CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, July 15, 2021 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **Roll Call**

3. **New Business:**

   a. Annexation – Jetson Annexation - 4145 S. US Highway 1

   b. Annexation - Privilege South - 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

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

   d. Conditional Use with No New Construction - Danaluk Vacation Rental - 715 S. Ocean Drive, Unit M

   e. Conditional Use With No New Construction - Kalish Dwelling Rental - 335 Hernando Street

   f. Minor Site Plan - Bean Townhomes - Parcel ID: 2427-601-0010-000-5

   g. Preliminary & Final Plat - Desota Residences - 1403 Desota Street

4. **Public Comments**

5. **Staff Comments**

6. **Adjournment**

Technical Review Committee **3. a.**

Meeting Date: 07/15/2021

REQUESTED ACTION

Annexation – Jetson Annexation - 4145 S. US Highway 1

LOCATION

4145 S. US Highway 1

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/01/2021 04:03 PM

Final Approval Date: 07/01/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Technical Review Committee

FROM: Brandon Creagan, MCRP, LEED Green Associate, Senior Planner

RE: **Technical Review Project #21-02000007**

DATE: July 15, 2021

Annexation – Jetson Annexation - 4145 S. US Highway 1

Attached is an Application for Voluntary Annexation for a property located at 4145 S. US Highway 1, Fort Pierce. The property is approximately 3.87 acres and currently has a St. Lucie County Zoning of (C-3), it also has a St. Lucie County Future Land Use of (GC). The purpose of the annexation would be to correct an issue with the original property annexation to the City of Fort Pierce back in 2007, which excluded the two (2) parcels. When the property was developed all properties were combined into one and two of the properties were still in the County limits. The parcel ID for the property is 2434-314-0003-000-4 (Parcels 5 & 6).

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

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

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 4145 S. US Highway 1, Fort Pierce, FL 34982
2. Legal description of real property for which annexation is being requested:
   See attached

   Property Tax ID: 2434-314-0003-000-4 (Parcels 5 & 6)
3. Size of described property: 3.87AC, 168,713 SF
4. Project description: The proposed annexation seeks to correct a clerical issue that occurred with the original property annexation to the City of Fort Pierce back in 2007. Which excluded the two parcels.
5. Current St. Lucie County Future Land Use Designation: GC
6. Current St. Lucie County Zoning: C3
7. Is this a Historic property? No
8. Appraised value: $3,200,000
9. Name of Owner(s): Jetson Investment, Inc.

   Signature of Owner(s): ✖
   Mailing Address: 4145 S US Highway 1
   City Fort Pierce State FL Zip 34982
   Phone 772-464-7050 Fax N/A

10. Name of Representative: Ryan McLean, E.I.

Signature of representative: _____

Mailing Address: 1835 20th Street

City) Vero Beach State FL Zip 32960

Phone 772-569-0035 Fax N/A

E-mail: ryanm@mbveng.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4717731 OR BOOK 4431 PAGE 1978, Recorded 06/12/2020 09:19:35 AM Doc Tax: $3675.00

This Instrument Prepared by and Return to:
Gonano & Harrell
1600 SOUTH FEDERAL HIGHWAY, SUITE 200
FORT PIERCE, FLORIDA 34950
Our File No. 1565.035
Florida Documentary Stamps have been paid hereon.

_____ Space above this line for Recording Data _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 10th day of **June, 2020 by Marilyn L. Richards, an un-remarried widow** hereinafter called the Grantor, to **Jetson Investments, Inc., a Florida corporation** whose post office address is **4145 U.S. 1, Fort Pierce, FL 34982**, hereinafter called the Grantee:

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

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (525,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

SEE EXHIBIT "A"

SUBJECT TO: all restrictions, reservations, covenants, conditions, easements, mortgages and liens of record; all governmental zoning regulations, resolutions, and ordinances; and taxes accruing subsequent to December 31, 2019.

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

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

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

This property is the homestead of Grantor.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

By: _____
Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact

State of _____
County of _____

The foregoing instrument was acknowledged by means of [ ] physical presence or [ ] online notarization this ____ day of June, 2020, by Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact who is/are personally known to me or has/have produced _____ as identification.

SEAL

EDWARD W. BECHT
Commission # GG 206856
Expires May 12, 2022
Bonded Thru Budget Notary Services

_____
Notary Public

_____
Printed Notary Name

My Commission Expires:

EXHIBIT A

Parcel 1 (Deed Legal)

The South 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 90 feet thereof, and LESS the West 60 feet thereof, and LESS the South 25 Feet for Road Right of Way, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

AND

The West 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the South 150 feet thereof, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

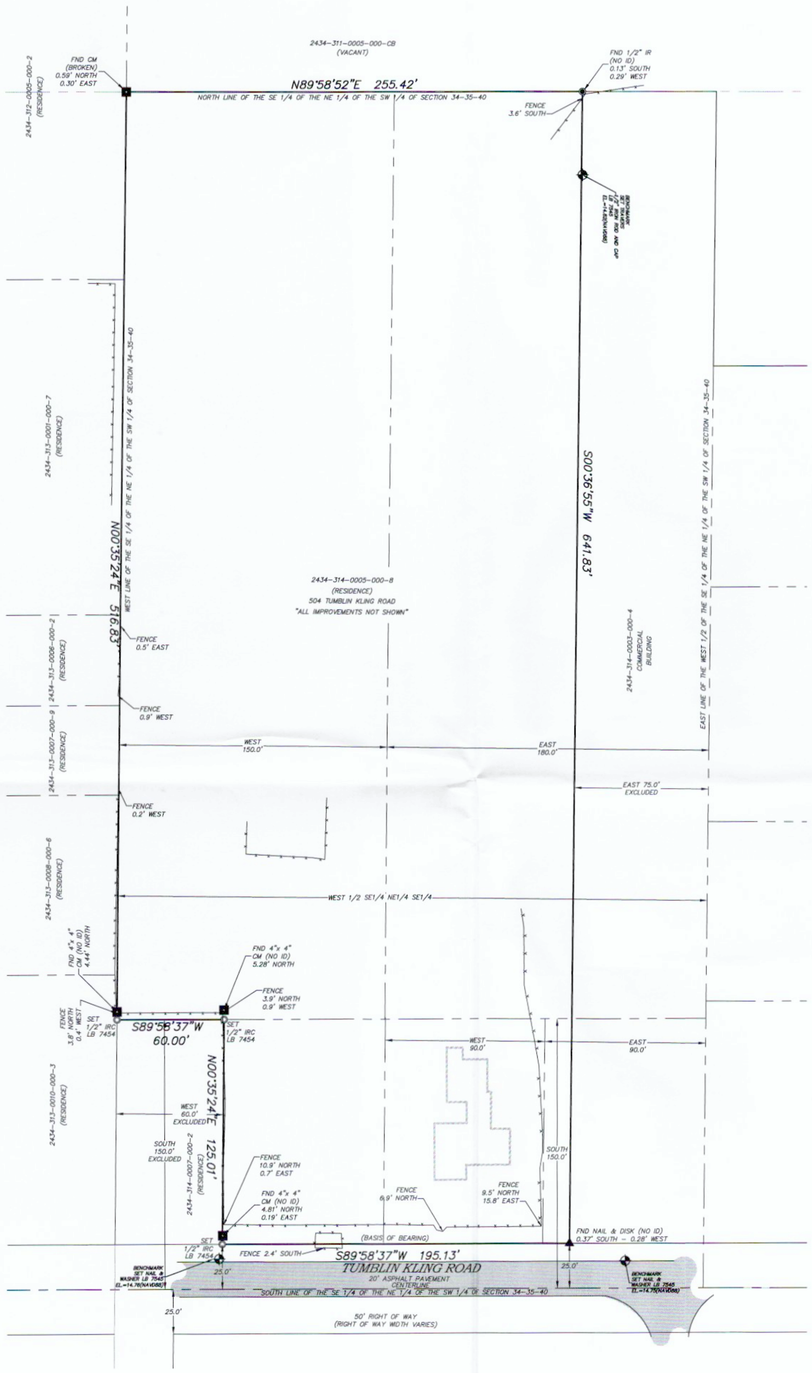
AND

The East 180 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 90 feet of the South 150 feet thereof, and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

Parcel 2 (Overall Parcel per property appraiser)

W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 60 feet of the South 150 feet thereof and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

6-10-20



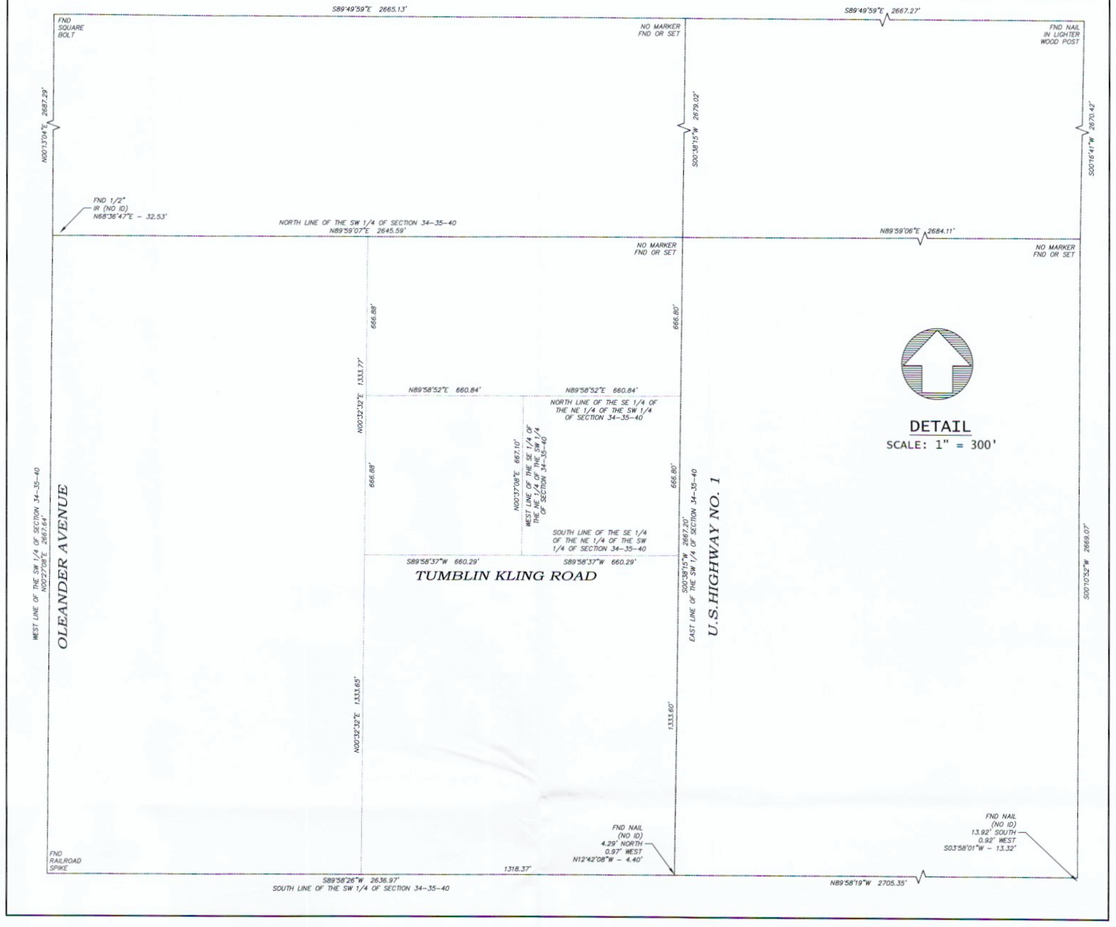
NORTH

MAP OF BOUNDARY

GRAPHIC SCALE

0' 20' 40' 80'

1" = 80'



LEGAL DESCRIPTION (ORB 3453, PG. 974):

THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 60 FEET THEREOF,
SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO INCLUDING

THE WEST 90 FEET OF THE SOUTH 150 FEET THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

(OVERALL PARCEL ALSO DESCRIBED AS):
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 60 FEET OF THE SOUTH 150 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY. SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189J, DATED FEBRUARY 16, 2012.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'06"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.
9.) COMMONWEALTH LAND TITLE COMMITMENT ORDER NUMBER: 8461771, DATED 05/28/2020 WAS PROVIDED AND REVIEWED BY SURVEYOR.

LEGEND

BB = BOTTLEBRUSH	OHW = OVERHEAD WIRE
BFP = BACKFLOW PREVENTER	O.R.B. = OFFICIAL RECORDS BOOK
BOC = BACK OF CURB	(P) = PLAT
BWF = BARBED WIRE FENCE	P.B. = PLAT BOOK
CLF = CHAIN LINK FENCE	PERF. = PERFORATED
CLP = CONCRETE LIGHT POLE	PG. = PAGE
CM = CONCRETE MONUMENT	PM = PALM
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RPZ = REVERSE PRESSURE ZONE
C/S = CONCRETE SLAB	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
DDCV = DOUBLE DETECTOR CHECK VALE	SOFT. = SOFTENER
EL. = ELEVATION	SS = SANITARY SEWER
ELEC. = ELECTRIC	SSCO = SANITARY SEWER CLEAN-OUT
EM = ELECTRIC METER	TC = TOP CONCRETE PARKING
EP = EDGE OF PAVEMENT	TOB = TOP OF BANK
FFE = FINISHED FLOOR ELEVATION	TOS = TOE OF SLOPE
FM = FORCE MAIN	TRANS = TRANSFORMER
FND. = FOUND	TW = TOP WALK
GEN. = GENERATOR	UG = UNDERGROUND
GV = GATE VALVE	WD = WOOD FENCE
H/C = HANDICAP	WL = WATER LINE
HW = HEADWALL	WM = WATER METER
ID = IDENTIFICATION	= CABLE RISER
IP = IRON PIPE	= FIRE HYDRANT
IR = IRON ROD	= GUY ANCHOR
ICV = IRRIGATION CONTROL VALVE	= UTILITY POLE
IRC = IRON ROD WITH CAP	= WATER GATE VALVE IN 2"X2" CONCRETE
LB = LICENSED BUSINESS	= WATER METER
LP = LIGHT POLE	= GATE VALVE
LS = LICENSED SURVEYOR	
MH = MANHOLE	
= PINE TREE	
= PALM TREE	
= OAK TREE	
= HARDWOOD	

NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
RECERTIFIED	6/16/2020

504 TUMBLIN KLING ROAD

CERTIFIED TO:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
LAW OFFICES OF GONANO & HARRELL
MARILYN L. RICHARDS
JETSON INVESTMENTS, INC., A FLORIDA CORPORATION
EDWARD W. BECHT, P.A.

