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**TO:** Technical Review Committee  
**FROM:** Brandon Creagan, MCRP, LEED Green Associate, Senior Planner  
**RE:** Technical Review Project #21-07000015  
**DATE:** July 15, 2021

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**Rezoning, Future Land Use, & Site Plan – Project Hunt – 7325 Pruitt Research Center Road**

Application for a Zoning Atlas Map Amendment, Future Land Use Map Amendment, and Site Plan for a Planned Development. The property is zoned (R-4) with a Future Land Use of Medium Density Residential (RM). The property size is approximately 19.54 acres. The amendments would seek to change the zoning to Planned Development (PD) and change the Future Land Use to General Commercial (GC). The applicant will be bringing in a Subdivision application at a later date. The parcel ID is 2323-502-0001-000-3

Please review and provide comments on the project. Please send all comments to my email [Bcreagan@cityoffortpierce.com](mailto:Bcreagan@cityoffortpierce.com) or through interoffice mail to the Planning Department. If you have comments, please respond by July 13, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



**DEVELOPMENT REVIEW**

Property address or Location 7325 Pruitt Research Center Road  
 Parcel ID #(s) 2323-501-0001-000-3  
 Project description Comp. Plan Amendment and Rezoning to PD to allow for a Commercial Subdivision

L&R, Inc.  
**Property Owner(s)**  
 1890 Kingsley Avenue, Ste 102  
 Street Address  
 Orange Park FL 32073  
 City State Zip  
 Phone Number  
 boganhuntley@gmail.com  
 Email Address

Brian Nolan, AICP, ASLA (Representative) - Lucido & Assoc.  
**Applicant/Representative, Title, Company**  
 701 SE Ocean Blvd.  
 Street Address  
 Stuart FL 34994  
 City State Zip  
 772.220.2100  
 Phone Number  
 bnolan@lucidodesign.com  
 Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

*[Handwritten Signature]*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- CLAY COUNTY

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2021, by L. Ward Huntley who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*

Signature of Notary

(seal)



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

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_

Intake Date Stamp

# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 29,390 sf Residential: Proposed Units: N/A

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

North	South	East	West
Research Park	Vacant	Vacant	Vacant

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



## 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: 7325 Pruitt Research Center Road
2. Property Tax ID(s): 2323-501-0001-000-3
3. Total Acreage: 19.54 ac.
4. Existing Future Land Use Designation: RM (Residential - Medium) Existing / GC FLU Proposed
5. Existing Zoning Classification: R4 (Residential)
6. Proposed Zoning Classification: PD (Planned Development)
7. Other applications being submitted concurrent with this application, if any: Rezoning, Site Plan, Subdivision
8. Describe the existing uses, improvements and structures on the amendment lands: Clearing and rough grading was conducted in association with a previously proposed development (by Others)
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: To allow for a commercial subdivision

**11. Capacity Analysis:**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	Research Park	SD (County)	PNRD (County)
South	Vacant	RM (City)	R4 (City)
East	Vacant	GC (City)	C-3 (City)
West	Vacant	RM (City)	R-4 (City)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	(19.54 ac.)(12) = 234 Du's	19.54	X
*Proposed	GC	PD	FAR 1.0 = 851,162.4 sf	19.54	N/A

\*(19.54 ac.)(43,560 sf.)=851,162.4 sf.

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
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 (851,162.4)(0.125 gpd) = 106,395.3 gpd
Current Zoning	Total gallons per day (234)(2.6)(100)= 60,840 gpd
Proposed Zoning	Total gallons per day (851,162.4)(0.125 gpd) = 106,395.3 gpd
<b>Change in Demand</b>	<b>Total gallons per day +45,555.3 gpd (increase)</b>

<b>B. Wastewater:</b>	
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 (851,162.4)(0.1 gpd) = 85,116.24 gpd
Current Zoning	Total gallons per day (234)(2.6)(100)= 60,840 gpd
Proposed Zoning	Total gallons per day (851,162.4)(0.1 gpd) = 85,116.24 gpd
<b>Change in Demand</b>	<b>Total gallons per day +24,276.24 gpd</b>

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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			

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

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum 13 lbs waste / 1,000 sf. of Comm. Use; **275 lbs. = 1 cubic yard (+/-)
Current Zoning	234 DU's/60 yds = 3.9 x 8 yds = 31.2 yds
Proposed Zoning	851,162.4 sf./1,000=851.16 lbs X 13 lbs. = 11,065 lbs. / 275 lbs. = 40.23 cubic yards
Change in Demand	+9.03 cubic yards (increase)

\*\* Mixed Municipal Solid Waste (uncompacted) = 250 to 300 lbs/cubic yard (EPA.gov - Volume to Weight Conversions - April 2016)

<b>F. Stormwater:</b> 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)	
<b>Impact</b>	See attached.

<b>G. Transportation Analysis:</b> Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>	791	421/379
<b>Proposed Zoning</b>	2335	52/64
<b>Change in Demand</b>	Trips +1,544 (increase)	Trips +369/+315 (increase)
<b>Impact to Capacity</b>	See attached Traffic Statement	

12. Name of Owner(s): L & R, Inc.  
 Mailing Address: 1890 Kingsley Avenue, Ste 102  
 City Orange Park State FL Zip 32073  
 Phone # \_\_\_\_\_  
 E-mail: boganhuntley@gmail.com

13. Name of Applicant: Louis L. Huntley Enterprises, Inc.  
 Mailing Address: 1890 Kingsley Avenue, Ste 102  
 City Orange Park State FL Zip 32073  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
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14. Name of Representative: Brian Nolan, AICP, ASLA  
 Mailing Address: 701 SE Ocean Blvd.  
 City Stuart State FL Zip 34994  
 Phone # 772.220.2100 Fax # \_\_\_\_\_  
 E-mail: bnolan@lucidodesign.com

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

I certify that: (Check One)

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

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

*[Handwritten Signature]*

Applicant's Signature *L. Ward Huntley*  
 Address 1890 Kingsley Avenue, Ste 102  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

Date 03/15/2021

State FL 32073 Zip

E-mail Address boganhuntley@gmail.com

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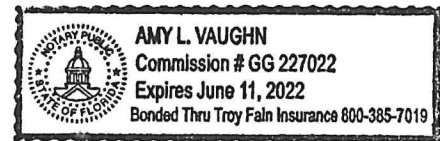
*L. Ward Huntley* 904-631-0124  
 Property Owner's Name (Please Print) Phone  
1890 Kingsley Avenue, Ste 102 FL 32073  
 Address State Zip  
*L. Ward Huntley* 03/15/2021  
 Property Owner's Signature Date

STATE OF FLORIDA)  
~~ST. LUCIE COUNTY)~~  
 CLAY

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2021, by L. Ward Huntley who is personally known to me or has produced \_\_\_\_\_ as identification.

*Amy L. Vaughn*  
 Signature of Notary

(seal)



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



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**III. Transportation Analysis**

<b>G. Traffic</b>		
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 Applicant's Signature

03-15-21  
 Date

1890 Kingsley Avenue, Ste 102

FL

32073

Address

State

Zip

904-272-0435

boganhuntley@gmail.com

Phone

Fax

E-mail Address

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L. Ward Huntley

904-631-0124

Property Owner's Name (Please Print)

Phone

1890 Kingsley Avenue, Ste 102

FL

32073

Address

State

Zip

*[Handwritten Signature]*

03-15-21

Property Owner's Signature

Date

STATE OF FLORIDA)

~~ST LUCIE COUNTY)~~

CLAY

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L. Ward Huntley

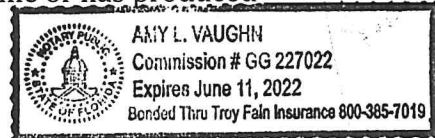
who is personally known to me or has produced

as ident

*[Handwritten Signature]*

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: \_\_\_\_\_



## Design Review

Property address or Location 7325 Pruitt Research Center Road  
 Parcel ID #(s) 2323-501-0001-000-3  
 Project Description Comp. Plan Amendment and Rezoning to PD to allow for a Commercial Subdivision

L&R, Inc.  
**Property Owner(s)**  
1890 Kingsley Avenue, Ste 102  
**Street Address**  
Orange Park FL 32073  
**City State Zip**  
904-272-0435  
**Phone Number**  
boganhuntley@gmail.com  
**Email Address**

Brian Nolan, AICP, ASLA (Representative) - Lucido & Assoc.  
**Applicant/Representative, Title, Company**  
701 SE Ocean Blvd.  
**Street Address**  
Stuart FL 34994  
**City State Zip**  
772.220.2100  
**Phone Number**  
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STATE OF FLORIDA -- CLAY COUNTY

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L. Ward Huntley who is personally known to me or has produced

as identification.

Signature of Notary



**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

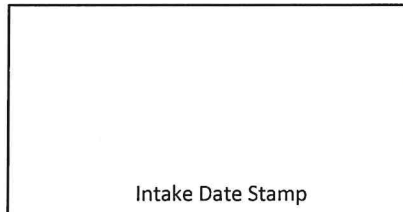
Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_



Intake Date Stamp

# Design Review Application Checklist

## (City Code of Ordinances 22-59)

### Submittal for Administrative Approval

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

### Submittal for Board Approval

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



## 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

\*(19.54)(43,560 sf)=851,162.4 sf.

### 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>B. Wastewater:</b>	
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

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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			

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

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum 13 lbs. waste/1,000 sf. of Comm Use; **275 lbs = 1 cubic yard (+/-)
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

\*\*Mixed Municipal Solid Waste (uncompacted) = 250 to 300 lbs/cubic yard [epa.gov - Volume to weight conversions - April 2016]

<b>F. Stormwater:</b> 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

\*It is the intend to reserve capacity for up to 301,435 sf. of non-residential uses, as more particularly described in the attached TIR.

- 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

Date: August 10, 2020

From: L&R, Inc.

To: Ms. Jennifer Hoffmeister, AICP, LCAM  
Planning Director  
Planning Department  
City of Fort Pierce  
100 N. US1  
Fort Pierce, FL 34950

Re: OWNER'S AUTHORIZATION – PROJECT HUNT  
(LA Ref. #20-570)

Parcel Identification Number: 232350100010003

Dear Ms. Hoffmeister:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian Nolan**, of **Lucido & Associates**, and **W. Lee Dobbins**, of **Dean Mead**, to represent L&R, Inc. during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), Large Scale Future Land Use Map Amendment, Amendment to the Official Zoning Atlas, development plan approval and such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

L&R, Inc.

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing was acknowledged before me this 2<sup>ND</sup> day of SEPTEMBER, 2020, by L. WARD HUNTLEY, of L&R, INC.. He/She [] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(Print Name) AMY L. VAUGHN  
NOTARY PUBLIC

(Notarial Seal)



My Commission Expires: JUNE 11, 2022

**SAINT LUCIE COUNTY FIRE DISTRICT  
DEVELOPMENT & SITE PLAN REVIEW APPLICATION**  
5160 N.W. Milner Drive  
Port Saint Lucie, FL 34983  
Telephone: 772-621-3322  
Fax: 772-621-3604  
Web Address: www.slcfcd.com

**Type of Request**

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Site Plan with Construction "Detail" Plans	<input type="checkbox"/> Amendment	<input type="checkbox"/> Re-submittal
<input type="checkbox"/> Preliminary Subdivision Plat with Construction "Detail" Plans		<input type="checkbox"/> Final Subdivision Plat with Construction "Detail" Plans	
<input type="checkbox"/> Development of Regional Impact	<input checked="" type="checkbox"/> Planned Unit Development		
<input type="checkbox"/> Other			

**Project Information**

Project Name: Project Hunt			
Location: 7325 Pruitt Research Center Road			
City: Fort Pierce	Zip:	Number of Dwelling Units:	N/A
Type of Development/Intended Use: Light Industrial (Planned Development)		Gross Square Feet of Structure/s:	
Gross Acreage/Square Feet of Site: 19.54/851,162.4 sf. (mol)	Water Purveyor: FPUA		

**Owner/Developer Information**

Name: L & R, Inc.			
Address: 1890 Kingsley Avenue, Ste 102		City: Orange Park	
State: FL	Zip: 32073	Telephone:	Fax:
E-Mail: boganhuntley@gmail.com			

**Applicant/Agent for Owner**

Name: Brian Nolan, AICP, ASLA		Firm: Lucido & Assoc.	
Address: 701 SE Ocean Blvd.		City: Stuart	
State: FL	Zip: 34994	Telephone: 772.220.2100	Fax:
E-Mail: bnolan@lucidodesign.com			

**Project Architect/Engineer**

Name	Stephen Cooper, P.E.		Firm	Stephen Cooper, P.E. & Assoc, Inc.			
Address	7450 South Federal Hwy			City	Port Saint Lucie		
State	FL	Zip	34952	Telephone	772.336.2933	Fax	
E-Mail	scooper@scpeinc.com						

**Saint Lucie County Fire District Development & Site Plan Review Fees**

**Make fees payable to: Saint Lucie County Fire District**

**Minor**

\$108.75 (<5,000 sq. ft. or <5 units)  
\$217.50 (5,000-10,000 sq. ft. or 5-15 units)  
\$362.50 (10,000-25,000 sq. ft. or 16-25 units)

**Major**

\$507.50 (>25,000 sq. ft. or >25 units)

**Planned Unit Development (PUD)**

\$1087.50

**Development of Regional Impact (DRI)**


\$1450.00

**Applicable Codes**

**The Florida Fire Prevention Code, 5th Edition.**

**Client Agreement**

I hereby authorize the above listed agent to represent me.  
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		Printed Name	L. Ward Huntley	Date	03/15/2021
		Title	President		

PREPARED BY AND RETURN TO:  
David N. Sowerby, Esquire  
2940 South 25th Street  
Fort Pierce, Florida 34981-5605

PARCEL I.D. NO. 2323-501-0001-000-3

[Space Above This Line For Recording Data]

**WARRANTY DEED  
(Statutory)**

**This Indenture**, made this 15<sup>th</sup> day of July, 2020 between **FIRST CHURCH OF THE NAZARENE, FORT PIERCE, FL., INC.**, a Florida not for profit corporation, of the County of St. Lucie, in the State of Florida, Party of the First Part, whose post office address is 611 Gardenia Avenue, Fort Pierce, FL 34982, and **L & R, INC.**, a Florida corporation, of the County of Clay, in the State of Florida, Party of the Second Part, whose post office address is 1890 Kingsley Avenue, Suite #102, Orange Park, FL 32073.

**Witnesseth:** That the said Party of the First Part, for and in consideration of the sum of \$10.00 to it in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, and other good and valuable consideration, has granted, bargained and sold to the said Party of the Second Part, its successors and assigns forever, the following described land situate in St. Lucie County, Florida, to wit:

All of Lot 1 and portions of Lots 2, 7, and 8, according to the Plat of Model Land Company, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, all lying in the Northeast ¼ of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, Less Road and Canal Rights-of-Way, and being more particularly described as follows:

Commencing at a Railroad Spike marking the Northeast corner of said Section 23, thence S.89°46'47"W., along the North line of said Section 23, a distance of 113.00 feet to the west Right-of-way line of N.S.L.R.W.M.D. Canal No. 40; thence S.00°07'31" E., along said West Right-of-way line, a distance of 49.50 feet to the POINT OF BEGINNING; thence continue S.00°07'31"E., along said west Right-of-way line, a distance of 922.18 feet; thence S.89°46'47"W., a distance of 944.72 feet; thence N.00°07'31"W., a distance of 922.18 feet to the Southerly line of N.S.L.R.D.D. Canal No. 48; thence N.89°46'47"E., along said Southerly Right-of-way line, a distance of 944.72 feet to the West Right-of-way line of N.S.L.R.W.M.D. Canal No. 40 and the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION in O.R. Book 3844, Page 2108, of the Public Records of St. Lucie County, Florida.

**And** the said Party of the First Part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Party of the First Part has hereunto set its hand and seal the date and year first above written.

[EXECUTED ON FOLLOWING PAGE]

Signed, sealed and delivered  
In the presence of:

Party of the First Part:

FIRST CHURCH OF THE NAZARENE, FORT  
PIERCE, FL., INC., a Florida not for profit  
corporation

Kathryn E. Caruana  
Print Name: KATHRYN E. CARUANA

Sean Carr  
SEAN CARR, Chief Executive Officer

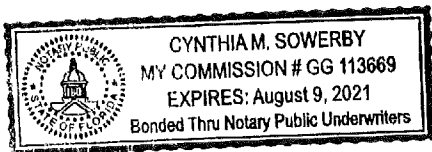
Alyson Stewart  
Print Name: Alyson Stewart

Robin Anthony  
ROBIN ANTHONY, Secretary

611 Gardenia Avenue  
Fort Pierce, FL 34982

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

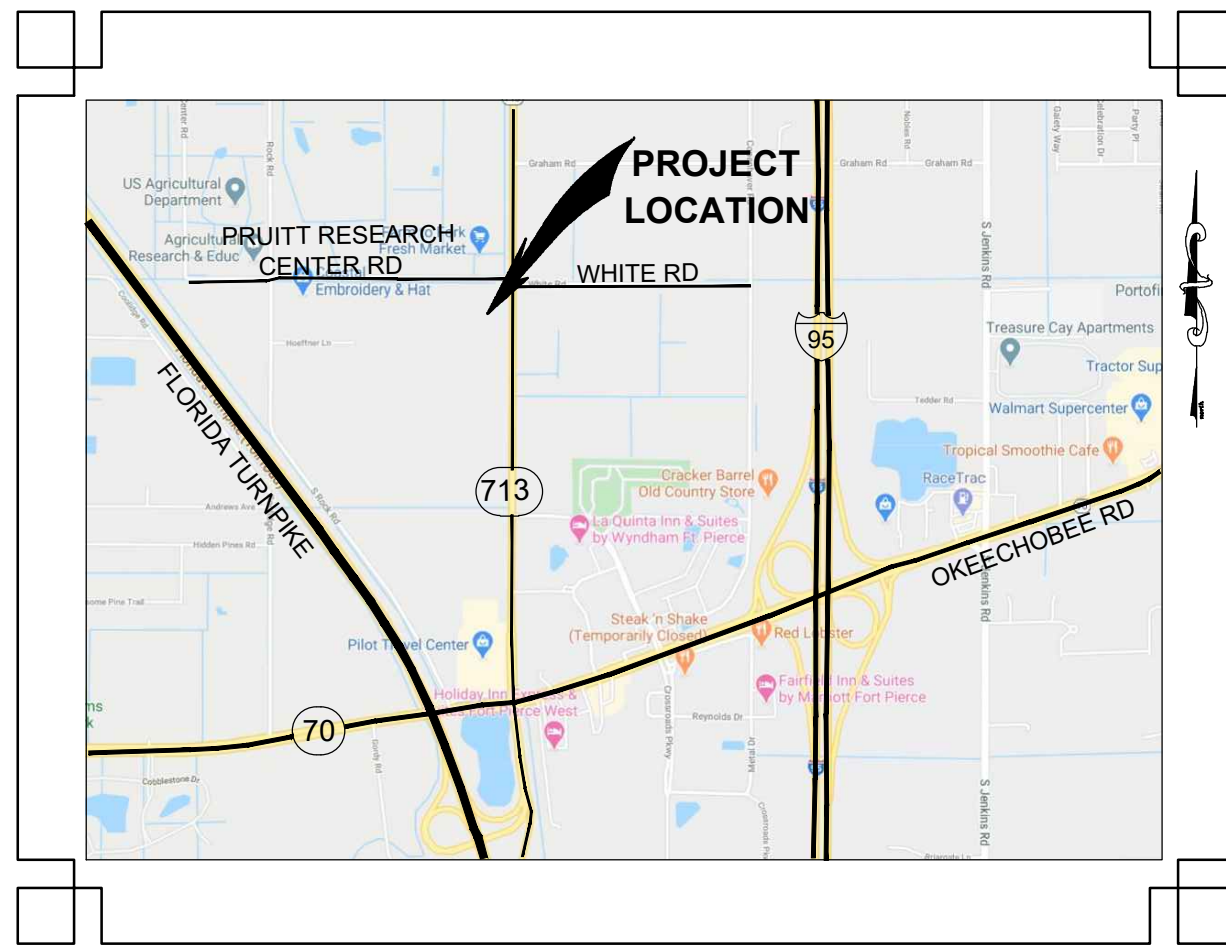
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 15<sup>th</sup> day of July, 2020, by SEAN CARR, as Chief Executive Officer, and ROBIN ANTHONY, as Secretary, of FIRST CHURCH OF THE NAZARENE, FORT PIERCE, FL., INC., a Florida not for profit corporation, who  who are personally known or  have produced a driver's license as identification.



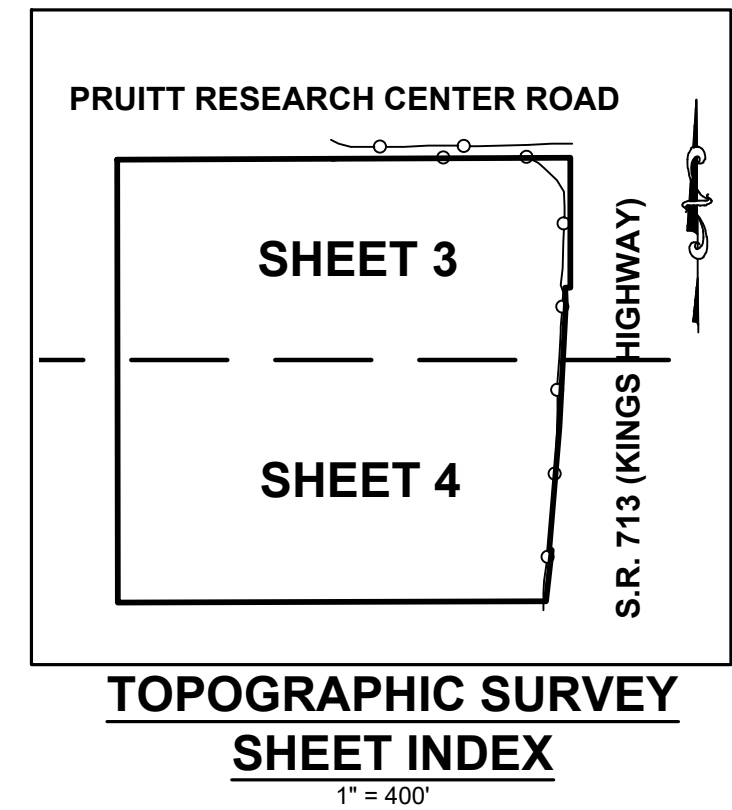
Cynthia M. Sowerby  
Notary Public

# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST  
ST. LUCIE COUNTY, FLORIDA



**LOCATION MAP**  
NOT TO SCALE



**Bowman**  
CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

Bowman Consulting Group, Ltd., Inc.  
301 S.E. Ocean Blvd., Suite 301  
Stuart, FL 34994  
Phone: (772) 283-1413  
Fax: (772) 220-7881  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

THERMO-KING  
ALTA/NSPS BOUNDARY AND TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

PROJECT NO  
010735-01-001

PLAN STATUS

DATE	DESCRIPTION
FIELD BOOK 19-187	PAGE 19-21

FIELD CREW: JD	
D.A.L. DRAWN	B.D.Y. CHKD
SCALE H: N/A	V: N/A

JOB No. 10735-01-001

DATE MAR. 11, 2020

FILE No.  
0735 THERMO ALTA

SHEET **1** OF **4**

**LEGAL DESCRIPTION:**

ALL OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8, BLOCK 1, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, ALL LYING IN THE NE 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 100, LESS CANAL RIGHTS-OF-WAY, LESS AND EXCEPT PORTION CONVEYED TO DOT IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, ALL OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA;  
THENCE SOUTH 89°47'18" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 115.00 FEET;  
THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 49.50 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48 WITH THE WEST LINE OF THE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE **POINT OF BEGINNING**;  
THENCE ALONG THE WEST LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108 THE FOLLOWING SIX COURSES:  
SOUTH 00°07'03" EAST, A DISTANCE OF 289.60 FEET;  
THENCE SOUTH 89°52'57" WEST, A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 35.91 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8214.00 FEET, A CENTRAL ANGLE OF 03°34'02" AND A CHORD BEARING OF SOUTH 03°51'13" WEST, 511.31 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 511.39 FEET;  
THENCE SOUTH 83°05'16" EAST, A DISTANCE OF 5.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8637.08 FEET, A CENTRAL ANGLE OF 00°42'57" AND A CHORD BEARING OF SOUTH 06°30'38" WEST, 106.60 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.66 FEET;  
THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 890.93 FEET;  
THENCE NORTH 00°07'00" WEST, A DISTANCE OF 922.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48;  
THENCE NORTH 89°47'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 942.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 851,348 SQUARE FEET OR 19,5443 ACRES, MORE OR LESS.

**LEGEND**

ALTA = AMERICAN LAND TITLE ASSOCIATION	● = SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
APU = APPARENT PHYSICAL USE	■ = ASPHALT PAVEMENT
CH = CHORD BEARING AND DISTANCE	⊕ = BENCHMARK
CCR = CERTIFIED RECORD CORNER	⊞ = CATCH BASIN
D.B. = DEED BOOK	△ = CENTRAL ANGLE
EL = ELEVATION	□ = CONCRETE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	-X- = BARBED WIRE FENCE
G.P.S. = GLOBAL POSITIONING SYSTEM	—○— = CONCRETE UTILITY POLE
L = ARC LENGTH	⊞ = ELECTRIC BOX
LS = LICENSED SURVEYOR	⊞ = ELECTRIC HAND HOLE
LTD. = LIMITED	⊞ = ELECTRIC METER
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	— — = GUARDRAIL
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	—○— = OVERHEAD UTILITY LINE
NSLRWCD = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT	⊞ = SEWER VALVE
O.R.B. = OFFICIAL RECORDS BOOK	⊞ = STORM MANHOLE
P.B. = PLAT BOOK	—○— = SILT FENCE
PG. = PAGE	
PID = POINT IDENTIFICATION	
R = RADIUS	
R.T.K. = REAL TIME KINEMATIC	
RW = RIGHT-OF-WAY	
S.R. = STATE ROAD	
◇ = TITLE EXCEPTION	
TYP. = TYPICAL	
x14.52	
23 - T35S - R39 E = SECTION-TOWNSHIP SOUTH-RANGE EAST	

ALTA COMMITMENT  
WESTCOR LAND TITLE INSURANCE COMPANY  
SCHEDULE B - SECTION 2  
PLANT FILE #: 20-3605, AGENT FILE #: 3517-03, EFFECTIVE DATE: JANUARY 23, 2020 @ 8:00 AM

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.  
**NOT A SURVEY MATTER.**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER.**
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON THE ADJOINED LAND.  
**A.P.U. #1) THERE IS A BARBED WIRE FENCE CROSSING THE WEST PROPERTY LINE.**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.  
**NONE PROVIDED.**
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER.**
- TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.  
**NOT A SURVEY MATTER.**
- RESTRICTIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 2, PAGE 10, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.  
**ALL MATTERS ON THE PLAT THAT AFFECT THE PROPERTY ARE SHOWN.**
- NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN OFFICIAL RECORDS BOOK 3331, PAGE 1582, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.  
**AFFECTS THE PROPERTY. NOTHING TO PLOT.**
- WARRANTY DEED AND TEMPORARY EASEMENTS AND TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGES 2108 AND 2111, OFFICIAL RECORDS BOOK 4327, PAGE 44, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.  
**THE EASEMENTS IN OFFICIAL RECORDS BOOK 3844, PAGE 2111 AND 4327, PAGE 44 AFFECT THE SUBJECT PROPERTY AS SHOWN. THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108 ABUTS AND LIES EAST OF SUBJECT PROPERTY.**
- SUBJECT LAND LIES WITHIN THE BOUNDARIES SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FLORIDA, AND MAY BE SUBJECT TO FUTURE ASSESSMENTS.
- RIPARIAN RIGHTS AND LITTORAL RIGHTS, IF ANY, INCIDENT TO THE LAND.  
**NO DOCUMENTS PROVIDED.**
- RIGHTS, IF ANY, OF THE PROPERTY OWNERS ABUTTING POND OR LAKE IN AND TO THE WATERS AND THE BED THEREOF; ALSO THE RIGHTS OF PROPERTY OWNERS ABUTTING ANY STREAM OF WATER LEADING THEREOF OR THEREFROM.  
**NOT A SURVEY MATTER.**
- ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.  
**NOT A SURVEY MATTER.**

**INDEX OF SHEETS:**

SHEET 1	TITLE EXCEPTIONS; LOCATION MAP; SURVEYOR'S NOTES AND CERTIFICATIONS
SHEET 2	BOUNDARY SURVEY
SHEETS 3-4	TOPOGRAPHIC SURVEY
NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX	

**SURVEYOR'S NOTES:**

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
- A SEARCH WAS PERFORMED BY THIS OFFICE TO DETERMINE THE BOUNDARY OF THIS PARCEL BECAUSE THE LEGAL DESCRIPTION, AS PROVIDED, CANNOT BE SURVEYED. THE NEIGHBORING PARCEL TO THE SOUTH AND WEST IS WRITTEN AS ALL OF LOTS, PORTION OF LOTS, AND THEN FURTHER DESCRIBED BY BEARINGS AND DISTANCES AS FOUND IN OFFICIAL RECORDS BOOK 2213, PAGE 1878, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE REMAINDER OF SAID LEGAL DESCRIPTION IS THIS SURVEY AND THE PROVIDED LEGAL DESCRIPTION IS EXPANDED UPON AS THE SECTION OF "MORE PARTICULARLY DESCRIBED AS".
- THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE FPRN NETWORK AND VERIFIED BY MULTIPLE MEASUREMENTS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT:

"BOUFFORD RM 4" - FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED "BOUFFORD 1934 NO 4"  
PID: AF7262  
N = 1,119,305.94  
E = 849,430.91

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 00°07'03" WEST ALONG THE EAST LINE OF SECTION 23 SOUTH, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94003-2510.

4. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING ST. LUCIE COUNTY BENCHMARKS:

"BOUFFORD RM 4"  
FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED "BOUFFORD 1934 NO 4"  
PID: AF7262  
N = 1,119,305.94  
E = 849,430.91  
EL. = 16.99  
  
"195 F 140"  
PID: AF7269  
FOUND DISK SET IN TOP OF SOUTH CONCRETE GUARDRAIL ON GRAHAM ROAD STAMPED  
"BM 1 95 F 14"  
EL. = 46.99"

- THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" - (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 12111C0167, DATED FEBRUARY 16, 2012.
- SUBSURFACE OR UNDERGROUND UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED.
- AS TO TABLE "A" ALTA REQUIREMENTS:  
6(B) A ZONING REPORT WAS NOT PROVIDED.  
7 & 9) THERE ARE NO BUILDINGS OR PARKING SPACES ON THE PROPERTY.  
10) THERE ARE NO PARTY WALLS ALONG PROPERTY LINES.  
16) THERE IS EVIDENCE OF RECENT CONSTRUCTION ALONG THE NORTH AND EAST PROPERTY LINES BUT NO OBSERVED EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WORK AT THE TIME OF THE SURVEY.  
17) THERE IS NO OBSERVED EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY CHANGES.

10. ADDITIONS AND DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.  
  
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SURVEYOR'S CERTIFICATION:**

TO: THERMO KING  
WESTCOR LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5, 6(b), 7(a), 8-9, 13, 16 AND 17 OF TABLE "A" THEREOF.

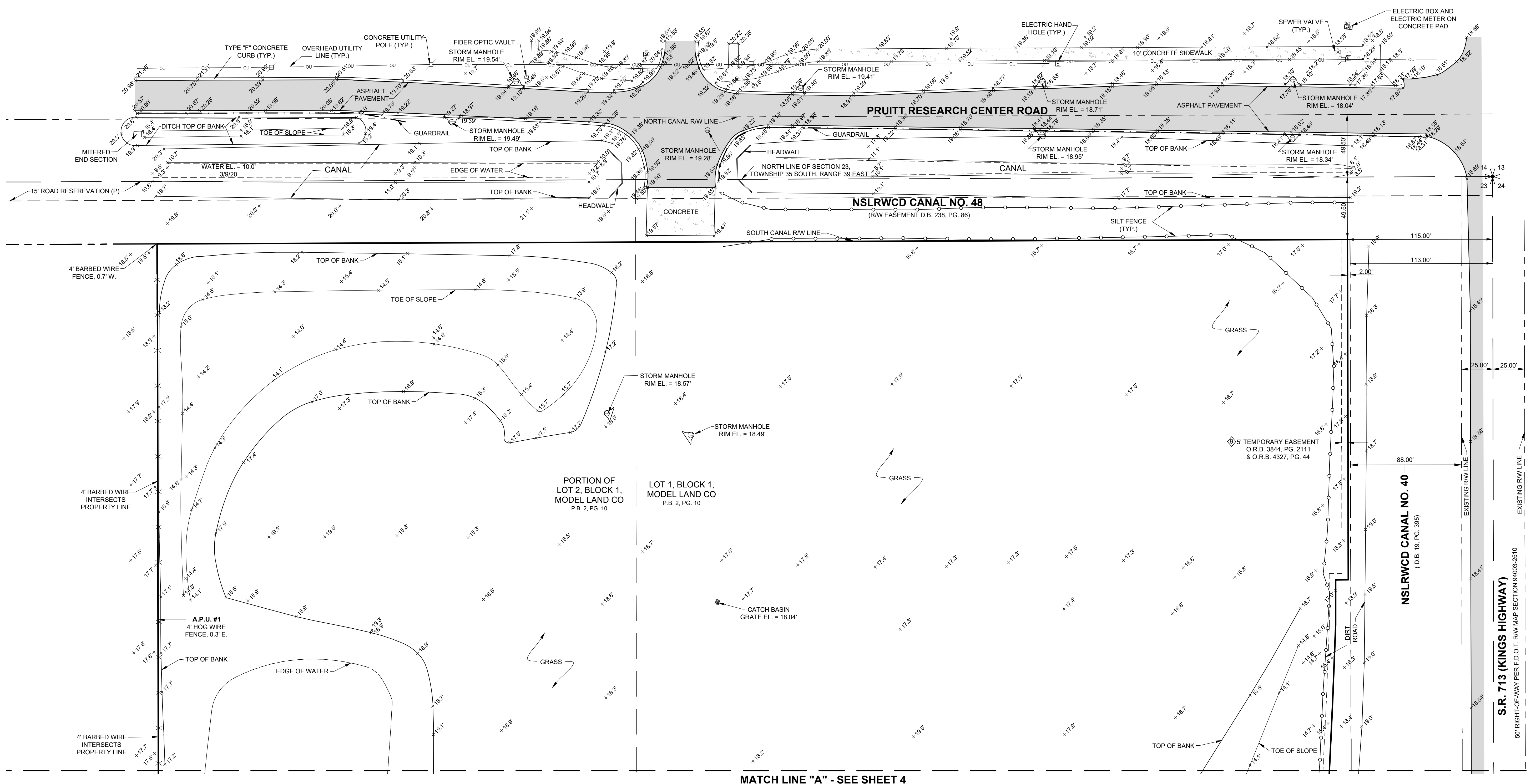
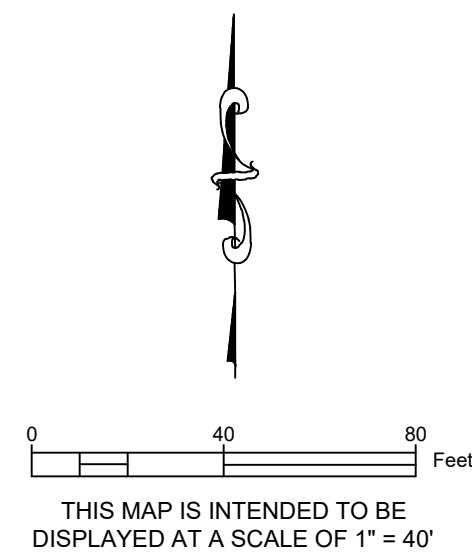
ALSO  
I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BRION D. YANCY  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION No. 7162  
BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

MARCH 11, 2020  
DATE OF LAST FIELDWORK



**ALTA/NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY**  
LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST  
ST. LUCIE COUNTY, FLORIDA



MATCH LINE "A" - SEE SHEET 4

**Bowman**  
CONSULTING  
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB-6030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

Bowman Consulting Group, Inc.  
301 S.E. Ocean Blvd., Suite 301  
Stuart, FL 34994  
Phone: (772) 283-1413  
Fax: (772) 220-7881  
www.bowmanconsulting.com  
© Bowman Consulting Group, Inc.

**THERMO-KING**  
ALTA/NSPS BOUNDARY AND TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

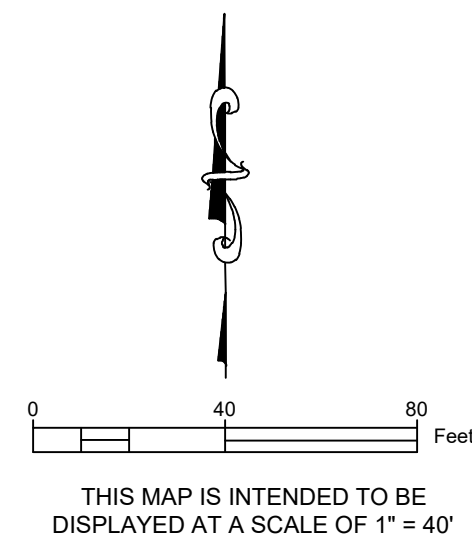
PROJECT NO  
010735-01-001

PLAN STATUS	

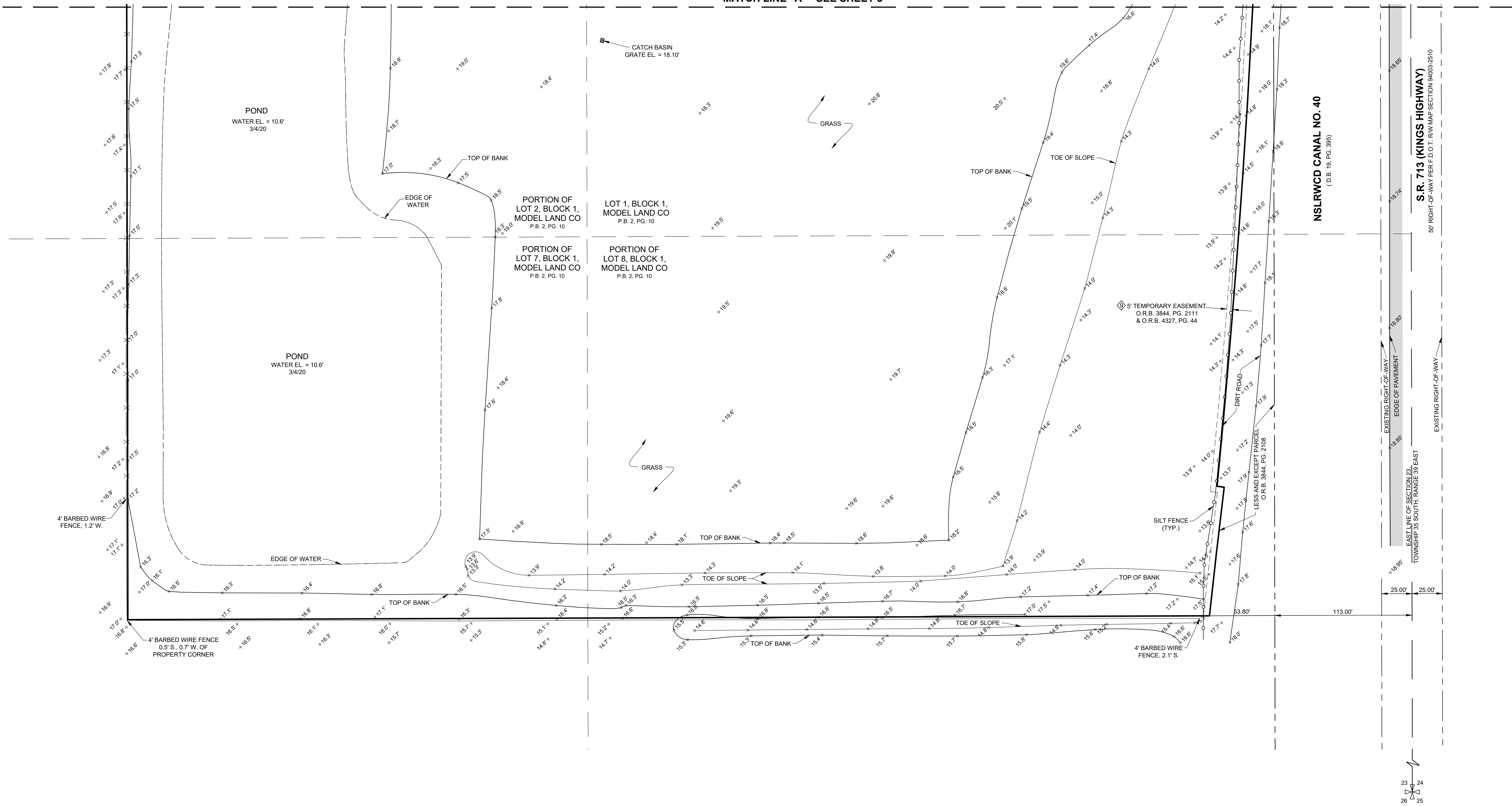
DATE	DESCRIPTION
19-187	19-21
FIELD CREW: JD	
D.A.L.	B.D.Y.
DRAWN	CHKD
SCALE H: 1" = 40'	
V: N/A	
JOB No. 10735-01-001	
DATE MAR. 11, 2020	
FILE No. 0735 THERMO ALTA	

Cad file name: P:\010735 - Thermo King\010735-01-001 (SUR) - ALTA Survey\Survey\Topo Boundary\0735 THERMO ALTA.dwg 6/10/2021

**ALTA/NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY**  
LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST  
ST. LUCIE COUNTY, FLORIDA



MATCH LINE "A" - SEE SHEET 3



**Bowman**  
CONSULTING  
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

Bowman Consulting Group, Ltd., Inc.  
301 S.E. Ocean Blvd., Suite 301  
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Fax: (772) 220-7881  
www.bowmanconsulting.com  
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**THERMO-KING**  
ALTA/NSPS BOUNDARY AND TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

PROJECT NO  
010735-01-001

PLAN STATUS	

DATE	DESCRIPTION
19-187	19-21
FIELD CREW: JD	
D.A.L. DRAWN	B.D.Y. CHKD
SCALE H: 1" = 40' V: N/A	
JOB No. 10735-01-001	
DATE MAR. 11, 2020	
FILE No. 0735 THERMO ALTA	

Cad file name: P:\010735 - Thermo King\010735-01-001 (SUR) - ALTA Survey\Survey\Topo Boundary\0735 THERMO ALTA.dwg 6/10/2021

# Project Hunt Planned Development

## Site and Landscape Plan

City of Fort Pierce, Florida

### **Applicant**

Luis L. Huntley Enterprises  
1890 Kingsley Avenue  
Orange Park, FL 32073

### **Civil Engineer**

Stephen Cooper, P.E. & Associates, Inc.  
7450 South Federal Highway  
Port St. Lucie, FL 34952

### **Surveyor (Platting)**

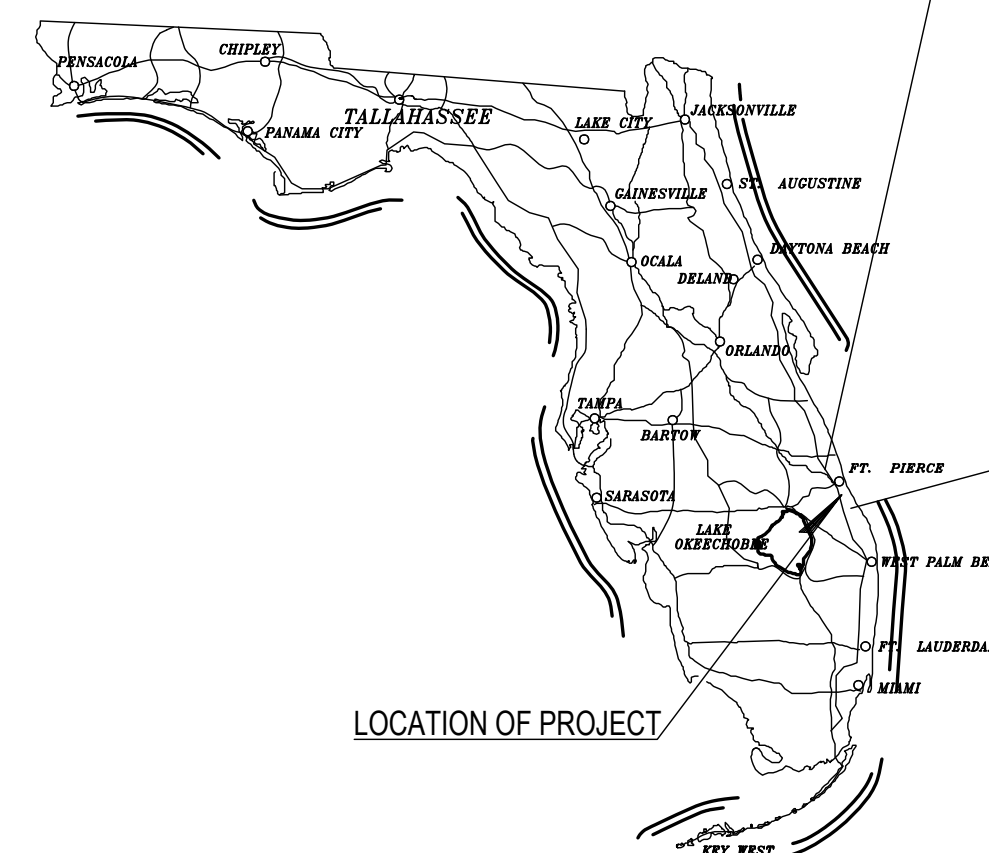
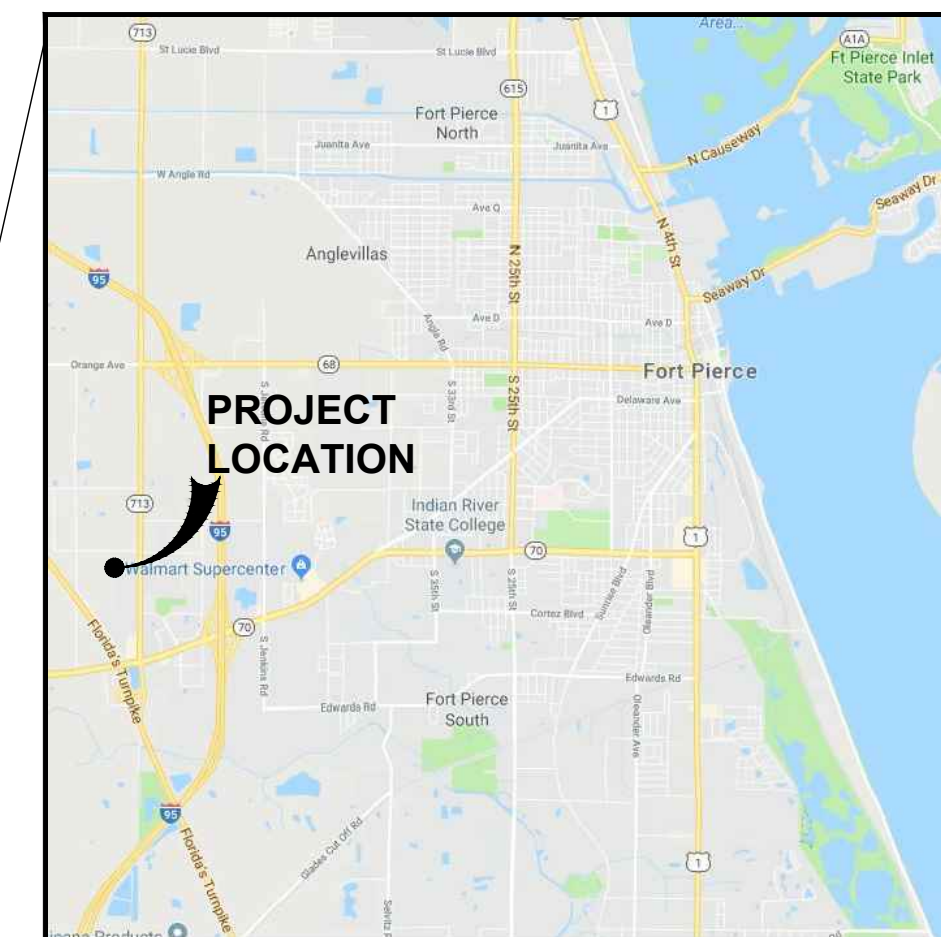
Bowman Consulting  
301 SE Ocean Blvd., Ste 301  
Stuart, FL 34994

### **Land Planner / Landscape Architect**

Lucido & Associates  
701 East Ocean Blvd.  
Stuart, FL 34994  
P: 772.220.2100

### **Traffic Engineer**

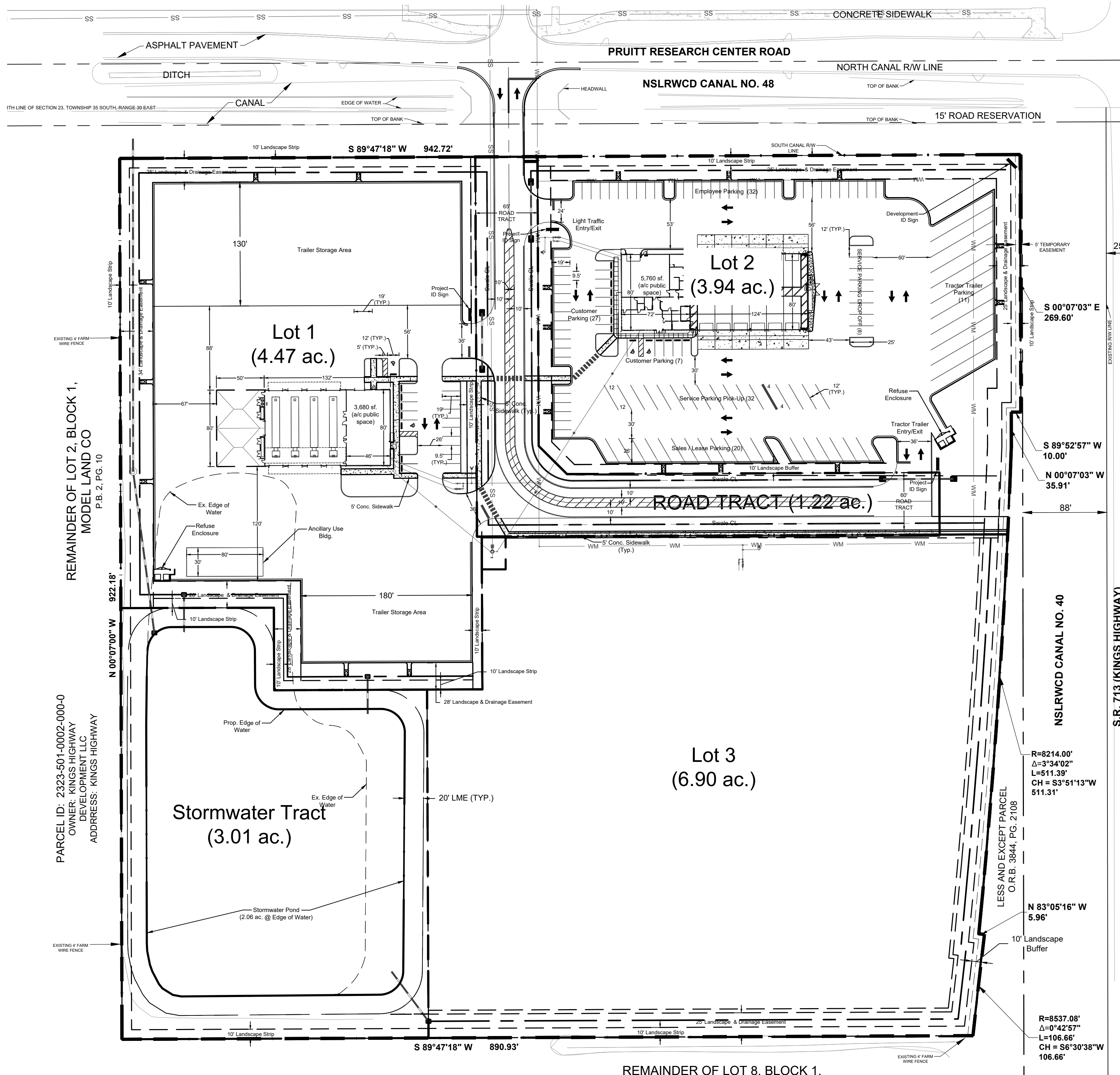
O'Rourke Engineering and Planning  
22 SE Seminole Street  
Stuart, FL 34994



### **Sheet Index**

Cover Sheet	1
Overall Site Plan	2-4
Site and Landscape Plans	5
Landscape Details	6
Landscape Specifications	





**General Notes**

1. Parking space striping shall conform to Section 125-315(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 125-324(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply with Section 125-315(c)(7) of the Fort Pierce City Code.
5. All signage to comply with Chapter 117 of the City of Fort Pierce Code of Ordinances.

**Project Description**

Commercial subdivision consisting of three (3) platted Lots, (1) platted Stormwater Tract, and (1) platted Roadway Tract. A Thermo King semi-trailer refrigeration facility is proposed to occupy Lot 1, a Kenworth tractor trailer sales and service facility is proposed to occupy Lot 2, with Lot 3 being reserved for future development. All stormwater within the overall project boundaries will be accommodated for via the use of a common stormwater pond to be located within the Stormwater Tract. Access to each Lot will be provided via a common internal roadway lying within a platted Roadway Tract.

**Legal Description:**

ALL OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8, BLOCK 1, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, ALL LYING IN THE NE1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 100, LESS CANAL RIGHTS-OF-WAY, LESS AND EXCEPT PORTION CONVEYED TO DOT IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, ALL OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA;  
 THENCE SOUTH 89°47'18" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 115.00 FEET;  
 THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 49.50 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48 WITH THE WEST LINE OF THE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING;  
 THENCE ALONG THE WEST LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108 THE FOLLOWING SIX COURSES:  
 SOUTH 00°07'03" EAST, A DISTANCE OF 269.60 FEET;  
 THENCE SOUTH 89°52'57" WEST, A DISTANCE OF 10.00 FEET;  
 THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 35.91 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8214.00 FEET, A CENTRAL ANGLE OF 03°34'02" AND A CHORD BEARING OF SOUTH 03° 51'13" WEST, 511.31 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 511.39 FEET;  
 THENCE SOUTH 83°05'16" EAST, A DISTANCE OF 5.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8537.08 FEET, A CENTRAL ANGLE OF 00°42'57" AND A CHORD BEARING OF SOUTH 06°30'38" WEST, 106.66 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.66 FEET;  
 THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 890.93 FEET;  
 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 922.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48;  
 THENCE NORTH 89°47'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 942.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 851,348 SQUARE FEET OR 19.5443 ACRES, MORE OR LESS.

**Site Data**

Total Area:	19.54 ac
Existing Use:	Vacant
Existing Zoning:	R4
Existing Future Land Use:	RM
Proposed Zoning:	PD
Proposed Future Land Use:	GC

Lot 1 (Thermo King):	4.47 ac. (100%)
Impervious Area:	148,975 sf. 3.42 ac. (76.5%)
Buildings:	16,160 sf. 0.37 ac.
Pavement:	130,936 sf. 3.01 ac.
Sidewalk:	1,879 sf. 0.04 ac.

Pervious Area:	45,699 sf. 1.05 ac. (23.5%)
Landscape Islands:	5,788 sf. 0.13 ac.
Open Space:	39,911 sf. 0.92 ac.

Lot 2 (Kenworth):	3.94 ac. (100%)
Impervious Area:	142,732 sf. 3.27 ac. (83%)
Buildings:	13,230 sf. 0.30 ac.
Pavement:	127,621 sf. 2.93 ac.
Sidewalk:	1,881 sf. 0.04 ac.

Pervious Area:	28,894.4 sf. 0.67 ac. (17%)
Landscape Islands:	5,813 sf. 0.14 ac.
Open Space:	23,081.4 sf. 0.53 ac.

Lot 3 (TBD):	6.90 ac. (100%)
Impervious Area:	301,435.2 sf. 6.90 ac. (100%)
Pervious Area:	0 sf. 0.0 ac. (0%)
Road Tract:	1.22 ac. (100%)

Impervious Area:	32,323 sf. 0.74 ac. (61.7%)
Pavement:	29,243 sf. 0.67 ac.
Sidewalk:	3,080 sf. 0.07 ac.

Pervious Area:	19,949 sf. 0.46 ac. (38.3%)
Open Space:	19,949 sf. 0.46 ac.

Stormwater Tract:	3.01 ac. (100%)
Pervious Area:	131,115.6 sf. 3.01 ac. (100%)
Retention Area:	104,784.86 sf. 2.41 ac.
Open Space:	26,330.74 sf. 0.60 ac.

Coverage Area Totals:	851,162.4 sf. 19.54 ac. (100%)
Impervious Area:	324,030 sf 7.43 ac. (38%)
Pervious Area:	527,093.2 sf. 12.11 ac. (62%)

**Open Space Data:**

Open Space Required:	3.90 ac. (100%)
(19.54 ac.)(20%) = 3.90ac.	
*Open Space Provided:	3.90 ac. (100%)

Lot 1:	0.92 ac.
Lot 2:	0.53 ac.
Roadway Tract:	0.46 ac.
Stormwater Tract:	0.60 ac.
Retention Area (water surface):	0.78 ac. (max. 30% of total requirement of 3.90 ac.)
Subtotal:	3.29 ac.

\*Minimum Open Space to be provided on Lot 3 is 0.61 ac. to fulfill minimum Open Space requirement for overall development. Should Lot 3 be subdivided in the future, such Lot or Lots shall provide a combined total of 0.61 ac. of Open Space, to be determined on a first come first served basis.

**Building and Lot Data**

Common Open Space Req'd:	20% (3.90 ac.)
Common Open Space Provided:	20% Min. (3.90 ac.)
Maximum Height:	45'

(R-4, abutting Zoning District per Sec. 22-40(b)(2))

Minimum Lot Size:	1 ac.
-------------------	-------

**Building Setbacks:**  
 (R-4, abutting Zoning District per Sec. 22-40(b)(2))  
 Front: 25' (most restrictive)  
 Side: 10' (most restrictive)  
 Side Corner: 15' (most restrictive)  
 Rear: 20' (most restrictive)

**Parking Requirements**

Lot 1 - Thermoking:	18 Spaces
Office:	
1 space per 200 sf. @ 3,680 sf. (a/c office space) = 18 spaces Req'd / 18 spaces Prov'd	
Accessible Spaces Req'd: 1 Space Req'd / 2 Spaces Prov'd	
Loading provided in service area	

\*Open trailer storage/parking areas provided as noted on the Site Plan.

Lot 2 - Kenworth:	64 Spaces
Office:	
1 space per 200 sf. @ 5,760 sf. (a/c office space) = 29 spaces Req'd / 64 spaces Prov'd	
Accessible Spaces Req'd: 2 Spaces Req'd / 2 Spaces Prov'd	
Loading provided in service area	

\*Additional employee parking, and service and sales/lease parking provided as noted on the Site Plan.



