,628	12,553	12,080
2130.2	CALIFORNIA BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	U	D	11,600	13591	15,076	13,472	1,872	96	13,472	13,568	11,577	12,363	11,965
2110.2	CALIFORNIA BLVD	SAVANNA BLVD	DEL RIO BLVD	CR	2U	U	D	10,000	9699	7,988	11,614	1,614	4,425	11,614	7,189	7,490	7,966	7,698
2140	CALIFORNIA BLVD	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CR	2U	D	D	7,000	9751	10,243	8,808	1,808	-2,751	8,130	11,559	8,808	8,851	8,829
2150	CALIFORNIA BLVD	UNIVERSITY BLVD	PEACOCK BLVD	CR	2U	D	D	5,600	5596	12,349	9,169	3,569	44	6,904	9,125	9,169	9,810	9,489
2131	CALIFORNIA BLVD	CROSSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	11,500	15141	16,942	11,607	107	-3,641	13,356	15,248	11,607	12,353	11,980
2141	CALIFORNIA BLVD	COUNTRY CLUB DR	UNIVERSITY BLVD	CR	2U	C	C	0	9751	14,604	13,144	13,144	0	0	13,144	0	0	0
2160	CALIFORNIA BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	D	D	9,150	5501	10,239	12,664	3,714	3,649	10,627	9,215	12,864	16,350	14,607
24700	CAMEO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	C	D	4,600	5608	5,698	5,371	771	0	5,342	5,371	4,363	4,699	4,531
24710	CAMEO BLVD	CALIFORNIA BLVD	CROSSSTOWN PKWY	CR	2U	C	D	7,100	8107	8,705	7,835	735	0	8,246	7,835	8,828	7,319	7,073
10010	CAMINO ST	PRIMA VISTA	W OF US 1	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25100	CAMPBELL RD	PICOS RD	ORANGE AVE	CR	2U	D	D	425	82	317	679	203	343	494	285	628	1,577	1,103
5300	CANE SLOUGH RD	US 1	LENNARD RD	CR	4D	D	D	9,249	6875	8,371	9,908	659	2,374	10,742	7,534	9,908	10,812	10,360
23590	CARLTON RD	GLADES CUT-OFF RD	CARLTON RD (N)	CR	2U	D	D	300	188	211	302	2	112	348	190	302	323	313
23595	CARLTON RD	CARLTON RD (S)	OKEECHOBEE RD	CR	2U	C	D	475	547	577	519	44	0	552	519	447	481	484
2200.11	CASHMERE BLVD	DEL RIO BLVD	CROSSSTOWN PKWY	CR	2U	C	D	4,500	10161	14,383	12,945	4,545	0	9,756	12,945	11,164	11,382	11,278
2200.12	CASHMERE BLVD	CROSSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	C	D	10,600	15199	17,182	15,483	4,863	0	12,311	15,483	10,864	11,503	11,184
2200.2	CASHMERE BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	C	D	10,600	9974	12,378	11,141	541	0	12,311	11,141	11,767	12,629	12,198
2210	CASHMERE BLVD	ST LUCIE WEST BLVD	PEACOCK BLVD	CR	2U	C	D	8,750	6300	10,994	9,866	1,136	0	10,162	9,866	12,390	14,645	13,493
11300	CASHMERE BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	C	D	7,400	8430	10,983	9,865	2,486	0	8,260	9,865	11,266	8,266	9,066
2300	CITRUS AVE	7TH ST	US 1	CR	2U	D	D	950	2837	42,558	17,120	770	692	1,103	4288	1,120	1,683	1,402
2310.1	CITRUS AVE	US 1	2ND ST	CR	4U	U	D	4,900	6570	4,670	5,691	791	1,488	5,691	4,203	2,533	3,344	2,938
2310.2	CITRUS AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	4,100	6311	4,285	4,762	662	905	4,762	3,857	1,646	2,672	2,159
2680	CITRUS AVE (SLC)	SAEGER AVE	MIDWAY RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9130	COMMERCE CENTER DR	CROSSSTOWN PKWY	ST LUCIE WEST BLVD	CR	4D	C	C	1,100	0	1,048	2,043	943	1,100	1,278	943	2,043	#DIV/0!	#DIV/0!
9140	COMMERCE CENTER DR	ST LUCIE WEST BLVD	GLADES CUT-OFF RD	CR	2U	D	D	3,600	692	10,450	12,313	8,713	2,908	4,181	9,405	12,313	52,190	32,251
24510	COMMUNITY BLVD	WESTCLIFFE LN	TRADITION PKWY	CR	4D	D	D	2,300	1090	4,415	5,183	2,883	1,210	2,671	3,973	5,183	8,943	7,053
24000	COMMUNITY BLVD	TRADITION PKWY	DISCOVERY WAY	CR	2D	C	D	0	909	7,937	7,143	7,143	0	0	7,143	0	0	0
24001	COMMUNITY BLVD	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	10,500	13,545	13,545	0	0	0	13,545	0	0	0
24002	COMMUNITY BLVD	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	5,066	4,559	4,559	0	0	0	4,559	0	0	0
24003	COMMUNITY BLVD	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	4,001	3,800	3,800	0	0	0	3,800	0	0	0
9800	CORTEZ BLVD	25TH ST	US 1	CR	2U	D	D	1,800	1608	3,729	4,057	2,267	701	2,091	3,256	4,057	5,862	4,950
9810	CORTEZ BLVD	25TH ST	SUNRISE BLVD	CR	2U	D	D	2,400	436	848	7,725	325	1,964	2,787	761	2,725	4,471	3,598
9960	COUNTRY CLUB DR	ST LUCIE WEST BLVD	CALIFORNIA BLVD	CR	4D	D	C	6,000	0	1,761	7,585	1,585	6,000	6,968	1,585	7,585	#DIV/0!	#DIV/0!
25300	CROSSROADS PKWY	OKEECHOBEE RD	KINGS HWY	CR	2U	C	C	550	0	3,255	2,930	2,380	0	639	2,930	3,480	#DIV/0!	#DIV/0!
25561	CROSSSTOWN PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	7,263	6,537	6,537	0	0	0	6,537	0	0	0
25662	CROSSSTOWN PKWY	N-S ROAD A	VILLAGE PKWY	CR	4D	C	C	0	21,839	19,475	19,475	0	0	0	19,475	0	0	0
25660	CROSSSTOWN PKWY	VILLAGE PKWY	COMMERCE CTR DR	CR	4D	D	D	5,400	4131	34,904	32,682	27,282	1,269	6,272	31,413	32,682	43,801	38,242
10270.1	CROSSSTOWN PKWY	COMMERCE CTR DR	L-95	CR	6D	D	D	5,100	4712	38,318	34,674	29,774	388	5,923	34,466	34,674	39,814	37,344
10270.2	CROSSSTOWN PKWY	L-95	CALIFORNIA BLVD	CR	6D	D	D	13,000	21634	47,593	34,199	21,199	-8,634	15,098	42,833	34,199	27,455	30,827
10280	CROSSSTOWN PKWY	CALIFORNIA BLVD	CASHMERE BLVD	CR	6D	D	D	14,000	20430	37,110	27,246	13,246	-8,153	16,260	33,369	27,246	24,748	25,907
10290.1	CROSSSTOWN PKWY	CASHMERE BLVD	CAMEO BLVD	CR	6D	D	D	16,000	28327	42,558	28,656	12,156	-8,827	19,193	38,483	29,659	25,727	27,191
10290.2	CROSSSTOWN PKWY	CAMEO BLVD	BAYSHORE BLVD	CR	6D	D	D	10,000	28234	48,623	33,727	13,727	-8,234	23,228	41,961	33,727	31,705	32,716
10300	CROSSSTOWN PKWY	BAYSHORE BLVD	AIROSO BLVD	CR	6D	D	D	12,500	9813	29,589	29,269	16,799	2,687	14,518	26,112	29,269	36,158	32,729
10310.1	CROSSSTOWN PKWY	AIROSO BLVD	SANDIA DR	CR	6D	D	D	5,950	7082	28,686	23,295	26,816	-1,132	6,190	24,197	23,095	21,685	22,375
10310.2	CROSSSTOWN PKWY	SANDIA DR	MANTH LN	CR	6D	D	D	5,567	7082	28,686	22,682	17,115	-1,515	6,466	24,197	22,682	20,289	21,486
10310.3	CROSSSTOWN PKWY	MANTH LN	FLORESTA DR	CR	6D	D	D	4,021	4285	25,395	22,915	18,505	59	5,052	22,856	22,915	24,714	23,814
10315	CROSSSTOWN PKWY	FLORESTA DR	CORAL REEF ST	CR	6D	C	C	0	40,083	36,074	36,074	0	0	0	36,074	0	0	0
10320	CROSSSTOWN PKWY	CORAL REEF ST	US 1	CR	6D	C	C	0	40,293	36,264	36,264	0	0	0	36,264	0	0	0
3155	CURTIS ST	FLORESTA DR	PRIMA VISTA BLVD	CR	2U	C	D	0	2,252	3,833	3,432	3,432	0	0	3,432	0	0	0
2400	DARWIN BLVD	BECKER RD	PAAR DR	CR	2U	D	D	5,000	6264	8,517	6,419	1,419	-1,284	5,807	7,683	6,541	6,541	6,483
2410.1	DARWIN BLVD	PAAR DR	TULIP BLVD	CR	2U	D	D	8,250	7,187	8,611	9,566	1,063	6,588	4,681	5,862	8,368	6,135	
2410.2	DARWIN BLVD	TULIP BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	11,500	8317	10,808	12,908	1,408	3,183	13,356	9,725	12,908	14,344	13,625
2500	DEL RIO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	U	D	11,100	12351	12,967	12,892	1,792	2,031	12,892	10,860	9,609	10,411	10,017
25925	DEL RIO BLVD	CALIFORNIA BLVD	MACKENZIE ST	CR	2U	C	C	0	130	3,171	2,854	2,854	0	0	2,854	0	0	0
2510	DEL RIO BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	U	D	8,400	8883	9,741	9,758	1,356	989	9,758	6,767	8,284	8,843	8,584
2520	DEL RIO BLVD	CASHMERE BLVD	CALIFORNIA BLVD	CR	2U	C	C	0	4,717	8,928	8,036	8,036	0	0	8,036	0	0	0
2600	DELAWARE AVE	HARTMAN DR	33RD ST	CR	2U	D	D	2,300	580	1,015	2,634	334	1,720	2,671	914	2,634	3,864	3,249
2610	DELAWARE AVE	33RD ST	25TH ST	CR	4U	D	D	2,500	4299	5,201	5,882	382	1,201	6,388	4,681	5,882	6,388	6,13