FIELD BOOK 72	DRAWN RAF
PAGE(S) 31-48	SCALE (AS NOTED)
FIELD DATE 01/20/20	JOB # IRS-19-408

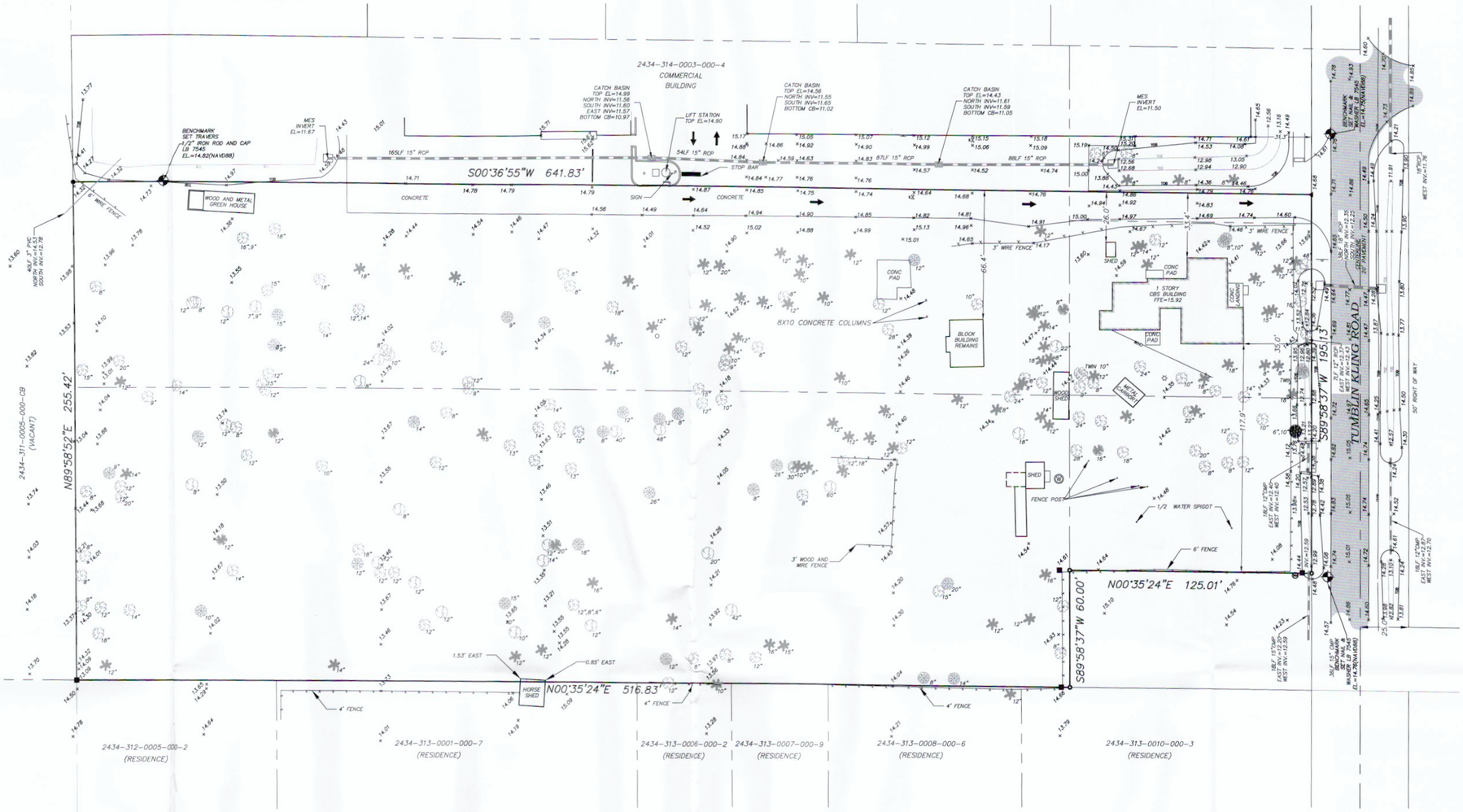
SHEET 1 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSED No. 4895

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

07/06/2020
DATE



MAP OF
BOUNDARY
&
TOPOGRAPHIC
SURVEY

NORTH

GRAPHIC SCALE
0' 15' 30' 60'
1" = 30'

LEGEND

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EDWARD W. BECHT, P.A.

FIELD BOOK 72	DRAWN RAF
PAGE(S) 31-48	SCALE 1"=30'
FIELD DATE 01/20/20	JOB # IRS-19-408

SHEET 2 OF 2

NOT VALID WITHOUT
BOTH SHEETS 1 AND 2

© SURVEYS\DWG\PROJECTS\2020-IRS-19-408 - Jetson Fit Fence - 504 Tumblin Kling Road B.DWG\IRS-19-408 - Jetson Fit Fence - 504 Tumblin Kling Road B.DWG, Jul 06, 2020 - 1:18pm\Sheet 2

Technical Review Committee **3. b.**

Meeting Date: 07/15/2021

REQUESTED ACTION

Annexation - Privilege South - 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

LOCATION

Parcel IDs:

1. 2428-331-0001-050-9
2. 2428-331-0001-030-3
3. 2428-701-0003-000-3
4. 2428-701-0004-000-0
5. 2428-331-0002-000-1
6. 2428-331-0004-010-8

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/01/2021 03:59 PM

Final Approval Date: 07/01/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Technical Review Committee

FROM: Brandon Creagan, MCRP, LEED Green Associate, Senior Planner

RE: **Technical Review Project #21-02000006**

DATE: July 15, 2021

Annexation – 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

Attached is an Application for Voluntary Annexations for multiple parcels located at 7325 Pruitt Research Center Road. The annexation would include six (6) parcels with a total acreage of approximately 15.595 acres. Currently, these parcels have a St. Lucie County Zoning of Agricultural, Resdiental-1 (AR-1), a St. Lucie County Future Land Use of Residential Urban 5 du/ac (RU). The applicant would like to annex the parcels listed below into the City of Fort Pierce for a proposed multi-family development with associated site improvements. The parcel IDs for the properties are as follows: 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-701-0003-000-3, 2428-701-0004-000-0, 2428-331-0002-000-1, 2428-331-0004-010-8.

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

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

Thank you,
Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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In addition to a complete application, packets shall include:

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

1. Address: 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

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

Property Tax ID: 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-331-0002-000-1, 2428-331-0004-010-8, 2428-701-0004-000-0 and 2428-701-0003-000-3

3. Size of described property: Numerous parcels total 15.595 acres

4. Project description: The petitioner is proposing a proposed townhome community with associated site improvements and wishes to Annex into the City of Fort Pierce

5. Current St. Lucie County Future Land Use Designation: RU

6. Current St. Lucie County Zoning: AR-1

7. Is this a Historic property? N/A

8. Appraised value: $ 672,500.00

9. Name of Owner(s): Privilege Development, LLC

Signature of Owner(s): _____
Mailing Address: 704 E. Hallandale Beach Blvd.
City Hallandale State FL Zip 33008
Phone 786-925-4996 Fax _____

10. Name of Representative: Bradley J. Currie, Engineering Design & Construction, Inc.

Signature of representative: _____

Mailing Address: 10250 SW Village Parkway, Suite 201

City) Port St. Lucie State FL Zip 34987

Phone 772-462-2455 Fax 772-408-4208

E-mail: bradcurrie@edc-inc.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

PROJECT NARRATIVE & COVER LETTER
Privilege South
Annexation Application
June 21, 2021

REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation for a proposed multi-family development located east of Sunrise Boulevard and south of Dade Road in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located in St. Lucie County. Below is a list of the parcels associated with this request:

Parcel ID	Jurisdiction	FLU	Zoning
2428-331-0001-050-9	St. Lucie	RU	AR-1
2428-331-0001-030-3	St. Lucie	RU	AR-1
2428-701-0003-000-3	St. Lucie	RU	AR-1
2428-701-0004-000-0	St. Lucie	RU	AR-1
2428-331-0002-000-1	St. Lucie	RU	AR-1
2428-331-0004-010-8	St. Lucie	RU	AR-1
TOTAL ACREAGE:	**15.595 Acres**		

The subject parcels are located in St. Lucie County and have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1). The applicant would like to annex the above noted parcels into the City of Fort Pierce for a proposed multi-family development. A pre-application meeting was held in September 2019. A second pre-application meeting was held on May 5, 2021.

Parcel ID #'s: 2428-331-0001-050-9 (1.11 acres) and 2428-331-0001-030-3 (2.22 acres)
North of these parcels is the right-of-way of Dade Road. North of the right-of-way is an undeveloped residential tract owned by the applicant. This parcel has a City of Fort Pierce Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (R-4). To the east of these parcels are is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Residential, Single Family – 2 (RS-2). West of these parcels is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel south of these is included as part of this application request and is owned by the applicant.

Parcel ID #'s: 2428-701-0004-000-0 (0.97 acres)
North of this parcel lies the right-of-way of Dade Road followed by a residential parcel. The residential parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Medium (RM) and an underlying Zoning designation of Residential, Multiple-Family – 9 (RM-9). East of this parcel is a developed residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). West of this parcel is a developed

residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and a Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel just south of this is included as part of this application request and is owned by the applicant.

Parcel ID #'s: 2428-701-0002-000-6

To the north of this parcel lies a residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel to the northwest is noted in the previous paragraph above and is included in this application and is owned by the applicant. East of the subject parcel is the right-of-way of Sunrise Boulevard followed by residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). West of the subject parcel is a developed residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). South of this parcel is a developed church parcel. This parcel has a St. Lucie County Future Land Use designation of Public Facilities (P/F) and has an underlying Zoning designation of Institutional (I).

Parcel ID #'s: 2428-331-0002-000-1 (9.26 acres) and 2428-331-0004-010-8 (0.52 acres)

To the northwest of these parcels are two (2) parcels that are included with this application and are owned by the applicant. To the northwest of these parcels are developed residential parcels. These parcels have a St. Lucie County Future Land Use designation of Residential, Urban (RU) and Zoning designations of Residential, Single Family – 2 (RS-2) and Agricultural, Residential – 1 (AR-1). East of these parcels are developed residential parcels. These parcels have a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). South of the subject parcels lies the right-of-way of Bell Avenue. There are three parcels located south of Bell Avenue. The parcel to the southeast is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban and an underlying Zoning designation of Residential, Estate – 1 (RE-1). The parcel further east has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Residential, Single-Family – 3 (RS-3). The parcel east of that has a St. Lucie County Future Land Use designation of Conservation Public (CPUD) and an underlying Zoning designation of Conservation – Public (CPUB).

The attached package includes the Application for Annexation, agent authorization, warranty deeds and a current survey as required.

Based on the above and attached information, the applicant respectfully requests general feedback in reference to obtaining approval of this development.

Z:\EDC-2020\20-446 - Privilege Dev - Cohen - Dade Road (South Property)\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-06-21_Privilege_South_Justification_Annexation.docx

Privilege Development, LLC
704 E. Hallandale Beach Blvd.
Hallandale, FL 33008

AGENT CONSENT FORM

Project Name: Sunrise & Bell

Parcel ID: 2428-601-0252-000-6, 2428-321-0001-000-3, 2428-701-0004-000-0, 2428-701-0003-000-3, 2428-331-0001-030-3, 2428-331-0001-050-9, 2428-331-0002-000-1 and 2428-331-0004-010-8

BEFORE ME THIS DAY PERSONALLY APPEARED Simon Cohen, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12th day of September 2019, by Simon Cohen (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
(Notary Seal)
Comm# FF983414
Expires 8/11/2020

8/11/2020
My commission expires

Owner's Signature

Simon Sidney Cohen Privilege development
Owner's Name

Po Box 3945
Street Address

Hallandale, Florida 33008
City, State, Zip

Desk: 772-462-2455
Tel:
Telephone / Email

simon-cohen@hotmail.fr

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2869378 OR BOOK 2575 PAGE 681, Recorded 05/30/2006 at 09:46 AM
Doc Tax: $28000.00

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No.: **2428-321-0001-000/3**
2428-601-0252-000/6

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of May, 2006, by **MITCH GEVINSON and TERI GEVINSON, his wife, as to an undivided one-half (1/2) interest and JEFFREY PAPELL, as to an undivided one-half (1/2) interest**, whose address is 300 Meridian Avenue, Suite 6, Miami, Florida 33139 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

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

WITNESSETH:

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

PARCEL 1:

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM all rights-of-way for public roads and drainage canals.

PARCEL 2:

Lots 1 through 4; the West 130 feet of Lots 5 through 16; all of Lot 17; the West 130 feet of Lots 18 and 19, Block F, MARAVILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

THE LAND is unimproved property, and is not now, nor ever has been, the homestead of any of the Grantors, nor is it contiguous thereto.

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness
(As to Gevinson)

MITCH GEVINSON

TERI GEVINSON

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Mitch Gevinson and Teri Gevinson. Said persons (check one) ☒ are personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A

NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman {Notary Stamp}
Commission # DD250887
Expires: SEP. 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

ADDITIONAL GRANTOR'S SIGNATURE ON FOLLOWING PAGE

F0048450v1

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness

(As to Papell)

JEFFREY PAPELL

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Jeffrey Papell. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

{Notary Stamp}
NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman
Commission # DD250887
Expires: SEP 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2877592 OR BOOK 2586 PAGE 774, Recorded 06/09/2006 at 02:33 PM
Doc Tax: $1715.00

This Instrument Prepared By:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. **2428-331-0001-050/9**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 8th day of June, 2006, by **GROVER P. TAYLOR and ROBERTA J. TAYLOR, his wife**, whose address is 2111 Dade Road, Fort Pierce, FL 34982 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

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

WITNESSETH:

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

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

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

Signed, sealed and delivered in the presence of:

Linda M. Owens
Signature of Witness

Linda M. Owens
Printed Name of Witness

Stacie L. C. McElroy
Signature of Witness

Stacie L. C. McElroy
Printed Name of Witness

Grover P. Taylor

Roberta J. Taylor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8th day of June, 2006, by Grover P. Taylor and Roberta J. Taylor. Said persons (check one) ☐ are personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Stacie L. C. McElroy
Print Name: Stacie L. C. McElroy
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

{Notary Stamp}

STACIE L. C. MCELROY
MY COMMISSION # DD 256862
EXPIRES: October 8, 2007
Bonded Thru Notary Public Underwriters

Exhibit "A"

Legal Description

ALL THAT CERTAIN LAND LOCATED AND SITUATE IN ST. LUCIE COUNTY, FLORIDA, VIZ:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE, A DISTANCE OF 1282.84 FEET MORE OR LESS; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 794.54 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2750954 OR BOOK 2422 PAGE 151, Recorded 11/28/2005 at 01:06 PM
Doc Tax: $3430.00

This Instrument Prepared By:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. **2428-331-0002-000/1**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of November, 2005, by **MARTHA J. CRAMER, a single woman**, whose address is 475 Orr Road, Brevard, NC 28712 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

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

WITNESSETH:

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

The West 5 Acres, more or less, of the East 10 Acres of the South 25 Acres of the Southwest Quarter of the Southwest Quarter, of Section 28, Township 35 South, Range 40 East, Excepting therefrom the South 10 feet thereof, and also excepting therefrom all rights of way for Public Roads.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes

accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

GRANTOR HEREBY certifies that the Land is not the constitutional homestead of Grantor.

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

Signed, sealed and delivered in the presence of:

Signature of Witness

Printed Name of Witness

Signature of Witness Stacie L. C. McElroy

Printed Name of Witness

Martha J. Cramer

Martha J. Cramer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 10 day of November, 2005, by Martha J. Cramer. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____ _____.

{Notary Stamp}

STACIE L. C. MCELROY
MY COMMISSION # DD 256862
EXPIRES: October 8, 2007
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

F0043164v1

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2783739 OR BOOK 2467 PAGE 1636, Recorded 01/20/2006 at 03:17 PM
Doc Tax: $388.50

This Instrument Prepared By:
Record and Return To:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. **2428-331-0004-010/8**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the ____ day of January, 2006, by **ALAN BRUCE HULME**, a married man, ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

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

W I T N E S S E T H:

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

The North 200 feet of the South 425 feet of the East one-half of the East 5 acres of the South 25 acres of the SW ¼ of the SW ¼ of Section 28, Township 35 South, Range 40 East, more particularly described as the East, and less the East 20 feet of the South 425 feet for ingress and egress.