**Key / Location:**

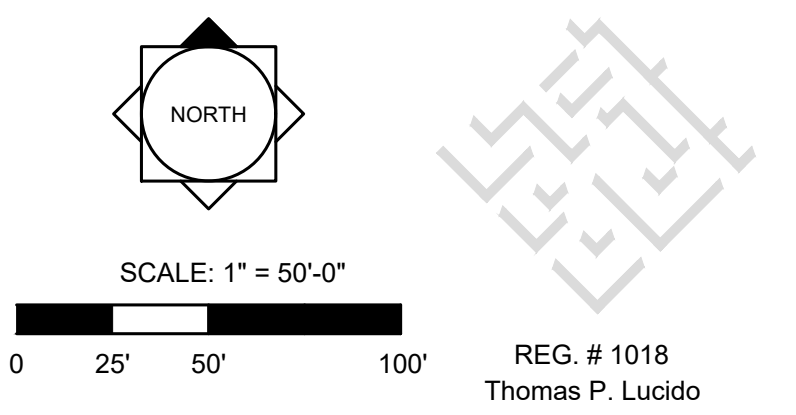


**Project Team:**

<b>Client &amp; Property Owner:</b>	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
<b>Land Planner / Landscape Architect:</b>	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
<b>Engineer:</b>	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Fort Saint Lucie, FL 34952
<b>Surveyor:</b>	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
<b>Traffic Engineer:</b>	O'Rourke Engineering and Planning 22 Se Seminole Street Stuart, FL 34994

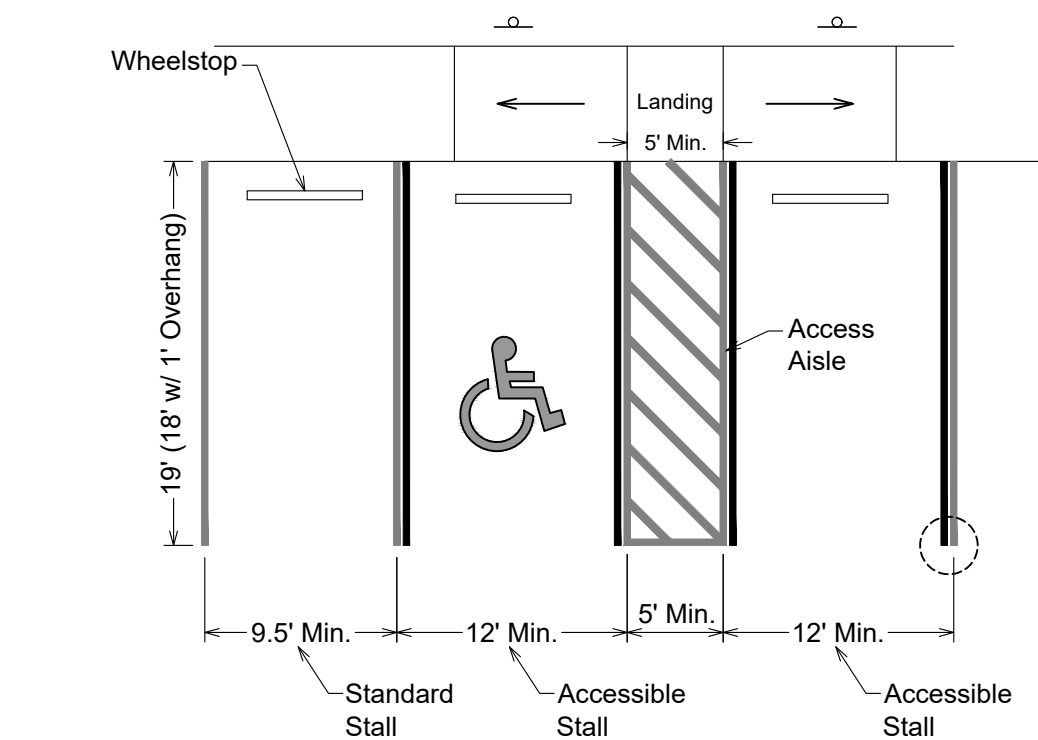
**Project Hunt**  
 City of Fort Pierce, FL  
 Overall Site Plan

Date	By	Description
02.11.21	RM	For Client Review
4.20.21	BN	Submittal



Designer	SS	Sheet
Manager	BN	
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.21.dwg	

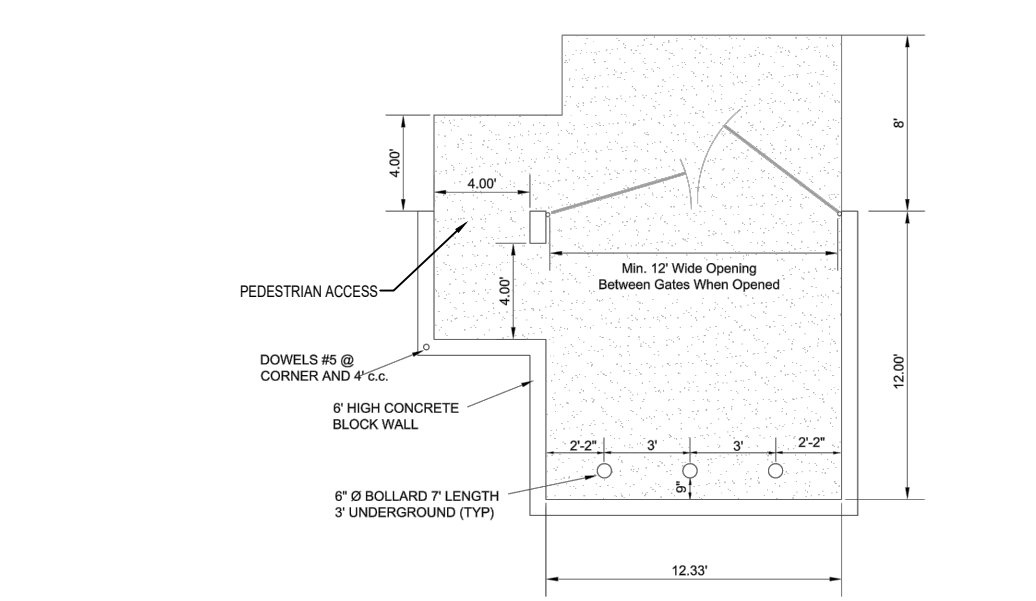
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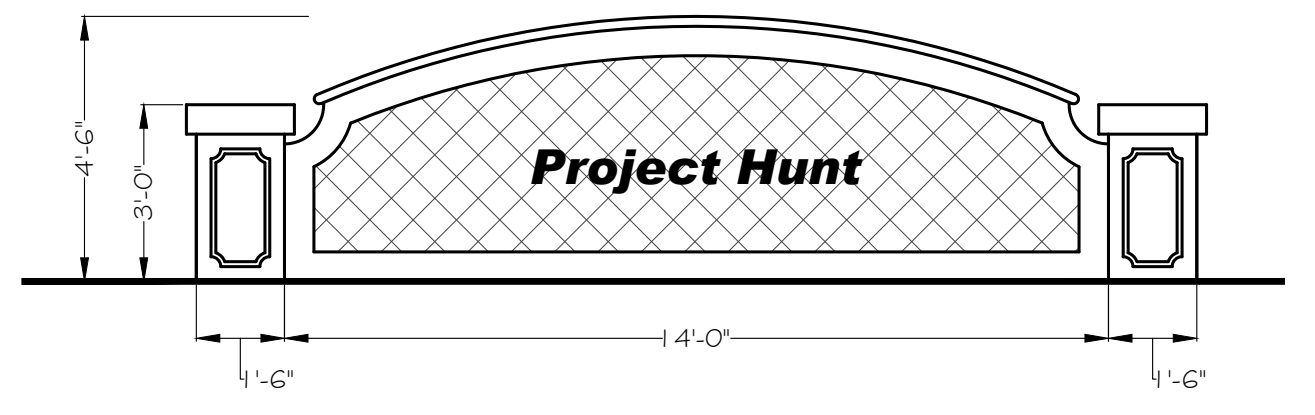
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 ADDRESS: KINGS HIGHWAY

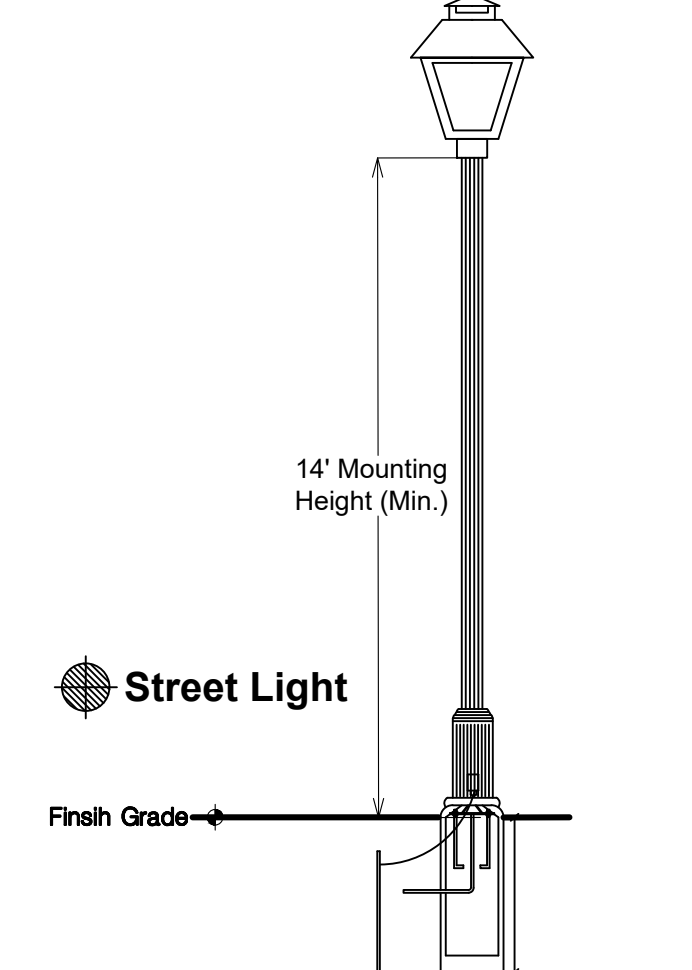
PARCEL ID: 2323-501-0002-000-0  
 OWNER: KINGS HIGHWAY DEVELOPMENT LLC  
 ADDRESS: KINGS HIGHWAY



**Typical Refuse Enclosure Detail**  
NTS



**Typical Development ID Sign Detail**  
NTS



**Standard Light Pole Detail**  
NTS

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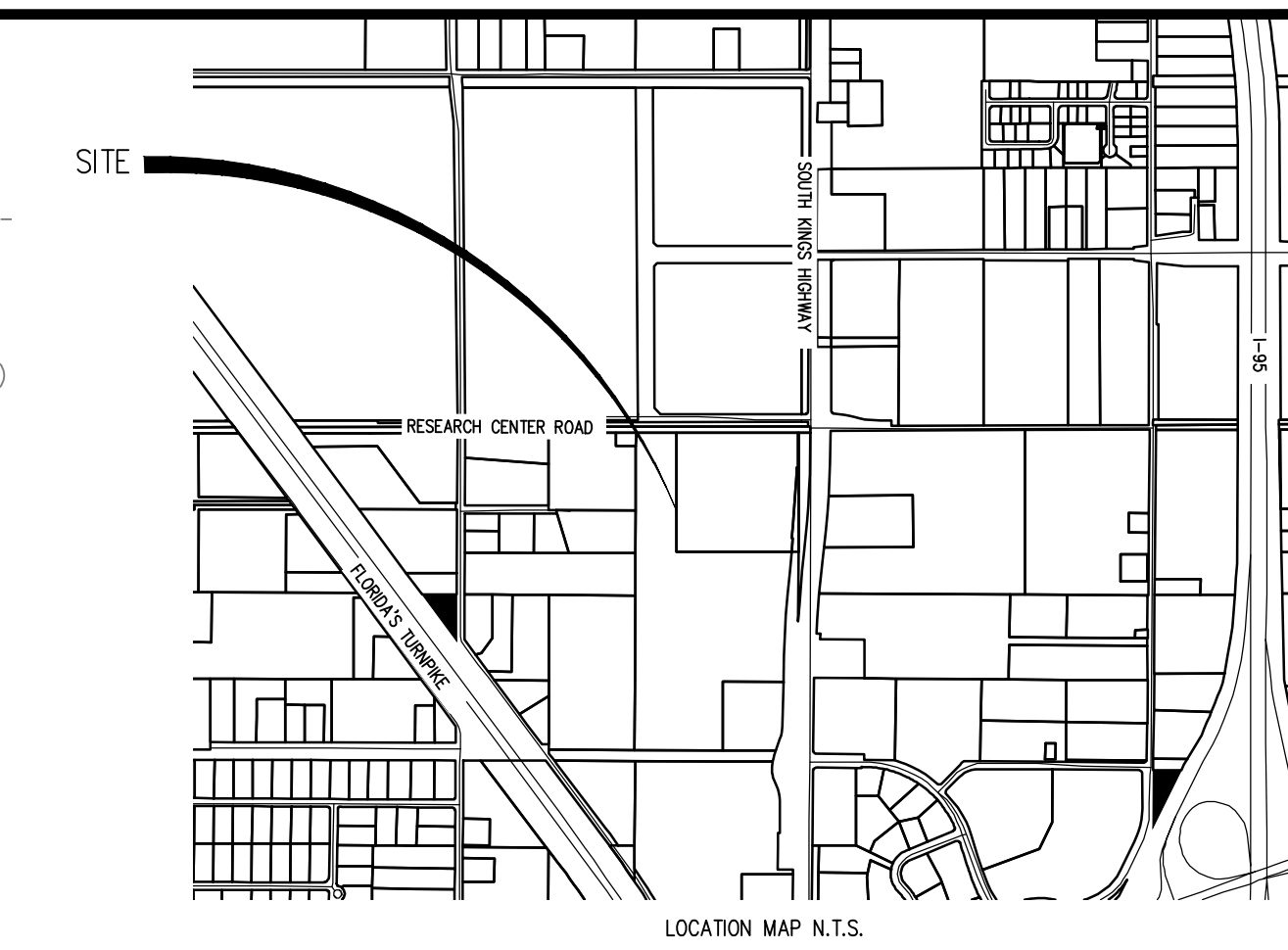
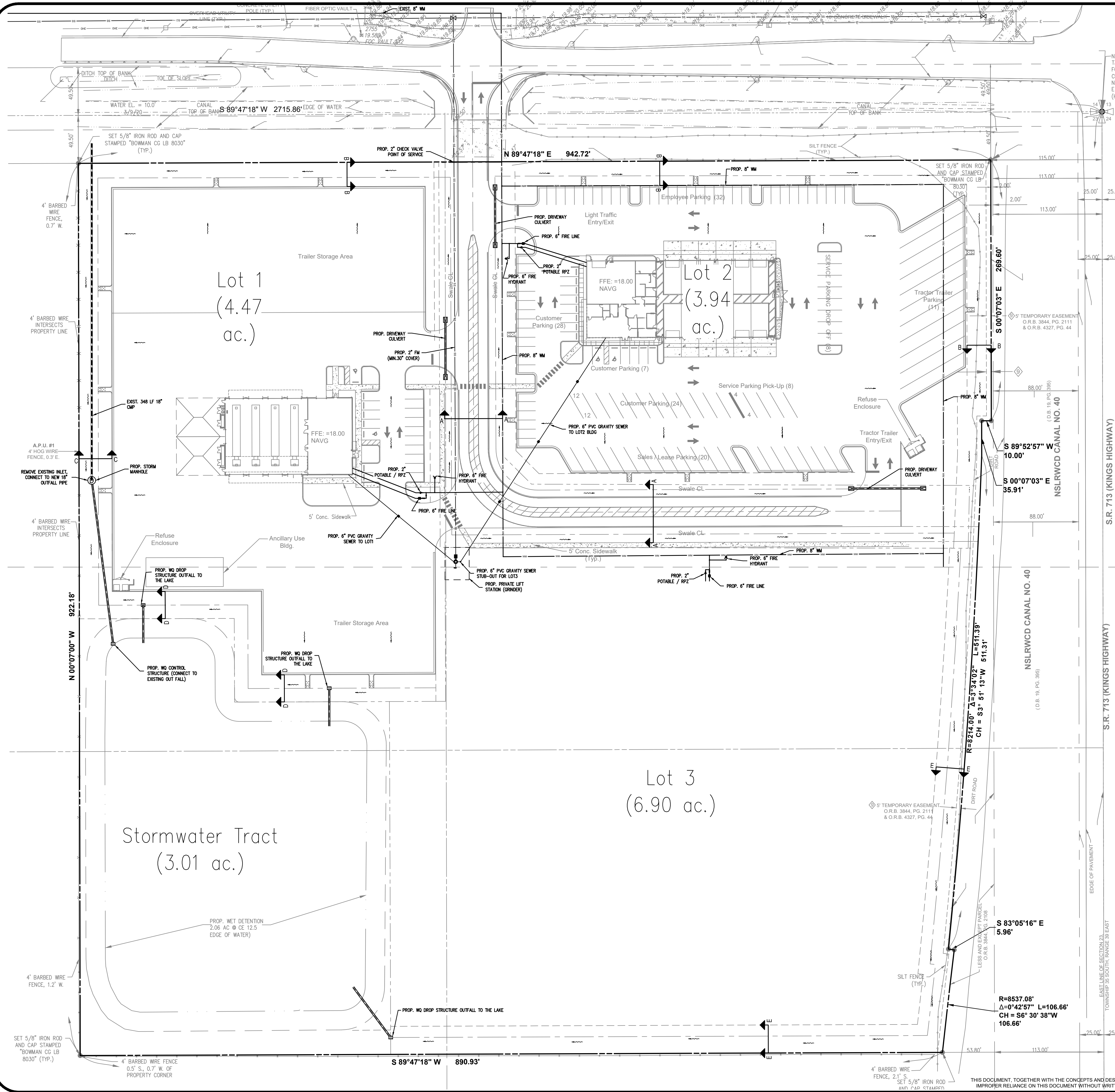








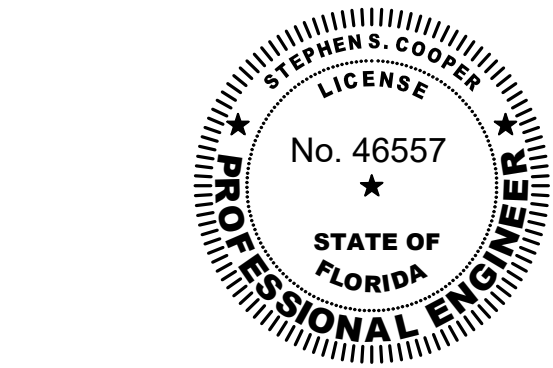
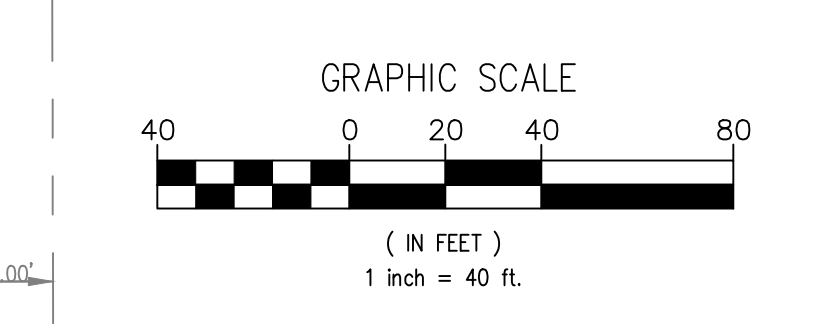
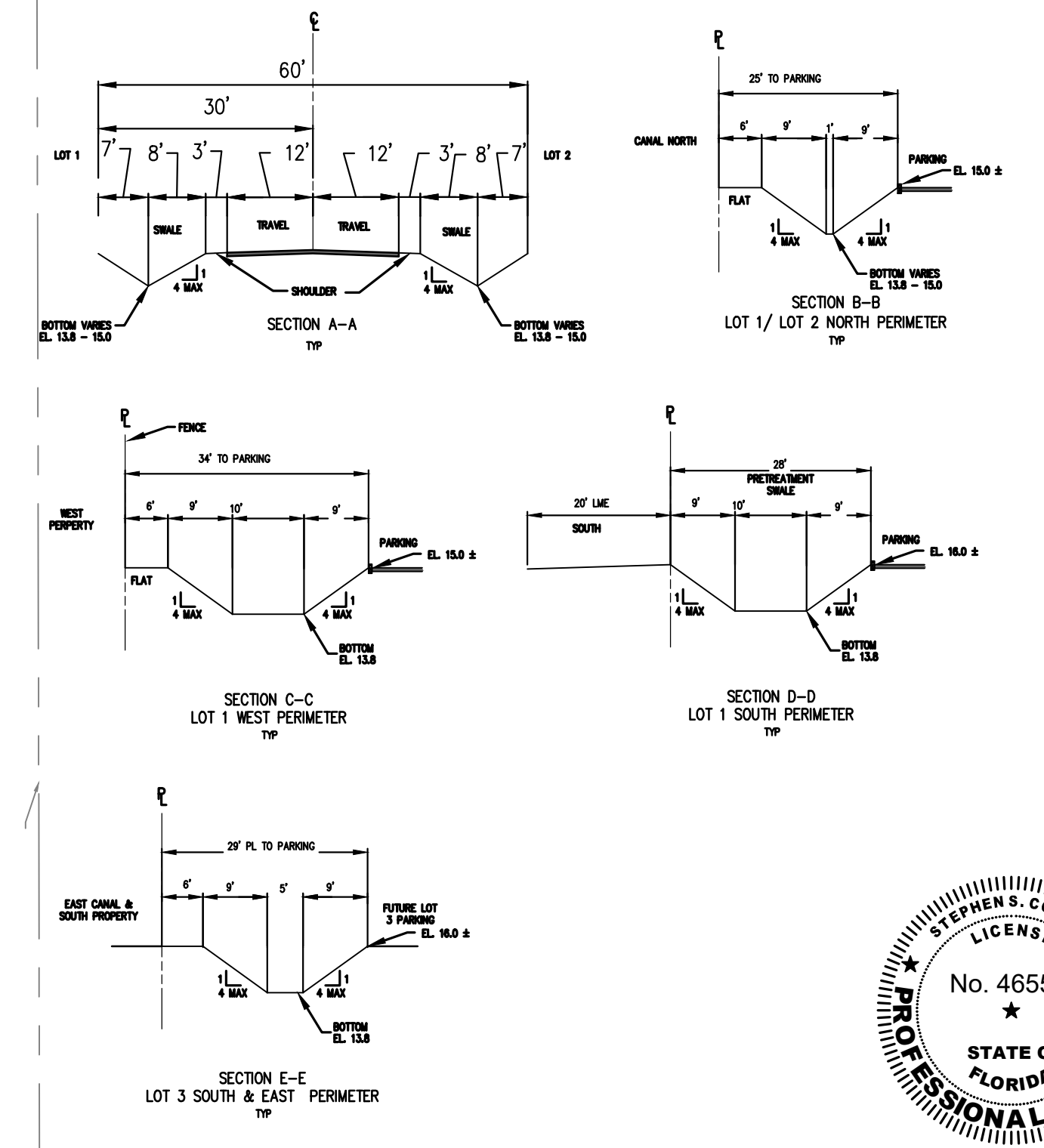




**WATER STATEMENT**  
 POTABLE WATER TO BE PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA) VIA A PROPOSED 8" EXTENSION INTO THE SITE. THE 8" EXTENSION SHALL CONNECT TO THE THREE PROPOSED INDUSTRIAL LOTS, WHERE THEY WILL BE SERVICE VIA PROPOSED 2' METERS/BACKFLOWS FOR POTABLE AND 6-8" FIRE SPRINKLER CONNECTIONS TO THE BUILDINGS (IF REQUIRED).  
 FIRE HYDRANTS ARE PROPOSED WITHIN 150' OF THE PLANNED FIRE DEPARTMENT CONNECTIONS.

**WASTEWATER STATEMENT**  
 A PROPOSED 6-8" GRAVITY SEWER COLLECTION SYSTEM IS PROPOSED TO CONVEY WASTEWATER FROM THE PLANNED BUILDINGS TO A PROPOSED PRIVATELY MAINTAINED GRINDER PUMP STATION. WASTEWATER TO BE TRANSMITTED TO THE EXISTING FPUA FORCE MAIN VIA A PROPOSED PRIVATELY MAINTAINED ON-SITE LIFT STATION WITH A 2' FORCE MAIN CONNECTION TO AN EXISTING FPUA FORCE MAIN IN THE ADJACENT RIGHT-OF-WAY.

**DRAINAGE STATEMENT**  
 THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT INITIAL STORM WATER RUNOFF TO A DRY RETENTION AREA. THE PROPOSED DRY RETENTION AREA WILL PROVIDE WATER QUALITY TREATMENT (FIRST HALF INCH AND/OR PRE/POST NUTRIENT MITIGATION), PRIOR TO OVERFLOWING TO A WET DETENTION AREA (LAKE). THE REMAINDER OF THE REQUIRED WATER QUALITY TREATMENT IS PROVIDED IN THE LAKE AS WELL AS ATTENUATION AND FLOOD PROTECTION.  
 FLOOD PROTECTION PER LOCAL AND STATE REQUIREMENTS TO BE ADDRESSED AS FOLLOWS:  
 10 YEAR, 1 DAY STORM (ROAD PROTECTION - SFWM/CITY OF FT PIERCE)  
 10 YEAR, 3 DAY (NSLRWCD DISCHARGE LIMITED TO 2"/24 HRS)  
 25 YEAR, 3 DAY (CITY OF FT. PIERCE - PRE VERSES POST DISCHARGE)  
 100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)  
 THE SITE WAS PREVIOUSLY PERMITTED BY SFWM UNDER 56-02947-P. SOME OF THE ESTABLISHED FEATURES ARE OUTLINED AS BASELINE INFORMATION FOR THIS PROJECT;  
 DISCHARGE TO NSLRWCD CANAL 48  
 MAX DISCHARGE 2" IN ANY 24 HOUR PERIOD  
 SHWT/LAKE CONTROL ELEVATION 12.5 FT-NAVD



Stephen Cooper, P.E. #46557



BY DATE  
REVISION  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1  
NO

**STEPHEN COOPER, P.E.**  
**& ASSOCIATES, INC.**  
 -CONSULTING ENGINEER-

CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING  
 7450 SOUTH FEDERAL HIGHWAY  
 PORT ST. LUCIE, FLORIDA 34952  
 TEL: 1-772-336-2833  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00008856

**SCPE**

**CONCEPT  
 UTILITY PLAN**

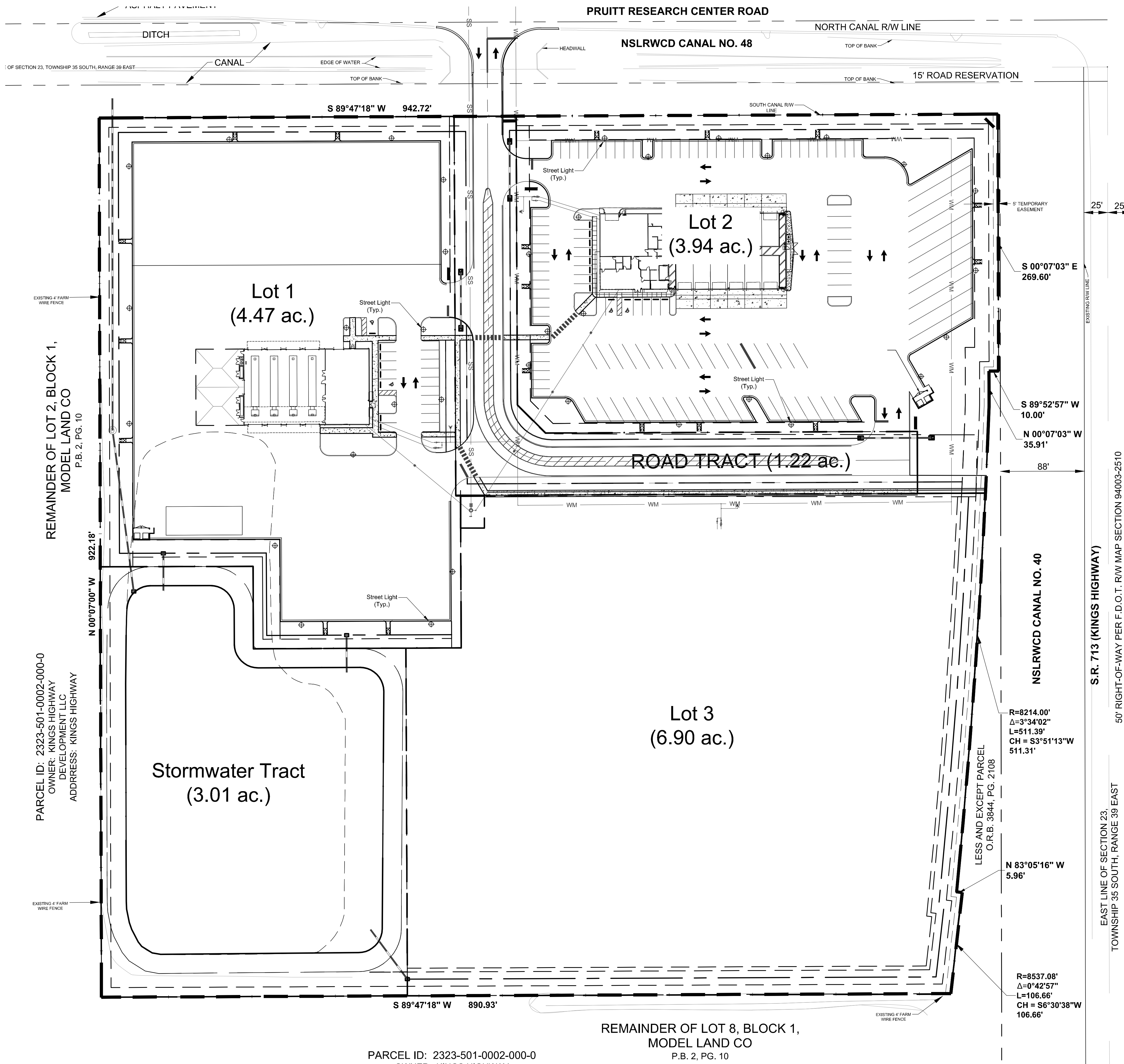
**PROJECT HUNT**

FLORIDA  
 CITY OF FORT PIERCE

DATE: MAR 2021  
 DRAWN BY: CCL  
 DESIGNED BY: SC  
 CHECKED BY: SC  
 HORZ. SCALE: 1"=50'  
 VERT. SCALE: NA

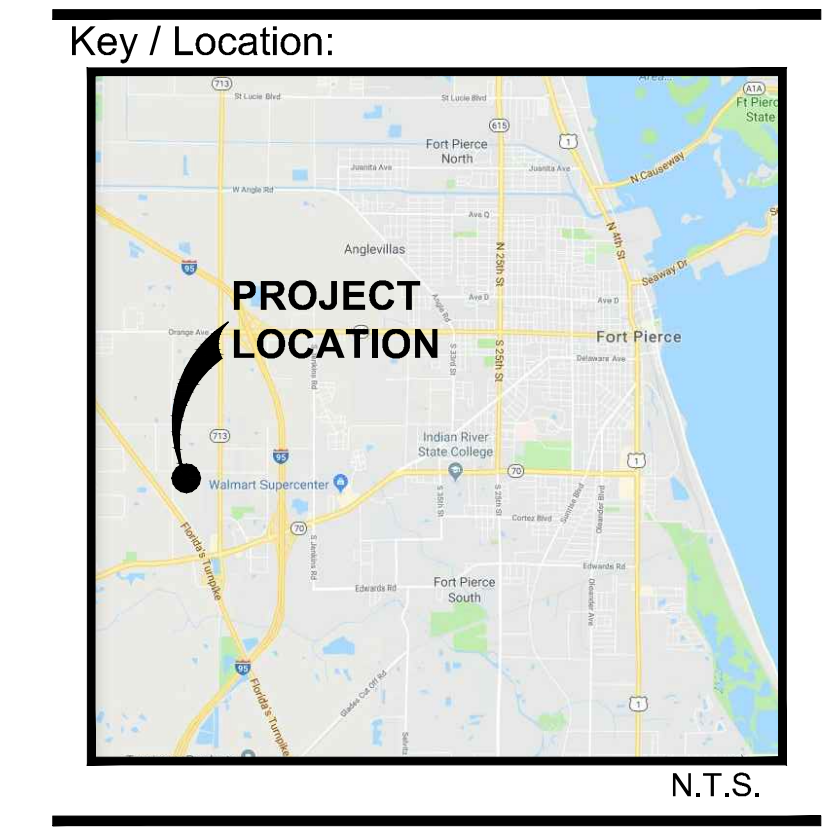
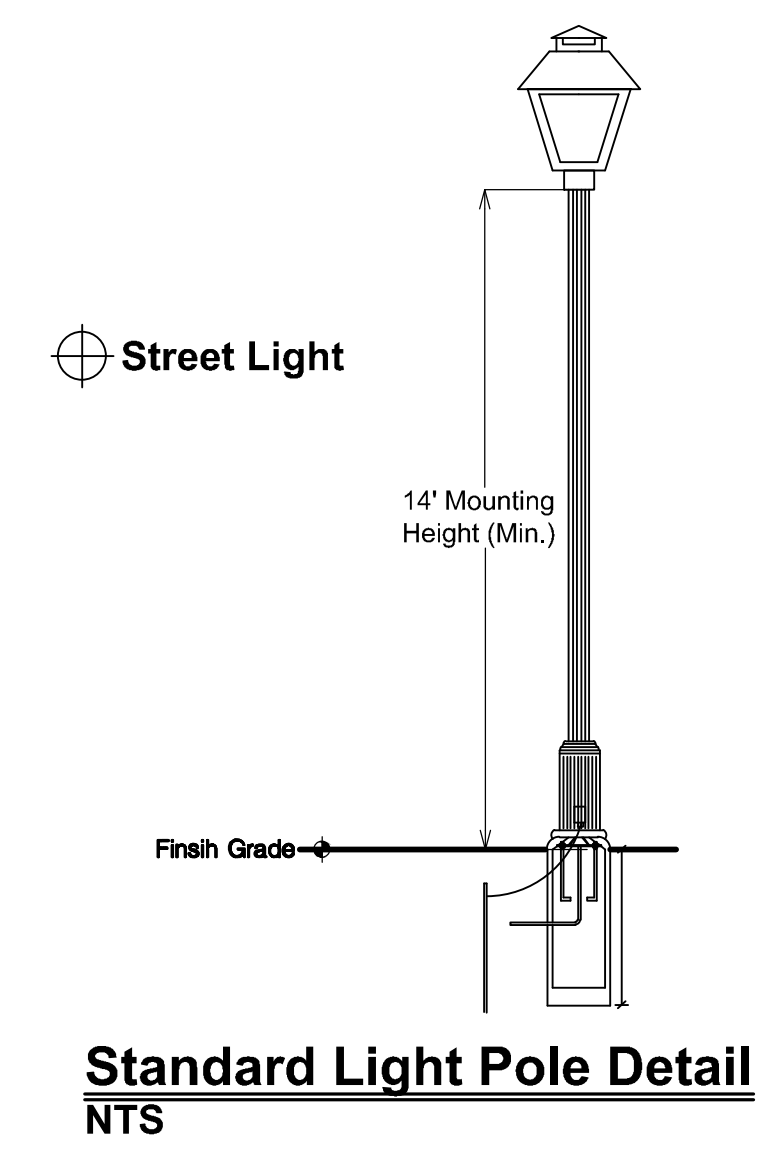
DRAWING NO.  
**C1.0**  
 JOB NO. 2020-122

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS.