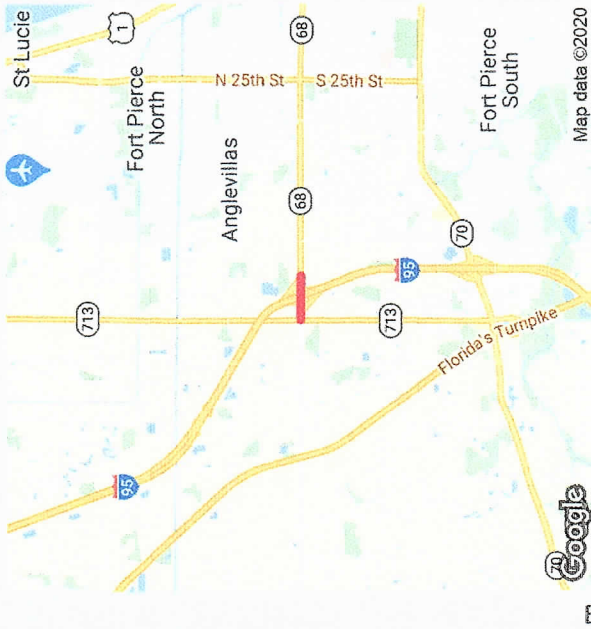
Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Model	Raw Volume	Selected Volume	Difference between Selected and YVCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio	(F) Average Method	
3610	GILSON RD	BECKER RD	LAKERIDGE DR	CR	2U	C	C	0	2709	3,630	3,257	3,267	0	0	3,267	0	0	0	
3700	GLADES CUT-OFF RD	CARTON RD	RANGE LINE RD	CR	2U	D	D	6	3,608	960	4,026	4,026	226	3,140	4,413	626	4,026	5,439	4,732
23665	GLADES CUT-OFF RD	RANGE LINE RD	RESERVE BLVD	CR	2U	D	D	1	1,800	1,755	11,760	10,607	8,807	15	2,081	10,592	10,607	11,393	11,000
23570	GLADES CUT-OFF RD	RESERVE BLVD	COMMERCE CTR DR	CR	2U	D	D	3	3,050	2,194	12,650	12,241	9,191	856	3,542	11,385	12,241	16,882	14,562
3720	GLADES CUT-OFF RD	COMMERCE CTR DR	MIDWAY RD	CR	2U	D	D	2	2,475	2,587	13,436	11,990	9,505	-112	2,874	12,092	11,980	12,340	12,160
3730 1	GLADES CUT-OFF RD	MIDWAY RD	JENKINS RD	CR	2U	D	D	2	5,900	4473	9,373	9,663	3,963	1,427	6,852	8,436	9,903	11,869	10,866
3730 2	GLADES CUT-OFF RD	JENKINS RD	SELVITZ RD	CR	2U	D	D	2	3,800	4,346	8,619	7,211	3,411	-546	4,413	7,737	7,211	7,735	7,223
25400	GRAHAM RD	KINGS HWY	JENKINS RD	CR	2U	D	D	2	2,800	2,779	5,969	5,393	2,593	21	3,252	5,372	5,393	7,235	5,583
11205	GRAND DR	LENNARD RD	WALTON RD	CR	2U	C	#N/A	0	1,822	1,640	1,640	1,640	0	0	1,640	0	0	0	0
3800 1	GREEN RIVER PKWY	MARTIN C L	CHARLESTON DR	CR	2U	D	D	2	2,300	8578	12,838	5,276	2,978	-6,278	2,671	11,554	5,276	3,305	4,290
3800 2	GREEN RIVER PKWY	CHARLESTON DR	MELALEUCA BLVD	CR	2U	D	D	2	2,300	6878	10,526	5,727	3,427	-4,378	2,671	10,105	5,727	3,400	4,604
3800 3	GREEN RIVER PKWY	MELALEUCA BLVD	WALTON RD	CR	2U	D	D	2	2,300	3906	7,222	5,327	3,027	-1,606	2,671	6,933	5,327	4,043	4,705
3900 1	HARTMAN RD	OKEECHOBEE RD	PETERSON RD	CR	2U	D	D	4	4,700	4625	6,504	6,119	1,619	75	5,459	6,244	6,119	6,345	6,332
3900 2	HARTMAN RD	PETERSON RD	DELAWARE AVE	CR	2U	D	D	4	4,600	4614	7,604	7,286	2,686	-14	5,342	7,300	7,286	7,318	7,285
3910	HARTMAN RD	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	4	4,600	4683	7,755	7,352	2,763	-83	5,342	7,445	7,352	7,313	7,337
4010	HEADER CANAL RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	1	1,632	94	213	1,742	110	1,538	1,895	204	1,742	3,550	2,645
25975	HEATHERWOOD BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	D	D	2	2,500	5,332	7,204	4,084	1,584	-2,832	2,904	6,916	4,084	3,242	3,663
24800	HILLMOOR DR	US 1	LENNARD RD	CR	2U	D	D	2	3,800	2796	4,364	5,213	1,413	1,004	4,413	4,209	5,213	5,220	5,468
4300 1-95	MARTIN C L	GATLIN BLVD	GATLIN BLVD	SR	8F	F	F	63,000	53,483	94,601	100,817	37,817	15,677	73,168	85,141	94,658	106,977	100,817	
4310 1-95	GATLIN BLVD	CROSSTOWN PKWY	SR	8F	F	F	F	63,000	68,172	125,400	121,351	49,151	-709	73,168	112,860	109,688	114,613	112,151	
4310 2-95	CROSSTOWN PKWY	ST LUCIE WEST BLVD	SR	8F	F	F	F	63,000	66,619	130,300	123,306	51,275	-73	73,168	122,670	119,360	121,351	121,351	
4320 1-95	ST LUCIE WEST BLVD	MIDWAY RD	SR	8F	F	F	F	66,500	60,111	110,100	97,407	40,907	-1,663	65,619	99,090	95,475	89,340	87,407	
4330 1-95	MIDWAY RD	OKEECHOBEE RD	SR	8F	F	F	F	68,500	57,376	106,600	114,620	46,120	18,680	79,556	95,940	107,064	122,177	114,620	
4340 1-95	OKEECHOBEE RD	ORANGE AVE	SR	8F	F	F	F	46,258	53,204	101,500	84,661	38,303	-6,789	53,724	91,350	84,404	84,719	84,561	
4350 1-95	ORANGE AVE	AIRPORT CONNECTOR	SR	8F	C	#N/A	C	35,000	43,731	86,302	77,672	42,672	0	40,949	77,672	68,941	86,309	67,625	
4350 2-95	AIRPORT CONNECTOR	INDRIO RD	INDRIO RD	SR	8F	F	#N/A	35,000	43,731	86,302	80,970	15,970	-8,733	40,649	59,702	50,971	50,966	50,970	
4360 1-95	INDRIO RD	INDIAN RIVER C L	SR	8F	F	F	F	32,500	37,629	54,409	44,476	11,976	-4,492	37,748	48,968	43,639	45,113	44,476	
25920	IMPORT DR	GATLIN BLVD	WALTON RD	CR	2U	C	D	1	1,800	919	2,091	2,091	2,091	0	8,117	9,917	#DIV/0!	#DIV/0!	
4100	INDIAN RIVER DR	MARTIN C L	WALTON RD	CR	2U	D	D	2	5,400	6,834	11,043	8,505	3,105	-1,434	6,272	9,939	8,505	3,777	8,441