Together with and subject to easement rights and reservations as described in Grant and Reservation of Easement recorded in O.R. Book 457, Page 531, Public Records of St. Lucie County, Florida.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same

against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

GRANTOR HEREBY certifies that the Land is not the constitutional homestead of Grantor.

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

Signed, sealed and delivered in the presence of:

1st Witness Signature

James V. Mesire Jr.

1st Witness Printed Name

Curtis D Young

2nd Witness Signature

Curtis D. Young

2nd Witness Printed Name

Alan B Hulme

Alan Bruce Hulme

Address: 4109 Winnipeg Way
West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing General Warranty Deed was acknowledged before me this 16 day of January, 2006, by Alan Bruce Hulme. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

{Notary Stamp}

DINA BELLECHASES
MY COMMISSION # DD 240690
EXPIRES: December 13, 2007
Bonded Thru Notary Public Underwriters

Dina Bellechaes

Print Name: Dina Bellechases
Notary Public, State of Florida
Commission No.: DD240690
My Commission Expires: 12/13/2007

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2865057 OR BOOK 2570 PAGE 2814, Recorded 05/23/2006 at 02:45 PM
Doc Tax: $3570.00

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel ID Nos.: **2428-331-0001-030-3**
2428-701-0003-000-3
2428-701-0004-000-0

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of May, 2006, by **ELFROS FLORIDA REALTY, LLC, a Florida limited liability company, Document Number L06000024833**, whose address is 2924 Sunrise Boulevard, Fort Pierce, Florida 34982 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

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

WITNESSETH:

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

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements,

conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

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

Signed, sealed and delivered in the presence of:

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

ELFROS FLORIDA REALTY, LLC,
a Florida limited liability company

By: _____
Oswaldo Benitez, Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Oswaldo Benitez as Manager of Elfros Florida Realty, LLC, a Florida limited liability company. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

{Notary Stamp}

STACIE L. C. MCELROY
MY COMMISSION # DD 256862
EXPIRES: October 8, 2007
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

F0048688v1

Exhibit "A"

Legal Description

PARCEL 1:

St. Lucie County, Florida Parcel ID No. 2428-331-0001-030/3

TRACT #3

Commencing at the Southwest corner of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, thence running in a Northerly direction along the Section line a distance of 1282.84 feet more or less, thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 1007.34 feet more or less which is established as the Point of Beginning; thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Southerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 455.48 feet more or less, thence running in a Westerly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Northerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 455.48 feet more or less, to the Point or Place of Beginning.

TRACT #4

Commencing at the Southwest corner of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, thence running in a Northerly direction along the Section line a distance of 1282.84 feet more or less, thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 900.94 feet more or less, which is established as the Point of Beginning; thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28, a distance of 106.4 feet more or less, thence running in a Southerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest Quarter of Section 28 a distance of 455.48 feet more or less, thence running in a Westerly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Northerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28, a distance of 455.48 feet more or less, to the Point or Place of Beginning.

PARCEL 2:

St. Lucie County, Florida Parcel ID No. 2428-701-0003-000/3

Lots 3 and 5, of CLYATT'S SUBDIVISION, as per plat thereof on file in Plat Book 4, Page 61, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

St. Lucie County, Florida Parcel ID No. 2428-701-0004-000/0

Lot 4, CLYATT'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, Page 61, of the Public Records of St. Lucie County, Florida.

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	DIP	DUCTILE IRON PIPE	HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DISK		SPIGOT
AL	ARC LENGTH	E	EAST/EASTING	FH	HYDRANT	PCP	PERMANENT CONTROL POINT		SPRINKLER VALVE
ASPH	ASPHALT	EOW	EDGE OF WATER	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT	S.L.C.	ST. LUCIE COUNTY
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	INV	INVERT	P.B.	PLAT BOOK	STA	STATION
	BENCHMARK (BM)	EHH	ELECTRIC HAND HOLE (EHH)	IP	IRON PIPE	(P)	PLAT DATA	(D)	STORMWATER DRAINAGE MANHOLE
	BIKE RACK	EM	ELECTRIC METER	IR	IRON ROD	P.O.B.	POINT OF BEGRIMING		STREET SIGN
CATV □	CABLE RISER	ELEC PANEL	ELECTRICAL PANEL	IR/C	IRON ROD AND CAP	P.O.C.	POINT OF COMMENCEMENT	TELE RISER	TELEPHONE RISER BOX
(C)	CALCULATED	EL./ELEV.	ELEVATION		IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVE	TOE	TOE OF SLOPE
	CATCH BASIN	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L	LENGTH	P.C.	POINT OF CURVATURE	TOB	TOP OF BANK/BERM
℄	CENTERLINE	F.O.	FIBER OPTIC		LIGHT POST	P.T.	POINT OF TANGENCY	T.O.N.	TOP OF NUT
CCR	CERTIFIED CORNER RECORD	FOHH	FIBER OPTIC HAND HOLE	MAG/D	MAG NAIL MAG BRAND NAIL	P.O.T.	POINT OF TERMINUS	X 0.00	TOPOGRAPHIC DATA (SOFT SURFACE)
CLF	CHAIN LINK FENCE		FIBER OPTIC MARKER	M	MAILBOX	PVC	POLYVINYL CHLORIDE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
CHD.	CHORD	FIBER RISER	FIBER OPTIC RISER	M.C.	MARTIN COUNTY	PSL	PORT SAINT LUCIE, FLORIDA	TWNSHP	TOWNSHIP
CO O	CLEAN OUT	(M)	FIELD MEASURED	MH/WL	MEAN HIGH WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR		TRAFFIC HANDHOLD
COMM RISER	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION	ML/WL	MEAN LOWER WATER LINE	R	RADIUS		TRAFFIC SIGNAL CONTROL BOX
CONC	CONCRETE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL LIGHT POST	R/E	RANGE	TSCB	
	CONCRETE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	MP	METAL PIPE	RTK	REAL TIME KINEMATIC	TYP	TYPICAL
CM	CONCRETE MONUMENT	FT	FOOT		MONITORING WELL	RWV	RECLAIMED WATER VALVE	UNK	UNKNOWN
CPP	CONCRETE POWER POLE (CPP)	FM	FORCE MAIN	MON	MONUMENT	RRR	REGISTERED LAND SURVEYOR		UNKNOWN HANDHOLD
	CONCRETE POWER POLE W/STREET LIGHT	FND	FOUND	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP	REINFORCED CONCRETE PIPE	RISER BOX	UNKNOWN RISER BOX
	CONCRETE SIGNAL LIGHT POLE	F	FPL MANHOLE	N/D	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY	U	UNKNOWN TYPE MANHOLE
CMP	CORRUGATED METAL PIPE	SQ. FT.	SQUARE FEET	N.R.	NON RADIAL	R/C	ROD AND CAP	VCP	VITRIFIED CLAY PIPE
	CURB INLET	GAS	GAS VALVE	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	S	SANITARY MANHOLE	WM	WATER METER
(D)	DECORATIVE LIGHT POST	GIS	GEOGRAPHIC INFORMATION SYSTEMS	N	NORTH OR NORTHING	SV	SANITARY VALVE	W	WATER SERVICE METER (WM)
D.B.	DEED	GND	GROUND	No.	NUMBER	SEC	SECTION	WV	WATER VALVE (WV)
Ø	DEED BOOK		GROUND LIGHT	O.R.B.	OFFICIAL RECORDS BOOK		SET 5/8" IRC EDC LB 8098 UNLESS NOTED OTHERWISE	W	WEST
	DIAMETER (DIA.)		GUY WIRE ANCHOR	OHW	OVER HEAD WIRES		RIGHT-OF-WAY CONTROL	WF	WOOD FENCE
(D)	DRAINAGE MANHOLE	HDPE	HANDICAP	PG	PAGE		SIGN		WOOD POLE STREET LIGHT
			HIGH DENSITY POLYETHYLENE PIPE	PCN	PARCEL CONTROL NUMBER	S	SOUTH		WOOD POWER POLE
				PK NAIL	PARKER-KALON NAIL				

SHEETS:

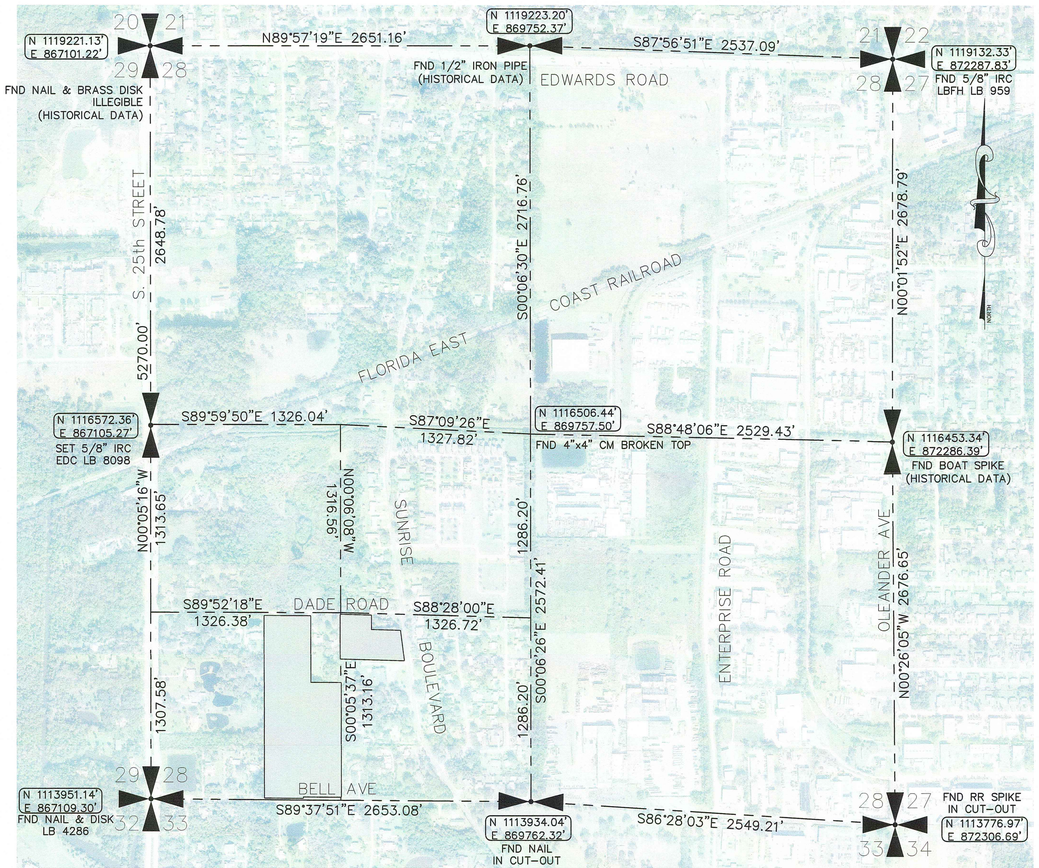
1. COVER SHEET
2. BOUNDARY SKETCH
3. IMPROVEMENTS AND TREES
4. TREE DATA TABLE

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)

1 inch = 500 ft.



SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 23, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17–6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM–EAST ZONE, NAD 83 (1990).
6. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
11. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. IMPROVEMENTS SHOWN ARE DERIVED FROM AERIAL IMAGERY OBTAINED FROM F.D.O.T. DATED 2018.
14. IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS A GAP BETWEEN THE NORTH LINE OF THE SOUTH 25 ACRESAND THE SOUTH LINE OF THE "NORTH 455'" PARCEL BASED ON OCCUPATION AND THE BREAKDOWN OF THE SECTION.
15. THE LEGAL DESCRIPTION RECORDED IN ORB 2422/151 DOES NOT INCLUDE THE EASTERY 5 ACRES OF THE EASTERLY 10 ACRES OF THE SOUTHERLY 25 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28–35S–40E.
16. IT IS MY OPINION THAT THE PROPERTY LINES WITHIN THE SOUTHWEST QUARTER SECTION 28–35S–40E ARE BASED ON VARIOUS RESOLUTIONS OF THE BREAKDOWN OF THE SECTION.

LEGAL DESCRIPTION:

OWNERS POLICY
POLICY # OPM–2828049
EFFECTIVE DATE: NOVEMBER 28, 2005 AT 1:06 PM
ORB 2422, PAGE 151

THE WEST 5 ACRES, MORE OR LESS, OF THE EAST 10 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM THE SOUTH 10 FEET THEREOF, AND ALSO EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

OWNERS POLICY
POLICY # OPM–2828064
EFFECTIVE DATE: JUNE 9, 2006 AT 2:33 PM

EXHIBIT "A"

ALL THAT CERTAIN LAND LOCATED AND SITUATE IN ST LUCIE COUNTY, FLORIDA, VIZ.:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE, A DISTANCE OF 1282.84 FEET MORE OR LESS; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 794.54 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTIONALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTEROF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

OWNER POLICY
POLICY # OPM–2828062
EFFECTIVE DATE: MAY 23, 2006 AT 2:45 PM

EXHIBIT "A"

PARCEL 1

ST. LUCIE COUNTY, FLORIDA PARCEL ID NO. 2428–331–0001–030/3

TRACT#3

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE A DISTANCE OF 1282.84 FEET MORE OR LESS, THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 1007.34 FEET MORE OR LESS WHICH IS ESTABLISHED AS THE POINT OFBEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST

QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

TRACT#4

COMMENCING AT THE SOUTHWEST COMER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE A DISTANCE OF 1282.84 FEET MORE OR LESS, THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 900.94 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2:

ST. LUCIE COUNTY, FLORIDA PARCEL ID NO. 2428–701–0003–000/3

LOTS 3 AND 5, OF CLYATT'S SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

St. Lucie County, Florida Parcel ID No. 2428–701–0004–000/0

Lot 4, CLYATT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 15.595 ACRES (TOTAL), MORE OR LESS.