**General Lighting Notes**

1. All lighting adjacent to property lines shall be shielded to prevent light throw onto adjacent property and/or roadways
2. Outdoor lighting shall not exceed 0.5 foot-candle of throw onto adjacent properties, measured vertically and horizontally.
3. All lighting shall provide a uniformity ratio of an average/minimum of 4:1.
4. After-hours lighting may be reduced by 50% of the required minimum 30 minutes after termination of such use.
5. All light fixtures shall provide a minimum vertical clearance of 14' above finished grade.

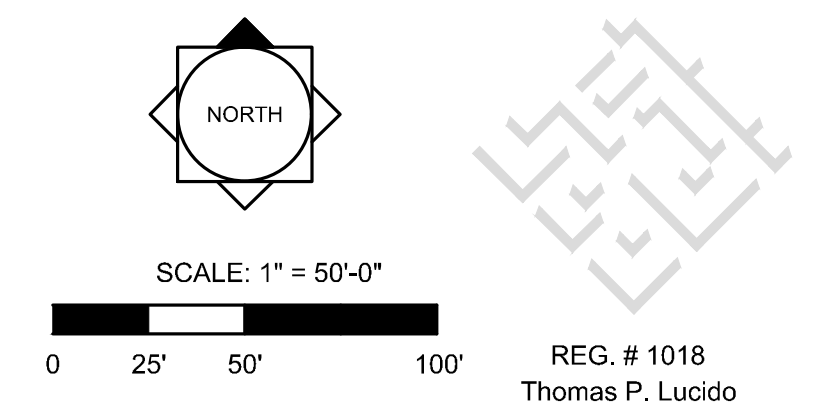


**Project Team:**

<b>Client &amp; Property Owner:</b>	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
<b>Land Planner / Landscape Architect:</b>	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
<b>Engineer:</b>	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Fort Saint Lucie, FL 34952
<b>Surveyor:</b>	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
<b>Traffic Engineer:</b>	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

**Project Hunt**  
City of Fort Pierce, FL  
**General Site Lighting Plan**

Date	By	Description
02.11.21	RM	For Client Review
6.21.21	BN	Submittal Prep



Designer	SS	Sheet
Manager	BN	<b>1 of 1</b>
Project Number	20-570	
Municipal Number	—	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.2	



**STEPHEN COOPER, P.E.  
& ASSOCIATES, INC.**

~CONSULTING ENGINEER~

• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

7450 S. Federal Highway • Port St. Lucie, FL 34952

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## **Drainage Statement**

**For**

**Project Hunt**

**St. Lucie County, Florida**

The proposed surface water management system for the project consists of site grading and a series of inlets and culverts which direct initial storm water runoff to a dry retention area. The proposed dry retention area will provide water quality treatment (first half inch and/or pre/post nutrient mitigation), prior to overflowing to a wet detention area (lake). The remainder of the required water quality treatment is provided in the lake as well as attenuation and flood protection.

Flood protection per local and state requirements to be addressed as follows;

10 Year, 1 Day Storm (Road Protection – SFWMD/City of Ft Pierce)

10 Year, 3 Day (NSLRWCD discharge limited to 2"/24 hrs)

25 Year, 3 Day (City of Ft. Pierce – Pre versus Post Discharge)

100 Year, 3 Day (Zero discharge Minimum Finished Floor)

The site was previously permitted by SFWMD under 56-02947-P. Some of the established features are outlined as baseline information for this project;

Discharge to NSLRWCD Canal 48

Max Discharge 2" in any 24-hour period

SHWT/Lake Control Elevation 12.5 ft-NAVD



June 21, 2021

Mr. Brandon Creagan, MCRP, LEED Green Assoc.  
Planner  
Planning Department  
City of Fort Pierce  
100 N. US Hwy 1  
Fort Pierce, FL 34950

**Re:** Project Hunt – Environmental Statement  
**Our Reference Number:** 20-570

Dear Mr. Creagan,

As the subject parcel was partially developed by others, and the subject is currently maintained in a mowed state, we offer the following Environmental Statement to describe the current environmental conditions of the subject.

**Environmental Statement:**

Subject property, containing 19.54 ac. of land, is currently maintained in a mowed state, with the predominant land cover consisting of non-native grasses and one stormwater storage pond. Subject was partially developed by others, with such development activities consisting of the following: general site grading; excavation of one stormwater pond; driveway connection and canal crossing, and; installation of below-ground infrastructure. The subject parcel does not appear to support any native vegetation, and consequently does not support any City-protected tree species meeting or exceeding the mitigation threshold. Additionally, the subject does not appear to support any state or Federally-protected animal species; however, a Gopher Tortoise Survey shall be conducted prior to the issuance of a site development permit – such Survey is valid for a period of 90-days and will be submitted to the City Building Department during the site development permitting process. While the existing stormwater pond may provide minimal foraging opportunities for wading birds, there are minimal aquatic plantings to support foraging and nearshore water depths do not appear conducive for wading/foraging activities.

I hope you find this information useful in your evaluation of the pending applications. Please feel free to contact me directly should you have any questions or concerns regarding this matter.

Respectfully,

Brian Nolan, AICP, ASLA  
Director II



**O'ROURKE**  
ENGINEERING & PLANNING

**TRAFFIC ANALYSIS**

**FOR**

**PROJECT HUNT**

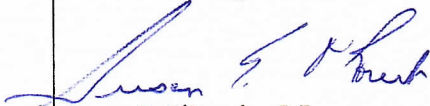
**Prepared for:**

**Mr. Louis L Huntley  
Kings Highway Development Partners, LLC  
1890 Kingsley Avenue  
Orange Park, FL 32073**

**Prepared by:**

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

**June 4, 2021  
SR21052.0**

<p>Prepared by: O'Rourke Engineering &amp; 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: 6/04/2021 License #: 42684</p>
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**O'ROURKE**  
ENGINEERING & PLANNING

June 4, 2021

Mr. Louis L. Huntley  
Huntley Enterprises, LLC  
1890 Kingsley Avenue  
Orange Park, FL 32073

**Re: Project Hunt - Concurrency**

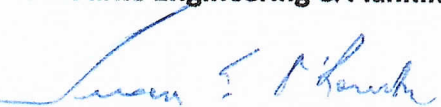
Dear Mr. Huntley:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Pruitt Research Road, East of the Turnpike and West of Kings Highway 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

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## **INTRODUCTION**

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of warehousing and office located west of Kings Highway and south of Pruitt Research Center Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, 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 buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

## **PROJECT DESCRIPTION**

The proposed development will consist of 12,875 square feet of office and 317,950 square feet of warehouse. The land use was changed from RM to CG to accommodate the project. The project location is shown in **Figure 1**.

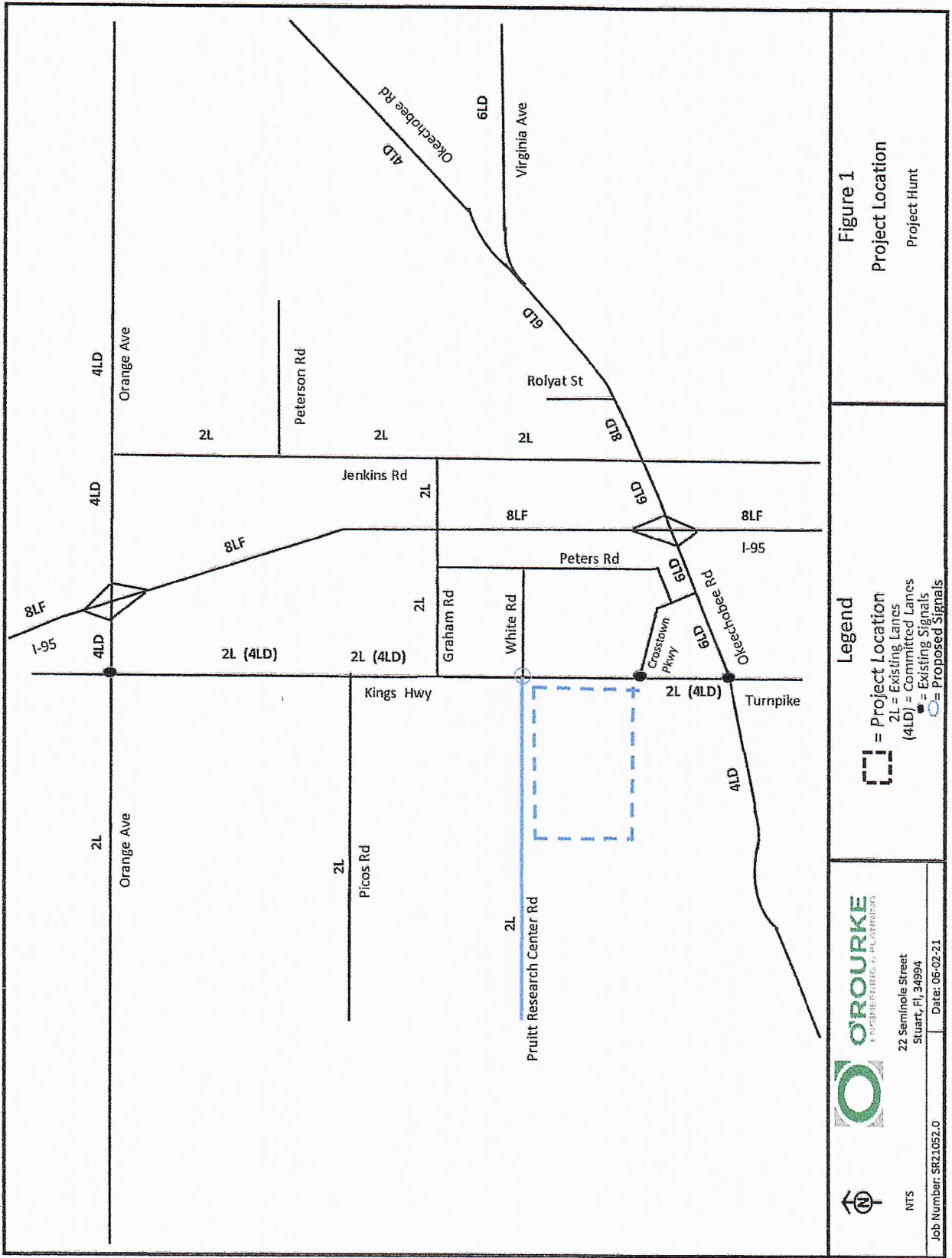


Figure 1  
Project Location  
Project Hunt

- Legend**
- = Project Location
  - = Existing Lanes
  - = Committed Lanes
  - = Existing Signals
  - = Proposed Signals



22 Seminole Street  
Stuart, FL 34994

Date: 05-02-21



NTS

Job Number: SR21052.0

## EXISTING 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.

- Pruitt Research Center Road is a local road with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Interstate 95 is a 6-lane divided 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.
- Florida's Turnpike is a four-lane divided arterial with a north/south 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 5-year TIP is 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 and St. Lucie TPO 2019/2020 Level of Service Report were used to establish capacity. These documents are included in **Appendix B**.

## PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Warehouse (Land Use Code 150) and Office (Land Use Code 710) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 693 new daily trips. There will be 93 AM peak hour trips with 76 entering the project and 17 trips exiting the project. The project will generate 76 new PM peak hour trips. There will be 19 trips entering the project and 57 trips exiting the project in the PM peak hour.

**Table 1 - Trip Generation**

**Table 1a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	12,875	Sft	$\ln(T) = 0.97\ln(X) + 2.50$	50%	50%	73	72	145
Warehousing	150	317,950	Sft	$T = 1.58(X) + 45.54$	50%	50%	274	274	548
<b>TOTALS</b>							<b>347</b>	<b>346</b>	<b>693</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 1b: AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	12,875	Sft	$T = 0.94(X) + 26.49$	86%	14%	34	5	39
Warehousing	150	317,950	Sft	$T = 0.17(X)$	77%	23%	42	12	54
<b>TOTALS</b>							<b>76</b>	<b>17</b>	<b>93</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 1c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	12,875	Sft	$\ln(T) = 0.95\ln(X) + 0.36$	16%	84%	3	13	16
Warehousing	150	317,950	Sft	$T = 0.19(X)$	27%	73%	16	44	60
<b>TOTALS</b>							<b>19</b>	<b>57</b>	<b>76</b>

Source: ITE 10th Edition Trip Generation Rates

## **PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT**

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 2**.

**Impact** – **Tables 2a and 2b** summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on Kings Highway.

## **OTHER PROJECT TRAFFIC/GROWTH RATE**

Existing traffic volumes were grown using a 4-year area wide historical growth rate of 2.25%. Other project data includes committed traffic from 39 Acre Residential Development, Kings Center, Village of Sunset Lakes, Mariner Cove, Bent Creek, Celebration Pointe, Whispering Oaks, St. Lucie Commerce Center, Stonemont (formerly BHT), Kings Commerce Center, and Project Hurricane.

Details of the background traffic are included in **Appendix C**.

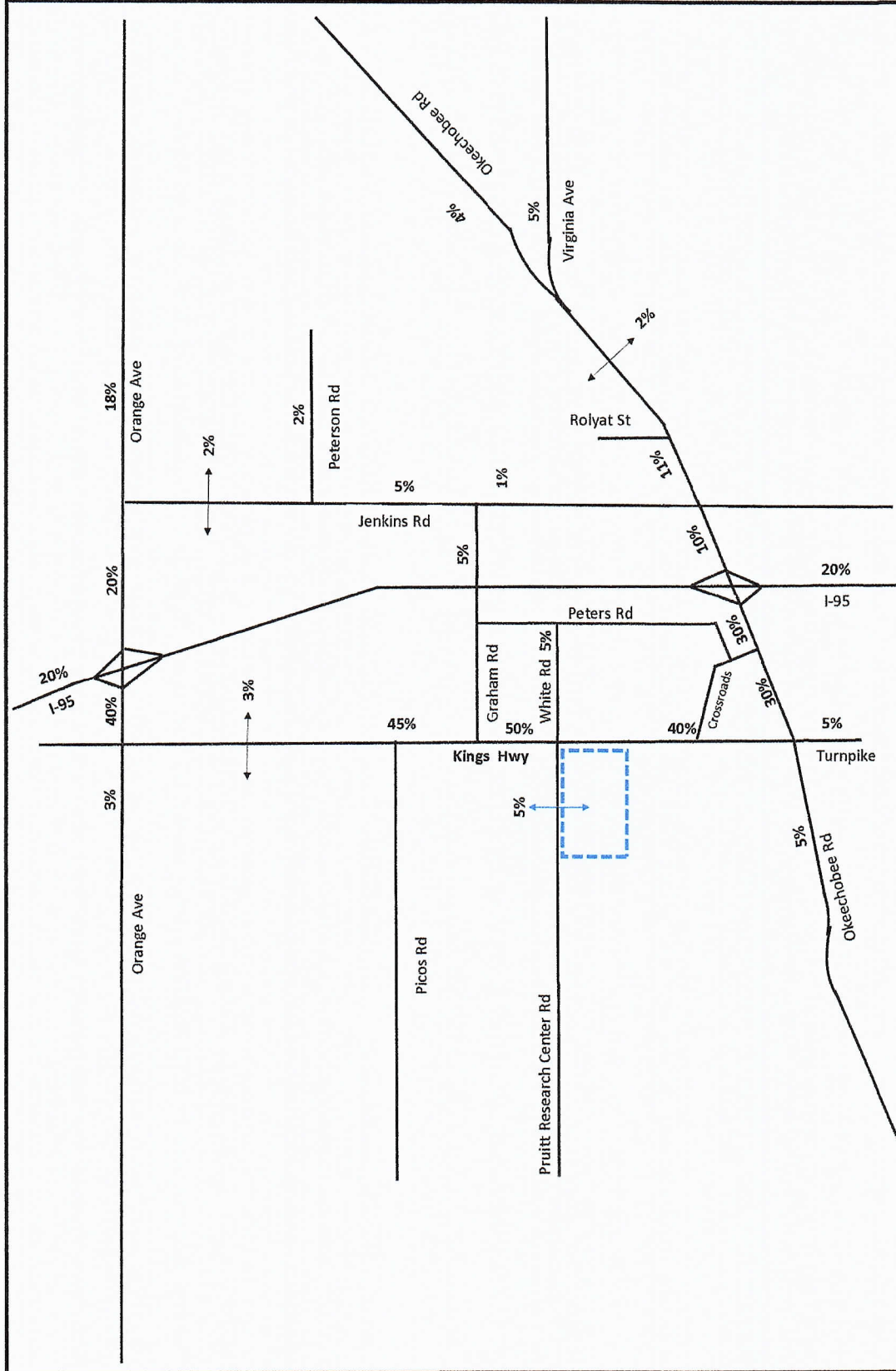
## **LINK ANALYSIS / REVIEW**

These links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.


## **INTERSECTION ANALYSIS**

The intersection of White Road/Pruitt Research Center Road at Kings Highway was analyzed for the AM and PM peak hours. The intersection will operate at an acceptable level of service at project build out.

The intersection data is shown in **Appendix D**.



**Figure 2**  
Percent Assignment  
Project Hunt

**Legend**  
 = Project Location


  
 22 SE Seminole Street  
 Stuart, FL 34994  
 Date: 05-27-21

 NTS  
 Job Number: SR21052.0

TABLE 2a - 5-Year Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) <sup>(2)</sup>	Peak Hour Service Capacity (E+C) <sup>(1)</sup>	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	30	1.67%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	7	0.39%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	38	2.11%	50%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	1800	9	0.50%	50%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	8	0.44%	45%
	Graham Rd	Picos Rd	SB	IN	NO	1800	34	1.89%	45%
Picos Rd	Orange Ave	NB	OUT	NO	1800	8	0.44%	45%	
	Orange Ave	SB	IN	NO	1800	34	1.89%	45%	
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	1	0.16%	5%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	4	0.63%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	1	0.03%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	4	0.13%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	3	0.15%	18%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	14	0.70%	18%
I-95	Jenkins Rd	Jenkins Rd	EB	IN	NO	2000	15	0.75%	20%
	Jenkins Rd	Jenkins Rd	WB	OUT	NO	2000	3	0.15%	20%
Kings Hwy	I-95	I-95	EB	OUT	NO	2000	7	0.35%	40%
	Kings Hwy	I-95	WB	IN	NO	2000	30	1.50%	40%
Campbell Rd	Kings Hwy	Kings Hwy	EB	IN	NO	1070	2	0.19%	3%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	1	0.09%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	1	0.11%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	0	0.00%	1%
Graham Rd	Peterson Rd	Peterson Rd	NB	OUT	NO	630	1	0.16%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	630	4	0.63%	5%
Peterson Rd	Orange Ave	NB	OUT	NO	920	1	0.11%	3%	
	Orange Ave	SB	IN	NO	920	2	0.22%	3%	
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	4	0.22%	5%
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	NO	1810	1	0.06%	5%
Kings Hwy	I-95	I-95	EB	OUT	NO	4170	5	0.12%	30%
	Kings Hwy	I-95	WB	IN	NO	4170	23	0.55%	30%
I-95	Jenkins Rd	Jenkins Rd	EB	OUT	NO	4240	2	0.05%	10%
	Jenkins Rd	Jenkins Rd	WB	IN	NO	4240	8	0.19%	10%
Jenkins Rd	McNeill Ave	McNeill Ave	EB	OUT	NO	4040	2	0.05%	11%
	Jenkins Rd	McNeill Ave	WB	IN	NO	4040	8	0.20%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	15	0.20%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	3	0.04%	20%
Orange Ave	Indrio Rd	Indrio Rd	NB	OUT	NO	7320	3	0.04%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	15	0.20%	20%

(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: 93  
 Net In: 76  
 Net Out: 17

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) <sup>(2)</sup>	Peak Hour Service Capacity (E+C) <sup>(1)</sup>	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	8	0.44%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	23	1.28%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	1800	10	0.56%	50%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	29	1.61%	50%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	26	1.44%	45%
	Graham Rd	Picos Rd	SB	IN	NO	1800	9	0.50%	45%
Picos Rd	Orange Ave	NB	OUT	NO	1800	26	1.44%	45%	
	Orange Ave	SB	IN	NO	1800	9	0.50%	45%	
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	3	0.48%	5%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	1	0.16%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	3	0.10%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	1	0.03%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	10	0.50%	18%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	3	0.15%	18%
I-95	Jenkins Rd	Jenkins Rd	EB	OUT	NO	2000	11	0.55%	20%
	Jenkins Rd	Jenkins Rd	WB	IN	NO	2000	4	0.20%	20%
Kings Hwy	I-95	I-95	EB	OUT	NO	2000	23	1.15%	40%
	Kings Hwy	I-95	WB	IN	NO	2000	8	0.40%	40%
Campbell Rd	Kings Hwy	Kings Hwy	EB	IN	NO	1070	1	0.09%	3%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	0	0.00%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	1	0.11%	1%
Graham Rd	Peterson Rd	Peterson Rd	NB	OUT	NO	630	3	0.48%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	630	1	0.16%	5%
Peterson Rd	Orange Ave	NB	OUT	NO	920	2	0.22%	3%	
	Orange Ave	SB	IN	NO	920	1	0.11%	3%	
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	1	0.06%	5%
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	NO	1810	3	0.17%	5%
Kings Hwy	I-95	I-95	EB	OUT	NO	4170	17	0.41%	30%
	Kings Hwy	I-95	WB	IN	NO	4170	6	0.14%	30%
I-95	Jenkins Rd	Jenkins Rd	EB	OUT	NO	4240	6	0.14%	10%
	Jenkins Rd	Jenkins Rd	WB	IN	NO	4240	2	0.05%	10%
Jenkins Rd	Virginia Ave	Virginia Ave	EB	OUT	NO	4040	6	0.15%	11%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	2	0.05%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	4	0.05%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	11	0.15%	20%
Orange Ave	Indrio Rd	Indrio Rd	NB	OUT	NO	7320	11	0.15%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	4	0.05%	20%

(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: 76  
 Net In: 19  
 Net Out: 57

TABLE 3a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes	Growth Rate (%)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	2.25%	428	203	631	1800	38	669	2.11%	YES	50%

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

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

Two-Way:  
Net In: 93  
Net Out: 76  
Years Grown: 17  
6

TABLE 3b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes	Growth Rate (%)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	SB	OUT	YES	7286	2.25%	428	214	642	1800	29	671	1.61%	YES	50%

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

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

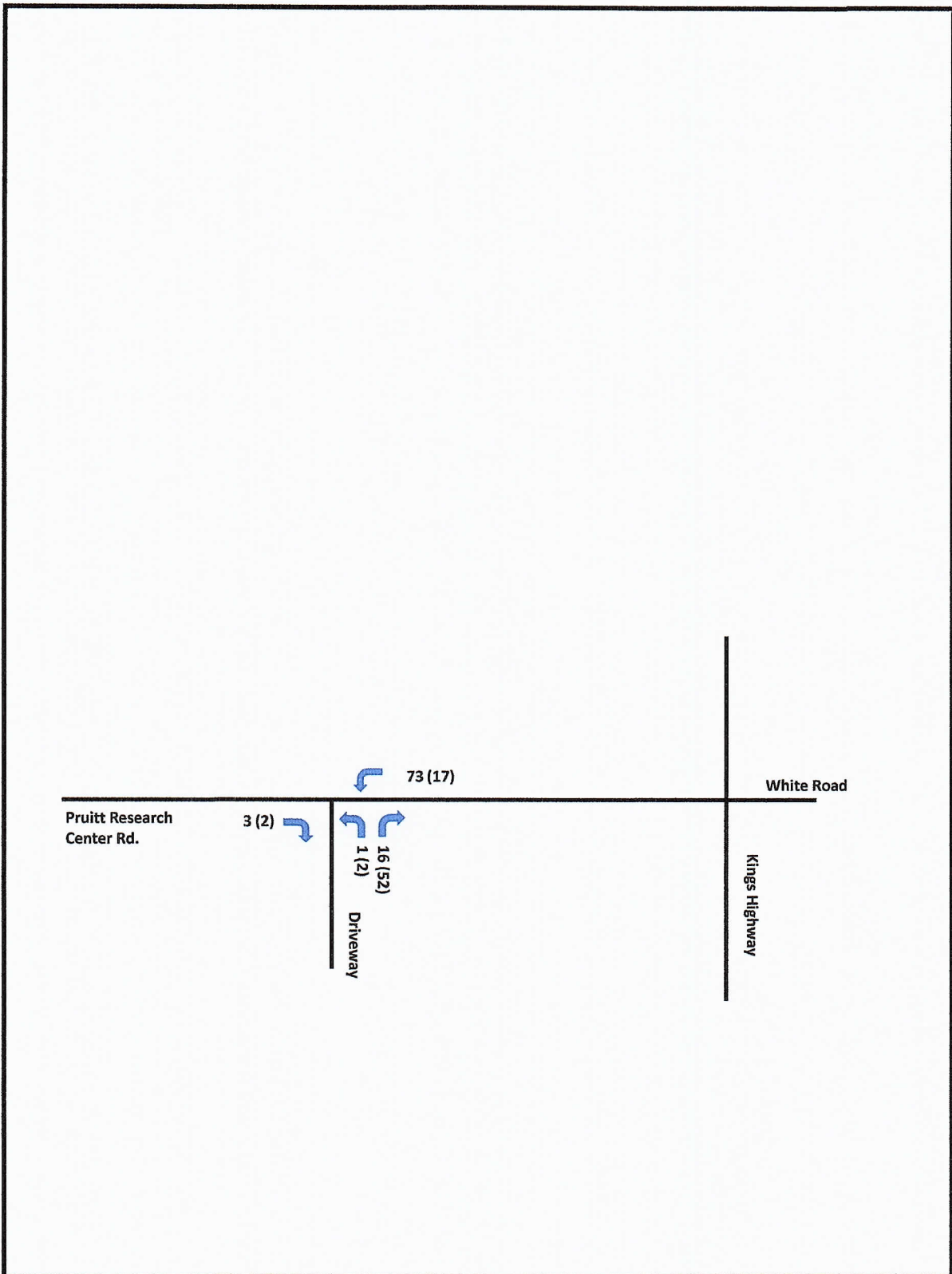
Two-Way:  
Net In: 76  
Net Out: 19  
Years Grown: 57  
6


## **DRIVEWAY ANALYSIS**

The project will have a single driveway that will be a full access driveway on Pruitt Research Center Rd. located on Peters Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. Turn lanes are not proposed on Pruitt Research Center Road.

## **CONCLUSION**

With 93 net new AM peak hour trips and 76 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.