4110	INDIAN RIVER DR	WALTON RD	MIDWAY RD	CR	2U	D	D	2	3,800	5313	7,698	5,415	1,615	-1,513	4,413	6,928	5,415	5,386	5,350
4120	INDIAN RIVER DR	MIDWAY RD	SAVANNAH RD	CR	2U	D	D	4	4,250	5,048	8,211	6,991	2,341	-796	4,936	7,399	6,991	6,636	6,614
4130	INDIAN RIVER DR	SAVANNAH RD	CITRUS AVE	CR	2U	D	D	3	3,950	4493	7,790	6,468	2,518	-543	4,936	7,011	6,468	6,574	6,521
4140	INDIAN RIVER DR	CITRUS AVE	ORANGE AVE	CR	2U	C	D	5	5,400	10,132	10,999	9,939	4,139	0	6,272	9,939	4,607	5,423	5,115
4150	INDIAN RIVER DR	ORANGE AVE	AVENUE D	CR	2U	C	D	4	4,300	11,329	11,321	10,189	4,809	0	6,155	10,189	4,100	3,084	4,623
4180	INDIAN RIVER DR	AVENUE D	AVENUE D	CR	2U	C	D	2	3,850	11,487	11,915	10,724	5,074	0	10,724	4,887	5,628	5,256	
4160 1	INDIAN RIVER DR	AVENUE D	SEAWAY DR	CR	2U	D	D	6	6,000	11,487	13,383	6,558	558	-5,487	6,968	12,045	6,558	6,711	6,534
4200 1	INDRIO RD	PRIVATE RD	I-95 W RAMPS	SR	4D	F	F	1,650	268	5,482	6,316	4,668	1,382	1,916	4,934	6,316	32,401	19,358	
4200 2	INDRIO RD	I-95 W RAMP	I-95 E RAMP	SR	4D	F	F	6,175	6,044	7,600	7,212	1,037	373	7,172	6,840	6,971	7,454	7,212	
420 1	INDRIO RD	I-95 E RAMP	ROBLEGARD RD	SR	4D	F	F	10,700	12,361	24,601	20,462	9,762	-1,679	12,427	22,141	20,480	20,443	20,462	
4210 2	INDRIO RD	ROBLEGARD RD	JENKINS RD	SR	4D	F	F	10,700	12,370	21,092	17,413	6,713	-1,569	12,427	19,992	17,312	17,514	17,413	
4210 2	INDRIO RD	JOHNSTON RD	JENKINS RD	SR	4D	F	F	10,700	12,370	21,092	17,413	6,713	-1,569	12,427	19,992	17,312	17,514	17,413	
4225	INDRIO RD	EMERSON AVE	SEMINOLE RD	SR	2U	C	D	3	5,466	6,344	9,487	8,538	3,072	0	6,348	8,538	5,660	5,966	5,813
4230	INDRIO RD	SEMINOLE RD	KINGS HWY	SR	2U	U	F	10,600	9,251	9,768	12,311	1,711	3,503	12,311	8,807	10,156	10,764	10,480	
4240	INDRIO RD	KINGS HWY	SLASH PINE TRL	CR	2U	D	D	5	5,500	2,487	4,566	7,123	1,623	3,013	6,388	4,110	7,123	9,694	8,408
4245	INDRIO RD	SLASH PINE TRL	US 1	CR	2U	D	D	5	5,500	4,731	8,758	8,651	3,151	1,769	6,388	7,862	8,651	8,774	9,213
4250	INDRIO RD	US 1	OLD DIXIE HWY	CR	2U	D	C	1	1,100	0	269	1,360	260	1,100	1,368	260	#DIV/0!	#DIV/0!	
4401	JENKINS RD	EDWARDS RD	ALBANY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0	0
4403	JENKINS RD	WALMART ACCESS RD	GLADES CUTOFF RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0	0
4405	JENKINS RD	POST OFFICE RD	MIDWAY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0	0
4400	JENKINS RD	EDWARDS RD	OKEECHOBEE RD	CR	2U	D	D	4	4,400	6,390	12,360	9,134	4,734	-1,990	5,110	11,124	9,134	8,170	8,652
4410 1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7	7,100	3,791	7,270	9,824	2,752	3,309	8,246	6,543	9,824	13,072	11,462
4410 2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7	7,100	1,586	2,441	7,111	611	5,514	8,246	2,197	7,711	10,490	9,101
4410 3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7	7,100	1,533	2,268	7,008	508	5,567	8,246	2,041	7,608	10,084	8,846
4410 4	JENKINS RD	ORANGE AVE	LENNARD RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0	0
12020	JENNINGS RD	US 1	LENNARD RD	CR	4D	D	D	4	4,500	5,310	8,302	6,681	2,161	-810	5,226	7,471	6,661	6,574	6,708
4500	JOHNSTON RD	ANGLE RD	L20	CR	2U	D	D	1	1,700	1,450	2,073	2,106	408	240	1,974	1,896	2,106	2,137	2,211
4510 1	JOHNSTON RD	L20	MEADOWOOD DR	CR	2U	D	D	1	1,700	1,460	2,073	2,106	406	240	1,974	1,866	2,106	2,137	2,211
4520	JOHNSTON RD	INDRIO RD	RUSSOS RD	CR	2U	D	D	6	6,200	9,533	15,173	10,023	3,823	-3,633	7,201	13,656	10,023	9,184	9,604
4510 2	JOHNSTON RD	MEADOWOOD DR	OLD JOHNSTON RD	CR	2U	U	D	1	1,400	1,057	1,118	1,626	226	620	1,626	1,006	1,349	1,422	1,385
4530	JOHNSTON RD	RUSSOS RD	INDIAN RIVER C L	CR	2U	D	D	6	6,157	10,300	15,682	9,971	3,814	-4,143	11,114	14,114	9,971	9,599	9,485
4510 3	JOHNSTON RD	OLD JOHNSTON RD	INDIAN RIVER C L	CR	2U	D	D	1	1,400	1,171	1,324	1,924	311	-318	2,235	1,924	1,924	1,950	
4600	JUANITA AVE	53																	