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DMD DRAWN BY
MTO CHECKED BY
SV FIELD CREW
19-3528(20-446_SV.dwg FILENAME
LAYOUT1 LAYOUT
AS SHOWN SCALE
March 11, 2021 DATE

DATE	REVISION COMMENTS
05/25/2021	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

20-446

1 OF 4

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDP\Survey\19-352(20-446_SV.dwg, 3/18/2021 1:49 PM
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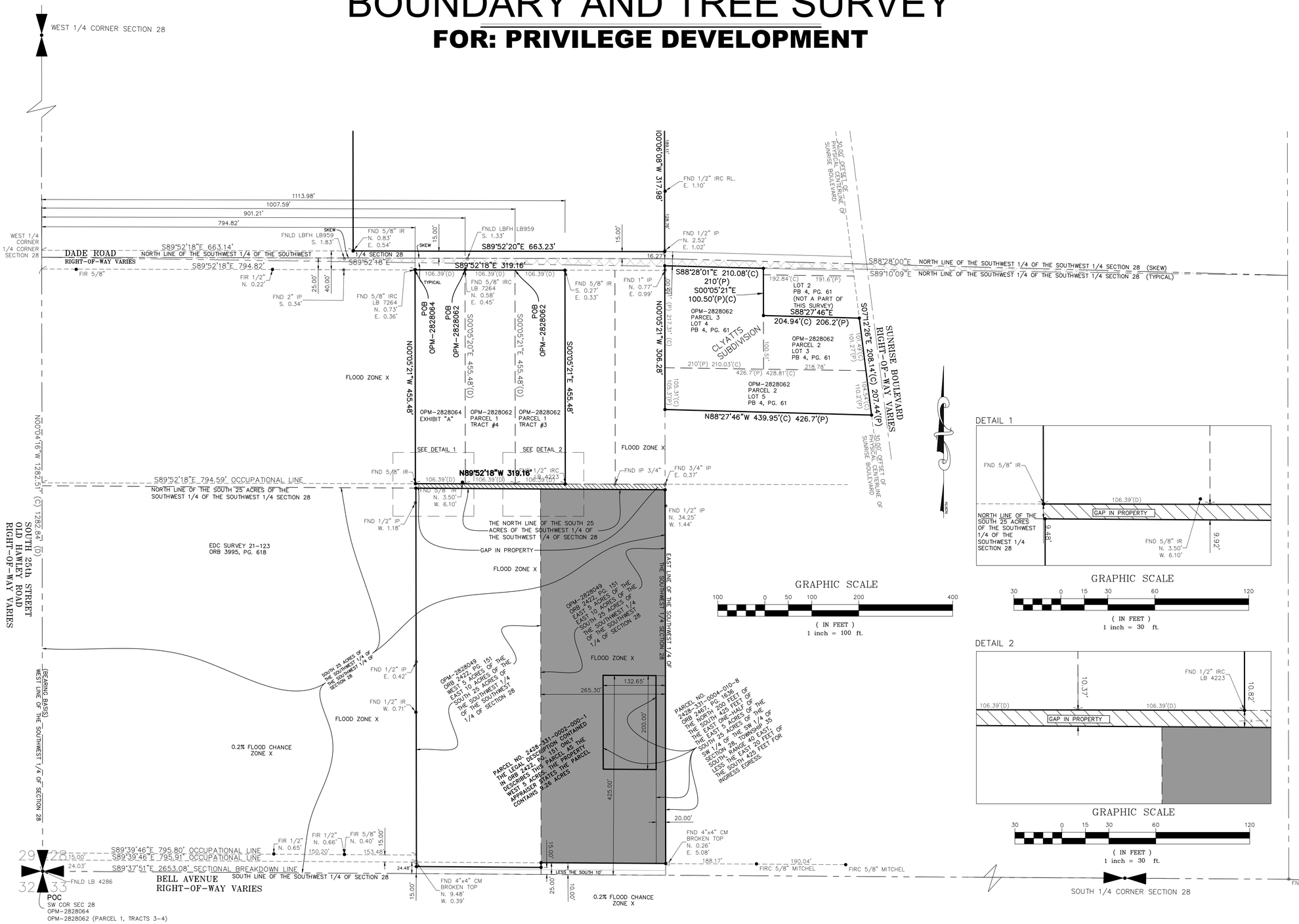
BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



ENGINEERS SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	19-3(SB,20)-446_SV.dwg
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	March 11, 2021

DATE	REVISION COMMENTS
02/22/2021	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-446

Z:\EDC-2019\19-352 - Privilege Dev - Dixie Road (North Property)\SURVEY\Dwg - PDF\Survey\19-352&20-446_SV.dwg, 3/18/2021 4:49 PM
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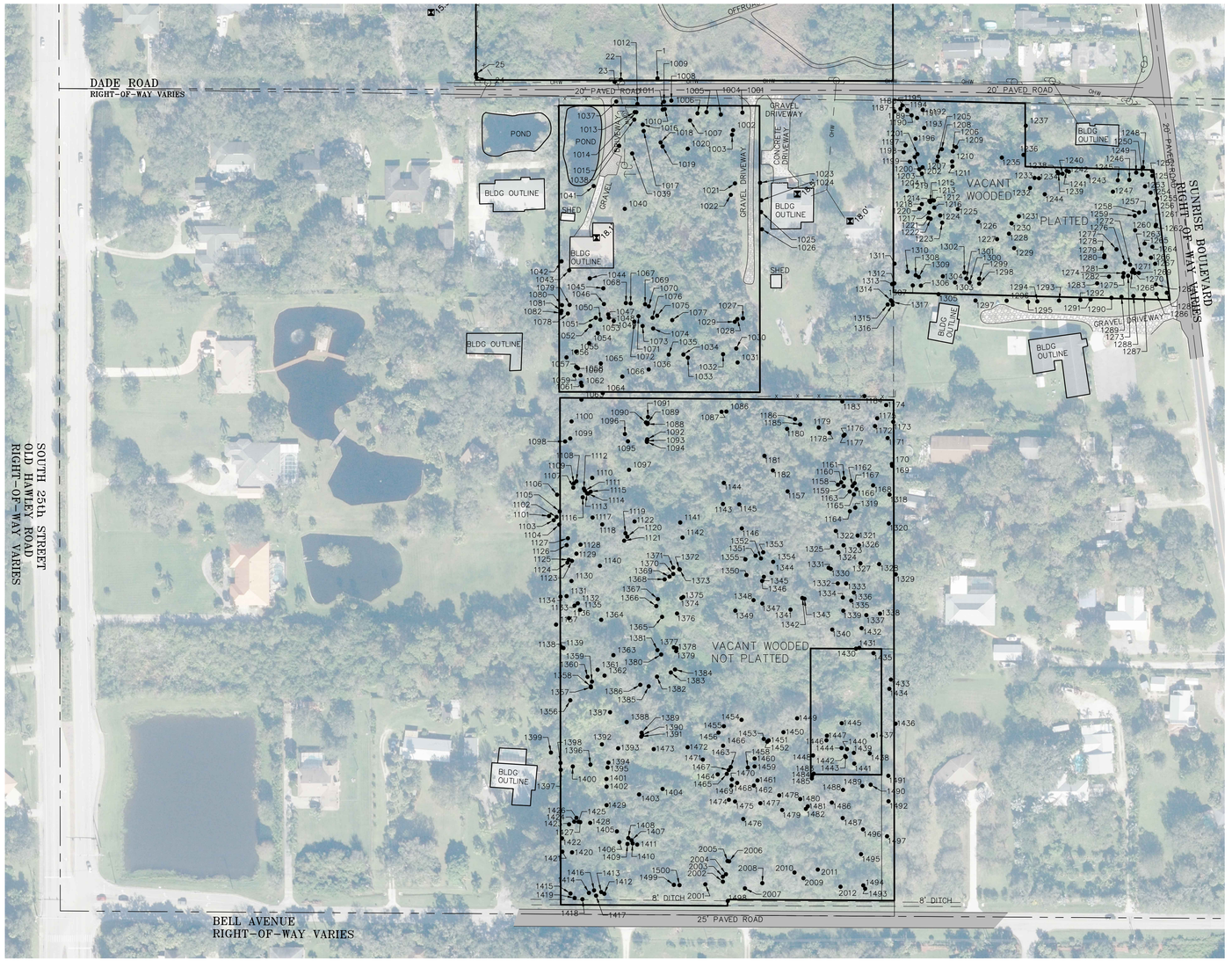
BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ENGINEERS SURVEYORS ENVIRONMENTAL
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	19-352&20-446_SV.dwg
LAYOUT1	
LAYOUT	
AS SHOWN	
SCALE	
DATE	March 11, 2021

DATE	REVISION COMMENTS
02/22/2021	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-446

3 OF 4

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDP\Survey\19-352&20-446_SV.dwg, 3/18/2021 4:49 PM
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BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