  
 NTS 22 SE Seminole Street  
 Stuart, FL, 34994

**Legend**  
 XX (XX) = AM (PM) Project Trips

**Figure 3**  
 Driveway Volumes  
 Project Hunt

Job #:                      Date: 6.4.21

**APPENDIX A**

**SITE PLAN**



**APPENDIX B**

**ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT  
&  
5-YEAR TIP SHEETS  
&  
FDOT 2020 QUALITY LEVEL OF SERVICE**



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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,800	2019	920	213	C	0.245	194	C	0.223
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	83,500	2019	4,580	4,276	C	0.934	3,862	C	0.843
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	65,469	2018	4,580	3,682	C	0.804	3,175	B	0.945
I-95	MIDWAY RD to OKEECHOBEE RD	941902	77,647	2018	4,580	4,687	D	0.852	3,806	C	0.831
I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,918	2019	7,320	2,789	B	0.620	2,789	B	0.620

\* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

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\* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	57,000	2019	7,320	2,742	B	0.609	2,524	B	0.561
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,800	2019	750	405	D	0.540	463	D	0.617
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,600	2019	750	327	C	0.884	318	C	0.859
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,400	2019	790	433	D	0.548	509	D	0.644
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,400	2019	540	433	D	0.802	509	D	0.943
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,850	2019	1,080	135	B	0.329	146	B	0.356
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,850	2019	3,240	135	B	0.075	146	B	0.081
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,200	2019	3,240	583	B	0.322	613	B	0.339
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,200	2019	700	583	C	0.883	613	C	0.929
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,200	2019	880	583	C	0.702	613	C	0.739
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,200	2019	920	675	C	0.776	568	C	0.653
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,200	2019	790	675	D	0.854	568	D	0.719
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 MEADOWWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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	7,600	2019	830	333	C	0.401	341	C	0.411
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,600	2019	660	333	C	0.505	341	C	0.517
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2019	660	345	C	0.523	331	C	0.502
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2019	830	345	C	0.416	331	C	0.399
KINGS HWY	ORANGE AVE to ANGLE RD	940077	13,900	2019	870	732	C	0.841	737	C	0.847
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	13,100	2019	830	721	C	0.869	725	C	0.873
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,900	2019	830	924	F	1.050	868	D	0.986
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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Traffic Counts and Level of Service Report  
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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	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,381	2019	1,810	346	B	0.191	346	B	0.191
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,400	2019	1,810	420	B	0.232	435	B	0.240
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,400	2019	2,010	420	C	0.209	435	C	0.216
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	26,000	2019	4,170	1,175	C	0.282	1,240	C	0.297
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	32,500	2019	4,170	1,406	C	0.337	1,436	C	0.344
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,000	2019	4,240	2,156	C	0.517	1,865	C	0.447
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,000	2019	4,040	2,156	C	0.543	1,865	C	0.470
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	30,500	2019	3,170	1,669	C	0.540	1,742	C	0.564
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	1,750	2019	750	82	C	0.222	82	C	0.222

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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 INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2019	870	63	C	0.076	63	C	0.076
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,689	2019	380	147	B	0.35	147	B	0.35
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,689	2019	1,070	147	B	0.35	147	B	0.35
ORANGE AVE	KINGS HWY to I-95	940041	19,800	2019	2,000	853	C	0.424	859	C	0.427
ORANGE AVE	I-95 to JENKINS RD	940035	15,300	2019	2,000	1,051	C	0.523	988	C	0.492
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	12,300	2019	1,630	643	C	0.881	705	C	0.966
ORANGE AVE	17TH ST to 13TH ST	945040	12,300	2019	1,710	643	C	0.835	705	C	0.916
ORANGE AVE	13TH ST to 10TH ST	945040	12,300	2019	370	643	D	0.857	705	D	0.940
ORANGE AVE	10TH ST to 7TH ST	940155	9,600	2019	300	485	D	0.808	558	D	0.930

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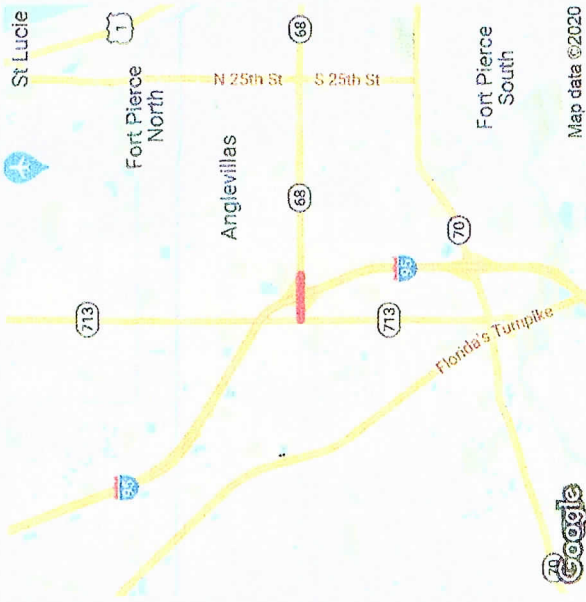
**Traffic Counts and Level of Service Report  
Fall/Winter 2019/2020**

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	30,000	2019	2,000	2,082	F	1.041	1,628	C	0.852
US 1	AVENUE O to SR A1A NORTH	940123	30,000	2019	2,100	2,082	D	0.991	1,628	C	0.810
US 1	SR A1A NORTH to JUANITA AVE	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	JUANITA AVE to ST LUCIE BLVD	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	ST LUCIE BLVD to 25TH ST	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	25TH ST to INDRIO RD	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,000	2019	3,020	1,186	C	0.403	1,155	C	0.393
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	25TH ST to 13TH ST	940033	23,500	2019	3,020	1,229	C	0.418	1,308	C	0.445
VIRGINIA AVE	13TH ST to 11TH ST	940794	25,500	2019	3,020	1,228	C	0.418	1,228	C	0.418
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	25,500	2019	3,170	1,228	C	0.397	1,228	C	0.397
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	22,000	2019	3,020	1,198	C	0.407	1,118	C	0.380
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	19,200	2019	3,170	1,083	C	0.350	1,059	C	0.343
VIRGINIA AVE	COLONIAL RD to US 1	940034	19,200	2019	3,020	1,083	C	0.368	1,059	C	0.360
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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**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
			<b>310,000</b>		<b>487,924</b>	<b>345,821</b>	<b>1,143,745</b>

Prior Year Cost: 0

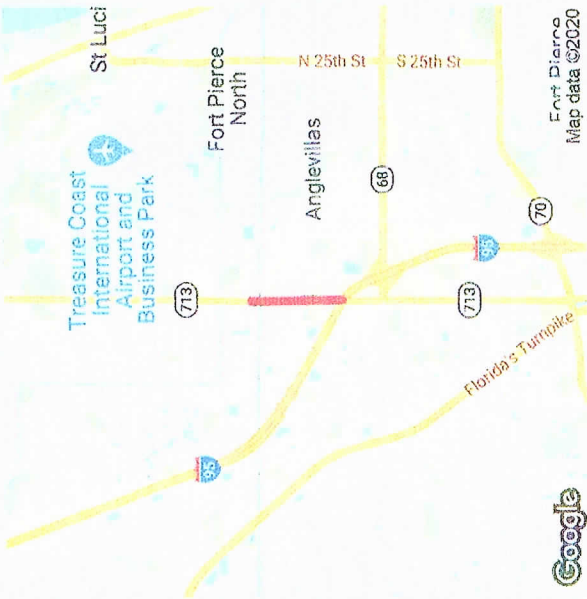
Future Year Cost: 0

Total Project Cost: 1,143,745

LRTP: 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  
**Length:** 1.400  
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

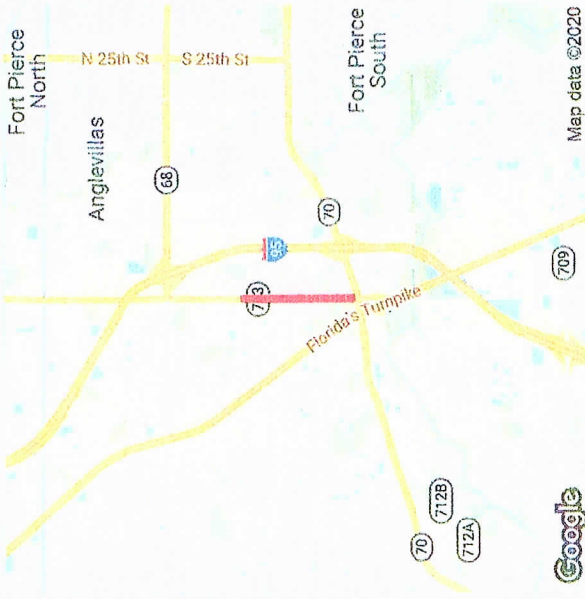
**From:** N OF I-95 OVERPASS  
**To:** N OF COMMERCIAL CIR

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
		<b>897,945</b>	<b>9,618,552</b>	<b>5,000,000</b>	<b>45,766,984</b>	<b>99,346</b>	<b>61,382,827</b>

**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

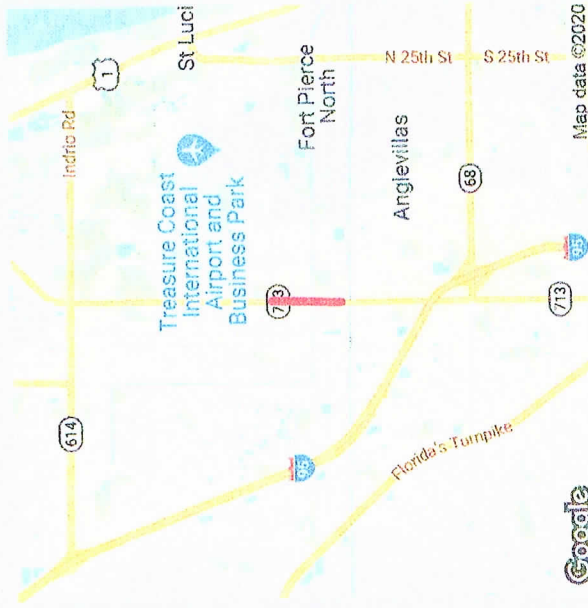
**From:** 500 feet S OF OKEECHOBEE  
**To:** NORTH OF PICOS ROAD

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
		<b>221,974</b>	<b>27,898</b>	<b>713,305</b>			<b>963,177</b>

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

**Notes**

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



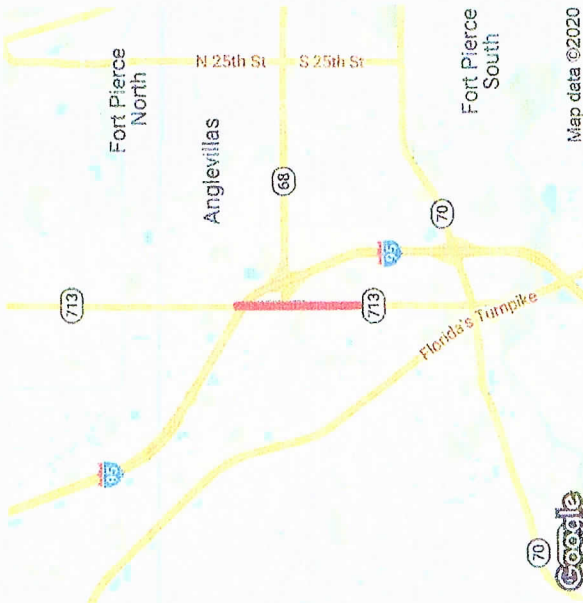
**Project Description:** ADD LANES & RECONSTRUCT  
**Extra Description:** 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5  
**From:** N OF COMMERCIAL CIRCLE  
**To:** NORTH OF ST LUCIE BLVD  
**Lead Agency:** MANAGED BY FDOT  
**Length:** 1.210  
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, 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
		<b>1,646,606</b>	<b>1,901,548</b>	<b>31,473,463</b>	<b>129,007</b>	<b>0</b>	<b>35,150,624</b>

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  
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL, RAILROAD & UTILITIES

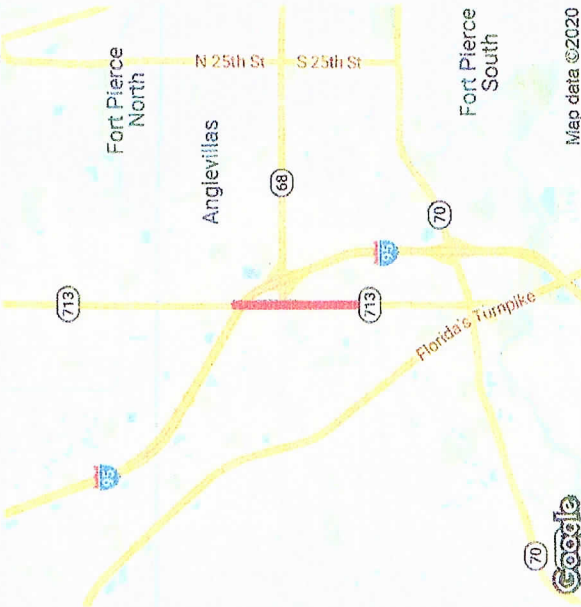
**From:** NORTH OF PICOS RD  
**To:** NORTH OF I-95 OVERPASS

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
		<b>230,457</b>				<b>230,457</b>

**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

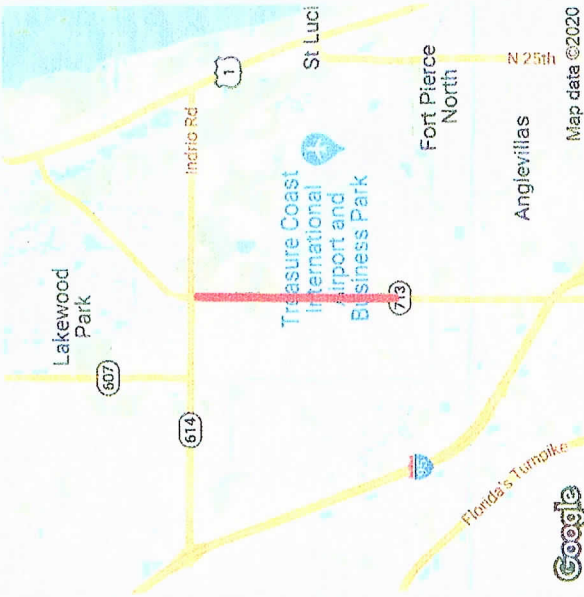
Phase Fund Code	2021	2022	2023	2024	2025	Total
PE DS	150,525	0	0	0	0	150,525
ENV DS	5,000	0	0	0	0	5,000
PE DIH	5,000	0	0	0	0	5,000
CST DIH	0	0	44,730	0	0	44,730
CST DDR	0	0	508,288	0	0	508,288
	<b>160,525</b>		<b>553,018</b>			<b>713,543</b>

**Prior Year Cost: 0**  
**Future Year Cost: 0**  
**Total Project Cost: 713,543**  
**L RTP: Page 6-2**

Notes

**KINGS HIGHWAY FROM NORTH OF ST LUCIE BLVD TO INDRIO ROAD**

**4383793 Non-SIS**



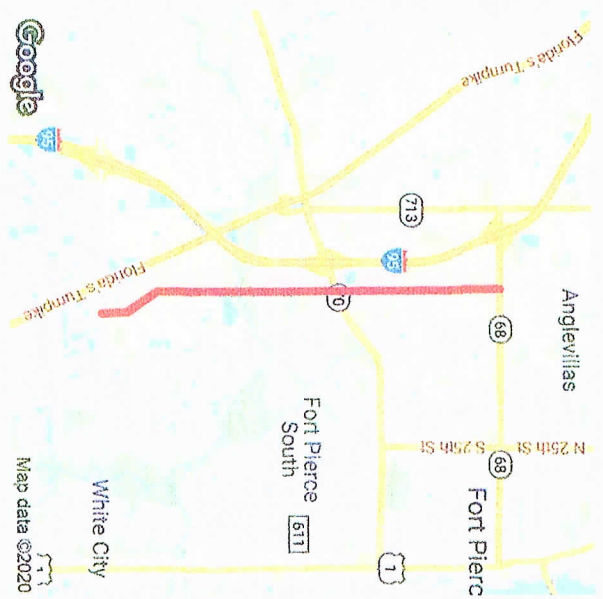
**Project Description:** ADD LANES & RECONSTRUCT  
**Extra Description:** 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED  
**Lead Agency:** MANAGED BY FDOT **From:** ST LUCIE BOULEVARD  
**Length:** 2.190 **To:** SOUTH OF INDRIO ROAD  
**Phase Group:** RIGHT OF WAY, 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
				<b>11,060,624</b>			<b>11,060,624</b>

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

**Notes**

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



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

**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
						<b>770,000</b>	<b>770,000</b>

Notes

TABLE 7

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

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
<b>Class I (40 mph or higher posted speed limit)</b>						<b>Core Urbanized</b>					
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	
<b>Class II (35 mph or slower posted speed limit)</b>						<b>Urbanized</b>					
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	
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%						<b>Freeway Adjustments</b> Auxiliary Lane + 1,000 Ramp Metering + 5%					
<b>Median &amp; Turn Lane Adjustments</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%		<b>Uninterrupted Flow Highway Adjustments</b>					
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
<b>One-Way Facility Adjustment</b> Multiply the corresponding directional volumes in this table by 1.2						1	Divided	Yes	+5%		
<b>BICYCLE MODE<sup>2</sup></b> (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Multi	Undivided	Yes	-5%		
Paved Shoulder/Bicycle Lane Coverage						Multi	Undivided	No	-25%		
0-49%						<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (Buses in peak hour in peak direction)					
50-84%						Sidewalk Coverage	B	C	D	E	
85-100%						0-49%	*	*	140	480	
						50-84%	*	80	440	800	
						85-100%	200	540	880	>1,000	
						<b>PEDESTRIAN MODE<sup>2</sup></b> (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	
						<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (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	

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:  
Florida Department of Transportation  
Systems Implementation Office  
<https://www.fltdot.gov/planning/systems/>

**APPENDIX C**

**OTHER PROJECT DATA/GROWTH RATE**





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

**APPENDIX D**

**INTERSECTION ANALYSIS**

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: EW STREET, White Road/Pruitt Research Center  
 FILENAME: Kings Highway  
 COUNTY: Ft. Pierce  
 INTERSECTION: EW STREET, White Road/Pruitt Research Center  
 CITY: Ft. Pierce  
 CONTROL: Kings Highway

DAY: 6/27/2021  
 ANALYSIS YEAR: 2026  
 REPORT DATE: 6/27/2021

15 Min Period	Northbound			Southbound			Eastbound			Westbound				
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	361	0	0	0	281	0	0	0	0	0	0	0	0
7:15-7:30	0	361	0	0	0	281	0	0	0	0	0	0	0	0
7:30-7:45	0	441	0	0	0	343	0	0	0	0	0	0	0	0
7:45-8:00	0	441	0	0	0	343	0	0	0	0	0	0	0	0
8:00-8:15	0	441	0	0	0	343	0	0	0	0	0	0	0	0
8:15-8:30	0	441	0	0	0	343	0	0	0	0	0	0	0	0
8:30-8:45	0	441	0	0	0	343	0	0	0	0	0	0	0	0
8:45-9:00	0	441	0	0	0	343	0	0	0	0	0	0	0	0

AM PEAK HOURS FROM: 7:00AM TO 8:00AM

Volumes (1)  
 Season Factor: 1  
 Growth: 10225  
 In/Out: 19 In, 17 Out  
 Percentage: 40%  
 PROJECT: 30  
 King Center: 28  
 Village of Sunset: 19  
 Bent Creek: 6  
 Celebration Pointe: 2  
 Whispering Oaks: 3  
 Kings Hwy Commerce: 9  
 Stonemont: 54  
 Existing Research Center (2): 30

(1) Existing Traffic from TPO, off peak direction calculated using D factor of 0.438  
 (2) Estimated Existing Traffic

Total	50	538	54	91	420	58	19	1	17	41	4	27	1319
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15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	288	0	0	0	369	0	0	0	0	0	0	0	0
4:15-4:30	0	288	0	0	0	369	0	0	0	0	0	0	0	0
4:30-4:45	0	332	0	0	0	451	0	0	0	0	0	0	0	0
4:45-5:00	0	332	0	0	0	451	0	0	0	0	0	0	0	0
5:00-5:15	0	332	0	0	0	451	0	0	0	0	0	0	0	0
5:15-5:30	0	332	0	0	0	451	0	0	0	0	0	0	0	0
5:30-5:45	0	332	0	0	0	451	0	0	0	0	0	0	0	0
5:45-6:00	0	332	0	0	0	451	0	0	0	0	0	0	0	0

PM PEAK HOURS FROM: 4:00PM TO 5:00PM

Volumes (1)  
 Season Factor: 1  
 Growth: 10225  
 In/Out: 49 In, 43 Out  
 Percentage: 40%  
 PROJECT: 8  
 King Center: 8  
 Village of Sunset: 11  
 Bent Creek: 6  
 Celebration Pointe: 1  
 Whispering Oaks: 3  
 Kings Hwy Commerce: 9  
 Stonemont: 17  
 Existing Research Center (2): 10

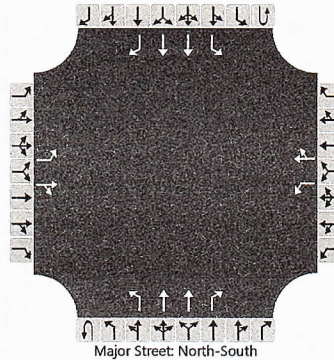
(1) Existing Traffic from TPO, off peak direction calculated using D factor of 0.438  
 (2) Estimated Existing Traffic

Total	18	428	17	29	556	20	49	3	43	167	1	111	1440
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# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	James Kemp			Intersection	Kings Hwy & White Rd		
Agency/Co.	O'Rourke Engineering			Jurisdiction	St. Lucie County		
Date Performed	6/4/2021			East/West Street	White Road		
Analysis Year	2026			North/South Street	Kings Hwy		
Time Analyzed	PM Peak Hour			Peak Hour Factor	0.95		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Project Hunt						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	1	0	1	2	1
Configuration		L		TR		L		TR		L	T	R		L	T	R
Volume (veh/h)		49	3	43		167	1	111	0	18	428	17	0	29	556	20
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type   Storage		Left Only								1						

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23		

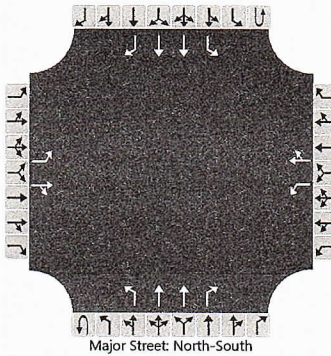
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		52		48		176		118		19				31		
Capacity, c (veh/h)		298		701		333		754		961				1082		
v/c Ratio		0.17		0.07		0.53		0.16		0.02				0.03		
95% Queue Length, Q <sub>95</sub> (veh)		0.6		0.2		2.9		0.6		0.1				0.1		
Control Delay (s/veh)		19.6		10.5		27.2		10.7		8.8				8.4		
Level of Service (LOS)		C		B		D		B		A				A		
Approach Delay (s/veh)		15.2				20.6				0.3				0.4		
Approach LOS		C				C										

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	James Kemp	Intersection	Kings Hwy & White Rd
Agency/Co.	O'Rourke Engineering	Jurisdiction	St. Lucie County
Date Performed	6/4/2021	East/West Street	White Road
Analysis Year	2026	North/South Street	Kings Hwy
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Project Hunt		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		1	1	0		1	1	0	0	1	2	1	0	1	2	1	
Configuration		L		TR		L		TR		L	T	R		L	T	R	
Volume (veh/h)		19	1	17		41	4	27	0	50	538	54	0	91	420	58	
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3			
Proportion Time Blocked																	
Percent Grade (%)		0				0											
Right Turn Channelized										No				No			
Median Type   Storage		Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1			
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16			
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2			
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23			

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		20		19		43		33		53				96			
Capacity, c (veh/h)		258		780		247		690		1051				947			
v/c Ratio		0.08		0.02		0.17		0.05		0.05				0.10			
95% Queue Length, Q <sub>95</sub> (veh)		0.3		0.1		0.6		0.1		0.2				0.3			
Control Delay (s/veh)		20.2		9.7		22.6		10.5		8.6				9.2			
Level of Service (LOS)		C		A		C		B		A				A			
Approach Delay (s/veh)		15.1				17.4				0.7				1.5			
Approach LOS		C				C											



**O'ROURKE**  
ENGINEERING & PLANNING

**TRAFFIC ANALYSIS**  
**FOR**  
**PROJECT HUNT**  
**LAND USE PLAN AMENDMENT**

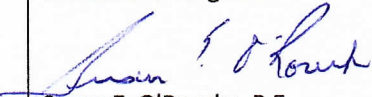
**Prepared for:**

**Mr. Louis L Huntley**  
**Huntley Enterprises, LLC**  
**1890 Kingsley Avenue**  
**Orange Park, FL 32073**

**Prepared by**

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

**June 3, 2021**  
**SR21052.0**

<p>Prepared by: O'Rourke Engineering &amp; 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: 6/3/21 License #: 42684</p>
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**O'ROURKE**  
ENGINEERING & PLANNING

June 3, 2021

Mr. Louis L. Huntley  
Huntley Enterprises, LLC  
1890 Kingsley Avenue  
Orange Park, FL 32073

**Re: Project Hunt**

Dear Mr. Huntley:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Pruitt Research Center Road, east of the Turnpike and west of Kings Highway 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

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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 19.54 acres located west of Kings Highway and south Pruitt Research Center Road in Ft. Pierce, St. Lucie County, Florida. The project location is shown in **Figure 1**. 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 19.54 acres located west of Kings Highway and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of RM (Residential Median) which allows small single-family lots or multifamily dwelling units at 12 DUs per acre for a total of 234 dwelling units. The proposal is to change the land use to CG ( General Commercial) which allows up to a height of 65 feet on 60% coverage to a maximum FAR of 1.0. 851,162 square feet of general commercial is allowed under the proposed future land use. Under the proposed land use and zoning, medical office would generate the most traffic. The actual site is proposed for a much denser use. However, land use considers the worst case scenario. **Appendix A** shows the details of the site.

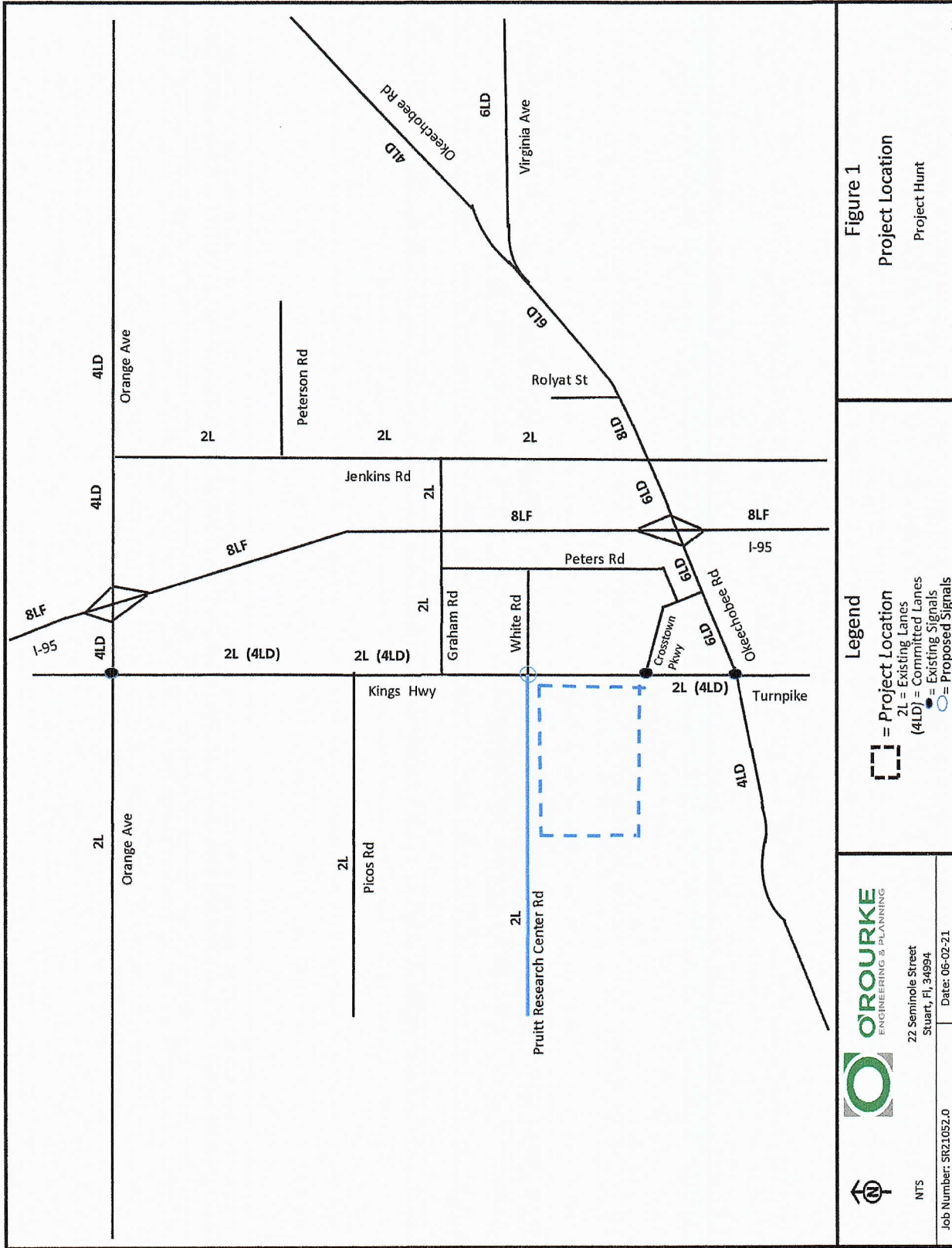


Figure 1  
Project Location  
Project Hunt

**Legend**  
 = Project Location  
 2L = Existing Lanes  
 (4LD) = Committed Lanes  
 = Existing Signals  
 = Proposed Signals

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22 Seminole Street  
Stuart, FL 34994  
Date: 06-02-21

NTS  
Job Number: SR21052.0

## 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

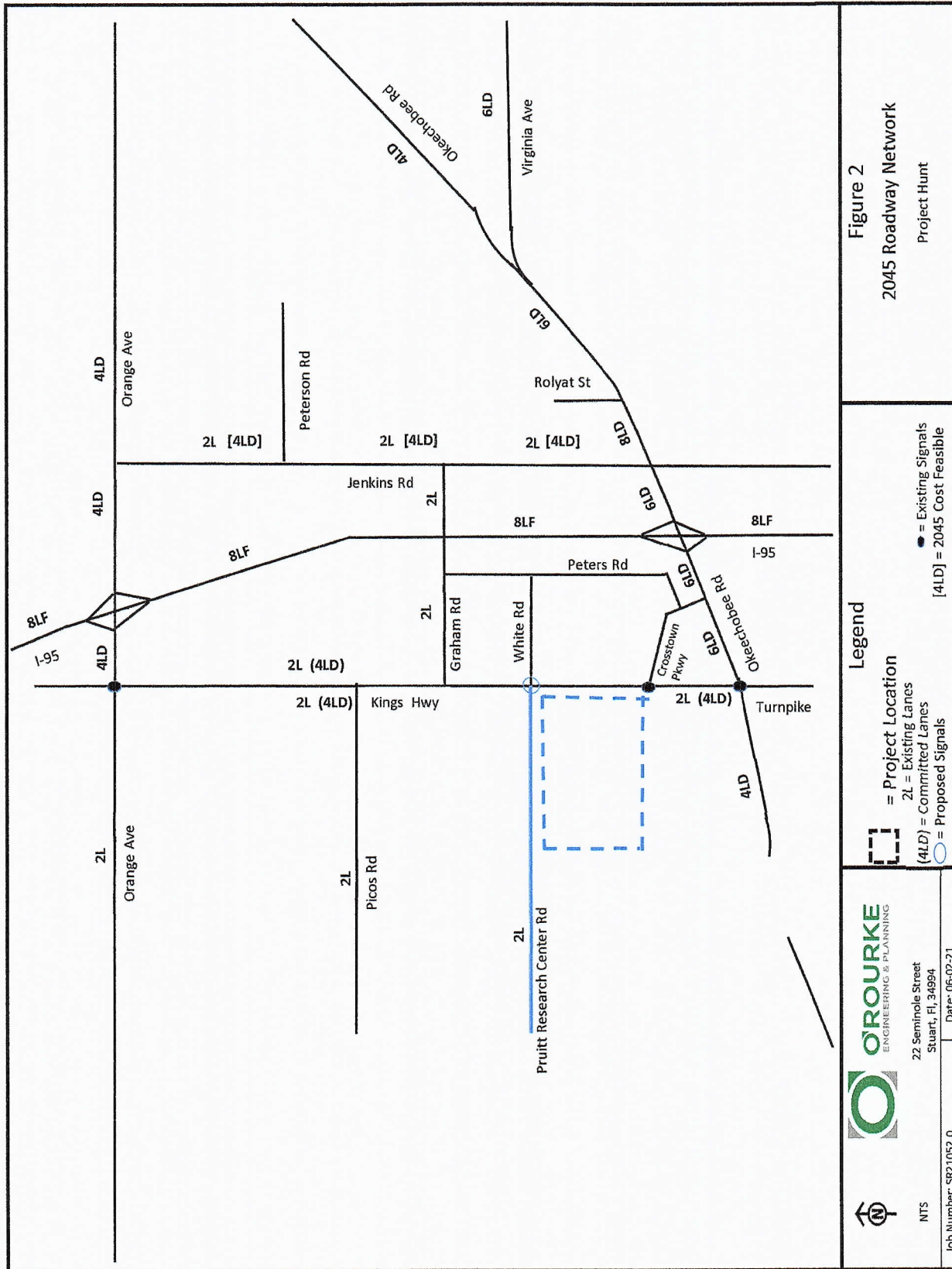
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- 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.
- 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.
- Pruitt Research Center Road and White Road are 2 lane collector roads which will be realigned to intersect at Kings Highway. Future signalization is proposed.