Segment ID	On Street	From	To	Jurisdiction	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Model	Raw Model Volume	Selected Volume	Difference between Selected and VFCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method	
25565	N-S ROAD A	STONY CREEK WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,738	2,462	2,462	0	0	2,462	0	0	0	
25566	N-S ROAD A	DISCOVERY WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,228	2,005	2,005	0	0	2,005	0	0	0	
25567	N-S ROAD A	DISCOVERY WAY (WEST)	DISCOVERY WAY (WEST)	CR	4D	C	C	0	0	892	893	893	0	0	893	0	0	0	
25568	N-S ROAD A	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	2,898	2,608	2,608	0	0	2,608	0	0	0	
9116	N-S ROAD B	BECKER RD	PAAR DR (WEST)	CR	4D	C	C	0	0	1,208	1,088	1,088	0	0	1,088	0	0	0	
9117	N-S ROAD B	PAAR DR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,734	2,461	2,461	0	0	2,461	0	0	0	
9118	N-S ROAD B	OPEN VIEW (WEST)	E-W ROAD 2	CR	4D	C	C	0	0	535	482	482	0	0	482	0	0	0	
9119	N-S ROAD B	E-W ROAD 2	DISCOVERY WAY	CR	4D	C	C	0	0	866	774	774	0	0	774	0	0	0	
1801	QAMRIDGE DR	MOUNTAIN ST	OKALYM ST	CR	2U	D	D	3,700	6712	10,943	8,026	17,326	-3,013	4,297	6,028	6,029	5,315	5,670	
11010	OHIO AVE	SUNRISE BLVD	COLONIAL RD	CR	2U	D	D	2,800	1,677	2,675	3,441	841	1,033	3,252	2,408	3,441	4,069	3,753	
11020	OHIO AVE	COLONIAL RD	US 1	CR	2U	U	D	2,800	1,459	1,575	3,252	452	1,834	3,252	1,418	2,759	2,902	2,830	
6200	OKEECHOBEE RD	OKEECHOBEE C L	BLUEFIELD RD	SR	4D	F	F	6,400	5627	6,596	6,596	556	1,019	7,433	5,936	6,709	7,202	6,956	
6201	OKEECHOBEE RD	BLUEFIELD RD	CARLTON RD	SR	4D	F	F	6,400	5899	6,698	6,640	440	812	7,433	6,028	6,609	7,072	6,840	
6202	OKEECHOBEE RD	CARLTON RD	SNEED RD	SR	4D	F	F	5,900	6255	7,349	6,457	357	-157	6,852	6,814	6,259	6,655	6,457	
6220	OKEECHOBEE RD	SNEED RD	IDEAL HOLDING RD	SR	4D	F	F	5,900	7223	8,757	6,713	813	-1,169	6,852	7,881	6,596	6,867	6,713	
6221	OKEECHOBEE RD	IDEAL HOLDING RD	HEADER CANAL RD	SR	4D	F	F	5,900	7471	9,249	6,883	983	-1,442	6,852	8,324	6,753	7,012	6,983	
6230	OKEECHOBEE RD	HEADER CANAL RD	MIDWAY RD	SR	4D	F	F	5,100	7812	9,876	6,183	1,083	-2,705	5,923	6,888	6,178	6,190	6,183	
6240	OKEECHOBEE RD	MIDWAY RD	SHINN RD	SR	4D	U	F	4,300	3610	4,448	4,994	894	991	4,994	4,003	4,693	5,086	4,890	
6250	OKEECHOBEE RD	SHINN RD	MCCARTY RD	SR	4D	F	F	4,300	4133	6,603	6,352	2,052	410	4,994	5,943	6,110	6,595	6,352	
6252	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,119	660	6,620	6,620	6,620	6,990	9,019	
6290	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	3764	11,094	32,723	11,223	22,789	24,970	9,985	25,774	39,786	32,723	
6270	OKEECHOBEE RD	CROSSROADS PKWY	CROSSROADS PKWY	SR	4D	F	F	25,000	2365	28,566	14,458	4,458	856	24,970	23,821	23,821	23,821	23,821	
6270	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	6D	F	F	25,000	24608	33,326	31,444	6,444	1,451	29,035	29,994	30,396	32,503	31,444	
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	6D	F	F	30,500	35848	62,649	51,103	20,803	-5,281	35,423	56,364	51,036	51,171	51,103	
6290	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	6D	F	F	30,500	31176	53,620	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154	
6290	OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	SR	6D	F	F	32,901	33966	52,713	47,785	14,884	341	38,211	47,444	46,449	49,121	47,785	
6300	OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	CR	4D	D	D	13,500	18990	27,205	19,295	5,795	-5,190	15,679	24,485	19,295	18,855	19,060	
6310	OKEECHOBEE RD	HARTMAN RD	INDIRO RD	CR	2U	D	D	14,250	8730	13,334	17,531	3,281	5,530	16,530	12,061	17,531	20,813	19,225	
6310	OKEECHOBEE RD	33RD ST	33RD ST	CR	4D	D	D	15,000	11447	17,816	18,407	4,407	3,553	17,421	15,854	19,407	22,160	20,784	
6320	OKEECHOBEE RD	33RD ST	25TH ST	CR	4D	D	D	14,000	11068	16,739	17,997	3,997	2,932	16,261	15,065	17,997	20,327	19,162	
6330	OKEECHOBEE RD	25TH ST	GEORGIA AVE	CR	4D	D	D	13,000	11336	15,357	15,485	2,485	1,664	15,098	13,821	15,485	16,907	16,199	
6340	OKEECHOBEE RD	GEORGIA AVE	DELAWARE AVE	CR	4D	D	D	12,000	9574	14,155	15,166	3,168	2,420	13,937	12,740	15,166	17,032	16,099	
6400	OLD DIXIE HWY	US 1	SR A1A NORTH	CR	2U	D	D	4,600	5526	6,695	5,099	499	-926	5,342	6,025	5,099	5,350	5,224	
6410	OLD DIXIE HWY	SR A1A NORTH	ST LUCIE BLVD	CR	2U	D	D	2,400	18	159	2,525	125	2,362	2,787	143	2,525	3,522	1,438	
6420	OLD DIXIE HWY	ST LUCIE BLVD	INDIRO RD	CR	2U	D	D	1,500	670	1,824	1,824	134	1,824	2,149	1,824	1,984	10,783	6,573	
6430	OLD DIXIE HWY	INDIRO RD	INDIAN RIVER C L	CR	2U	D	D	1,500	915	1,910	2,304	804	585	1,742	1,719	2,304	3,006	2,655	
6500	OLEANDER AVE	BEACH AVE	KITTERMAN RD	CR	2U	D	D	4,600	4464	1,338	1,758	4,908	244	3,326	5,417	1,582	4,908	5,883	5,999
6510	OLEANDER AVE	KITTERMAN RD	MIDWAY RD	CR	2U	D	D	5,700	4056	5,551	6,640	940	1,644	6,620	4,956	6,640	7,489	7,084	
9520	OLEANDER AVE	MIDWAY RD	WEATHERBEE RD	CR	2U	D	D	6,800	5374	7,843	8,484	1,684	1,426	7,898	7,966	8,484	9,277	9,004	
9520	OLEANDER AVE	WEATHERBEE RD	BELL AVE	CR	2U	D	D	6,800	5682	7,765	8,107	1,307	1,116	7,898	6,969	8,107	8,922	8,514	
9530	OLEANDER AVE	BELL AVE	FATHERS MARKET RD	CR	2U	D	D	6,800	6747	8,070	8,170	571	89	8,170	5,971	8,170	9,436	7,203	
9540	OLEANDER AVE	FATHERS MARKET RD	EDWARDS RD	CR	2U	D	D	9,900	6286	6,540	11,300	1,400	3,614	11,996	7,686	11,300	12,911	12,105	
9550	OLEANDER AVE	EDWARDS RD	WISTERIA AVE	CR	2U	D	D	9,900	8105	9,543	6,484	484	895	10,453	8,589	9,484	10,173	9,829	
9550	OLEANDER AVE	WISTERIA AVE	GARDENIA AVE	CR	2U	D	D	9,100	7815	9,482	9,819	719	1,265	10,569	8,534	9,819	10,999	10,209	
9550	OLEANDER AVE	GARDENIA AVE	VIRGINIA AVE	CR	2U	D	D	9,050	8862	10,837	10,121	1,071	368	10,511	9,753	10,121	10,844	10,383	
9560	OLEANDER AVE	VIRGINIA AVE	SUNRISE BLVD	CR	2U	D	D	4,700	5919	5,253	5,458	799	731	5,459	4,727	3,508	4,004	3,753	
9112	OPEN VIEW DR (WEST)	COMMUNITY BLVD	COMMUNITY BLVD	CR	4D	C	C	0	0	2,176	1,914	1,914	0	0	1,914	0	0	0	
9113	OPEN VIEW DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	7,726	6,953	6,953	0	0	6,953	0	0	0	
9114	OPEN VIEW DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	3,980	3,582	3,582	0	0	3,582	0	0	0	
9115	OPEN VIEW DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,371	1,234	1,234	0	0	1,234	0	0	0	
9600	ORANGE AVE	OKEECHOBEE C L	SNEED RD	CR	2U	D	D	3,833	3892	4,478	3,971	138	-59	4,452	4,030	3,971	4,234	4,103	
9610	ORANGE AVE	SNEED RD	HEADER CANAL RD	CR	2U	D	D	3,892	3018	3,724	4,226	334	874	4,520	3,352	4,610	4,418		
9620	ORANGE AVE	HEADER CANAL RD	SHINN RD	CR	2U	D	D	3,951	2995	4,015	4,570	619	956	4,589	3,614	4,570	5,085	4,627	
9630	ORANGE AVE	SHINN RD	CAMPBELL RD	CR	2U	D	D	2,428	3918	5,735	3,669	1,343	-1,482	3,618	1,561	3,669	3,409	3,336	
9630	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	2,428	14,408	4,068	31,250	17,155	20,082	10,376	11,155	21,500	41,300	31,250	
9640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,396	28,441	30,361	29,401	
9650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426	
9680	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9184	20,775	24,301	12,001	5,604	14,285	16,668	21,834	26,769	24,301	
9680	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	5,799	-5,158	7,404	18,332	14,332	12,015	13,174	
9690	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,852	16,890	23,858	21,419	
9690	ORANGE AVE	25TH ST	CAMPBELL RD	SR	4D	F	F	14,400	4068	14,400	31,250	17,155	20,082	10,376	11,155	21,500	41,300	31,250	
9690	ORANGE AVE	17TH ST	17TH ST	SR	4D	F	F	12,300	7282	15,535	22,095	9,795	8,114	14,285	13,982	19,000	25,191	22,095	
9700	ORANGE AVE	13TH ST	10TH ST	SR	2U	F	F	10,300	7226	8,951	11,689	1,369	3,633	11,962	8,056	11,130	12,248	11,689	
9700	ORANGE AVE	10TH ST	7TH ST	SR	2U	F	F	8,300	5100	6,648	9,785	1,485	3,802	9,640	5,983	9,163	10,387	9,785	
9710	ORANGE AVE	7TH ST	US 1	SR	2U	F	F	7,000	2818	3,504	7,845	845	4,692	8,130	3,153	7,335	8,355	7,845	
9720	ORANGE AVE	US 1	INDIAN RIVER DR	CR	2U	D	D	3,300	1807	3,607	4,739	1,439	1,493	3,833	3,248	4,739	6,324	5,532	
9730	ORANGE AVE	2ND ST	INDIAN RIVER DR	CR	2U	D	D	3,300	1807	3,607	4,739	1,439	1,493	3,833	3,248	4,739	6,324	5,532	
24220	PAAR DR	ROSSER BLVD	SAVONA BLVD	CR	2U	D	D	3,900	2062	5,142	6,468	2,565	1,838	4,529	4,827	6,468	9,335	7,900	
24210	PAAR DR	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	3,200	8519	9,284	5,036	1,836	-3,319	3,716	8,355	5,036	4,375	4,705	
24200	PAAR DR	PORT ST LUCIE BLVD	DARWIN BLVD	CR	2U	D	D	2,450	2427	4,714	4,266	1,816	23	2,845	4,243	4,266	4,569	4,417	
24201	PAAR DR	DARWIN BLVD	TULIP BLVD	CR	2U	D	D	1,800	378	1,874	3,198	1,388	1,422	2,091	1,776	3,198	9,022	6,110	
25670	PAAR DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD																