TAG NUMBER	NORTHING	EASTING	DBH	TYPE
1	1115275	868059		CABBAGE PALM
22	1115273	868001		CABBAGE PALM
23	1115269	867991		CABBAGE PALM
24	1115276	867771		CABBAGE PALM
25	1115282	867770		CABBAGE PALM
1001	1115220	868194	24	OAK
1002	1115192	868179		CABBAGE PALM
1003	1115185	868178	48	OAK
1004	1115217	868160	16	PINE
1005	1115221	868137	16	PINE
1006	1115219	868123	25	OAK
1007	1115208	868111	14	PINE
1008	1115239	868081		CABBAGE PALM
1009	1115238	868069		CABBAGE PALM
1010	1115226	868071		CABBAGE PALM
1011	1115225	868067		CABBAGE PALM
1012	1115234	868027		CABBAGE PALM
1013	1115221	868023		CABBAGE PALM
1014	1115221	868025		CABBAGE PALM
1015	1115209	868022	15	PINE
1016	1115201	868036		CABBAGE PALM
1017	1115191	868037	14	PINE
1018	1115173	868064	14	PINE
1019	1115167	868067		CABBAGE PALM
1020	1115163	868107	16	PINE
1021	1115108	868182		QUEEN PALM
1022	1115090	868176		QUEEN PALM
1023	1115109	868222	36	OAK
1024	1115081	868224	24	OAK
1025	1115062	868224	18	OAK
1026	1115035	868225	14	OAK
1027	1114893	868195	16	PINE
1028	1114892	868186		CABBAGE PALM
1029	1114888	868182		CABBAGE PALM
1030	1114845	868184	18	PINE
1031	1114823	868186	24	PINE
1032	1114836	868163	18	OAK
1033	1114831	868107	24	OAK
1034	1114836	868100	18	PINE
1035	1114836	868077	14	PINE
1036	1114812	868045	14	PINE
1037	1115238	867993		CABBAGE PALM
1038	1115168	867998	16	OAK
1039	1115155	868019		CABBAGE PALM
1040	1115067	868007	20	OAK
1041	1115104	867958		CABBAGE PALM
1042	1114984	867906		CABBAGE PALM
1043	1114970	867919	34	OAK
1044	1114957	867951	27	OAK
1045	1114941	867973	26	OAK
1046	1114916	867974	19	PINE
1047	1114900	867981	14	PINE
1048	1114894	867982	14	PINE
1049	1114889	867989	14	PINE
1050	1114891	867968	15	PINE
1051	1114894	867961	15	OAK
1052	1114881	867952	15	PINE
1053	1114870	867964	18	OAK
1054	1114854	867950	20	PINE
1055	1114840	867930		CABBAGE PALM
1056	1114831	867914		CABBAGE PALM
1057	1114816	867930	19	PINE
1058	1114814	867932	18	PINE
1059	1114802	867927	14	PINE
1060	1114803	867937	18	PINE
1061	1114791	867937	14	PINE
1062	1114786	867939	16	PINE
1063	1114764	867938	72	OAK
1064	1114774	867972	22	OAK
1065	1114822	867969	26	OAK
1066	1114801	868003	15	PINE
1067	1114917	868016	18	PINE
1068	1114918	868009	15	OAK
1069	1114916	868039	14	PINE
1070	1114912	868045	16	OAK
1071	1114897	868029	14	PINE
1072	1114888	868022	14	PINE
1073	1114881	868035		CABBAGE PALM
1074	1114877	868052	18	PINE
1075	1114897	868059	18	PINE
1076	1114894	868051		CABBAGE PALM
1077	1114891	868082	16	PINE
1078	1114901	867917		CABBAGE PALM
1079	1114915	867919	19	OAK
1080	1114914	867907	14	OAK
1081	1114905	867906	16	OAK
1082	1114902	867905	27	OAK
1086	1114745	868169	16	PINE
1087	1114745	868161	14	OAK
1088	1114725	868043		QUEEN PALM
1089	1114727	868043		QUEEN PALM
1090	1114728	868041		QUEEN PALM
1091	1114736	868044		QUEEN PALM
1092	1114701	868043		QUEEN PALM
1093	1114698	868042		QUEEN PALM
1094	1114697	868042		QUEEN PALM
1095	1114698	868012		CABBAGE PALM
1096	1114709	868007	36	OAK
1097	1114652	868014	28	PINE
1098	1114698	867912		CABBAGE PALM
1099	1114702	867920		CABBAGE PALM
1100	1114729	867922	28	OAK
1101	1114579	867887		CABBAGE PALM
1102	1114578	867899		CABBAGE PALM
1103	1114572	867894	20	PINE
1104	1114565	867903	16	OAK
1105	1114586	867904	14	PINE
1106	1114613	867899	24	PINE
1107	1114624	867925	17	PINE
1108	1114634	867930	24	PINE
1109	1114631	867926		CABBAGE PALM
1110	1114640	867955		CABBAGE PALM
1111	1114619	867944		CABBAGE PALM
1112	1114623	867942	14	PINE
1113	1114615	867947	15	PINE
1114	1114615	867949	15	PINE
1115	1114618	867953	18	PINE
1116	1114609	867940		CABBAGE PALM
1117	1114577	867956	20	PINE
1118	1114566	867971	32	OAK
1119	1114552	868008	36	OAK
1120	1114546	868011		CABBAGE PALM
1121	1114540	868006		CABBAGE PALM
1122	1114570	868023	36	OAK
1123	1114508	867923	24	PINE
1124	1114505	867916		CABBAGE PALM
1125	1114509	867918		CABBAGE PALM
1126	1114533	867915		CABBAGE PALM
1127	1114544	867917		QUEEN PALM
1128	1114534	867937		CABBAGE PALM
1129	1114519	867930		CABBAGE PALM
1130	1114476	867922	14	PINE
1131	1114452	867914	24	PINE
1132	1114440	867932	16	PINE
1133	1114436	867927		CABBAGE PALM
1134	1114451	867905		CABBAGE PALM
1135	1114430	867936		CABBAGE PALM
1136	1114417	867918		CABBAGE PALM
1137	1114406	867898		CABBAGE PALM
1138	1114370	867906		CABBAGE PALM
1139	1114369	867910		CABBAGE PALM
1140	1114500	867967	33	OAK
1141	1114569	868095		QUEEN PALM
1142	1114545	868099	60	OAK
1143	1114598	868163	18	PINE
1144	1114632	868165		CABBAGE PALM
1145	1114598	868189	18	PINE
1146	1114559	868193	16	OAK
1157	1114618	868266		CABBAGE PALM
1158	1114629	868346		CABBAGE PALM
1159	1114626	868355	18	PINE
1160	1114633	868351	19	OAK
1161	1114639	868356		CABBAGE PALM
1162	1114627	868369		CABBAGE PALM
1163	1114618	868365		CABBAGE PALM
1164	1114587	868365		CABBAGE PALM
1165	1114613	868371	18	PINE
1166	1114622	868375	14	PINE
1167	1114631	868373	16	PINE
1168	1114628	868402	16	PINE
1169	1114659	868432	16	PINE
1170	1114662	868432	14	OAK
1171	1114703	868425	17	PINE
1172	1114722	868405		CABBAGE PALM
1173	1114729	868434		CABBAGE PALM
1174	1114755	868423	24	OAK
1175	1114734	868408		CABBAGE PALM
1176	1114708	868357		CABBAGE PALM
1177	1114707	868355		CABBAGE PALM
1178	1114711	868333		CABBAGE PALM
1179	1114720	868316	14	PINE
1180	1114718	868265	14	PINE
1181	1114675	868229	16	OAK
1182	1114652	868243	24	OAK
1183	1114761	868353	24	PINE
1184	1114770	868388		CABBAGE PALM
1185	1114725	868286	14	PINE
1186	1114733	868278		CABBAGE PALM
1187	1115222	868436	18	OAK
1188	1115226	868445	18	OAK
1189	1115223	868456	18	OAK
1190	1115216	868463	14	OAK
1191	1115212	868472	14	OAK
1192	1115225	868481	16	OAK
1193	1115196	868483	18	OAK
1194	1115224	868456		CABBAGE PALM
1195	1115232	868448		CABBAGE PALM
1196	1115179	868469	16	OAK
1197	1115169	868454	20	OAK
1198	1115157	868451	20	OAK
1199	1115142	868460	20	OAK
1200	1115150	868468		CABBAGE PALM
1201	1115154	868473		CABBAGE PALM
1202	1115134	868481		CABBAGE PALM
1203	1115130	868475		CABBAGE PALM
1204	1115123	868480		CABBAGE PALM
1205	1115151	868505		CABBAGE PALM
1206	1115159	868529		CABBAGE PALM
1207	1115143	868504	14	OAK
1208	1115162	868511		CABBAGE PALM
1209	1115165	868534		CABBAGE PALM
1210	1115143	868528		CABBAGE PALM
1211	1115135	868528		CABBAGE PALM
1212	1115081	868499		CABBAGE PALM
1213	1115081	868496		CABBAGE PALM
1214	1115080	868491		CABBAGE PALM
1215	1115078	868493		CABBAGE PALM
1216	1115069	868499	24	OAK
1217	1115061	868491		CABBAGE PALM
1218	1115075	868479		CABBAGE PALM
1219	1115096	868456		CABBAGE PALM
1220	1115068	868476	14	OAK
1221	1115053	868490		CABBAGE PALM
1222	1115052	868493		CABBAGE PALM
1223	1115045	868512		CABBAGE PALM
1224	1115057	868509		CABBAGE PALM
1225	1115067	868537		CABBAGE PALM
1226	1115047	868569		CABBAGE PALM
1227	1115019	868599	22	OAK
1228	1115028	868618	18	OAK
1229	1115005	868626		CABBAGE PALM
1230	1115044	868622		CABBAGE PALM
1231	1115055	868634		CABBAGE PALM
1232	1115101	868652		CABBAGE PALM
1233	1115117	868659	26	OAK
1234	1115116	868666		CABBAGE PALM
1235	1115149	868607		CABBAGE PALM
1236	1115153	868641		CABBAGE PALM
1237	1115200	868645		CABBAGE PALM
1238	1115126	868695	18	OAK
1239	1115124	868697		CABBAGE PALM
1240	1115123	868703		CABBAGE PALM
1241	1115128	868710		CABBAGE PALM
1242	1115127	868713		CABBAGE PALM
1243	1115120	868743	14	OAK
1244	1115091	868675	16	OAK
1245	1115113	868791		CABBAGE PALM
1246	1115113	868809		CABBAGE PALM
1247	1115095	868783		CABBAGE PALM
1248	1115133	868831	28	OAK
1249	1115125	868820	16	OAK
1250	1115122	868830	16	OAK
1251	1115120	868846	18	OAK
1252	1115127	868846		CABBAGE PALM
1253	1115103	868834		CABBAGE PALM
1254	1115093	868843	32	OAK
1255	1115084	868854		CABBAGE PALM
1256	1115074	868849		CABBAGE PALM
1257	1115063	868834		CABBAGE PALM
1258	1115061	868825	20	OAK
1259	1115056	868818	22	OAK
1260	1115033	868819	16	PINE
1261	1115042	868852	14	PINE
1262	1115040	868851	18	OAK
1263	1114995	868828	18	OAK
1264	1115007	868846	27	OAK
1265	1115012	868834		CABBAGE PALM
1266	1114990	868844	18	OAK
1267	1114980	868851	14	OAK
1268	1114967	868814	19	PINE
1269	1114965	868824		CABBAGE PALM
1270	1114965	868818		CABBAGE PALM
1271	1114971	868816		CABBAGE PALM
1272	1114979	868811		CABBAGE PALM
1273	1114961	868807		CABBAGE PALM
1274	1114965	868800		CABBAGE PALM
1275	1114959	868800		CABBAGE PALM
1276	1114982	868802		CABBAGE PALM
1277	1115003	868789		CABBAGE PALM
1278	1115004	868766		CABBAGE PALM
1279	1114993	868770		CABBAGE PALM
1281	1114975	868772	16	PINE
1282	1114960	868777	16	OAK
1283	1114949	868758		CABBAGE PALM
1284	1114947	868852	28	PINE
1285	1114934	868869		QUEEN PALM
1286	1114932	868853		QUEEN PALM
1287	1114931	868833		QUEEN PALM
1288	1114929	868816		QUEEN PALM
1289	1114928	868797		QUEEN PALM
1290	1114926	868781		QUEEN PALM
1291	1114924	868748		QUEEN PALM
1292	1114922	868732		QUEEN PALM
1293	1114921	868698		QUEEN PALM
1294	1114920	868663		QUEEN PALM
1295	1114920	868648		QUEEN PALM
1296	1114921	868614		QUEEN PALM
1297	1114922	868565	22	OAK
1298	1114948	868571		CABBAGE PALM
1299	1114956	868571		CABBAGE PALM
1300	1114951	868555		CABBAGE PALM
1301	1114957	868550	14	OAK
1302	1114966	868547	14	PINE
1303	1114950	868532	18	PINE
1304	1114960	868513	18	OAK
1305	1114932	868506		QUEEN PALM
1306	1114945	868478	24	PINE
1307	1114946	868465	14	OAK
1308	1114962	868470	18	PINE
1309	1114959	868475		CABBAGE PALM
1310	1114967	868457		CABBAGE PALM
1311	1114980	868436	24	OAK
1312	1114949	868436		CABBAGE PALM
1313	1114948	868432		CABBAGE PALM
1314	1114922	868430		CABBAGE PALM
1315	1114915	868425		CABBAGE PALM
1316	1114915	868433	20	PINE
1317	1114920	868432	18	PINE
1318	1114613	868428	24	PINE
1319	1114592	868374	14	PINE
1320	1114567	868427	20	PINE
1321	1114548	868377	16	OAK
1322	1114555	868363	16	OAK
1323	1114532	868355	16	OAK
1324	1114521	868347	24	OAK
1325	1114530	868337		CABBAGE PALM
1326	1114533	868379		CABBAGE PALM
1327	1114504	868382		CABBAGE PALM
1328	1114503	868412		CABBAGE PALM
1329	1114486	868438	24	PINE
1330	1114495	868335	14	PINE
1331	1114497	868331	14	PINE
1332	1114472	868346	14	OAK
1333	1114472	868359	16	OAK
1334	1114450	868354	20	OAK
1335	1114445	868367	14	OAK
1336	1114457	868371		CABBAGE PALM
1337	1114422	868391	18	OAK
1338	1114424	868413	16	OAK
1339	1114428	868355	18	OAK
1340	1114398	868337	14	OAK
1341	1114430	868271		CABBAGE PALM
1342	1114449	868289		CABBAGE PALM
1343	1114448	868293	18	OAK
1344	1114489	868240	18	OAK
1345	1114482	868228		QUEEN PALM
1346	1114476	868225		QUEEN PALM
1347	1114440	868226		QUEEN PALM
1348	1114445	868212	20	PINE
1349	1114429	868183	36	OAK
1350	1114485	868200		CABBAGE PALM
1351	1114516	868215		CABBAGE PALM
1352	1114512	868224		CABBAGE PALM
1353	1114521	868227		CABBAGE PALM
1354	1114506	868243		CABBAGE PALM
1355	1114510	868199	14	OAK
1356	1114286	867920	44	OAK
1357	1114307	867953		QUEEN PALM
1358	1114308	867953		QUEEN PALM
1359	1114316	867955		CABBAGE PALM
1360	1114323	867948		CABBAGE PALM
1361	1114335	867964		CABBAGE PALM
1362	1114325	867975		CABBAGE PALM
1363	1114358	867989	33	OAK
1364	1114414	867970		QUEEN PALM
1365	1114419	868066		CABBAGE PALM
1366	1114436	868057		CABBAGE PALM
1367	1114447	868060		CABBAGE PALM
1368	1114478	868070		CABBAGE PALM
1369	1114483	868078		CABBAGE PALM
1370	1114487	868084		CABBAGE PALM
1371	1114497	868084		CABBAGE PALM
1372	1114495	868094		CABBAGE PALM
1373	1114494	868095		CABBAGE PALM
1374	1114448	868097		CABBAGE PALM
1375	1114450	868100		CABBAGE PALM
1376	1114424	868090	22	PINE
1377	1114370	868085		QUEEN PALM
1378	1114369	868089		QUEEN PALM
1379	1114364	868089		CABBAGE PALM
1380	1114359	868065		CABBAGE PALM
1381	1114366	868059		CABBAGE PALM
1382	1114324	868058		CABBAGE PALM
1383	1114330	868080		CABBAGE PALM
1384	1114335	868087		CABBAGE PALM
1385	1114308	868045		QUEEN PALM
1386	1114311	868032	60	OAK
1387	1114267	867984		CABBAGE PALM
1388	1114251	868010		QUEEN PALM
1389	1114234	868034		QUEEN PALM
1390	1114231	868035	36	OAK
1391	1114228	868033		QUEEN PALM
1392	1114216	867971		QUEEN PALM
1393	1114210	867997	16	OAK
1394	1114187	867981		QUEEN PALM
1395	1114179	867980		QUEEN PALM
1396	1114184	867952		CABBAGE PALM
1397	1114175	867905		CABBAGE PALM
1398	1114186	867905		CABBAGE PALM
1399	1114203	867890		CABBAGE PALM
1400	1114181	867924		QUEEN PALM
1401	1114161	867978		QUEEN PALM
1402	1114149	867978	18	PINE
1403	1114136	868030	24	OAK
1404	1114145	868067		QUEEN PALM
1405	1114078	867995	36	OAK
1406	1114061	867998		CABBAGE PALM
1407	1114063	868018		CABBAGE PALM
1408	1114067	868013		CABBAGE PALM
1409	1114058	868011		CABBAGE PALM
1410	1114059	868020		CABBAGE PALM
1411	1114057	868027		CABBAGE PALM
1412	1113979	867974	18	OAK
1413	1113981	867970	22	OAK
1414	1113980	867950	20	OAK
1415	1113979	867921	22	OAK
1416	1113984	867958		CABBAGE PALM
1417	1113975	867961	24	PINE
1418	1113970	867940	21	OAK
1419	1113972	867927		CABBAGE PALM
1420	1114044	867923	53	OAK
1421	1114045	867908		CABBAGE PALM
1422	1114067	867907		CABBAGE PALM
1423	1114089	867918		CABBAGE PALM
1424	1114093	867927		QUEEN PALM
1425	1114093	867933		QUEEN PALM
1426	1114099	867930		CABBAGE PALM
1427	1114092	867936	34	PINE
1428	1114091	867952	24	OAK
1429	1114119	867978		QUEEN PALM
1430	1114368	868375	19	PINE
1431	1114369	868380		CABBAGE PALM
1432	1114401	868384	14	PINE
1433	1114319	868430	28	OAK
1434	1114304	868428	16	OAK
1435	1114361	868403	14	OAK
1436	1114249	868438	32	OAK
1437	1114230	868402	20	OAK
1438	1114202	868397		CABBAGE PALM
1439	1114202	868371		CABBAGE PALM
1440	1114208	868360		CABBAGE PALM
1441	1114185	868372		CABBAGE PALM
1442	1114197	868357		CABBAGE PALM
1443	1114196	868358	16	PINE
1444	1114210	868352	18	PINE
1445	1114250	868352	22	PINE
1446	1114222	868328	30	OAK
1447	1114230	868329		CABBAGE PALM
1448	1114198	868306		QUEEN PALM
1449	1114257	868281	24	OAK
1450	1114235	868259	32	OAK
1451	1114222	868236		CABBAGE PALM
1452	1114220	868234		CABBAGE PALM
1453	1114225	868228		CABBAGE PALM
1454	1114255	868193	20	OAK
1455	1114245	868165		QUEEN PALM
1456	1114235	868156		QUEEN PALM
1458	1114179	868203		CABBAGE PALM
1459	1114181	868213		CABBAGE PALM
1460	1114194	868213		CABBAGE PALM
1461	1114159	868218		CABBAGE PALM
1462	1114150	868212	24	OAK
1463	1114180	868176		QUEEN PALM
1464	1114168	868155		CABBAGE PALM
1465	1114169	868169		CABBAGE PALM
1466	1114214	868163		QUEEN PALM
1467	1114175	868172	14	OAK
1468	1114155	868186		CABBAGE PALM
1469	1114150	868177		CABBAGE PALM
1470	1114160	868177		CABBAGE PALM
1471	1114192	868131		QUEEN PALM
1472	1114211	868107	48	OAK
1473	1114208	868053		QUEEN PALM
1474	1114128	868173	22	OAK
1475	1114125	868182	18	OAK
1476	1114097	868195	32	OAK
1477	1114122	868223	36	OAK
1478	1114135	868253	18	OAK
1479	1114112	868257	28	OAK
1480	1114129	868286	16	OAK
1481	1114117	868298		CABBAGE PALM
1482	1114113	868295		CABBAGE PALM
1483	1114169	868307		CABBAGE PALM
1484	1114165	868305	18	OAK
1485	1114162	868304	14	OAK
1486	1114123	868336	36	OAK
1487	1114099	868354	26	OAK
1488	1114144	868354	22	OAK
1489	1114150	868385	22	OAK
1490	1114152	868398		CABBAGE PALM
1491	1114166	868426	16	OAK
1492	1114126	868426	36	OAK
1493	1113987	868389	60	OAK
1494	1113992	868386		CABBAGE PALM
1495	1114041	868383		CABBAGE PALM
1496	1114081	868386	16	OAK
1497	1114070	868424		CABBAGE PALM
1498	1113967	868171		CABBAGE PALM
1499	1113993	868085		CABBAGE PALM
1500	1113992	868094	72	OAK
2001	1113994	868135		CABBAGE PALM
2002	1113998	868163		CABBAGE PALM
2003	1114006	868163	20	OAK
2004	1114010	868168	20	OAK
2005	1114030	868170		CABBAGE PALM
2006	1114030	868173		CABBAGE PALM
2007	1113987	868198		CABBAGE PALM
2008	1113995	868226	26	OAK
2009	1114003	868291	18	OAK
2010	1114012	868277	28	OAK
2011	1114017	868314		CABBAGE PALM
2012	1113990	868350		CABBAGE PALM

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DAD — DRAWN BY
MTO — CHECKED BY
SV — FIELD CREW
19-3(S)&20-446_SV.dwg — FILENAME
LAYOUT1 — LAYOUT
AS SHOWN — SCALE
March 11, 2021 — DATE

DATE	REVISION COMMENTS
02/22/2021	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