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**.



## **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 851,162 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 234 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 27,080 new daily trips. There will be 1,181 net new AM peak hour trips with 1012 trips entering the project and 169 trips exiting the project. The project will generate 2,368 net new PM peak hour trips with 582 trips entering the project and 1,786 trips exiting the project.

Approximately 50,000 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	In	Out	%	In	Out
Proposed Future Land Use Medical-Dental Office	720	851,162	SF	$T = 38.42(X) - 87.62$	50%	16307	16307	32614	3261	10%	14677	14676	29353	
Existing Land Use Single-Family Detached Housing	210	234	DU	$Ln(T) = 0.92Ln(X) + 2.71$	50%	1137	1137	2273	0	0%	1137	1136	2273	
<b>Difference</b>												<b>13540</b>	<b>13540</b>	<b>27080</b>

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	In	Out	%	In	Out
Proposed Future Land Use Medical-Dental Office	720	851,162	SF	$Ln(T) = 0.89Ln(X) + 1.31$	78%	1172	330	1502	150	10%	1055	297	1352	
Existing Land Use Single-Family Detached Housing	210	234	DU	$T = 0.71(X) + 4.80$	25%	43	128	171	0	0%	43	128	171	
<b>Difference</b>												<b>1012</b>	<b>169</b>	<b>1181</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 1c- PM**

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	In	Out	%	In	Out
Proposed Future Land Use Medical-Dental Office	720	851,162	SF	$T = 3.39(X) + 2.02$	28%	808	2079	2887	289	10%	727	1871	2598	
Existing Land Use Single-Family Detached Housing	210	234	DU	$Ln(T) = 0.96Ln(X) + 0.20$	63%	145	85	230	0	0%	145	85	230	
<b>Difference</b>												<b>582</b>	<b>1786</b>	<b>2368</b>

Source: ITE 10th Edition Trip Generation Rates

**Table 2 Trip Generation - 5 Year**

**Table 2a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	$T=38.42(X)-87.62$	50%		917	916	1,833

Source: ITE Trip Generation Manual 10th Edition

**Table 2b: AM Peak Hour**

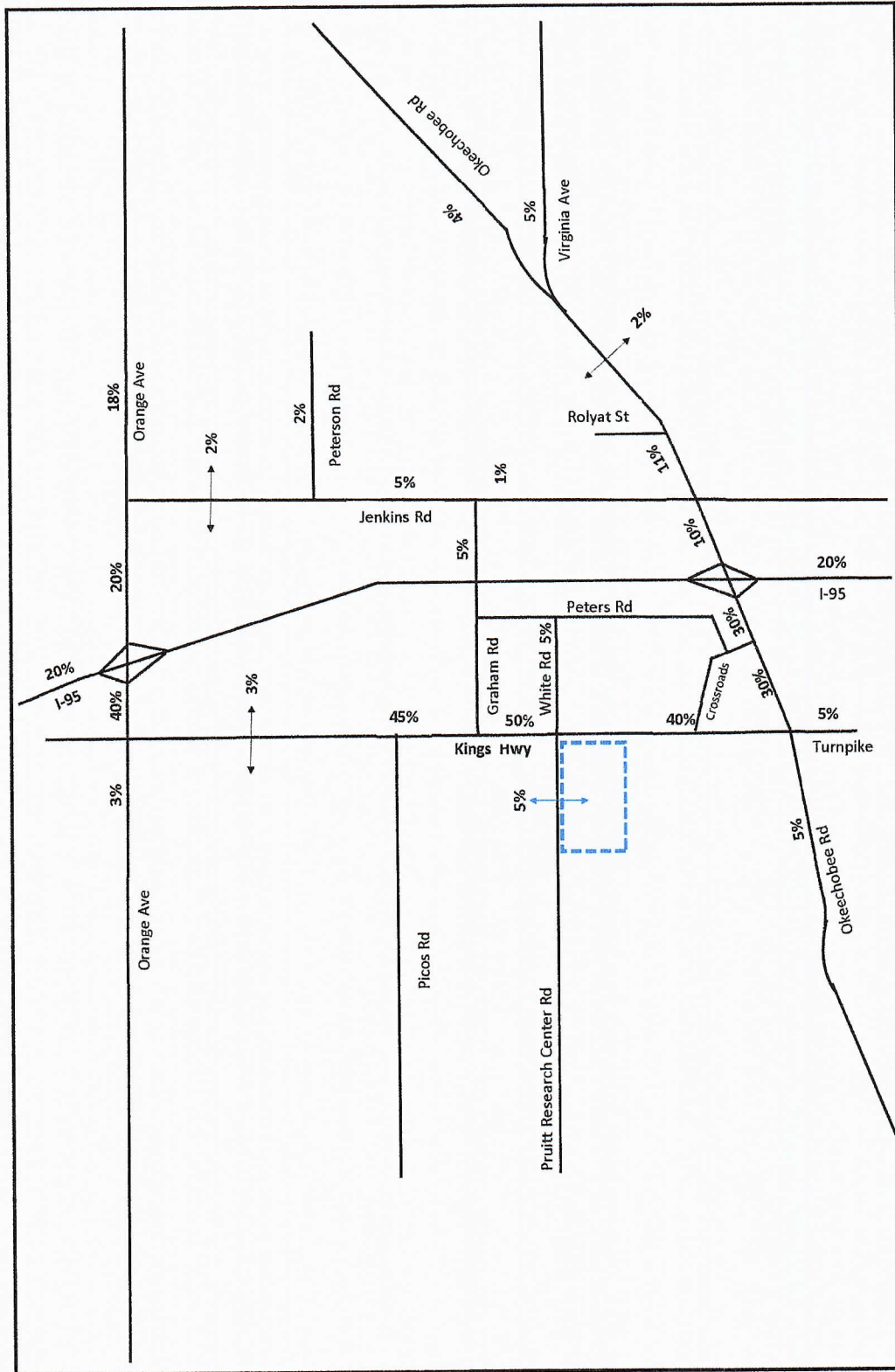
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	$L_n(T)=0.89L_n(X)+1.31$	78%		94	27	121

Source: ITE Trip Generation Manual 10th Edition

**Table 2c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	$T=3.39(X)+2.02$	28%		48	124	172

Source: ITE Trip Generation Manual 10th Edition



**Figure 3**  
Percent Assignment  
Project Hunt

**Legend**  
= Project Location



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Stuart, FL 34994

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Job Number: SR21052.0

Date: 05-27-21

## 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 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.

## 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 1,181 net new AM peak hour trips and 2,368 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 2045 - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) <sup>(2)</sup>	2040 Peak Hour Service <sup>(1)</sup> Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	405	22.50%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	68	3.78%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	506	28.11%	50%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	85	4.72%	50%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	76	4.22%	45%
	Graham Rd	Picos Rd	SB	IN	YES	1800	455	25.28%	45%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	76	4.22%	45%
Picos Rd	Orange Ave	SB	IN	YES	1800	455	25.28%	45%	
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	8	1.27%	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	51	8.10%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	8	0.26%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	51	1.69%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	30	1.50%	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	182	9.10%	18%
	I-95	Jenkins Rd	EB	IN	YES	2000	202	10.10%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	34	1.70%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	68	3.40%	40%
	Kings Hwy	I - 95	WB	IN	YES	2000	405	20.25%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	30	2.80%	3%
Campbell Rd	Kings Hwy	WB	OUT	NO	1070	5	0.47%	3%	
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	10	0.56%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	2	0.11%	1%
	Graham Rd	Peterson Rd	NB	OUT	NO	1800	8	0.44%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	1800	51	2.83%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	5	0.28%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	1800	30	1.67%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/Kings Hwy	EB	IN	NO	1810	51	2.82%	5%
	McCarty Rd	Florida Turnpike/Kings Hwy	WB	OUT	NO	1810	8	0.44%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	51	1.22%	30%
	Kings Hwy	I - 95	WB	IN	YES	4170	304	7.29%	30%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	17	0.40%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	101	2.38%	10%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	19	0.47%	11%
Jenkins Rd	McNeil Ave	WB	IN	NO	4040	111	2.75%	11%	
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	202	2.76%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	34	0.46%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	34	0.46%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	202	2.76%	20%

(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: 1181  
 Net In: 1012  
 Net Out: 169

TABLE 3b - Long Range Percent Impact 2045 - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) <sup>(2)</sup>	Peak Hour Service <sup>(1)</sup> Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	233	12.94%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	714	39.67%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	291	16.17%	50%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	893	49.61%	50%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	804	44.67%	45%
	Graham Rd	Picos Rd	SB	IN	YES	1800	262	14.56%	45%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	804	44.67%	45%
Picos Rd	Orange Ave	SB	IN	YES	1800	262	14.56%	45%	
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	89	14.13%	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	29	4.60%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	89	2.95%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	29	0.96%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	321	16.05%	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	105	5.25%	18%
	I-95	Jenkins Rd	EB	OUT	YES	2000	357	17.85%	20%
	I-95	Jenkins Rd	WB	IN	YES	2000	116	5.80%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	714	35.70%	40%
	Kings Hwy	I - 95	WB	IN	YES	2000	233	11.65%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	17	1.59%	3%
Campbell Rd	Kings Hwy	WB	OUT	YES	1070	54	5.05%	3%	
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	6	0.33%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	18	1.00%	1%
	Graham Rd	Peterson Rd	NB	OUT	YES	1800	89	4.94%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	1800	29	1.61%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	54	3.00%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	1800	17	0.94%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	29	1.60%	5%
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	YES	1810	89	4.92%	5%
	Kings Hwy	I - 95	EB	OUT	YES	4170	536	12.85%	30%
	Kings Hwy	I - 95	WB	IN	YES	4170	175	4.20%	30%
	I - 95	Jenkins Rd	EB	OUT	YES	4240	179	4.22%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	58	1.37%	10%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	196	4.85%	11%
Jenkins Rd	Virginia Ave	WB	IN	NO	4040	64	1.58%	11%	
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	116	1.58%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	357	4.88%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	357	4.88%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	116	1.58%	20%

(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: 2368  
 Net In: 582  
 Net Out: 1786

TABLE 4a - Long Range Link Analysis 2045 - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% 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
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	16844	0.09	0.571	866	1800	405	1271	22.50%	YES	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	16844	0.09	0.429	650	1800	68	718	3.78%	YES	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	18366	0.09	0.571	944	1800	506	1450	28.11%	YES	50%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	18366	0.09	0.429	709	1800	85	794	4.72%	YES	50%
	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	76	798	4.22%	YES	45%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	455	1416	25.28%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	76	670	4.22%	YES	45%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	455	1245	25.28%	YES	45%
	Kings Hwy	Jenkins Rd	WB	IN	YES	3593	0.09	0.491	159	630	51	210	8.10%	YES	5%
	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.491	1074	2000	182	1256	9.10%	YES	18%
Orange Ave	Jenkins Rd	Jenkins Rd	EB	OUT	YES	25426	0.09	0.509	1165	2000	202	1367	10.10%	YES	20%
	Kings Hwy	I-95	EB	OUT	YES	25426	0.09	0.509	1165	2000	68	1233	3.40%	YES	40%
	Kings Hwy	I-95	WB	IN	YES	29401	0.09	0.491	1299	2000	405	1704	20.25%	YES	40%
Okeechobee Rd	Kings Hwy	I-95	WB	OUT	YES	31444	0.09	0.429	1214	4170	304	1518	7.29%	YES	30%

Two-Way: 1181  
Net In: 1012  
Net Out: 169

TABLE 4b - Long Range Link Analysis 2045 - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% 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
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	16844	0.09	0.429	650	1800	233	883	12.94%	YES	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	16844	0.09	0.571	866	1800	714	1580	39.67%	YES	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	18366	0.09	0.429	709	1800	291	1000	16.17%	YES	50%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	18366	0.09	0.571	944	1800	893	1837	49.61%	No	50%
	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	804	1526	44.67%	YES	45%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	262	1223	14.56%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	804	1398	44.67%	YES	45%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	262	1052	14.56%	YES	45%
	Kings Hwy	Jenkins Rd	EB	OUT	YES	3593	0.09	0.491	238	630	89	327	14.13%	YES	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	3593	0.09	0.509	165	630	29	194	4.60%	YES	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	24301	0.09	0.491	1074	2000	321	1395	16.05%	YES	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.509	1113	2000	105	1218	5.25%	YES	18%
	Jenkins Rd	Jenkins Rd	EB	IN	YES	25426	0.09	0.491	1124	2000	357	1481	17.85%	YES	20%
Jenkins Rd	Kings Hwy	I-95	WB	OUT	YES	25426	0.09	0.509	1165	2000	116	1281	5.80%	YES	20%
	Kings Hwy	I-95	EB	OUT	YES	29401	0.09	0.491	1299	2000	714	2013	35.70%	No	40%
	Campbell Rd	Kings Hwy	WB	IN	YES	25426	0.09	0.509	1165	2000	233	1398	11.65%	YES	40%
Okeechobee Rd	Graham Rd	Peterson Rd	NB	OUT	YES	19983	0.09	0.571	716	1070	54	770	5.05%	YES	3%
	McCarty Rd	Florida Turnpike	WB	OUT	YES	7711	0.09	0.491	341	1800	89	430	4.94%	YES	5%
Okeechobee Rd	Kings Hwy	I-95	EB	IN	YES	31444	0.09	0.429	1214	4170	536	1750	12.85%	YES	30%
	Kings Hwy	I-95	WB	OUT	YES	31444	0.09	0.571	1616	4170	175	1791	4.20%	YES	30%
	Kings Hwy	I-95	EB	OUT	YES	51103	0.09	0.491	2258	4240	179	2437	4.22%	YES	10%
Jenkins Rd	Virginia Ave	EB	OUT	YES	49154	0.09	0.491	2172	4040	196	2368	4.85%	YES	11%	

Two-Way: 2368  
Net In: 582  
Net Out: 1786

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

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) <sup>(2)</sup>	Peak Hour Service Capacity (E+C) <sup>(1)</sup>	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment	
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	38	2.11%	40%	
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	11	0.61%	40%	
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	47	2.61%	50%	
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	1800	14	0.78%	50%	
	Graham Rd	Picos Rd	NB	OUT	NO	1800	12	0.67%	45%	
	Graham Rd	Picos Rd	SB	IN	NO	1800	42	2.33%	45%	
Picos Rd	Orange Ave	NB	OUT	NO	1800	12	0.67%	45%		
	Orange Ave	SB	IN	NO	1800	42	2.33%	45%		
	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	1	0.16%	5%	
Graham Rd	Kings Hwy	Jenkins Rd	WB	IN	NO	630	5	0.79%	5%	
	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	1	0.03%	5%	
Virginia Ave	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	5	0.17%	5%	
	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	5	0.25%	18%	
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	17	0.85%	18%	
	I-95	Jenkins Rd	EB	IN	NO	2000	19	0.95%	20%	
	I-95	Jenkins Rd	WB	OUT	NO	2000	5	0.25%	20%	
	Kings Hwy	I-95	EB	OUT	NO	2000	11	0.55%	40%	
	Kings Hwy	I-95	WB	IN	NO	2000	38	1.90%	40%	
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	3	0.28%	3%	
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	1	0.09%	3%	
	Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	1	0.11%	1%
		Okeechobee Rd	Graham Rd	SB	OUT	NO	920	0	0.00%	1%
		Graham Rd	Peterson Rd	NB	OUT	NO	630	1	0.16%	5%
Graham Rd		Peterson Rd	SB	IN	NO	630	5	0.79%	5%	
Peterson Rd		Orange Ave	NB	OUT	NO	920	1	0.11%	3%	
Peterson Rd		Orange Ave	SB	IN	NO	920	3	0.33%	3%	
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	5	0.28%	5%	
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	NO	1810	1	0.06%	5%	
	Kings Hwy	I-95	EB	OUT	NO	4170	8	0.19%	30%	
	Kings Hwy	I-95	WB	IN	NO	4170	28	0.67%	30%	
	I-95	Jenkins Rd	EB	OUT	NO	4240	3	0.07%	10%	
	I-95	Jenkins Rd	WB	IN	NO	4240	9	0.21%	10%	
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	3	0.07%	11%	
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	10	0.25%	11%	
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	19	0.26%	20%	
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	5	0.07%	20%	
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	5	0.07%	20%	
	Orange Ave	Indrio Rd	SB	IN	NO	7320	19	0.26%	20%	

(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: 121  
 Net In: 94  
 Net Out: 27

TABLE 5b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) <sup>(2)</sup>	Peak Hour Service Capacity (E+C) <sup>(1)</sup>	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment	
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	19	1.06%	40%	
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	50	2.78%	40%	
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	24	1.33%	50%	
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	62	3.44%	50%	
	Graham Rd	Picos Rd	NB	OUT	YES	1800	56	3.11%	45%	
	Graham Rd	Picos Rd	SB	IN	NO	1800	22	1.22%	45%	
Picos Rd	Orange Ave	NB	OUT	YES	1800	56	3.11%	45%		
	Orange Ave	SB	IN	NO	1800	22	1.22%	45%		
	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	6	0.95%	5%	
Graham Rd	Kings Hwy	Jenkins Rd	WB	IN	NO	630	2	0.32%	5%	
	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	6	0.20%	5%	
Virginia Ave	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	2	0.07%	5%	
	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	22	1.10%	18%	
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	9	0.45%	18%	
	I-95	Jenkins Rd	EB	OUT	NO	2000	25	1.25%	20%	
	I-95	Jenkins Rd	WB	IN	NO	2000	10	0.50%	20%	
	Kings Hwy	I-95	EB	OUT	NO	2000	50	2.50%	40%	
	Kings Hwy	I-95	WB	IN	NO	2000	19	0.95%	40%	
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	3%	
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	4	0.37%	3%	
	Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	0	0.00%	1%
		Okeechobee Rd	Graham Rd	SB	OUT	NO	920	1	0.11%	1%
		Graham Rd	Peterson Rd	NB	OUT	NO	630	6	0.95%	5%
Graham Rd		Peterson Rd	SB	IN	NO	630	2	0.32%	5%	
Peterson Rd		Orange Ave	NB	OUT	NO	920	4	0.43%	3%	
Peterson Rd		Orange Ave	SB	IN	NO	920	1	0.11%	3%	
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	2	0.11%	5%	
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	NO	1810	6	0.33%	5%	
	Kings Hwy	I-95	EB	OUT	NO	4170	37	0.89%	30%	
	Kings Hwy	I-95	WB	IN	NO	4170	14	0.34%	30%	
	I-95	Jenkins Rd	EB	OUT	NO	4240	12	0.28%	10%	
	I-95	Jenkins Rd	WB	IN	NO	4240	5	0.12%	10%	
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	14	0.35%	11%	
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	5	0.12%	11%	
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	10	0.14%	20%	
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	25	0.34%	20%	
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	25	0.34%	20%	
	Orange Ave	Indrio Rd	SB	IN	NO	7320	10	0.14%	20%	

(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: 172  
 Net In: 48  
 Net Out: 124

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Contingency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	2.25%	428	203	631	1800	47	578	2.61%	YES	50%

(1) St. Lucie County 2019 Traffic Counts and LOS Report  
 (2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way: 121  
 Net In: 94  
 Net Out: 27  
 Years Grown: 6

TABLE 6b - 5-Year Link Analysis - PM

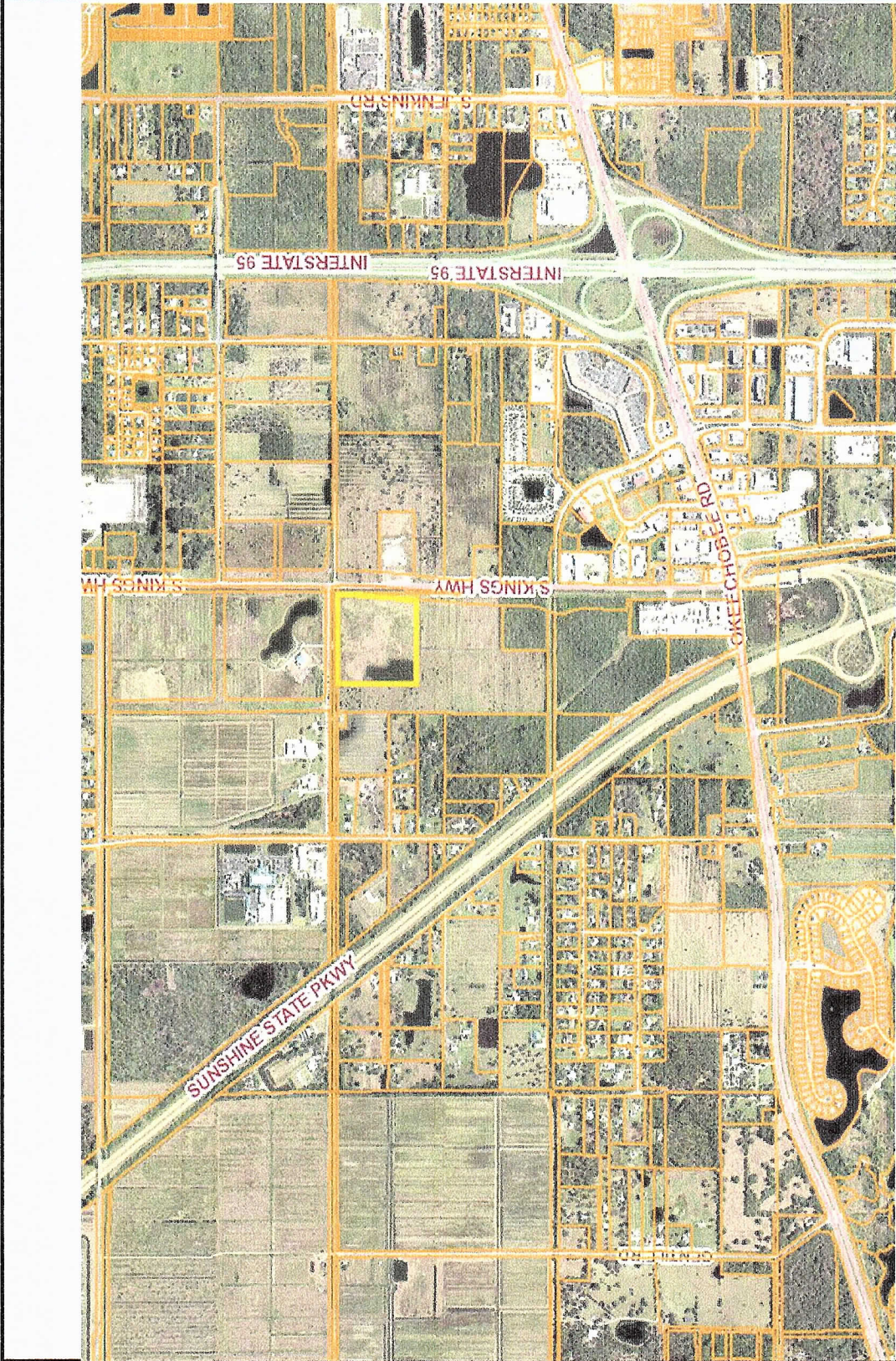
Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Contingency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	2.25%	428	94	522	1800	24	546	1.33%	YES	50%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	7286	374	2.25%	428	214	642	1800	62	704	3.44%	YES	50%
	Graham Rd	Picos Rd	NB	OUT	YES	8216	369	2.25%	422	94	516	1800	56	572	3.11%	YES	45%
	Picos Rd	Oranges Ave	NB	OUT	YES	8216	389	2.25%	445	202	647	1800	56	703	3.11%	YES	45%

(1) St. Lucie County 2019 Traffic Counts and LOS Report  
 (2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way: 172  
 Net In: 48  
 Net Out: 124  
 Years Grown: 6

**APPENDIX A**

**SITE DATA**



	<p><b>OROURKE</b> ENGINEERING &amp; PLANNING</p> <p>22 SE Seminole Street Stuart, FL 34994</p> <p>Job Number: SR21052.0</p> <p>Date: 05/26/21</p>	<p><b>Legend</b></p> <p>Parcel Location Project Hunt</p>
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**APPENDIX B**