Segment ID	On Street	From	To	Jurisdiction	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Volume	Raw Model Volume	Selected Volume	Difference between Selected and WCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
7810	SHINN RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	750	932	2,116	1,723	973	-182	871	1,905	1,723	1,635	1,679
7601	SHINN RD	MIDWAY RD	WILLIAMS RD	CR	4D	C	C	0	71	1,065	951	0	0	951	0	0	0	0
7802	SHINN RD	WILLIAMS RD	EW ROAD 6	CR	4D	C	C	0	0	1,023	921	921	0	921	0	0	0	0
7803	SHINN RD	EW ROAD 6	GLADES CUT-OFF RD	CR	4D	C	C	0	0	1,044	939	939	0	939	0	0	0	0
7700	SNEED RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	950	1154	1,547	789	238	-604	639	1,392	789	708	748
3090	SOUTHBEND BLVD	BECKER RD	FLORESTA DR	CR	2U	C	D	9,600	10816	11,475	10,328	728	0	11,149	10,328	9,112	9,778	9,445
7320	SR A1A NORTH	SOUTH WINDS DR	INDIAN RIVER C L	SR	2U	F	F	9,500	5294	6,495	6,754	804	909	6,910	5,847	6,501	7,007	6,754
7300	SR A1A NORTH	US 1	OLD DIXIE HWY	SR	2U	F	F	7,100	5395	9,252	10,908	3,808	2,581	8,246	8,325	10,062	11,754	10,908
7310	SR A1A NORTH	OLD DIXIE HWY	N HWY A1A	SR	2U	F	F	7,900	9281	13,806	11,153	3,283	-1,282	9,175	12,293	11,044	11,281	11,163
7360 2	SR A1A SOUTH	OCEAN DR	INDIAN RIVER DR	SR	2U	C	F	10,400	15087	14,543	13,088	2,689	0	12,079	13,088	9,401	9,623	9,012
7360 3	SR A1A SOUTH	BINNEY DR	SOUTH CAUSEWAY PARK	SR	2U	F	F	13,300	15057	17,654	14,521	1,221	-1,368	15,447	15,889	14,102	14,940	14,521
7330	SR A1A SOUTH	MARTIN C L	NETTLES ISLAND	SR	2U	F	F	13,900	12028	14,323	15,326	1,426	2,436	16,143	12,891	14,763	15,890	15,328
7370	SR A1A SOUTH	SOUTH CAUSEWAY PARK	INDIAN RIVER DR	SR	4U	F	F	12,500	15087	17,654	13,672	1,172	-2,217	14,518	15,889	13,302	14,042	13,672
7340	SR A1A SOUTH	NETTLES ISLAND	FPL PLANT	SR	2U	U	F	10,300	7295	7,582	11,962	1,662	5,139	11,962	6,823	9,828	10,278	10,052
7380	SR A1A SOUTH	INDIAN RIVER DR	FPL PLANT	SR	4D	F	F	11,700	22188	14,376	13,849	4,149	-89	13,588	12,938	12,450	13,248	12,849
7350	SR A1A SOUTH	FPL PLANT	BLUE HERON BLVD	SR	2U	U	F	8,900	5082	4,331	7,956	1,106	4,058	7,956	3,888	5,666	6,074	5,635
7360 1	SR A1A SOUTH	BLUE HERON BLVD	SEAWAY DR	SR	2U	F	F	5,450	8513	11,448	7,138	1,688	-3,165	6,330	10,303	7,240	7,036	7,138
24900	ST JAMES BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	D	4,100	0	5,248	4,723	623	0	4,762	4,723	8,823	#DIV/0!	#DIV/0!
1100 1	ST JAMES DR	AIROSO BLVD	ST JAMES BLVD	CR	4D	D	D	21,567	13497	18,110	24,369	2,802	8,070	26,048	16,299	24,369	27,781	26,075
1100 2	ST JAMES DR	ST JAMES BLVD	PEACHTREE BLVD	CR	4D	D	D	18,500	15079	21,365	22,020	3,520	2,791	21,488	19,229	22,020	24,154	23,087
1100 31	ST JAMES DR	ST JAMES BLVD	TELFORD AVE	CR	4D	D	D	17,750	12378	16,487	20,219	2,469	5,332	20,615	14,847	20,219	22,711	21,465
1100 32	ST JAMES DR	TELFORD AVE	MIDWAY RD	CR	4D	D	D	17,000	13681	16,488	20,005	3,005	3,368	19,744	16,838	20,005	21,131	21,089
7810	ST LUCIE BLVD	KINGS HWY	KEEN RD	CR	2U	D	D	5,090	4404	5,671	5,790	700	696	5,912	5,104	5,790	6,292	6,041
7820	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	3246	4,826	6,198	1,039	1,854	5,923	4,344	6,198	7,279	6,738
7830 1	ST LUCIE BLVD	25TH ST	SENECA AVE	SR	2U	U	F	4,500	8670	5,212	5,226	728	531	5,226	4,695	5,25	5,259	1,562
7830 2	ST LUCIE BLVD	SENECA AVE	US 1	SR	2U	U	F	4,500	7140	3,360	5,226	728	2,202	5,226	3,024	384	2,033	1,208
7830 3	ST LUCIE BLVD	US 1	OLD DIXIE HWY	CR	2U	C	D	0	0	1,45	131	0	0	131	0	0	0	0
7890	ST LUCIE WEST BLVD	W OF L95	E OF L95	CR	4D	D	D	20,250	20580	49,959	44,533	24,383	340	23,518	44,533	44,633	47,182	45,913
7890	ST LUCIE WEST BLVD	E OF L95	CALIFORNIA BLVD	CR	6D	D	D	30,000	25479	50,478	20,389	3,842	-1,000	60,039	50,478	54,170	52,325	
7910	ST LUCIE WEST BLVD	CALIFORNIA BLVD	COUNTRY CLUB DR	CR	6D	D	D	38,900	18000	37,400	52,205	15,705	18,500	42,391	33,705	62,205	62,205	
7920	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CASHMERE BLVD	CR	6D	D	D	36,500	23122	40,013	49,390	12,890	13,378	42,391	36,012	49,390	60,338	55,014
7930	ST LUCIE WEST BLVD	CASHMERE BLVD	BAYSHORE BLVD	CR	6D	D	D	43,000	28416	52,465	61,801	18,801	14,582	49,940	47,219	61,801	71,281	69,008
3290 8	STONEY CREEK WAY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	4,588	4,129	4,129	0	4,129	0	0	0	0
3290 7	STONEY CREEK WAY	N-S ROAD A	TRADITION PKWY	CR	4D	C	C	0	0	5,472	5,141	5,141	0	5,141	0	0	0	0
8000	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	636	2,793	4,228	1,878	1,714	2,729	2,514	4,229	9,907	7,067
8010	SUNRISE BLVD	BELL AVE	EDWARDS RD	CR	2U	D	D	3,300	1334	4,103	5,658	2,358	1,966	3,833	3,992	5,658	9,743	7,700
8020 1	SUNRISE BLVD	EDWARDS RD	CORTEZ BLVD	CR	2U	D	D	4,950	675	2,343	6,383	4,433	4,275	5,749	2,108	6,383	16,491	11,437
8020 2	SUNRISE BLVD	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,300	1658	3,543	6,831	1,531	3,642	6,155	3,189	6,831	10,673	8,852
8030	SUNRISE BLVD	VIRGINIA AVE	OLEANDER AVE	CR	2U	U	D	4,700	4520	4,643	5,459	759	1,280	5,459	4,178	4,358	4,634	4,498
8041	SUNRISE BLVD	OLEANDER AVE	7TH ST	CR	2U	D	D	4,700	7380	7,420	5,459	759	-1,219	5,459	6,676	3,996	4,536	4,267
8042	SUNRISE BLVD	7TH ST	STONEY CREEK WAY	CR	2U	D	D	3,400	2685	2,703	3,949	549	1,518	3,949	2,433	3,147	3,285	3,213
4410 7	TAYLOR DAIRY RD	ANGLE RD	ST LUCIE BLVD	CR	2U	C	#N/A	0	0	704	634	0	0	634	0	0	0	0
25980	THORNHILL DR	BAYSHORE BLVD	FLORESTA DR	CR	2U	D	D	4,700	7228	11,117	7,478	2,778	-2,528	5,459	10,006	7,478	6,940	7,209
5200 11	TIFFANY AVE	US 1	HILLMOOR DR	CR	4D	U	D	6,080	14348	10,467	11,242	1,562	1,822	11,242	9,420	4,752	6,779	5,768
5200 12	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	9235	7,904	7,114	614	0	7,549	7,114	4,379	5,341	4,660
5200 2	TIFFANY AVE	VILLAGE GREEN DR	LENNARD RD	CR	4D	C	D	5,150	6124	7,763	6,987	1,837	0	5,981	6,987	6,013	6,267	6,140
22900 1	TORINO PKWY	CASHMERE BLVD	VOLUCIA DR	CR	2U	D	D	5,600	3845	6,888	8,154	2,554	1,955	6,304	6,199	8,154	10,159	9,157
22900 2	TORINO PKWY	VOLUCIA DR	CALIFORNIA BLVD	CR	2U	D	D	5,600	3089	4,908	6,948	1,348	2,531	6,504	4,417	6,948	8,997	7,723
22910 1	TORINO PKWY	CALIFORNIA BLVD	EAST TORINO PKWY	CR	2U	C	D	0	2101	3,510	3,159	0	0	3,159	0	0	0	0
3290 8	TRADITION PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	5,888	5,297	5,297	0	5,297	0	0	0	0
3290 9	TRADITION PKWY	N-S ROAD A	STONEY CREEK WAY	CR	4D	C	C	0	0	13,030	11,727	11,727	0	11,727	0	0	0	0
3290 10	TRADITION PKWY	STONEY CREEK WAY	COMMUNITY BLVD	CR	4D	C	C	0	0	20,030	18,027	18,027	0	18,027	0	0	0	0
3290 11	TRADITION PKWY	COMMUNITY BLVD	VILLAGE PKWY	CR	4D	C	D	4,300	5071	23,815	21,434	17,134	0	4,994	21,434	20,663	19,386	20,024
3290 12	TRADITION PKWY	VILLAGE PKWY	W OF L95	CR	6D	C	D	19,500	11950	64,165	57,749	38,249	0	22,647	57,749	65,299	100,518	82,907
24610 2	TULIP BLVD	PAAR DR	DARWIN BLVD	CR	2U	D	D	8,800	2740	4,431	4,431	1,667	0	4,431	2,677	4,070	4,703	
24600	TULIP BLVD	DARWIN BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	8,800	2998	4,475	7,829	4,029	3,802	7,898	4,027	7,829	9,743	8,786
24610 1	TULIP BLVD	PORT ST LUCIE BLVD	PAAR DR	CR	2U	D	D	8,800	3,550	7,380	6,817	3,267	175	4,123	6,642	6,817	7,452	7,135
8100	US 1	MARTIN C L	LENNARD RD	SR	8D	F	F	55,000	67590	79,851	60,877	5,827	-11,039	63,877	71,866	59,276	62,378	60,827
8110	US 1	LENNARD RD	PORT ST LUCIE BLVD	SR	8D	F	F	55,000	63726	73,784	59,407	4,407	-6,999	63,877	66,406	57,680	61,134	59,407
8120	US 1	PORT ST LUCIE BLVD	JENNINGS RD	SR	6D	F	F	46,000	38098	47,050	52,992	6,392	10,047	53,424	42,450	50,277	54,536	52,392
8130	US 1	JENNINGS RD	WALTON RD	SR	6D	F	F	37,000	38171	46,263	46,273	8,372	-54	43,326	41,621	40,371	42,774	41,572
8140	US 1	TIFFANY AVE	WALTON RD	SR	6D	F	F	40,750	36252	52,214	53,917	13,187	6,925	47,327	46,992	51,490	56,344	53,917
8150	US 1	WALTON RD	VILLAGE GREEN DR	SR	6D	F	F	44,500	44588	60,106	55,797	11,297	1,702	51,682	54,095	54,007	57,587	