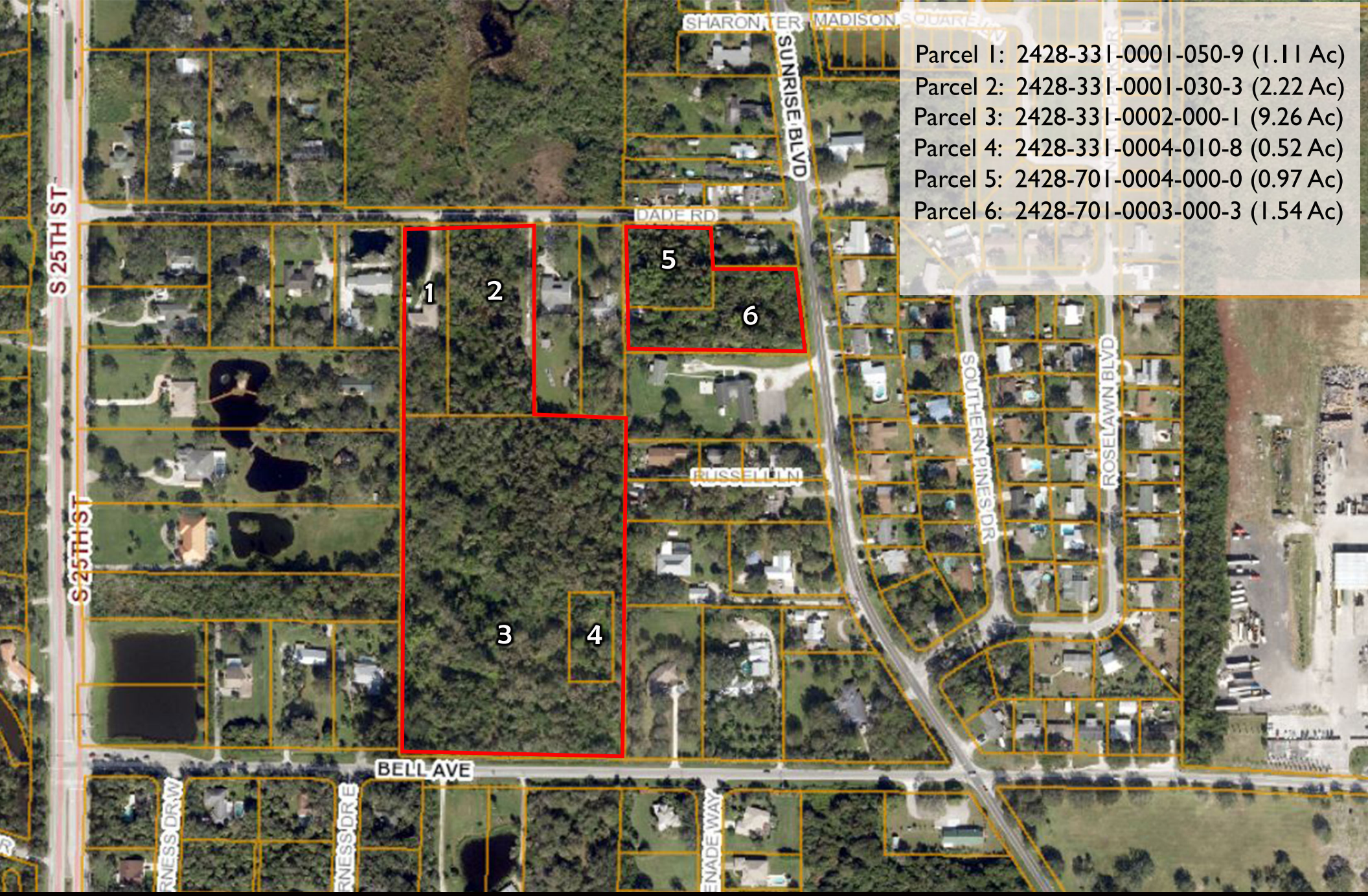
RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-446

4 OF 4

Z:\EDC-2019\19-362 - Privilege Dev - Dutch Road (North Property)\SURVEY\Dwg - PDP\Survey\19-362&20-446_SV.dwg, 3/18/2021 4:49 PM
COPYRIGHT 2020 BY EDC, INC. THIS ITEM EXPRESSES A RESERVED LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS THEREIN, DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR CONVEYED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. ANY UNAUTHORIZED REUSE OR MODIFICATION TO THIS DOCUMENT WITHOUT FIRST OBTAINING EXPRESS WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



Privilege Development - South

Location Map

Fort Pierce, FL

ENGINEERS SURVEYORS ENVIRONMENTAL

Technical Review Committee **3. c.**

Meeting Date: 07/15/2021

REQUESTED ACTION

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

LOCATION

7325 Pruitt Research Center Road

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/01/2021 04:08 PM

Final Approval Date: 07/01/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Technical Review Committee

FROM: Brandon Creagan, MCRP, LEED Green Associate, Senior Planner

RE: **Technical Review Project #21-07000015**

DATE: July 15, 2021

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 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.	Brian Nolan, AICP, ASLA (Representative) - Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
1890 Kingsley Avenue, Ste 102	701 SE Ocean Blvd.
Street Address	Street Address
Orange Park FL 32073	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
boganhuntley@gmail.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- CLAY COUNTY

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

Signature of Notary (seal)

AMY L. VAUGHN
Commission # GG 227022
Expires June 11, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

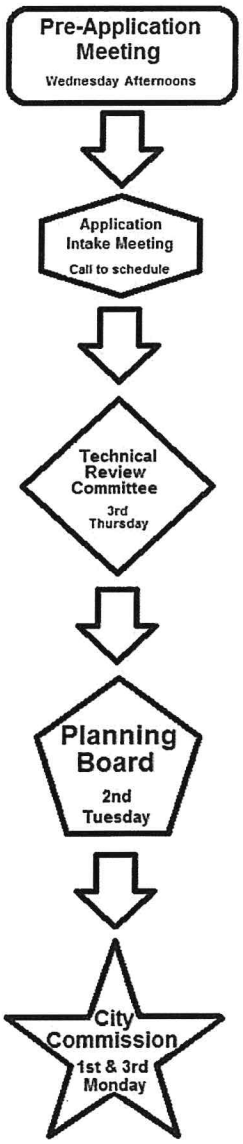
Non-Residential: Proposed Sq. Ft.: 29,390 sf

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 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:

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 (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
Change in Demand	**Total gallons per day** +45,555.3 gpd (increase)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum (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
Change in Demand	**Total gallons per day** +24,276.24 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum 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)

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	791	421/379
Proposed Zoning	2335	52/64
Change in Demand	Trips +1,544 (increase)	Trips +369/+315 (increase)
Impact to Capacity	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 # _____
E-mail: boganhuntley@gmail.com

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.

Applicant's Signature Date 03/15/2021

Address State FL 32073 Zip

1890 Kingsley Avenue, Ste 102 boganhuntley@gmail.com

Phone Fax E-mail Address

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

L. Ward Huntley 904-631-0124

Property Owner's Name (Please Print) Phone

1890 Kingsley Avenue, Ste 102 FL 32073

Address State Zip

03/15/2021

Property Owner's Signature Date

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

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

Signature of Notary (seal)

AMY L. VAUGHN
Commission # GG 227022
Expires June 11, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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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:

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North	Research Park	SD (County)	PNRD (County)
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Community	2.5 acres per 1,000 people			
Neighborhood				

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Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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Impact	See attached.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
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E-mail: boganhuntley@gmail.com

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Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.com

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

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

Applicant's Signature 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

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

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 03-15-21

Property Owner's Signature Date

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

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by L. Ward Huntley who is personally known to me or has produced _____ as ident

Amy L Vaughn

Signature of Notary (seal)

AMY L. VAUGHN
Commission # GG 227022
Expires June 11, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 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.	Brian Nolan, AICP, ASLA (Representative) - Lucido & Assoc.
Property Owner(s)	Applicant/Representative, Title, Company
1890 Kingsley Avenue, Ste 102	701 SE Ocean Blvd.
Street Address	Street Address
Orange Park FL 32073	Stuart FL 34994
City State Zip	City State Zip
904-272-0435	772.220.2100
Phone Number	Phone Number
boganhuntley@gmail.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- CLAY COUNTY

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

Signature of Notary

AMY L. VAUGHN
Commission # GG 227022
Expires June 11, 2022
Bonded Thru Troy Fain Insurance 800-365-7019

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum 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

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

Impact	

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

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

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
*					

*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 2ND day of SEPTEMBER, 2020, by L. WARD HUNTLEY, of L&R, INC. He/She [✓] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

(Print Name) AMY L. VAUGHN
NOTARY PUBLIC

AMY L. VAUGHN
Commission # GG 227022
Expires June 11, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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.slcfd.com

Type of Request

☒ Site Plan	☐ Site Plan with Construction "Detail" Plans	☐ Amendment	☐ Re-submittal
☐ Preliminary Subdivision Plat with Construction "Detail" Plans		☐ Final Subdivision Plat with Construction "Detail" Plans	
☐ Development of Regional Impact	☒ Planned Unit Development		
☐ 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
E-Mail	bnolan@lucidodesign.com				**Fax**

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		

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4729952 OR BOOK 4446 PAGE 2344, Recorded 07/16/2020 10:15:47 AM Doc Tax: $8211.00

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 15th 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:

Kathryn E. Caruana

Print Name: KATHRYN E. CARUANA

Print Name: Allyson Stewart

Party of the First Part:

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

SEAN CARR, Chief Executive Officer

ROBIN ANTHONY, Secretary

611 Gardenia Avenue
Fort Pierce, FL 34982

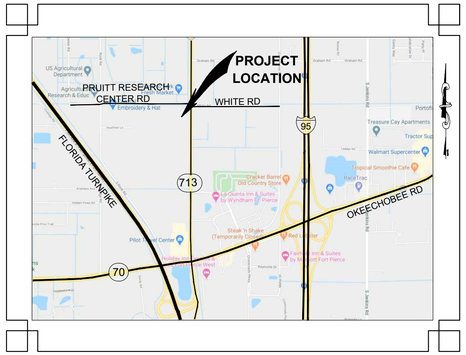
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 15th 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 [X] who are personally known or [ ] have produced a driver's license as identification.

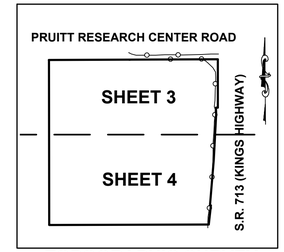
CYNTHIA M. SOWERBY
MY COMMISSION # GG 113669
EXPIRES: August 9, 2021
Bonded Thru Notary Public Underwriters

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



TOPOGRAPHIC SURVEY SHEET INDEX
1" = 400'

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.

LEGEND

ALTA	= AMERICAN LAND TITLE ASSOCIATION
APU	= APPARENT PHYSICAL USE
CH	= CHORD BEARING AND DISTANCE
CCR	= CERTIFIED RECORD CORNER
D.B.	= DEED BOOK
EL.	= ELEVATION
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
G.P.S.	= GLOBAL POSITIONING SYSTEM
L	= ARC LENGTH
LS	= LICENSED SURVEYOR
LTD.	= LIMITED
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NSLRWCD	= NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
PID	= POINT IDENTIFICATION
R	= RADIUS
R.T.K.	= REAL TIME KINEMATIC
R/W	= RIGHT-OF-WAY
S.R.	= STATE ROAD
	= TITLE EXCEPTION
TYP.	= TYPICAL
x14.52	= EXISTING ELEVATION
23 - T35S - R39 E	= SECTION-TOWNSHIP SOUTH-RANGE EAST

	= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
	= ASPHALT PAVEMENT
	= BENCHMARK
	= CATCH BASIN
	= CENTRAL ANGLE
	= CONCRETE
— X —	= BARBED WIRE FENCE
	= CONCRETE UTILITY POLE
	= ELECTRIC BOX
	= ELECTRIC HAND HOLE
	= ELECTRIC METER
— · —	= GUARDRAIL
— OU —	= OVERHEAD UTILITY LINE
	= SEWER VALVE
	= STORM MANHOLE
	= SILT FENCE

A.L.T.A. 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

1. 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.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.

3. 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.

4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
NONE PROVIDED.

5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.

6. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.

7. 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.

8. 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.

9. 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 PROERTY.

10. SUBJECT LAND LIES WITHIN THE BOUNDARIES SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FLORIDA, AND MAY BE SUBJECT TO FUTURE ASSESSMENTS.

11. RIPARIAN RIGHTS AND LITTORAL RIGHTS, IF ANY, INCIDENT TO THE LAND.
NO DOCUMENTS PROVIDED.

12. 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.

13. 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:

1. 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.

2. 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 1876, 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".

3. 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'

"I95 F 140"
PID: AF7269
FOUND DISK SET IN TOP OF SOUTH CONCRETE GUARDRAIL ON GRAHAM ROAD STAMPED
"BM I 95 F 14"
EL. = 46.99'

5. 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.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

7. 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.

8. SUBSURFACE OR UNDERGROUND UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED.

9. 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.

MARCH 11, 2020
DATE OF LAST FIELDWORK

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)

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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

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

PROJECT NO
010735-01-001

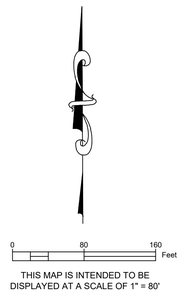
PLAN STATUS	
DATE	DESCRIPTION

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

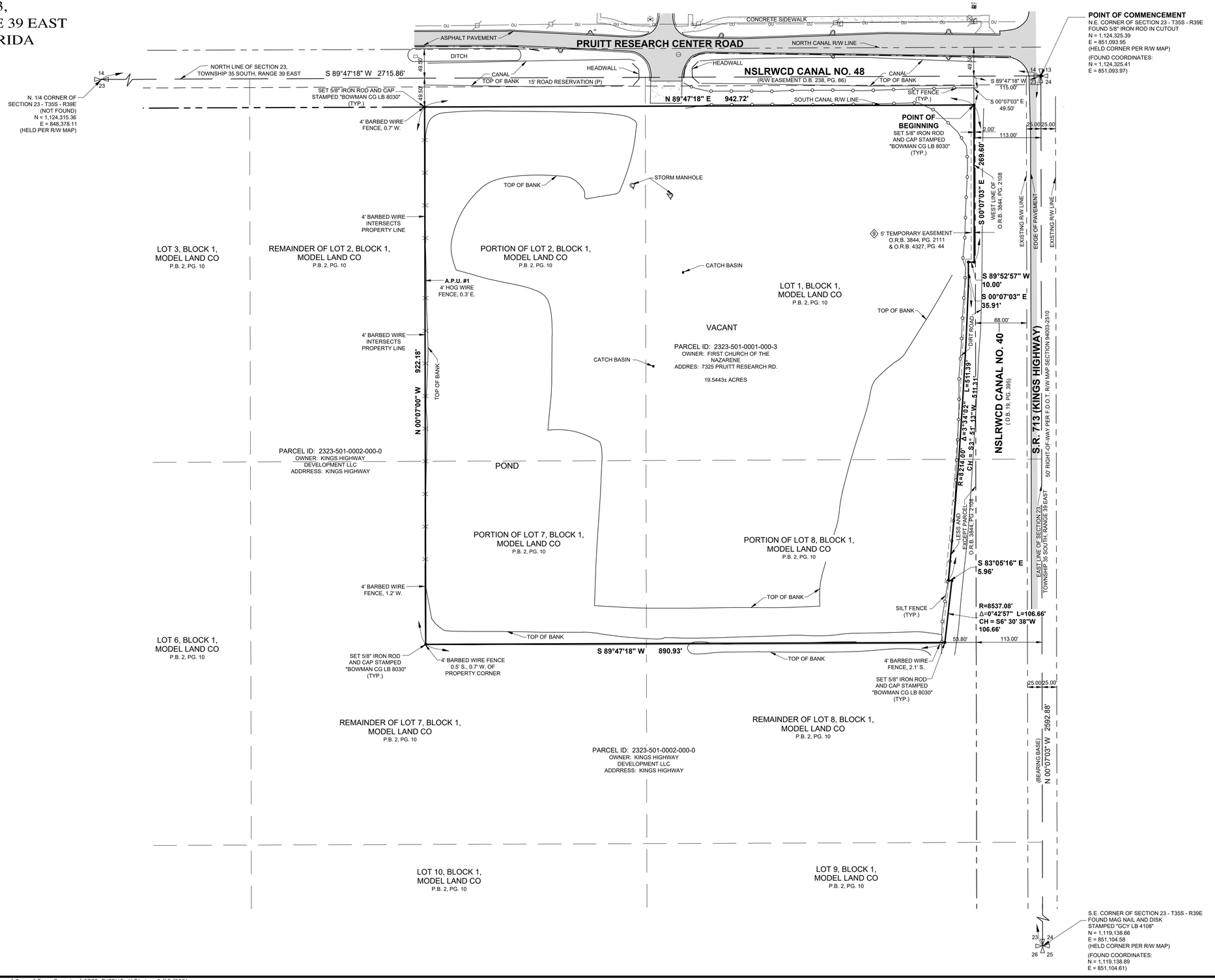
Cad file name: P:\010735 - Thermo King\010735-01-001 (SUR) - ALTA Survey\Survey\Topo Boundary\0735 THERMO ALTA.dwg 6/10/2021

ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY

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



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80'



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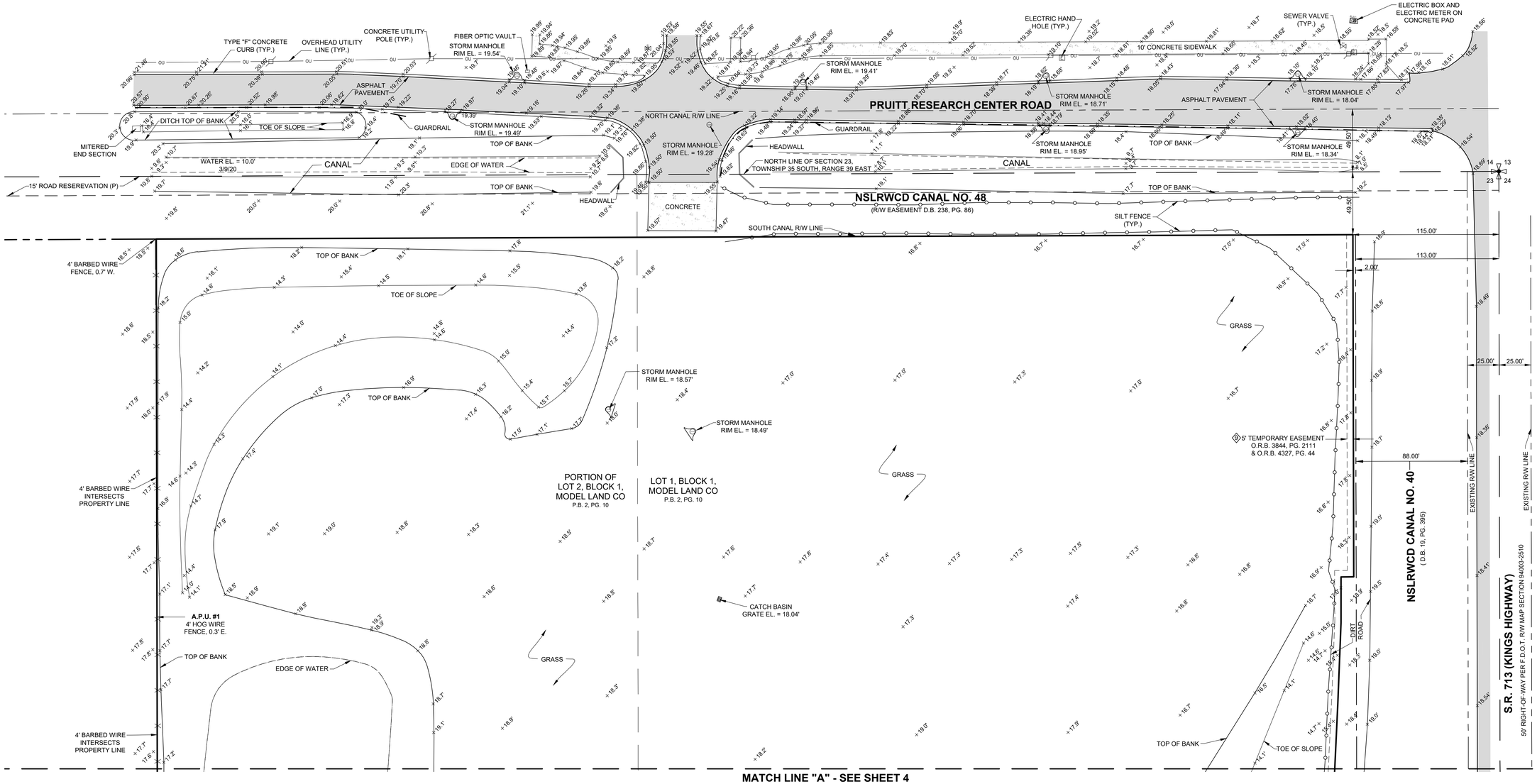
Cad file name: P:\010735 - Thermo King\010735-01-001 (SUR) - ALTA Survey\Survey\Topo Boundary\0735 THERMO ALTA.dwg 6/10/2021

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

0 40 80 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40'



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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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

PROJECT NO
010735-01-001

PLAN STATUS

DATE	DESCRIPTION

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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

ALTA/NSPS LAND TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

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

0 40 80 Feet

THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 40'

MATCH LINE "A" - SEE SHEET 3

POND
WATER EL. = 10.6'
3/4/20

POND
WATER EL. = 10.6'
3/4/20

CATCH BASIN
GRATE EL. = 18.10'

GRASS

GRASS

TOP OF BANK

EDGE OF WATER

PORTION OF
LOT 2, BLOCK 1,
MODEL LAND CO
P.B. 2, PG. 10

LOT 1, BLOCK 1,
MODEL LAND CO
P.B. 2, PG. 10

PORTION OF
LOT 7, BLOCK 1,
MODEL LAND CO
P.B. 2, PG. 10

PORTION OF
LOT 8, BLOCK 1,
MODEL LAND CO
P.B. 2, PG. 10

TOP OF BANK

TOE OF SLOPE

TOP OF BANK

TOE OF SLOPE

TOP OF BANK

EDGE OF WATER

4' BARBED WIRE
FENCE, 1.2' W.

4' BARBED WIRE FENCE
0.5' S., 0.7' W. OF
PROPERTY CORNER

4' BARBED WIRE
FENCE, 2.1' S.

5' TEMPORARY EASEMENT
O.R.B. 3844, PG. 2111
& O.R.B. 4327, PG. 44

DIRT ROAD

LESS AND EXCEPT PARCEL
O.R.B. 3844, PG. 2108

SILT FENCE
(TYP.)

NSLRWCD CANAL NO. 40
(D.B. 19, PG. 395)

S.R. 713 (KINGS HIGHWAY)
50' RIGHT-OF-WAY PER F.D.O.T. R/W MAP SECTION 94003-2510

EXISTING RIGHT-OF-WAY

EDGE OF PAVEMENT

EXISTING RIGHT-OF-WAY

EAST LINE OF SECTION 23,
TOWNSHIP 35 SOUTH, RANGE 39 EAST

53.80'

113.00'

25.00'

25.00'

23 24
26 25

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

PROJECT NO
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PLAN STATUS

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SHEET 4 OF 4

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

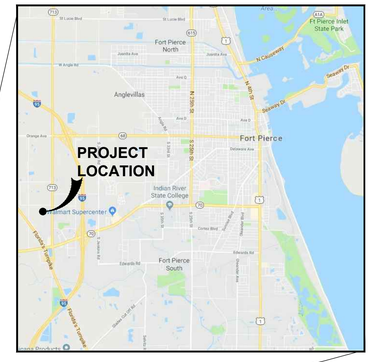
Applicant
Luis L. Huntley Enterprises
1890 Kingsley Avenue
Orange Park, FL 32073

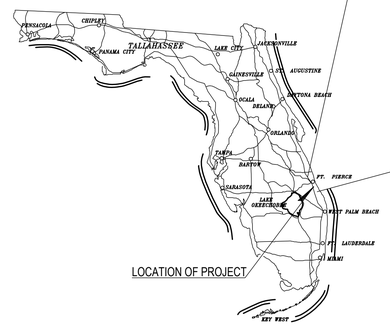
Civil Engineer
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

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

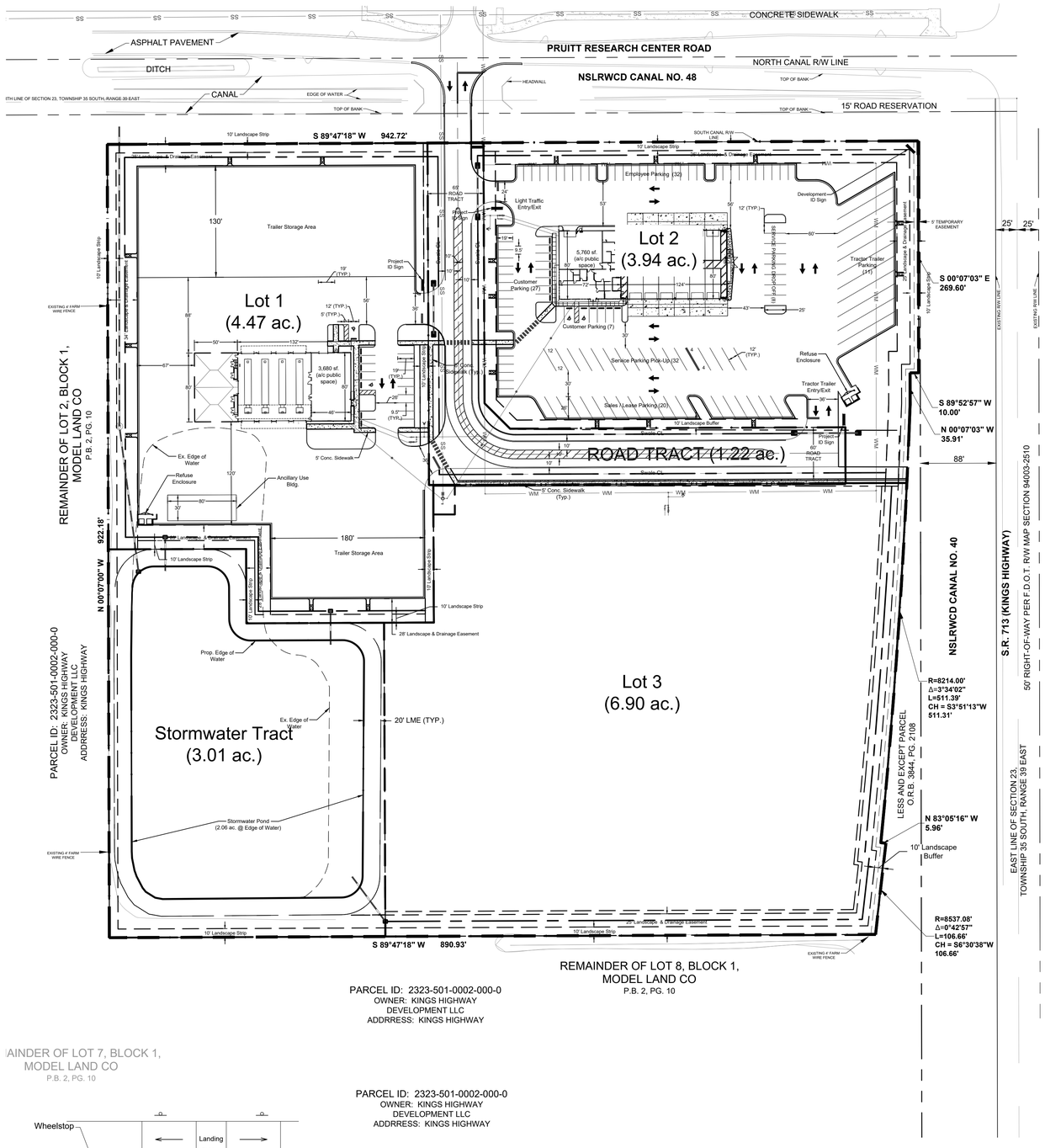




Sheet Index

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

lucido&associates



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 sith 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 Kenwoth 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 paltted 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%)
Pervious Area:	301,435.2 sf.		6.90 ac. (100%)
Impervious 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 Space Prov'd
Loading provided in service area
*Additional employee parking, and service and sales/lease parking provided as noted on the Site Plan.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

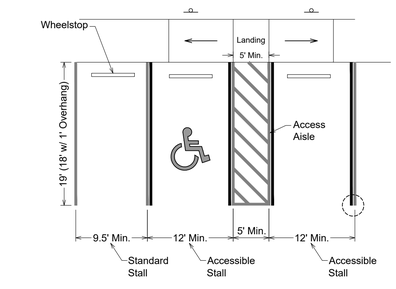
Client & Property Owner:	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Port Saint Lucie, FL 34952
Surveyor:	Bowman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

Project Hunt

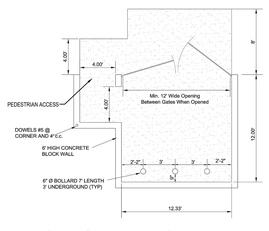
City of Fort Pierce, FL

Overall Site Plan

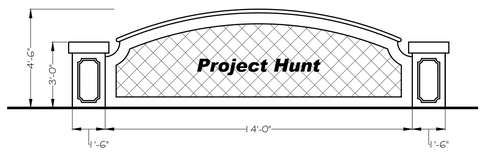
Date	By	Description
02.11.21	RM	For Client Review
4.20.21	BN	Submittal



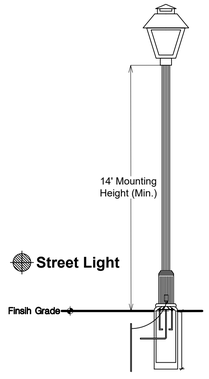
Typical Parking Stall Detail
NTS



Typical Refuse Enclosure Detail
NTS



Typical Development ID Sign Detail
NTS



Standard Light Pole Detail
NTS

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	1 of 6
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.2	