**Roadway Details**

**LRTP Model Data**

**St. Lucie County 5-Year TIP**

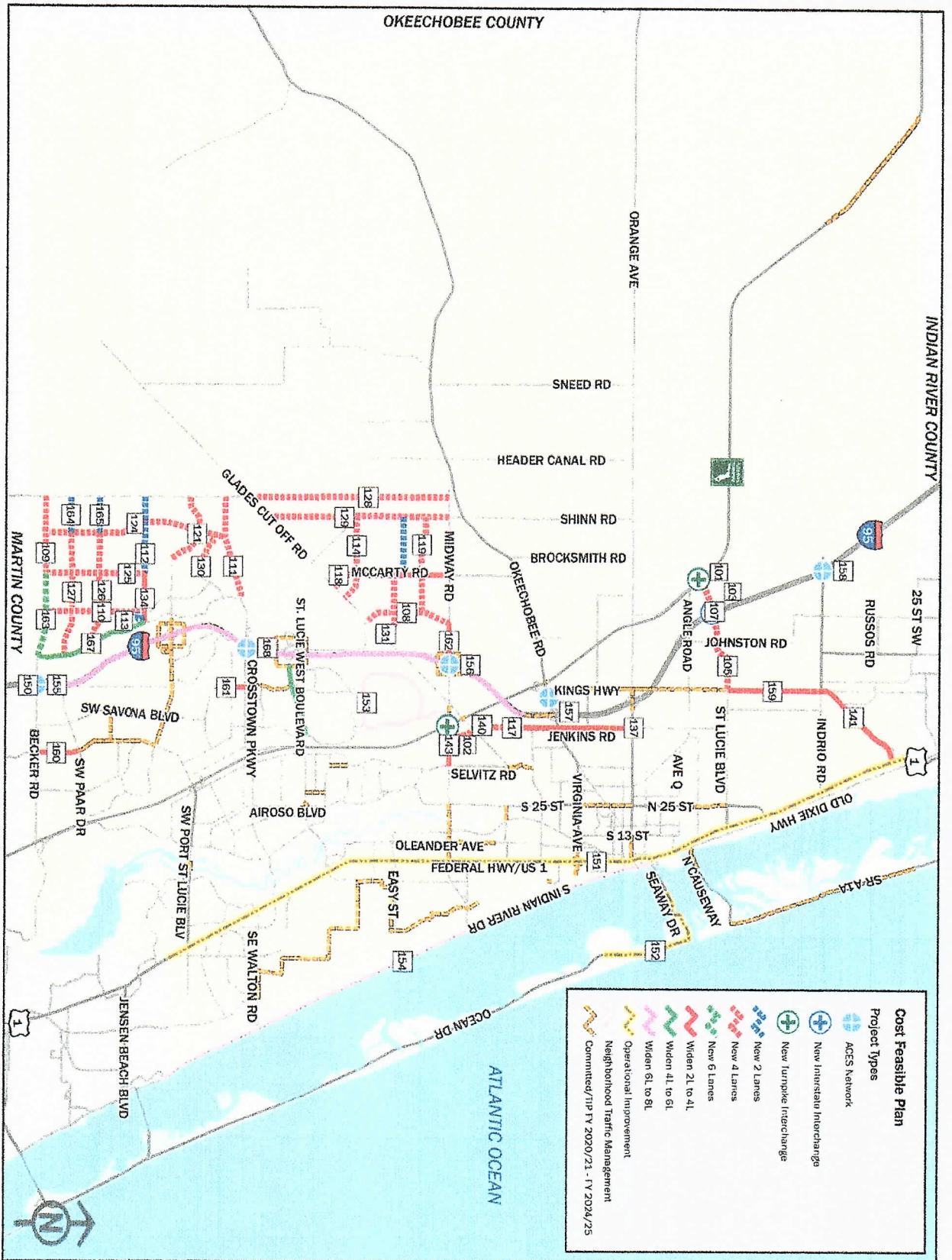


Figure 1. Cost Feasible Plan – Project Types

St Lucie TPO 2040 L RTP  
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 YVVC	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	1,385	3,629	1,229	2,400	2,787	1,229	3,629	#DIV/0!	#DIV/0!
11110	2ND ST	ORANGE AVE	AVENUE A	CR	2U	D	C	1,900	0	2,132	3,719	1,619	1,900	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	4,719	4,247	2,822	0	1,655	4,247	929	1,361	1,145
1310	7TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	2,500	8,655	8,195	5,576	3,078	0	2,904	5,576	-579	1,718	569
1320	7TH ST	DELAWARE AVE	CITRUS AVE	CR	2U	C	D	3,300	9,348	7,671	6,904	3,604	0	3,833	6,904	856	2,600	1,728
1330	7TH ST	CITRUS AVE	ORANGE AVE	CR	2U	C	D	3,300	8,979	6,617	5,955	3,024	0	3,933	5,955	276	2,350	1,705
1340	7TH ST	ORANGE AVE	AVENUE C	CR	2U	C	D	3,400	9,285	6,957	5,481	2,981	0	3,949	5,481	589	2,387	1,477
1350	7TH ST	AVENUE C	AE BACKUS AVE	CR	2U	C	D	2,950	9,769	9,644	8,880	5,730	0	3,235	8,880	1,981	2,799	2,328
1360	7TH ST	AE BACKUS AVE	AVENUE D	CR	2U	C	D	2,950	8,573	5,958	5,090	2,140	0	3,426	5,090	-533	1,868	868
1370	7TH ST	AVENUE D	AVENUE H	CR	2U	C	D	2,500	11,065	6,558	5,922	3,492	0	2,904	5,922	-2,931	1,442	-578
11400	10TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	1,100	1,141	2,044	1,798	898	-41	1,278	1,839	1,798	1,661	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	1,278	3,973	2,295	1,678	1,987
11420	10TH ST	AVENUE C	AVENUE D	CR	2U	D	D	1,100	1,425	1,478	1,328	228	0	1,278	1,328	1,003	1,054	1,049
1030	13TH ST	VIRGINIA AVE	NEBRASKA AVE	CR	2U	D	D	7,000	5,191	6,165	7,368	368	1,819	8,130	5,549	7,368	7,987	7,862
1030	13TH ST	NEBRASKA AVE	GEORGIA AVE	CR	2U	D	D	7,000	8,899	8,762	7,987	987	1,011	8,130	7,896	7,987	8,535	8,261
1030	13TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,200	7,452	8,177	7,360	1,160	0	7,201	7,360	6,108	6,531	6,319
1030	13TH ST	ORANGE AVE	AVENUE B	CR	2U	D	D	4,800	8,473	8,267	6,667	967	-773	6,620	7,440	6,987	6,886	6,828
1030	13TH ST	AVENUE B	AVENUE D	CR	2U	D	D	4,800	10,493	7,514	3,114	-1,332	5,275	9,446	7,914	7,638	7,778	
1040	13TH ST	AVENUE D	AVENUE H	CR	2U	D	D	4,800	8,363	9,030	6,484	1,884	-1,667	6,348	8,127	6,484	6,367	6,413
1040	13TH ST	AVENUE H	AVENUE I	CR	2U	D	D	4,400	9,974	7,881	5,519	1,119	-1,574	5,110	7,053	5,519	5,572	5,549
1040	13TH ST	AVENUE I	AVENUE O	CR	2U	D	D	4,400	9,226	7,300	5,744	1,344	-826	5,110	6,570	5,744	5,900	5,923
1040	13TH ST	AVENUE O	AVENUE Q	CR	2U	C	C	0	890	1,099	989	989	0	0	989	0	0	0
9490	17TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	D	C	2,400	0	2,041	4,237	1,837	2,400	2,787	1,837	4,237	#DIV/0!	#DIV/0!
9500	17TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,100	7,758	9,427	6,826	726	-1,659	7,085	8,484	8,520	7,116	6,971
9510	17TH ST	ORANGE AVE	AVENUE D	CR	2U	D	D	5,000	4,194	8,844	6,968	1,968	806	5,807	6,466	6,968	7,833	7,403
9520	17TH ST	AVENUE D	AVENUE Q	CR	2U	D	D	4,000	4,474	4,785	4,289	399	0	4,529	4,289	3,716	3,988	3,851
1110	25TH ST	MIDWAY RD	BELL AVE	CR	4D	D	D	16,100	11,334	18,890	21,767	5,667	4,766	16,699	17,001	31,781	25,786	33,645
1120	25TH ST	BELL AVE	EDWARDS RD	CR	4D	D	D	18,900	9,880	17,316	24,204	5,704	8,620	21,486	15,584	24,204	31,128	27,665
1130	25TH ST	EDWARDS RD	CORTEZ BLVD	SR	4D	F	F	18,100	12,454	21,245	27,203	9,103	8,063	21,021	19,120	24,798	29,641	27,203
1130	25TH ST	CORTEZ BLVD	VIRGINIA AVE	SR	4D	F	F	21,500	12,959	19,160	28,774	7,274	11,530	24,970	17,244	28,145	31,395	28,774
1140	25TH ST	VIRGINIA AVE	NEBRASKA AVE	SR	4D	F	F	23,000	9,470	14,578	30,320	7,320	17,200	26,712	13,120	29,650	33,930	30,320
1140	25TH ST	NEBRASKA AVE	OKEECHOBEE RD	SR	4D	F	F	23,000	10,644	17,518	31,583	8,583	15,817	26,712	15,768	27,822	35,343	31,583
1150	25TH ST	OKEECHOBEE RD	GEORGIA AVE	SR	4D	F	F	23,000	11,962	18,378	30,751	7,751	14,210	26,712	16,540	27,878	33,323	30,751
1160	25TH ST	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	21,300	10,131	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	19,800	10,354	17,769	28,764	9,164	12,772	22,763	15,992	25,238	32,260	28,764
1180	25TH ST	ORANGE AVE	AVENUE D	SR	4D	F	F	17,000	11,791	18,491	23,722	8,722	7,080	19,744	16,642	21,851	25,594	23,722
1190	25TH ST	AVENUE D	AVENUE Q	SR	4D	F	F	15,600	9,257	17,373	20,550	8,450	9,415	18,118	15,836	21,993	28,118	25,050
1190	25TH ST	AVENUE Q	JUANITA AVE	SR	4D	F	F	14,200	9,311	18,272	24,238	10,938	7,793	16,493	18,445	19,434	27,042	24,238
1200	25TH ST	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	11,150	6,285	12,693	18,734	7,584	7,310	12,980	11,424	15,899	21,275	18,734
1210	25TH ST	ST LUCIE BLVD	US 1	SR	4D	C	C	5,100	0	10,020	9,018	3,918	0	5,223	9,018	14,118	#DIV/0!	#DIV/0!
24300	29TH ST	ORANGE AVE	AVENUE D	CR	2U	D	C	3,400	0	3,193	6,274	2,874	3,400	3,949	2,874	6,274	#DIV/0!	#DIV/0!
24310	29TH ST	AVENUE D	AVENUE Q	CR	2U	D	C	3,400	0	1,412	4,671	1,271	3,400	3,949	1,271	4,671	#DIV/0!	#DIV/0!
1490	33RD ST	OKEECHOBEE RD	DELAWARE AVE	CR	2U	D	C	6,400	5,146	7,656	8,144	1,744	1,254	7,433	6,950	8,144	8,140	8,642
1500	33RD ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,800	7,960	11,204	8,724	2,124	-1,360	7,665	10,064	8,724	9,818	8,821
9610	35TH ST	KIRBY LOOP RD	CORTEZ BLVD	CR	2U	D	D	5,400	787	3,886	8,119	2,719	4,613	6,272	3,506	6,119	25,663	16,891
9620	35TH ST	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,400	4,698	8,140	9,530	3,530	704	6,272	8,226	8,990	10,089	9,909
9630	35TH ST	VIRGINIA AVE	OKEECHOBEE RD	CR	2U	D	D	4,000	2,744	4,594	5,336	1,336	1,254	4,640	4,081	5,336	6,343	5,839
25800	53RD ST	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,200	3,209	5,330	3,785	1,588	-1,009	2,555	4,787	3,785	3,506	3,645
9920	AE BACKUS AVE	7TH ST	US 1	CR	2U	D	C	800	1,258	4,043	3,181	2,381	-458	926	3,636	3,181	2,488	2,824
25955	AE BACKUS AVE	US 1	INDIAN RIVER DR	CR	2U	C	C	700	0	5,462	4,106	3,406	0	813	4,106	4,808	#DIV/0!	#DIV/0!
1400	AIROSO BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	D	D	15,600	10,404	11,378	18,116	2,518	7,876	18,116	10,240	15,436	16,376	15,907
1410	AIROSO BLVD	THORNHILL DR	CROSS TOWN PKWY	CR	4D	D	D	14,030	11,276	16,045	17,192	3,162	2,752	16,294	14,440	17,192	19,161	18,177
1420	AIROSO BLVD	CROSS TOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	12,413	10,069	16,087	18,622	6,209	2,344	14,416	16,278	16,622	21,405	20,014
1430	AIROSO BLVD	PRIMA VISTA BLVD	FLORIDA ST	CR	4D	D	D	11,924	5,203	9,587	15,349	3,425	6,721	15,849	8,628	15,349	21,091	18,220
1440	AIROSO BLVD	FLORIDA ST	ST JAMES DR	CR	4D	D	D	15,433	11,232	15,414	18,074	2,641	4,201	17,924	13,873	18,074	20,232	19,203
7305	AIRPORT CONNECTOR	FL TURNPIKE W RAMP	CR	4D	C	#N/A	0	0	0	22,855	20,570	20,570	0	0	20,570	0	0	0
25910	ALCANTARRA BLVD	SAVONIA BLVD	PORT ST LUCIE BLVD	CR	2U	C	D	3,300	0	3,300	5,089	1,789	0	3,833	5,089	2,999	3,092	2,844
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	8,547	13,181	11,498	2,699	-347	10,685	11,845	11,498	12,175	11,837
1520	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,878	8,239	12,339	11,748	2,973	0	10,309	11,079	11,434	12,259	12,259
1520	ANGLE RD	AVENUE Q	33RD ST	CR	2U	D	D	6,600	6,922	10,647	9,210	2,610	-372	7,565	9,582	9,210	9,875	9,443
1520	ANGLE RD	33RD ST	KEEN RD	CR	2U	D	D	5,450	7,671	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,084
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	9,702	10,793	8,312	4,012	-1,402	4,594	9,714	8,312	7,814	8,083
1540																		

Segment ID	On Street	From	To	Jur.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Model Volume	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
10100	BLUEFIELD RD	BLUEFIELD RANCH RD	OKEECHOBEE RD	CR	2U	C	C	0	0	47	42	42	0	0	42	0	0	0
2785	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	3,726	1,623	1,237	1,430
2100	CALIFORNIA BLVD	CAMEO BLVD	DEL RIO BLVD	CR	2U	D	D	5,900	5,166	7,967	7,904	2,004	734	6,852	7,170	7,170	8,735	5,320
2120	CALIFORNIA BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	D	D	11,500	12,818	17,434	14,375	2,875	-1,316	13,356	15,691	14,375	15,018	14,696
2110	CALIFORNIA BLVD	DEL RIO BLVD	SAVONA BLVD	CR	2U	D	D	11,000	8,984	10,680	11,828	626	2,016	12,775	9,612	11,628	12,553	12,090
2130	CALIFORNIA BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	U	D	11,600	13,591	15,076	13,472	1,872	-96	13,472	13,568	11,577	12,353	11,565
2140	CALIFORNIA BLVD	SAVONA BLVD	DEL RIO BLVD	CR	2U	U	D	10,000	9,969	7,988	11,614	1,814	4,425	11,614	7,189	7,480	7,906	7,695
2140	CALIFORNIA BLVD	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CR	2U	D	D	7,900	8,751	12,843	8,838	1,806	-2,751	8,130	11,559	8,308	8,551	8,929
2150	CALIFORNIA BLVD	UNIVERSITY BLVD	PEACOCK BLVD	CR	2U	D	D	5,600	5,566	10,139	9,169	3,569	44	6,504	9,125	9,169	9,819	9,483
2130	CALIFORNIA BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	11,500	15,141	16,943	11,607	1,07	-3,841	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	5,150	5,501	10,239	12,864	3,714	3,649	10,627	9,215	12,984	16,350	14,607
24700	CAMEO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	C	D	4,600	9,608	5,968	5,371	771	0	5,342	5,371	4,363	4,669	4,631
24710	CAMEO BLVD	CALIFORNIA BLVD	CROSSTOWN PKWY	CR	2U	C	D	7,100	8,107	8,705	7,835	735	0	6,246	7,835	6,828	7,319	7,073
10610	CAMINO ST	PRIMA VISTA	IW OF US 1	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25100	CAMPBELL RD	PICOS RD	ORANGE AVE	CR	2U	D	D	425	82	317	628	203	343	494	285	628	1,577	1,103
5300	CANE SLOUGH RD	US 1	LENNARD RD	CR	4D	D	D	9,249	6875	8,371	9,908	959	2,374	10,742	7,534	9,908	10,812	10,380
23560	CARLTON RD	GLADES CUT-OFF RD	CARLTON RD (W)	CR	2U	D	D	300	188	211	302	2	-112	348	190	302	323	313
23599	CARLTON RD	CARLTON RD (W)	OKEECHOBEE RD	CR	2U	C	D	0	475	547	577	519	44	552	519	447	481	484
2200	CASHMERE BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	C	D	8,400	10,181	14,393	12,946	4,545	0	9,785	12,945	11,184	11,362	11,274
2200	CASHMERE BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	10,900	15,199	17,182	15,483	4,863	0	12,311	15,483	10,864	11,503	11,182
2200	CASHMERE BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	C	D	10,900	9974	12,378	11,141	541	0	12,311	11,141	11,767	12,629	12,193
2210	CASHMERE BLVD	ST LUCIE WEST BLVD	PEACOCK BLVD	CR	2U	C	D	8,750	6,300	10,994	9,886	1,136	0	10,182	9,886	12,339	14,645	13,490
11300	CASHMERE BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	D	D	7,400	8,420	10,993	8,885	2,485	0	8,594	8,885	8,885	5,266	9,066
2330	CITRUS AVE	17TH ST	US 1	CR	2U	D	D	950	258	476	1,120	170	692	1,103	428	1,120	1,683	1,402
2310	CITRUS AVE	US 1	2ND ST	CR	4U	U	D	4,800	8570	4,670	5,691	791	1,488	5,691	4,203	2,533	3,244	2,538
2320	CITRUS AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	4,100	6511	4,285	4,762	662	905	4,762	3,857	1,646	2,672	2,159
2690	CITRUS AVE (SLC)	SAEGER AVE	MIDWAY RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9130	COMMERCE CENTER DR	CROSSTOWN PKWY	ST LUCIE WEST BLVD	CR	4D	D	D	1,100	0	1,049	2,043	943	1,000	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	4,188	6,405	12,313	52,150	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	6,943	7,063
24000	COMMUNITY BLVD	TRADITION PKWY	DISCOVERY WAY	CR	2D	C	C	0	909	7,637	7,143	7,143	0	0	7,143	0	0	0
24001	COMMUNITY BLVD	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	15,050	13,545	13,545	0	0	13,545	0	0	0	0
24002	COMMUNITY BLVD	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	5,096	4,559	4,559	0	0	4,559	0	0	0	0
24003	COMMUNITY BLVD	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	4,001	3,600	3,600	0	0	3,600	0	0	0	0
8900	CORTEZ BLVD	35TH ST	25TH ST	CR	2U	D	D	1,800	1099	3,729	4,057	2,257	701	2,091	3,356	4,057	5,662	4,960
8910	CORTEZ BLVD	25TH ST	SUNRISE BLVD	CR	2U	D	D	2,400	436	846	2,725	325	1,964	2,787	761	2,725	4,471	3,592
9090	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!
25500	CROSSROADS PKWY	OKEECHOBEE RD	KINGS HWY	CR	4D	C	D	550	0	3,255	2,930	2,380	0	639	2,930	3,480	#DIV/0!	#DIV/0!
25561	CROSSROADS PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	D	0	0	7,263	6,537	0	0	6,537	0	0	0	0
25662	CROSSROADS PKWY	N-S ROAD A	VILLAGE PKWY	CR	4D	C	D	0	0	21,639	19,478	0	0	19,478	0	0	0	0
25660	CROSSROADS PKWY	VILLAGE PKWY	COMMERCE CTR DR	CR	4D	D	D	5,400	4,131	24,994	32,582	27,292	1,269	6,277	31,413	32,683	43,801	38,213
10270	CROSSTOWN PKWY	COMMERCE CTR DR	I-95	CR	6D	D	D	5,100	4,172	38,318	34,874	29,774	389	9,233	34,486	34,874	39,814	37,344
10270	CROSSTOWN PKWY	I-95	CALIFORNIA BLVD	CR	6D	D	D	13,000	21634	47,593	34,199	21,198	-8,634	15,099	42,833	34,199	27,455	30,627
10260	CROSSTOWN PKWY	CALIFORNIA BLVD	CASHMERE BLVD	CR	6D	D	D	14,000	20153	37,110	27,246	13,246	-6,153	19,260	33,299	27,246	24,748	25,697
10299	CROSSTOWN PKWY	CASHMERE BLVD	CAMEO BLVD	CR	6D	D	D	16,900	28237	42,758	28,656	12,166	-9,827	19,163	38,483	28,656	25,727	27,191
10290	CROSSTOWN PKWY	CAMEO BLVD	BAYSHORE BLVD	CR	6D	D	D	20,000	26234	46,623	33,727	13,727	-6,234	23,228	41,901	33,727	31,705	32,716
10300	CROSSTOWN PKWY	BAYSHORE BLVD	AROSO BLVD	CR	6D	D	D	12,500	9813	26,589	29,299	16,799	2,687	14,518	26,162	29,299	36,158	32,723
10310	CROSSTOWN PKWY	AROSO BLVD	SANDIA DR	CR	6D	D	D	5,950	7082	26,886	23,065	11,115	-1,132	6,910	24,197	23,065	21,685	22,375
10310	CROSSTOWN PKWY	SANDIA DR	MANITA LN	CR	6D	D	D	5,567	7082	26,886	22,682	11,115	-1,515	6,466	24,197	22,682	20,286	21,486
10315	CROSSTOWN PKWY	FLORESTA DR	CORAL REEF ST	CR	6D	C	D	4,350	4291	25,395	22,915	10,565	59	5,052	22,915	22,915	24,714	23,814
10320	CROSSTOWN PKWY	CORAL REEF ST	US 1	CR	6D	C	C	0	0	40,083	36,074	36,074	0	0	36,074	0	0	0
3155	CURTIS ST	FLORESTA DR	PRIMA VISTA BLVD	CR	2U	C	D	0	0	40,293	36,264	36,264	0	0	36,264	0	0	0
2400	DARWIN BLVD	BECKER RD	PAAR DR	CR	2U	D	D	5,000	6264	6,537	6,416	1,416	-1,264	5,807	6,537	8,419	6,541	6,480
2410	DARWIN BLVD	PAAR DR	TULIP BLVD	CR	2U	D	D	8,250	7187	9,451	9,596	1,346	1,063	9,582	6,533	9,596	10,449	10,622
2410	DARWIN BLVD	TULIP BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	11,500	8317	10,806	12,908	1,408	3,163	13,356	9,725	12,908	14,344	13,626
2500	DEL RIO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	U	D	11,100	12,351	12,067	12,892	1,792	2,031	12,892	10,620	9,606	10,411	10,010
2525	DEL RIO BLVD	CALIFORNIA BLVD	MACKENZIE ST	CR	2U	C	D	0	130	3,171	2,854	2,654	0	0	2,854	0	0	0
2510	DEL RIO BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	U	D	6,400	8853	9,741	6,556	1,356	969	9,756	8,767	3,284	5,843	6,564
2600	DELAWARE AVE	CASHMERE BLVD	CALIFORNIA BLVD	CR	2U	C	D	2,300	4717	8,929	6,036	8,036	0	0	6,036	0	0	0
2610	DELAWARE AVE	33RD ST	HARTMAN RD	CR	2U	D	D	2,300	580	1,015	2,634	334	1,720	2,671	914	2,634	3,664	3,249
2620	DELAWARE AVE	25TH ST	OKEECHOBEE RD	CR	4U	U	D	2,600	2799	1,390	3,692	450	1,769	3,022	2,511	1,952	1,301	1,149
2630	DELAWARE AVE	OKEECHOBEE RD	13TH ST	CR	2U	U	D	11,000	4842	5,170	12,775	1,775	8,123	12,775	4,653	10,811		

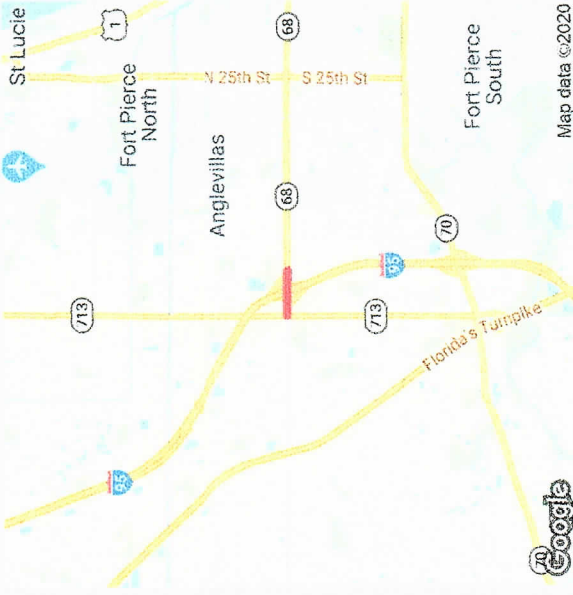
Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Model	Raw Model Volume	Selected Volume	Difference between Selected and WVCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3610	GLISON RD	BECKER RD	LAKERIDGE DR	CR	2U	C	C	0	2709	3,830	3,297	3,267	0	0	3,267	0	0	0
3700	GLADES CUT-OFF RD	CARLTON RD	RANGE LINE RD	CR	2U	D	D	3,800	860	984	4,026	226	3,140	4,413	866	4,026	5,439	4,732
23565	GLADES CUT-OFF RD	RANGE LINE RD	RESERVE BLVD	CR	2U	D	D	1,800	1785	11,789	10,607	8,907	15	2,081	10,582	10,607	11,393	11,000
23570	GLADES CUT-OFF RD	RESERVE BLVD	COMMERCE CTR DR	CR	2U	D	D	3,050	2154	12,750	12,241	9,191	856	3,542	11,385	12,241	16,862	14,562
3720	GLADES CUT-OFF RD	COMMERCE CTR DR	MIDWAY RD	CR	2U	D	D	2,475	2587	13,436	11,980	5,505	-112	2,874	12,092	11,980	12,340	12,190
3720	GLADES CUT-OFF RD	JENKINS RD	JENKINS RD	CR	2U	D	D	5,900	4472	9,931	8,683	3,963	1,077	6,853	8,436	9,853	11,869	10,869
3730	GLADES CUT-OFF RD	JENKINS RD	SELVITZ RD	CR	2U	D	D	3,800	4368	8,619	7,211	3,411	-546	4,211	7,757	7,211	7,235	7,233
25400	GRAHAM RD	KINGS HWY	JENKINS RD	CR	2U	D	D	2,800	2779	5,969	5,393	2,523	21	3,252	5,372	5,393	5,773	5,583
11205	GRAND DR	LENNARD RD	WALTON RD	CR	2U	C	#N/A	0	0	1,822	1,640	1,640	0	0	1,640	0	0	0
3800	GREEN RIVER PKWY	MARTIN C L	CHARLESTON DR	CR	2U	D	D	2,300	8578	12,638	5,276	2,976	-6,278	2,671	11,554	5,276	3,305	4,290
3800	GREEN RIVER PKWY	CHARLESTON DR	MELALEUCA BLVD	CR	2U	D	D	2,300	8678	10,526	5,727	3,427	-4,378	2,671	10,105	5,727	2,480	4,804
3800	GREEN RIVER PKWY	MELALEUCA BLVD	WALTON RD	CR	2U	D	D	2,300	3906	7,222	5,327	3,027	-1,608	2,671	6,933	5,327	4,083	4,703
3900	HARTMAN RD	CKECCOBBEE RD	PETERSON RD	CR	2U	D	D	4,700	4625	6,594	6,319	1,619	7,757	5,459	6,244	6,319	6,345	6,332
3900	HARTMAN RD	PETERSON RD	DELAWARE AVE	CR	2U	D	D	4,800	4614	7,604	7,286	2,686	-14	5,342	3,300	7,286	7,278	7,285
3910	HARTMAN RD	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	4,600	4683	7,755	7,362	2,762	-83	5,342	7,445	7,362	7,313	7,337
4310	HEADER CANAL RD	CKECCOBBEE RD	ORANGE AVE	CR	2U	D	D	1,632	94	213	1,742	110	1,538	1,899	2,044	1,742	3,550	2,845
25975	HEATHERWOOD BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2D	D	D	2,500	5332	7,204	4,084	1,884	-2,832	2,904	4,084	4,084	3,242	3,663
24500	HILLMOOR DR	LENNARD RD	LENNARD RD	CR	2U	D	D	3,800	3796	4,384	5,213	1,413	1,004	4,413	4,209	5,213	5,750	5,468
4300	I-95	MARTIN C L	GATLIN BLVD	SR	6F	F	F	63,000	5345	94,801	100,611	37,817	15,677	73,163	85,141	34,650	106,970	106,117
4310	I-95	GATLIN BLVD	CROSSTOWN PKWY	SR	6F	F	F	63,000	66172	125,400	112,151	49,151	-709	73,163	112,860	109,698	114,613	112,151
4310	I-95	CROSSTOWN PKWY	ST LUCIE WEST BLVD	SR	6F	F	F	63,000	66619	136,300	121,395	59,395	-1,275	73,163	122,870	119,051	123,740	121,395
4330	I-95	MIDWAY RD	MIDWAY RD	SR	8F	F	F	36,500	60115	110,100	97,407	40,907	-1,863	65,619	99,090	95,476	99,340	67,407
4330	I-95	MIDWAY RD	CKECCOBBEE RD	SR	8F	F	F	69,500	57376	106,600	116,620	46,120	16,880	79,596	99,940	107,084	122,177	114,620
4340	I-95	CKECCOBBEE RD	ORANGE AVE	SR	6F	F	F	46,255	53204	101,500	84,561	39,569	-6,769	65,724	91,350	84,404	84,719	84,561
4340	I-95	ORANGE AVE	AIRPORT CONNECTOR	SR	8F	C	#N/A	35,000	44731	56,302	77,672	47,672	0	40,849	77,672	69,841	68,309	67,625
4350	I-95	AIRPORT CONNECTOR	INDIRO RD	SR	8F	F	#N/A	35,000	43,731	66,335	50,970	15,970	-8,733	40,849	59,700	59,971	50,866	50,970
4360	I-95	INDIRO RD	INDIAN RIVER C L	SR	6F	F	F	32,500	37629	54,409	44,478	11,976	-4,492	37,746	48,968	43,838	45,113	44,478
25920	IMPORT DR	GATLIN BLVD	SAVAGE BLVD	CR	2U	C	D	1,800	0	9,019	2,091	291	-6,028	2,091	6,117	9,817	#DIV/0	#DIV/0
4100	INDIAN RIVER DR	MARTIN C L	WALTON RD	CR	2U	D	D	5,400	6934	11,043	8,505	3,105	-1,434	6,272	9,939	8,505	8,377	8,441
4110	INDIAN RIVER DR	WALTON RD	MIDWAY RD	CR	2U	D	D	3,800	5313	7,698	5,415	1,615	-1,513	4,413	6,272	5,415	5,266	5,350
4120	INDIAN RIVER DR	MIDWAY RD	SAVANNAH RD	CR	2U	D	D	4,250	5048	8,211	6,991	2,341	-796	4,936	7,369	6,991	6,636	6,614
4130	INDIAN RIVER DR	SAVANNAH RD	CITRUS AVE	CR	2U	D	D	3,500	4493	7,799	6,468	2,518	-343	4,588	6,711	6,468	6,374	6,321
4140	INDIAN RIVER DR	CITRUS AVE	ORANGE AVE	CR	2U	D	D	3,400	10132	10,969	6,539	4,139	2,349	4,588	7,339	6,539	6,423	6,115
4150	INDIAN RIVER DR	ORANGE AVE	AVENUE A	CR	2U	C	D	5,300	11329	11,321	10,189	4,689	0	6,155	10,189	4,100	5,264	4,622
4180	INDIAN RIVER DR	AVENUE A	AVENUE D	CR	2U	C	D	5,650	11487	11,915	10,724	5,074	0	6,562	10,724	4,867	5,628	5,258
4190	INDIAN RIVER DR	AVENUE D	SEAWAY DR	CR	2U	C	D	6,000	11487	13,383	6,598	5,847	0	6,562	12,045	6,598	6,711	6,634
4200	INDIRO RD	PRIVATE RD	I-95 W RAMP	CR	2U	D	D	1,850	269	5,482	3,318	4,689	1,302	1,916	4,934	5,316	32,401	19,528
4200	INDIRO RD	I-95 W RAMP	I-95 W RAMP	SR	4D	F	F	9,175	6344	7,600	7,212	1,037	0	7,172	6,840	8,971	7,454	7,212
4210	INDIRO RD	I-95 E RAMP	KOBLEGARD RD	SR	4D	F	F	10,700	12361	24,601	20,482	9,782	-1,679	12,427	22,141	20,480	20,443	20,482
4210	INDIRO RD	KOBLEGARD RD	JOHNSTON RD	SR	4D	F	F	10,700	12370	21,092	17,413	8,713	-1,569	12,427	18,982	17,312	17,114	17,413
4220	INDIRO RD	JOHNSTON RD	EMERSON AVE	SR	4D	F	F	10,700	6111	9,196	14,181	3,461	0,865	12,427	8,276	12,865	15,457	14,161
4225	INDIRO RD	EMERSON AVE	SEMINOLE RD	SR	2U	C	F	5,488	8344	9,487	6,938	3,072	0	6,348	5,638	5,660	5,966	5,813
4230	INDIRO RD	SEMINOLE RD	KINGS HWY	SR	2U	C	F	10,600	6251	9,786	12,311	1,711	3,503	12,311	8,807	10,126	10,864	10,482
4240	INDIRO RD	KINGS HWY	SLASH PINE TRL	CR	2U	D	D	5,500	2467	4,438	7,123	1,623	0	6,389	4,191	0	1,753	6,436
4245	INDIRO RD	SLASH PINE TRL	US 1	CR	2U	D	D	5,500	4731	6,759	6,651	1,151	769	6,389	6,882	6,651	9,713	9,713
4250	INDIRO RD	US 1	CLD DIXIE HWY	CR	2U	D	D	1,100	0	269	1,360	260	1,100	1,278	260	1,360	#DIV/0	#DIV/0
4431	JENKINS RD	EDWARDS RD	ALTMAN RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4403	JENKINS RD	WALMART ACCESS RD	GLADES CUTOFF RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4405	JENKINS RD	POST OFFICE RD	MIDWAY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4400	JENKINS RD	JENKINS RD	CKECCOBBEE RD	CR	2U	D	D	4,400	6390	12,360	6,134	4,734	-1,990	5,110	11,124	6,134	6,170	6,852
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278	9,852	2,752	3,329	8,248	6,543	9,852	10,072	11,462
4410	JENKINS RD	CKECCOBBEE RD	CKECCOBBEE RD	CR	2U	D	D	4,400	7119	7,278</								