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VVCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3167	WHITMORE DR	THORNHILL	FLORESTA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25006	WILLIAMS EXT	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	298	286	286	0	0	286	0	0	0
25007	WILLIAMS EXT	ARTERIAL A	GLADES CUTOFF RD	CR	4D	C	C	0	0	10	10	10	0	0	10	0	0	0
25005	WILLIAMS RD	SHINN RD	MCCARTY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
25995	WINTER GARDEN PKWY	KINGS HWY	FT PIERCE BLVD	CR	2U	C	C	3,100	0	3,488	3,348	248	0	3,600	3,348	6,448	#DIV/0!	#DIV/0!

ORANGE AVE FROM KINGS HIGHWAY TO E OF I-95 SB RAMP
4461681 SIS



Project Description: INTERCHANGE - ADD LANES

Extra Description: ADD EB RIGHT TURN LANE FROM ORANGE AVE TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE TO NB KINGS HIGHWAY. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE AND KINGS HIGHWAY. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)

Lead Agency: MANAGED BY FDOT

Length: .646

From: KINGS HIGHWAY

To: E OF I-95 SB RAMP

Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	ACFP	0	310,000	0	0	0	310,000
PE	ACFP	0	0	0	477,924	0	477,924
ROW	ACFP	0	0	0	0	345,821	345,821
ENV	ACFP	0	0	0	10,000	0	10,000
			310,000		487,924	345,821	1,143,745

Prior Year Cost: 0

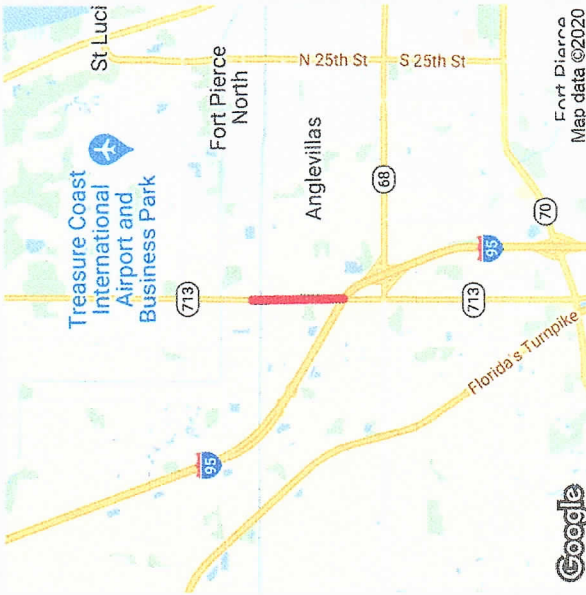
Future Year Cost: 0

Total Project Cost: 1,143,745

L RTP: Page 7-1

Notes

**KINGS HIGHWAY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR
4383791 Non-SIS**



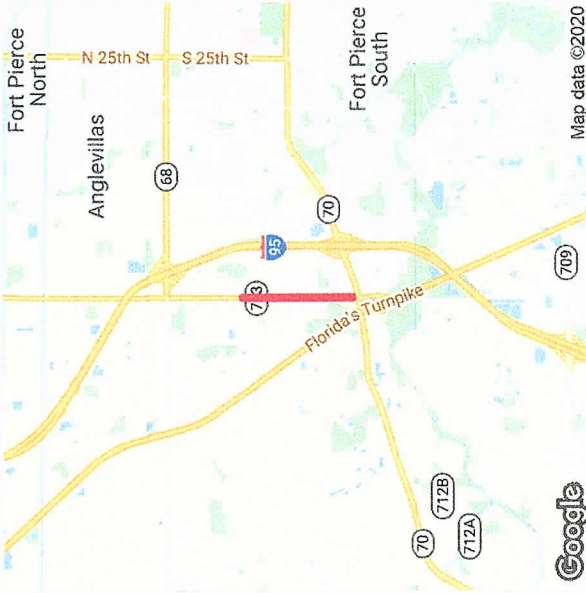
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.400 **To:** N OF COMMERCIAL CIR
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	9,618,552	5,000,000	45,766,984	99,346	61,382,827

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD
2302568 Non-SIS



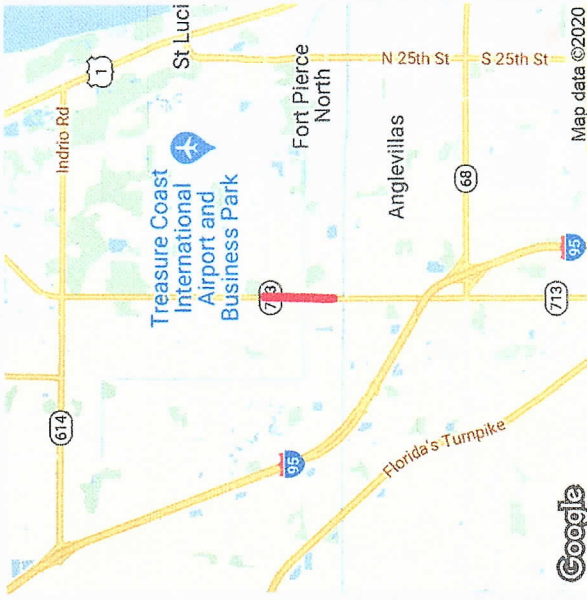
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-6
Lead Agency: MANAGED BY FDOT
Length: 1.890
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION
From: 500 feet S OF OKEECHOBEE
To: NORTH OF PICOS ROAD

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DIH	27,898	27,898	0	0	0	55,796
CST	DIH	0	0	57,694	0	0	57,694
PE	DDR	194,076	0	0	0	0	194,076
CST	DDR	0	0	655,611	0	0	655,611
		221,974	27,898	713,305			963,177

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
LRTP: Page 6-5

Notes

**KINGS HIGHWAY FROM N OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS**



Project Description: ADD LANES & RECONSTRUCT

Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5

Lead Agency: MANAGED BY FDOT

Length: 1.210

From: N OF COMMERCIAL CIRCLE

To: NORTH OF ST LUCIE BLVD

Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	1,646,606	1,901,548	1,878,190	0	0	5,426,344
CST	SA	0	0	3,655,351	0	0	3,655,351
CST	DS	0	0	8,096,315	0	0	8,096,315
CST	DIH	0	0	125,524	129,007	0	254,531
CST	DDR	0	0	15,567,100	0	0	15,567,100
ROW	DDR	0	0	2,150,983	0	0	2,150,983
		1,646,606	1,901,548	31,473,463	129,007	0	35,150,624

Prior Year Cost: 9,874,313

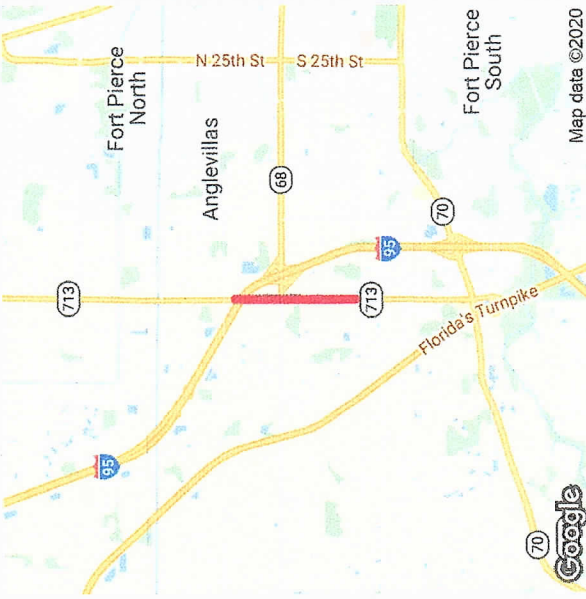
Future Year Cost: 0

Total Project Cost: 117,468,388

LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
2302567 Non-SIS



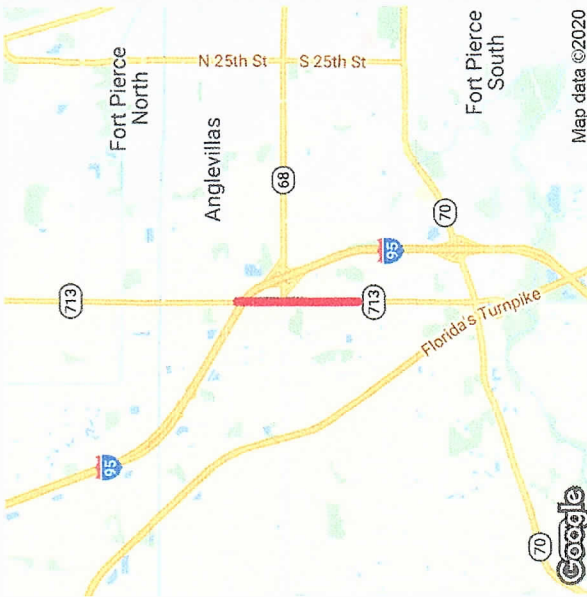
Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
Length: 1.217
From: NORTH OF PICOS RD
To: NORTH OF I-95 OVERPASS
Phase Group: RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL,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

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	DS	0	72,874	0	0	0	72,874
ROW	DDR	0	157,583	0	0	0	157,583
			230,457				230,457

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
L RTP: Page 6-2

Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
4380411 Non-SIS



Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT
Length: 1.552
Phase Group: PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

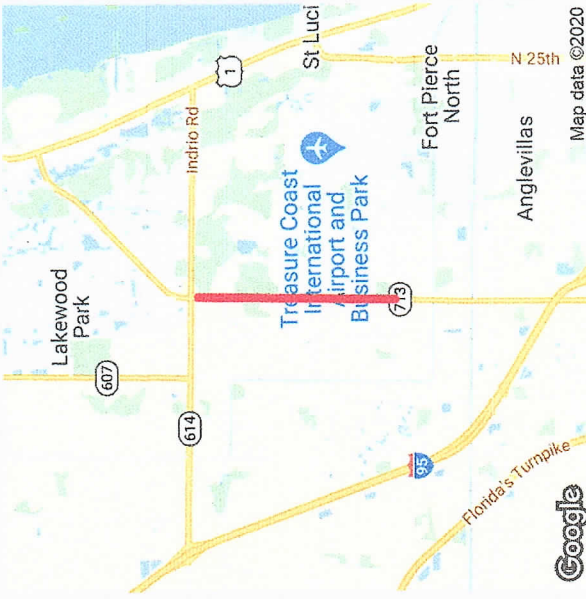
From: NORTH OF PICOS RD
To: NORTH OF I-95 OVERPASS

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DS	150,525	0	0	0	0	150,525
ENV	DS	5,000	0	0	0	0	5,000
PE	DIH	5,000	0	0	0	0	5,000
CST	DIH	0	0	44,730	0	0	44,730
CST	DDR	0	0	508,288	0	0	508,288
		160,525		553,018			713,543

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 713,543
LRTP: Page 6-2

Notes

**KINGS HIGHWAY FROM NORTH OF ST LUCIE BLVD TO INDRIO ROAD
4383793 Non-SIS**



Project Description: ADD LANES & RECONSTRUCT

Extra Description: 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED

Lead Agency: MANAGED BY FDOT **From:** ST LUCIE BOULEVARD

Length: 2.190 **To:** SOUTH OF INDRIO ROAD

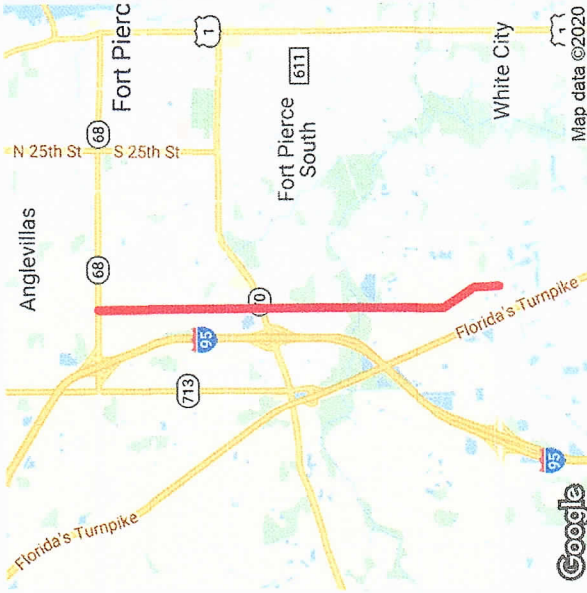
Phase Group: RIGHT OF WAY, PRELIMINARY ENGINEERING

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SA	0	0	3,605,309	0	0	3,605,309
ROW	DS	0	0	6,939,345	0	0	6,939,345
ROW	DIH	0	0	162,000	0	0	162,000
ROW	DDR	0	0	353,970	0	0	353,970
				11,060,624			11,060,624

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

JENKINS ROAD FROM MIDWAY ROAD TO ORANGE AVENUE
4463311 Non-SIS



Project Description: PD&E/EMO STUDY

Extra Description: 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED

Lead Agency: MANAGED BY FDOT

Length: 2.128

Phase Group: P D & E

From: MIDWAY ROAD

To: ORANGE AVENUE

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	TRIP	0	0	0	0	375,000	375,000
PDE	SU	0	0	0	0	20,000	20,000
PDE	LFP	0	0	0	0	375,000	375,000
		0	0	0	0	770,000	770,000

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 770,000
LRTP: Page 6-5

Notes

APPENDIX C

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA



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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

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



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

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

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

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



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

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

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
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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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
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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

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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKERCHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