Segment ID	On Street	From	To	Juns.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and YCVV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
25965	N-S ROAD A	STONY CREEK WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,736	2,462	2,462	0	0	2,462	0	0	0
25966	N-S ROAD A	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,228	2,005	2,005	0	0	2,005	0	0	0
25967	N-S ROAD A	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	892	803	803	0	0	803	0	0	0
25968	N-S ROAD A	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	2,888	2,608	2,608	0	0	2,608	0	0	0
9116	N-S ROAD B	BECKER RD	PAAR DR (WEST)	CR	4D	C	C	0	0	1,209	1,088	1,088	0	0	1,088	0	0	0
9117	N-S ROAD B	PAAR DR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,734	2,461	2,461	0	0	2,461	0	0	0
9118	N-S ROAD B	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	315	452	452	0	0	452	0	0	0
9119	N-S ROAD B	E-W ROAD 2	DISCOVERY WAY	CR	4D	C	C	0	0	850	774	774	0	0	774	0	0	0
1801	OAKRIDGE DR	MOUNTWELL ST	OAKLYN ST	CR	2U	D	D	3,700	6,712	10,043	6,026	2,326	-3,012	4,297	6,026	6,026	5,315	5,670
11010	OHIO AVE	SUNRISE BLVD	COLONIAL RD	CR	2U	D	D	2,800	1,787	2,675	3,441	641	1,033	3,252	2,408	3,441	4,069	3,755
11020	OHIO AVE	COLONIAL RD	US 1	CR	2U	D	D	2,800	1,459	1,575	3,252	452	1,834	3,252	1,418	2,759	2,622	2,830
6200	OKEECHOBEE RD	OKEECHOBEE C L	BLUEFIELD RD	SR	4D	F	F	6,400	9,527	6,596	6,596	596	1,015	7,433	5,936	6,709	7,202	6,956
6201	OKEECHOBEE RD	BLUEFIELD RD	CARLTON RD	SR	4D	F	F	6,400	5,919	6,984	6,940	440	812	7,433	6,026	6,606	7,072	6,845
6202	OKEECHOBEE RD	CARLTON RD	SNEED RD	SR	4D	F	F	5,900	6,255	7,349	6,257	577	-117	6,822	6,614	6,255	6,655	6,457
6203	OKEECHOBEE RD	SNEED RD	IDEAL HOLDING RD	SR	4D	F	F	5,900	7,223	8,757	6,713	813	-1,169	6,952	7,881	5,958	6,667	6,713
6204	OKEECHOBEE RD	IDEAL HOLDING RD	HEADER CANAL RD	SR	4D	F	F	5,900	7,471	9,249	6,883	983	-1,442	6,852	8,324	6,753	7,102	6,983
6205	OKEECHOBEE RD	HEADER CANAL RD	MIDWAY RD	SR	4D	F	F	5,100	7,812	9,876	6,183	1,083	-2,705	5,923	6,868	5,166	6,190	6,183
6206	OKEECHOBEE RD	MIDWAY RD	SHINN RD	SR	4D	F	F	4,300	3,670	4,449	4,994	594	961	4,994	4,003	4,693	5,086	4,890
6207	OKEECHOBEE RD	SHINN RD	MCCARTY RD	SR	4D	F	F	4,300	4,133	5,001	6,353	2,052	3,411	35,211	47,444	48,434	51,100	48,333
6208	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5,472	9,288	9,019	3,319	660	6,620	6,359	6,647	9,390	9,019
6209	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5,764	11,094	32,723	11,223	22,739	24,970	9,995	25,721	39,726	32,723
6210	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	6D	F	F	21,500	20,351	26,436	22,958	1,456	-936	24,970	23,792	22,241	23,671	22,959
6211	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	6D	F	F	25,000	24,608	33,326	31,444	6,444	1,451	29,035	29,994	30,388	32,003	31,444
6212	OKEECHOBEE RD	I-95	JENKINS RD	SR	6D	F	F	30,500	35,848	62,649	51,103	20,803	-5,281	35,223	56,384	51,036	51,171	51,103
6213	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6214	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	33,885	52,715	47,186	14,884	34	38,211	47,444	48,434	49,121	47,762
6215	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6216	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6217	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6218	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6219	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6220	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6221	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6222	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6223	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6224	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6225	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6226	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6227	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6228	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6229	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6230	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6231	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6232	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6233	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6234	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6235	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6236	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6237	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6238	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6239	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6240	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6241	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6242	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6243	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6244	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6245	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6246	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6247	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6248	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6249	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53,620	49,154	18,534	716	35,423	46,438	47,762	50,546	49,154
6250	OKEECHOBEE RD	JENKINS RD	JENKINS RD	SR	6D	F	F	30,500	31,176	53								

Segment ID	On Street	From	To	Jurisdiction	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
7610	SHINN RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	750	932	2,116	1,723	970	-182	871	1,905	1,723	1,635	1,675
7611	SHINN RD	MADWAY RD	WINNAMS RD	CR	4D	C	C	0	71	1,056	951	951	0	0	951	0	0	0
7602	SHINN RD	WILLIAMS RD	E-W ROAD 6	CR	4D	C	C	0	0	1,023	921	921	0	0	921	0	0	0
7603	SHINN RD	E-W ROAD 6	GLADES CUT-OFF RD	CR	4D	C	C	0	0	1,044	939	939	0	0	939	0	0	0
7700	SNEED RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	550	1,154	1,547	788	238	-804	639	1,392	788	708	745
3090	SOUTHSEND BLVD	BECKER DR	FLORESTA DR	CR	2U	C	D	9,600	10,916	11,475	10,328	728	0	11,149	10,328	9,112	9,778	9,448
7320	SR A1A NORTH	SHOREWINDS DR	INDIAN RIVER C L	SR	2U	F	F	5,950	5,294	5,495	5,754	804	909	6,910	5,445	5,501	7,907	6,734
7300	SR A1A NORTH	SR A1A NORTH	OLD DIXIE HWY	SR	2U	F	F	7,100	5,365	9,252	10,048	3,808	2,581	6,246	5,377	10,082	11,754	10,025
7310	SR A1A NORTH	OLD DIXIE HWY	N HWY A1A	SR	2U	F	F	7,900	9,281	13,805	11,163	2,642	-1,262	9,175	12,425	11,044	11,261	11,063
7360	SR A1A SOUTH	OCEAN DR	BINNEY DR	SR	2U	C	F	10,400	15,087	14,542	13,088	2,688	0	12,079	13,088	8,401	9,623	9,012
7360	SR A1A SOUTH	BINNEY DR	SOUTH CAUSEWAY PARK	SR	2U	F	F	13,300	15,087	17,654	14,521	1,221	-1,368	15,447	15,288	14,102	14,940	14,521
7330	SR A1A SOUTH	MARTIN C L	NETTLES ISLAND	SR	2U	F	F	13,900	12,028	14,323	16,326	1,426	2,438	16,143	12,891	14,763	15,890	15,325
7370	SR A1A SOUTH	SOUTH CAUSEWAY PARK	INDIAN RIVER DR	SR	4U	F	F	12,500	19,087	17,654	13,672	1,172	-2,217	14,518	16,889	13,302	14,042	13,672
7340	SR A1A SOUTH	NETTLES ISLAND	FFL PLANT	SR	2U	F	F	10,300	7,295	7,582	11,962	1,652	5,138	11,962	6,233	8,628	10,278	10,052
7350	SR A1A SOUTH	INDIAN RIVER DR	INDIAN RIVER DR	SR	4D	F	F	11,700	12,188	13,378	12,849	1,149	49	13,595	12,339	12,450	13,249	12,845
7350	SR A1A SOUTH	FFL PLANT	BLUE HERON BLVD	SR	2U	F	F	6,850	9,082	4,331	7,956	1,108	4,058	7,956	3,898	5,566	5,604	5,635
7360	SR A1A SOUTH	BLUE HERON BLVD	SEAWAY DR	SR	2U	F	F	5,450	8,513	11,448	7,130	1,888	-3,165	6,330	10,303	7,240	7,036	7,738
24900	ST JAMES BLVD	SELVITZ DR	ST JAMES DR	CR	2U	C	C	4,100	0	5,248	4,723	623	0	4,762	4,723	8,932	#DIV/0!	#DIV/0!
1100	ST JAMES DR	AROSO BLVD	ST JAMES BLVD	CR	4D	D	D	21,967	13,497	18,110	24,389	2,802	5,076	25,448	16,299	24,361	27,781	26,075
1100	ST JAMES DR	ST JAMES BLVD	PEACHTREE BLVD	CR	4D	D	D	18,500	15,709	21,365	22,020	3,520	2,781	21,486	19,229	22,020	24,154	23,087
1100	ST JAMES DR	PEACHTREE BLVD	TELFORD AVE	CR	4D	D	D	17,750	12,378	16,497	20,219	2,469	5,372	20,615	14,847	20,219	22,710	21,465
1100	ST JAMES DR	TELFORD AVE	MIDWAY RD	CR	4D	D	D	17,000	19,362	18,489	20,018	3,068	3,368	19,744	16,638	20,018	22,731	21,059
7810	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	6,369	5,100	7,100	700	0	5,914	5,100	5,100	6,341	6,041
7820	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	3,246	4,625	6,158	1,068	1,654	5,923	4,344	5,100	7,279	6,738
7830	ST LUCIE BLVD	25TH ST	SENECA AVE	SR	2U	F	F	4,500	8,670	5,217	5,226	726	531	5,226	4,695	5,226	2,599	1,562
7830	ST LUCIE BLVD	SENECA AVE	US 1	SR	2U	F	F	4,500	7,140	3,360	5,226	726	2,202	5,226	3,024	384	2,033	1,208
7830	ST LUCIE BLVD	US 1	OLD DIXIE HWY	CR	2U	C	C	0	0	145	131	0	0	0	131	0	0	0
7890	ST LUCIE WEST BLVD	W OF I-95	E OF I-95	CR	4D	D	D	20,250	20,980	49,959	44,633	24,383	-350	23,518	44,963	44,633	47,192	45,913
7890	ST LUCIE WEST BLVD	E OF I-95	FLORIDA BLVD	CR	4D	D	D	29,500	29,500	55,599	59,779	23,778	34,822	55,599	55,599	55,599	61,743	61,326
7910	ST LUCIE WEST BLVD	CALIFORNIA BLVD	COUNTRY CLUB DR	CR	6D	D	D	36,500	36,500	52,122	50,013	15,705	16,500	42,319	33,705	52,305	72,902	62,563
7920	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CASHMERE BLVD	CR	6D	D	D	36,500	31,222	40,013	49,390	12,890	13,378	42,391	38,012	49,390	60,635	55,014
7930	ST LUCIE WEST BLVD	CASHMERE BLVD	BAYSHORE BLVD	CR	6D	D	D	43,000	28,418	52,465	61,801	18,601	14,582	49,540	47,219	61,801	78,211	69,008
3290	STONY CREEK WAY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	4,588	4,129	4,129	0	0	4,129	0	0	0
3290	STONY CREEK WAY	N-S ROAD A	TRADITION PKWY	CR	4D	C	C	0	0	5,712	5,141	5,141	0	0	5,141	0	0	0
8000	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	636	2,793	4,228	1,878	1,714	2,729	2,514	4,228	9,907	7,667
8010	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	1,334	4,103	3,658	2,350	1,663	3,423	3,658	5,255	6,743	7,700
8020	SUNRISE BLVD	EDWARDS RD	CORTEZ BLVD	CR	2U	D	D	4,950	679	4,950	6,749	1,433	4,273	5,749	6,000	6,491	16,491	11,037
8020	SUNRISE BLVD	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,300	1,656	3,543	6,831	1,531	3,642	6,155	3,189	6,831	10,733	8,622
8030	SUNRISE BLVD	VIRGINIA AVE	CLEANDER AVE	CR	2U	D	D	4,700	4,520	4,643	5,459	759	1,280	5,459	4,178	4,158	6,434	4,996
8040	SUNRISE BLVD	CLEANDER AVE	7TH ST	CR	2U	D	D	4,700	7,380	7,420	5,446	759	-1,219	5,459	6,678	3,998	4,536	4,267
8040	SUNRISE BLVD	7TH ST	US 1	CR	2U	D	D	3,400	2,686	2,703	3,549	549	1,518	3,459	2,433	3,147	3,285	3,216
4410	TAYLOR DAIRY DR	ANGLE RD	ST LUCIE BLVD	CR	2U	C	#N/A	0	0	704	634	634	0	0	634	0	0	0
25850	THORNHILL DR	BAYSHORE BLVD	FLORESTA DR	CR	2U	D	D	4,700	7,228	11,117	7,478	2,778	-2,528	5,459	10,006	7,478	6,940	7,209
5300	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	14,288	10,467	17,242	1,562	1,822	11,242	9,420	7,152	6,778	5,788
5300	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	6,749	7,404	8,114	614	0	6,749	6,000	6,749	7,341	6,660
5200	TIFFANY AVE	VILLAGE GREEN DR	LENNARD RD	CR	4D	C	D	5,150	6,124	7,763	6,987	1,837	0	5,981	5,987	6,013	6,267	6,140
22900	TORINO PKWY	CASHMERE BLVD	VOLUCIA DR	CR	2U	D	D	5,600	3,845	6,888	8,154	2,554	1,955	6,504	6,199	6,154	10,599	9,157
22900	TORINO PKWY	VOLUCIA DR	CALIFORNIA BLVD	CR	2U	D	D	5,600	3,069	4,908	6,946	1,348	2,531	6,504	4,177	5,948	8,997	7,773
22910	TORINO PKWY	CALIFORNIA BLVD	EAST TORINO PKWY	CR	2U	C	C	0	2,101	3,510	3,159	3,159	0	0	3,159	0	0	0
3290	TRADITION PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	5,988	5,297	5,297	0	0	5,297	0	0	0
3290	TRADITION PKWY	N-S ROAD A	COMMUNITY BLVD	CR	4D	C	C	0	0	13,278	11,827	11,827	0	0	11,827	0	0	0
3290	TRADITION PKWY	STONY CREEK WAY	COMMUNITY BLVD	CR	4D	C	C	0	0	20,030	18,027	18,027	0	0	18,027	0	0	0
3260	TRADITION PKWY	COMMUNITY BLVD	VILLAGE PKWY	CR	4D	C	D	4,300	5,071	23,815	21,434	17,134	0	4,994	21,434	20,693	19,386	20,024
3290	TRADITION PKWY	VILLAGE PKWY	W OF I-95	CR	6D	C	D	19,500	11,950	64,185	57,749	38,249	0	22,647	57,749	65,299	100,516	82,907
24610	TULIP BLVD	PAAR DR	DARWIN BLVD	CR	2U	D	D	3,800	2,140	2,974	4,337	537	1,660	4,413	2,747	4,337	5,070	4,703
24600	TULIP BLVD	DARWIN BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	6,800	2,998	4,475	7,828	1,029	3,802	7,898	4,027	7,828	9,743	8,735
74810	TULIP BLVD	PORT ST LUCIE BLVD	PAAR DR	CR	2U	D	D	3,550	3,375	3,760	6,817	3,267	1,175	4,123	6,622	6,517	7,452	7,158
8100	US 1	MARTIN C L	LENNARD RD	SR	6D	F	F	46,000	64,800	79,487	60,827	5,827	-11,173	63,877	8,868	59,276	62,378	60,927
8110	US 1	LENNARD RD	PORT ST LUCIE BLVD	SR	6D	F	F	55,000	63,737	73,784	61,414	4,407	-9,999	63,877	68,281	59,771	64,181	64,660
8120	US 1	PORT ST LUCIE BLVD	JENNINGS RD	SR	6D	F	F	46,000	38,058	47,050	52,342	6,342	10,047	53,424	42,345	54,536	52,362	
8130	US 1	JENNINGS RD	TIFFANY AVE	SR	6D	F	F	37,000	36,171	49,265	46,773	9,773	2,434	42,972	44,339	45,168	48,378	48,773
8140	US 1	TIFFANY AVE	WALTON RD	SR	6D	F	F	40,750	32,522	52,214	53,917	13,167	6,925	47,327	48,992	51,490	56,344	53,917
8150	US 1	WALTON RD	VILLAGE GREEN DR	SR	6D	F	F	44,500	44,588	60,109	55,797	11,297	1,702	51,582	54,085			

Segment ID	On Street	From	To	Jurisdiction	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3167	WHITMORE DR	THORNHILL	FLORESTA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25906	WILLIAMS EXT	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	286	286	286	0	0	286	0	0	0
25907	WILLIAMS EXT	ARTERIAL A	GLADES CUTOFF RD	CR	4D	C	C	0	0	10	10	10	0	0	10	0	0	0
25905	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	3100	0	3488	3348	248	0	3600	3348	6448	#DIV/0!	#DIV/0!

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



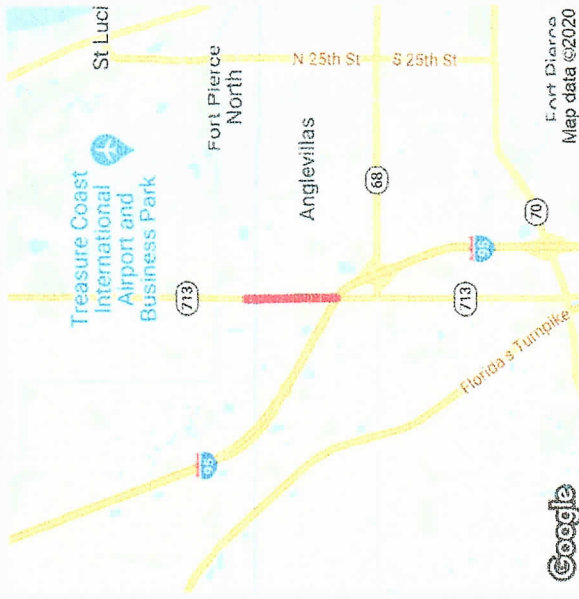
**Project Description:** INTERCHANGE - ADD LANES  
**Extra Description:** ADD EB RIGHT TURN LANE FROM ORANGE AVE TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE TO NB KINGS HIGHWAY. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE AND KINGS HIGHWAY. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)  
**Lead Agency:** MANAGED BY FDOT  
**Length:** .646  
**Phase Group:** P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL  
**From:** KINGS HIGHWAY  
**To:** E OF I-95 SB RAMP

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
		<b>310,000</b>		<b>487,924</b>	<b>345,821</b>	<b>1,143,745</b>

Prior Year Cost: 0  
 Future Year Cost: 0  
 Total Project Cost: 1,143,745  
 LRTP: 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

**Length:** 1.400

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

**From:** N OF I-95 OVERPASS

**To:** N OF COMMERCIAL CIR

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
		<b>897,945</b>	<b>9,618,552</b>	<b>5,000,000</b>	<b>45,766,984</b>	<b>99,346</b>	<b>61,382,827</b>

Prior Year Cost: 9,874,313

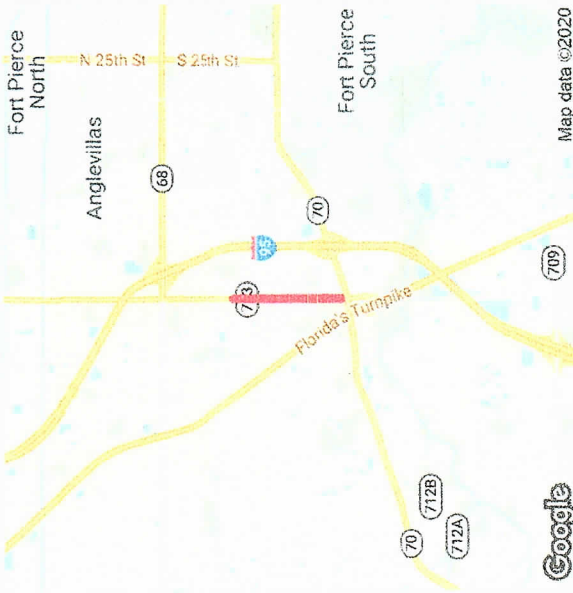
Future Year Cost: 0

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**



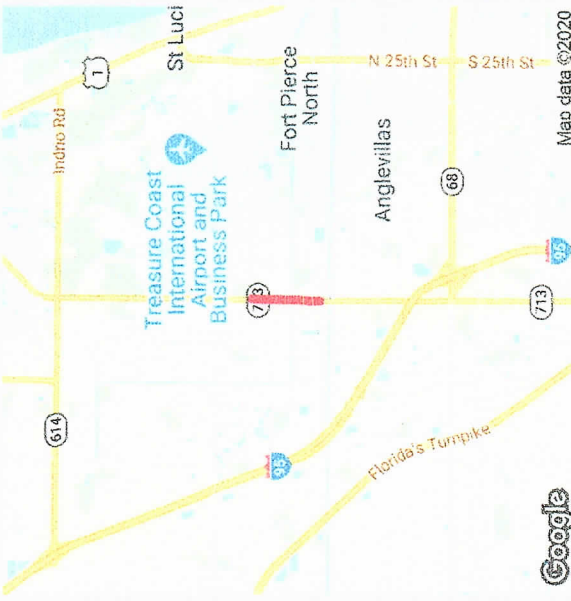
**Project Description:** LANDSCAPING  
**Extra Description:** STANDALONE DEPENDENT PROJECT FOR 230256-6  
**Lead Agency:** MANAGED BY FDOT  
**Length:** 1.890  
**Phase Group:** PRELIMINARY ENGINEERING, CONSTRUCTION  
**From:** 500 feet S OF OKEECHOBEE  
**To:** NORTH OF PICOS ROAD

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
	<b>221,974</b>	<b>27,898</b>	<b>713,305</b>			<b>963,177</b>

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

**Notes**

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



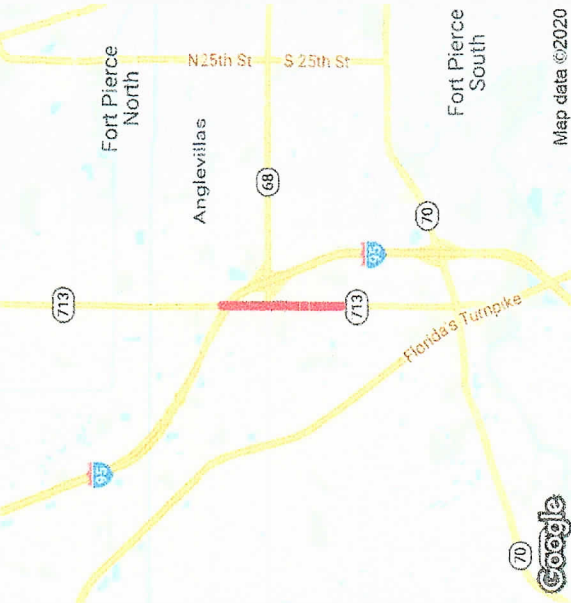
**Project Description:** ADD LANES & RECONSTRUCT  
**Extra Description:** 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5  
**Lead Agency:** MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE  
**Length:** 1.210 **To:** NORTH OF ST LUCIE BLVD  
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

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

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

Notes

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



Map data ©2020

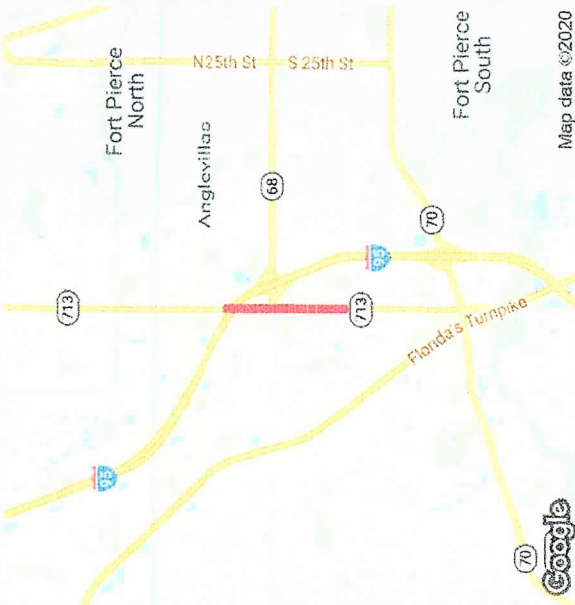
Prior Year Cost: 77,444,910  
 Future Year Cost: 0  
 Total Project Cost: 81,485,486  
 LRTP: Page 6-2

**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  
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL, RAILROAD & UTILITIES  
**From:** NORTH OF PICOS RD  
**To:** NORTH OF I-95 OVERPASS

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
		<b>230,457</b>				<b>230,457</b>

**Notes**

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



Map data ©2020

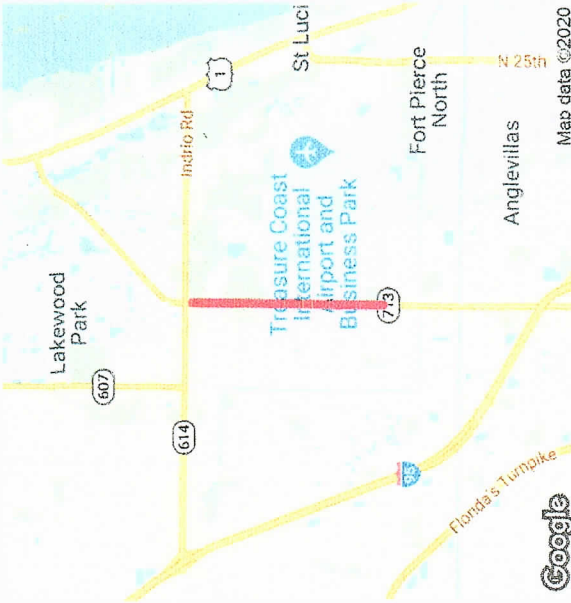
**Project Description:** LANDSCAPING  
**Extra Description:** STANDALONE DEPENDENT PROJECT FOR 230256-7  
**Lead Agency:** MANAGED BY FDOT **From:** NORTH OF PICOS RD  
**Length:** 1.552 **To:** NORTH OF I-95 OVERPASS  
**Phase Group:** PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

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

**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**



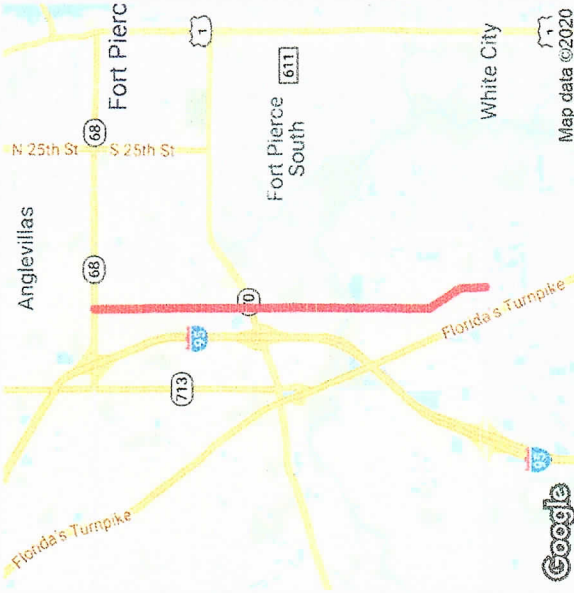
**Project Description:** ADD LANES & RECONSTRUCT  
**Extra Description:** 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED  
**Lead Agency:** MANAGED BY FDOT **From:** ST LUCIE BOULEVARD  
**Length:** 2.190 **To:** SOUTH OF INDRIO ROAD  
**Phase Group:** RIGHT OF WAY, 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
			<b>11,060,624</b>			<b>11,060,624</b>

**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
				<b>770,000</b>	<b>770,000</b>	<b>770,000</b>

**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**

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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 LINERD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

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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 INDRIIO 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
INDRIIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	380	598	C	0.720	629	C	0.758
INDRIIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIIO RD	US 1 to OLDDIXIE 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 I20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	I20 to MEADOWWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWWOOD 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 INDRIIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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

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

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

\* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

\* Volumes shown were adjusted using FDOT Seasonal Factors

\* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

\* Counts with an ID format of 6 digits have data extracted from FDOT count stations.

TABLE 7

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

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
<b>Class I (40 mph or higher posted speed limit)</b>						<b>Core Urbanized</b>					
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	
<b>Class II (35 mph or slower posted speed limit)</b>						<b>Urbanized</b>					
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	
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)						<b>Freeway Adjustments</b>					
Non-State Signalized Roadways - 10%						Auxiliary Lane + 1,000      Ramp Metering + 5%					
<b>Median &amp; Turn Lane Adjustments</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
<b>One-Way Facility Adjustment</b> Multiply the corresponding directional volumes in this table by 1.2						<b>Uninterrupted Flow Highway Adjustments</b>					
						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
<b>BICYCLE MODE<sup>2</sup></b> (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						<sup>1</sup> 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						<sup>2</sup> 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		<sup>3</sup> 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 <a href="https://www.fdot.gov/planning/systems/">https://www.fdot.gov/planning/systems/</a>					
<b>PEDESTRIAN MODE<sup>2</sup></b> (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							
<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (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