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TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%						Freeway Adjustments					
Median & Turn Lane Adjustments						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		UNINTERRUPTED FLOW HIGHWAYS					
1	Divided	Yes	No	+5%		Lanes	Median	B	C	D	E
1	Undivided	No	No	-20%		1	Undivided	580	890	1,200	1,610
Multi	Undivided	Yes	No	-5%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	No	No	-25%		3	Divided	2,700	3,900	4,920	5,600
-	-	-	Yes	+ 5%		Uninterrupted Flow Highway Adjustments					
One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
		B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%		*	150	390	1,000	* Cannot be achieved using table input value defaults.					
50-84%		110	340	1,000	>1,000	** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%		470	1,000	>1,000	**	Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage		B	C	D	E						
0-49%		*	*	140	480						
50-84%		*	80	440	800						
85-100%		200	540	880	>1,000						
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage		B	C	D	E						
0-84%		> 5	≥ 4	≥ 3	≥ 2						
85-100%		> 4	≥ 3	≥ 2	≥ 1						

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
Total			131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts



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	
**Proposed Zoning/FLU	Enrollment	
**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)

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

Property Identification

Site Address: PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-122-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 14231
Map ID: 23/24N
Zoning: Comm Genra

Ownership

R V Development Llc
%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110

Legal Description

24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W
R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT
IN SW COR- (17.70 AC) (OR 1828-2810)

Current Values

Just/Market Value: \$1,062,000
Assessed Value: \$4,868
Exemptions: \$0
Taxable Value: \$4,868

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 17.7
Land Size (SF): 771,012

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date: Sep 24, 2003
Book/Page: 1828 / 2810
Sale Code: XX02
Deed: WD
Grantor: Griffin Chester B
Price: \$1,750,100

Date: Jan 1, 1900
Book/Page:
Sale Code:
Deed:
Grantor:
Price: \$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Image
 or
 Sketch
 unavailable
 for display

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$1,062,000
Just/Market:	\$1,062,000
Ag Credit:	\$1,057,132
Save Our Homes or 10% Cap:	\$0
Assessed:	\$4,868
Exemption(s):	\$0
Taxable:	\$4,868

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.7	North St. Lucie Water Management District	\$327.45

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$1,062,000	\$4,868	\$0	\$4,868
2019	\$1,062,000	\$4,868	\$0	\$4,868
2018	\$1,062,000	\$4,868	\$0	\$4,868

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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Property Identification

Site Address: 2398 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-123-0000-000-9
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 14232
Map ID: 23/24N
Zoning: RS-2 - Cou

Ownership

RV Development LLC
%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110

Legal Description

24 35 39 S 125 FT OF W 375 FT OF SW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)

Current Values

Just/Market Value: \$146,600
Assessed Value: \$118,991
Exemptions: \$0
Taxable Value: \$118,991



Total Areas

Finished/Under Air (SF): 1,086
Gross Sketched Area (SF): 2,222
Land Size (acres): 1
Land Size (SF): 43,560

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](#)

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Jul 25, 2003
Book/Page:	1762 / 3000
Sale Code:	XX01
Deed:	WD
Grantor:	Cope Kenneth C
Price:	\$200,000
Date:	Jan 12, 2001
Book/Page:	1357 / 0457
Sale Code:	XX00
Deed:	WD
Grantor:	Yates Betty I
Price:	\$40,000

Date:	Oct 11, 2000
Book/Page:	1338 / 0532
Sale Code:	XX04
Deed:	QC
Grantor:	Adams Pamela W
Price:	\$100
Date:	Nov 13, 1992
Book/Page:	0818 / 0903
Sale Code:	XX01
Deed:	PR
Grantor:	McQuown George
Price:	\$0

Building Information (1 of 1)

Finished Area: 1,086 SF

Gross Sketched Area: 2,222 SF

Exterior Data

View:
 Building Type: HC-
 Grade: C-
 Story Height: 1 Story

Roof Cover: Metal
 Year Built: 1940
 Effective Year: 1970
 No. Units: 1

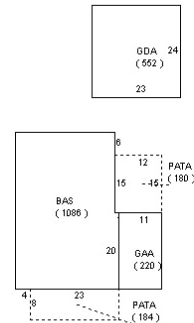
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 2
 Full Baths: 1
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: N/A%



Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	150	

Current Year Values

Current Values Breakdown

Building: \$71,600
 Land: \$75,000

Current Year Exemption Value Breakdown

Just/Market:	\$146,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$27,609
Assessed:	\$118,991
Exemption(s):	\$0
Taxable:	\$118,991

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
Start Year	AssessCode	Units	Description	Amount
2013	0054	1	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assesments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office ☐.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$146,600	\$118,991	\$0	\$118,991
2019	\$151,000	\$108,174	\$0	\$108,174
2018	\$148,800	\$98,340	\$0	\$98,340

Permits

Number	Issue Date	Description	Amount	Fee
C1205-0403	May 31, 2012	Chainlink Fence	\$0	\$0
C21-110004	Nov 1, 2001	Demolition	\$0	\$77
C21-110570	Mar 11, 2002	Alterations/Remodeling	\$39,330	\$520

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Giovanna E Harrell
Box 24

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded: 10/24/03 16:00

Prepared by and return to: Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

* DOC ASSUMP: \$ 0.00
* DOC Tax : \$ 12,250.70
* Int Tax : \$ 0.00

WARRANTY DEED

This Warranty Deed made this 24th day of Sept October, 2003, by CHESTER B. GRIFFIN and RICHARD V. NEILL, hereinafter called the grantor, to R. V. DEVELOPMENT, LLC, a Florida limited liability corporation, hereinafter called the grantee, whose address is: 2560 SE 12th Street, Pompano Beach, Florida 33062.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals; and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Chester B. Griffin
CHESTER B. GRIFFIN

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

Richard V. Neill
RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of Sept October, 2003, by CHESTER B. GRIFFIN and RICHARD V. NEILL, [] who are personally known to me or [] who produced their drivers license as identification.



Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

Exhibit "A"

That portion of the West 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East, lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

* Doc Assump: \$ 0.00
 * Doc Tax : \$ 1,400.00
 * Int Tax : \$ 0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Douglas E. Gonano, Esq.
GONANO & HARRELL
 1600 S. FEDERAL HIGHWAY, #200
 FT. PIERCE, FLORIDA 34950-5194
 Property Appraisers Parcel Identification (Folio) Numbers: 2324-123-0000-000/9

 Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 25th day of July, 2003 by **Kenneth C. Cope and Joyce A. Cope**, his wife, herein called the Grantors, to **R.V. Development, L.L.C.**, a Florida limited liability company, whose post office address is 2560 SE 12th Street, Pompano Beach, Florida 33062, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **ST. LUCIE County, State of Florida, viz.:**

Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.

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

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

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacy Ewing Consalvo
 Witness #1 Signature
Stacy Ewing Consalvo
 Witness #1 Printed Name

Kenneth C. Cope
 Kenneth C. Cope
 2398 Peters Road, Fort Pierce, Florida 34950

[Signature]
 Witness #2 Signature
Richard McClure
 Witness #2 Printed Name

Joyce A. Cope
 Joyce A. Cope
 2398 Peters Road, Fort Pierce, Florida 34950

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by **Kenneth C. Cope and Joyce A. Cope**, his wife, who are personally known to me or have produced FL Drivers License as identification.

SEAL

Stacy Ewing Consalvo
 Notary Public

 Printed Notary Name



Stacy Ewing Consalvo
 MY COMMISSION # 0121441 EXPIRES
 May 28, 2005
 BONDED THRU TROY FARM INSURANCE, INC

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
 File Number: 2243740 OR BOOK 1762 PAGE 3000
 Recorded: 07/30/03 09:07

R.V. Development, LLC
547 Wash Roberts Lane
Mc Minnville, TN 37110

AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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

FURTHER AFFIANT SAYETH NOT.

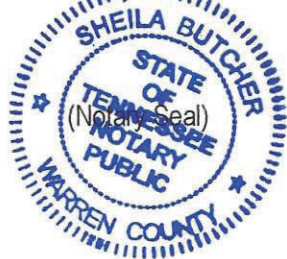
The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced Personally Known (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

[Signature]
Owner's Signature

Sheila Butcher
Printed Name of Notary

JAMES A WYNNE III
Owner's Name



547 WASH ROBERTS LANE
Street Address

13 MINNVILLE, TN 37110
City, State, Zip

07-27-2021
My commission expires

EMAIL: budwynne@aol.com
Telephone / Email



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

- 8. Describe the existing uses, improvements and structures on the amendment lands: _____

- 9. Are there any identified or possible historical structures on the amendment lands? _____
- 10. The reason for making this request: _____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	
---------------	--

III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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

I certify that: (Check One)

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

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

Applicant’s Signature

Date

Address _____ State _____ Zip _____

Phone _____ Fax _____ E-mail Address _____

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

Property Owner's Name (Please Print) _____ Phone _____

Address _____ State _____ Zip _____

Property Owner's Signature _____ Date _____

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20____, by _____ who is personally known to me or has produced _____ as ident

Signature of Notary _____ (seal)

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



Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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

I certify that: (Check One)

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

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

Applicant's Signature

Date

Address

State

Zip

Phone

Fax

E-mail Address

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

Property Owner's Name (Please Print)

Phone

Address

State

Zip

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

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