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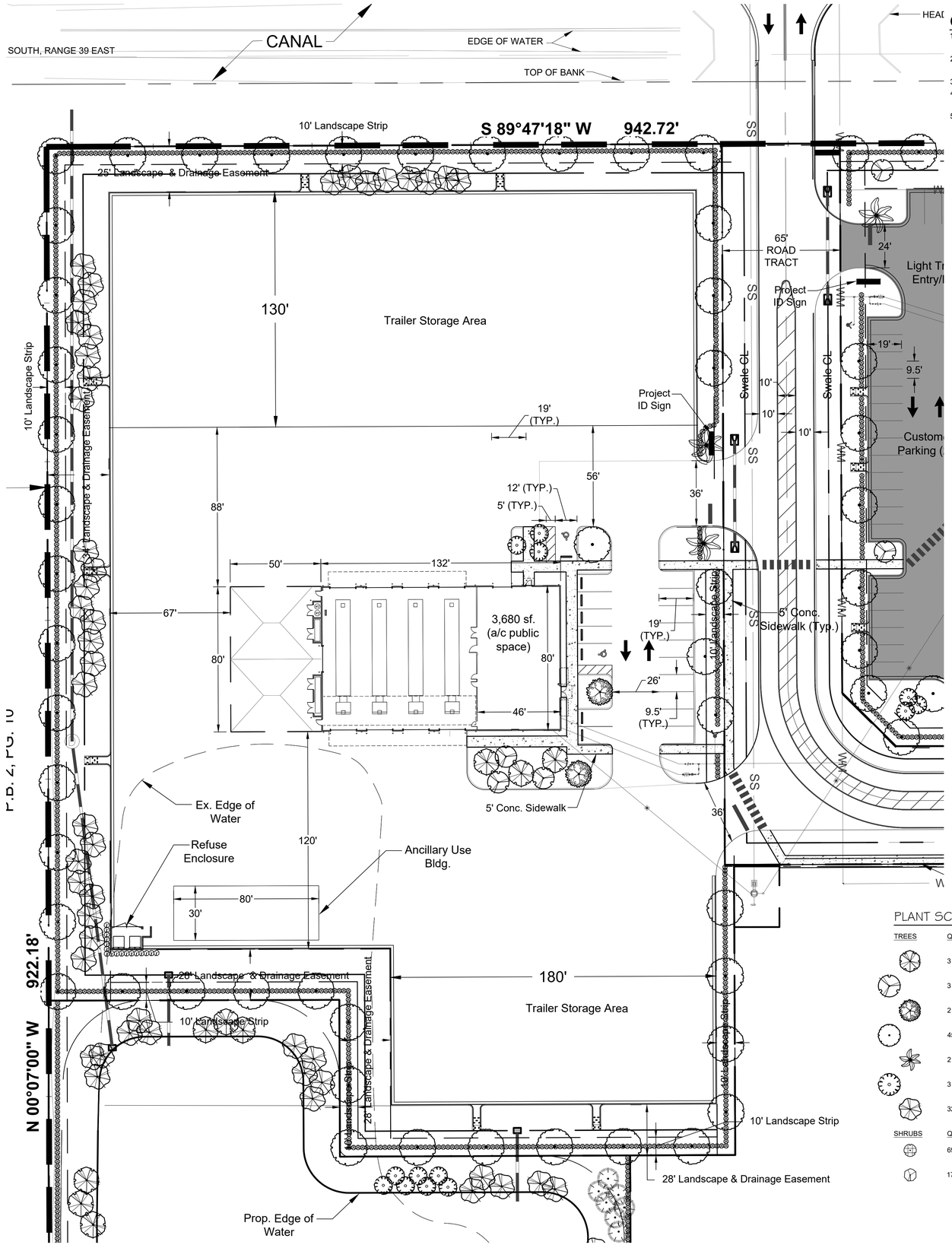

General Notes

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 sith 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.

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 125-324(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

Typical Project ID Sign Detail
NTS

PLANT SCHEDULE LOT 1 THERMOKING

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	3	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	3	Ilex x attenuata `East Palatka`	East Palatka Holly	CG	8`HT	6`W		Native	
	2	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	300G	22` HT	8` SPR	FTB, SP	Native	
	45	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	2	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
	3	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
	32	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	696	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	17	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	

Site Data

Lot 1 (Thermo King): 4.47 ac.

Impervious Area:	148,975 sf.	3.42 ac. (17%)
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. (5%)
Landscape Islands:	5,788 sf.	0.13 ac.
Open Space:	39,911 sf.	0.92 ac.

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.

Landscape Calculations:

Lot 1 (Thermo King)

Vehicular Use Area along Property Lines
1,306.49 Linear Feet along Property Line
1,306.49 x 10 = 13,064.9 sq. ft. required Landscape Area
(13,064.9) / 200 = **65 Trees Required**

Vehicular Use Area along Right of Way
357.33 Linear Feet along Right of Way
357.33 x 10 = 3,573.3 sq. ft. required Landscape Area
(3,573.3) / 300 = **12 Trees Required**

Interior Vehicular Use Area
10,873.78 sq. ft. total Vehicular Use Area
10,873.78 / 15 = 724.9 sq. ft. required Landscape Area
(724.9) / 100 = **7 Trees Required**

Total Landscape Area Required: 17,363.1 sq. ft.
Landscape Area Provided: 45,699 sf.
Total Trees Required: 84
Trees Provided = 84 Canopy Trees

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

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

Project Hunt

City of Fort Pierce, FL

Thermo King
Site and Landscape Plan

Date	By	Description
02.11.21	RM	For Client Review

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	**2 of 6**
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.2	

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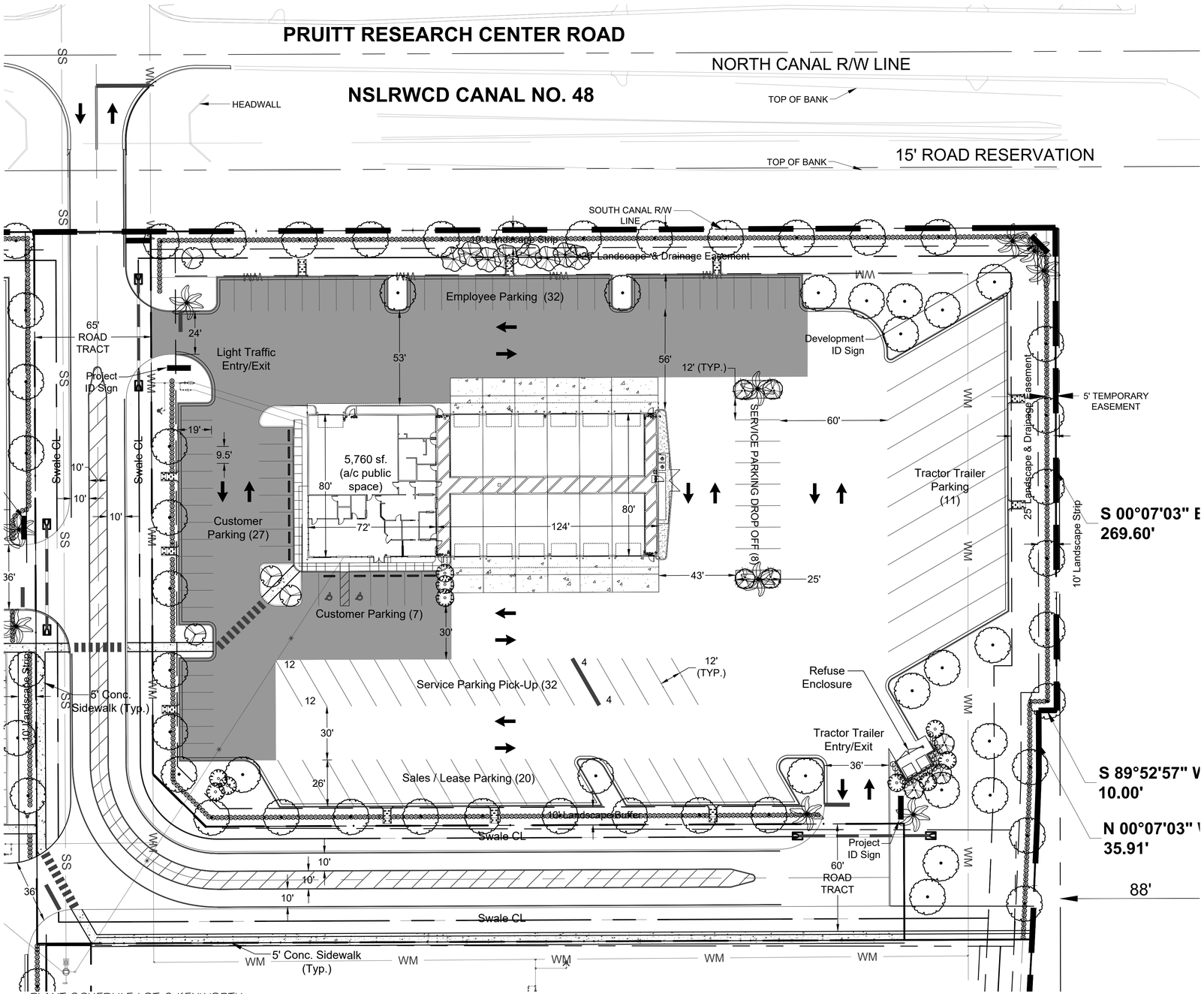
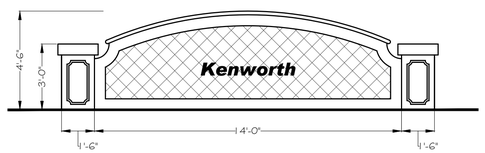


PLANT SCHEDULE LOT 2 KENWORTH

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	4	Ilex x attenuata `East Palatka`	East Palatka Holly	CG	8`HT	6`W		Native	
	7	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12` HT	12` W	ML, 3` CT, Specimen	Non-native	
	55	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	8	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
	10	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
	8	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	595	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	23	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native



Typical Project ID Sign Detail
NTS

Site Data

Lot 2 (Kenworth):		4.11 ac.
Impervious Area:	142,732 sf.	3.27 ac. (17%)
Buildings:	13,230 sf.	0.30 ac.
Pavement:	127,621 sf.	2.93 ac.
Sidewalk:	1,881 sf.	0.04 ac.
Pervious Area:	36,674 sf.	0.84 ac. (4%)
Landscape Islands:	5,813 sf.	0.13 ac.
Open Space:	30,861 sf.	0.71 ac.

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 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 Space Prov'd
Loading provided in service area
*Additional employee parking, and service and sales/lease parking provided as noted on the Site Plan.

Landscape Calculations:

Lot 2 (Kenworth)

Vehicular Use Area along Property Lines
607.07 Linear Feet along Property Line
607.07 x 10 = 6,070.7sq. ft. required Landscape Area
(6,070.7) / 200 = **30 Trees Required**

Vehicular Use Area along Right of Way
790.32 Linear Feet along Right of Way
790.32 x 10 = 7,903.2 sq. ft. required Landscape Area
(7,903.2) / 300 = **26 Trees Required**

Interior Vehicular Use Area
36,442.81 sq. ft. total Vehicular Use Area
36,442.81 / 15 = 2,429.5 sq. ft. required Landscape Area
(2,429.5) / 100 = **24 Trees Required**

Total Landscape Area Required: 16,403.4 sq. ft.
Landscape Area Provided: 28,894 sf.
Total Trees Required: 80
Trees Provided = 80 Canopy Trees

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 125-324(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

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 sith 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.

lucido & associates
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Key / Location:

N.T.S.

Project Team:

Client & Property Owner:	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
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Surveyor:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Traffic Engineer:	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

Kenworth
Site and Landscape Plan

Date	By	Description
02.11.21	RM	For Client Review

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	**3 of 6**
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.21	

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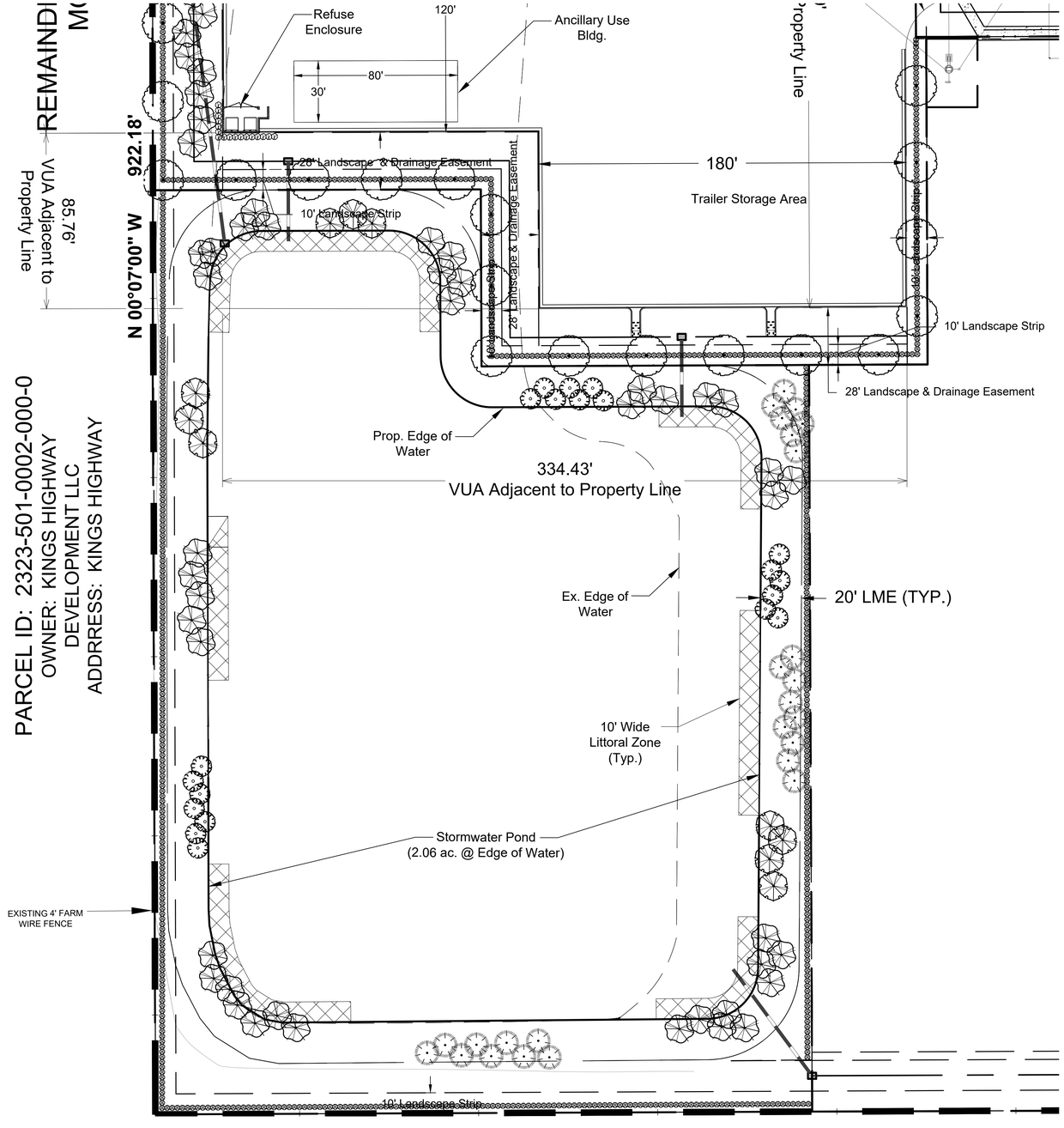

PLANT SCHEDULE STORMWATER TRACT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	10	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	25	Pinus elliotti	Slash Pine	FG	12` HT	6`W			
	20	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
	40	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	443	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	

Site Data

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.

Landscape Calculations:

Stormwater Tract

Littoral Zones

1,237 Linear Feet of Shoreline
(1,237)(50%) = 618.5 LF of Littoral Zone Req'd
(618.5 LF)(10 sf./LF) = 6,185 sf. of Littoral Zone Req'd
Total Littoral Zone Provided: 6,290 sq. ft.

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
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General Notes

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3. All interior sidewalks to be 5' wide minimum.
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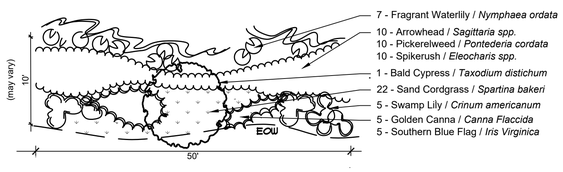
5. All signage to comply with Chapter 117 of the City of Fort Pierce Code of Ordinances.

QTY	Common Name	Botanical Name
7	Fragrant Waterlily	*Nymphaea odorata*
10	Arrowhead	*Sagittaria spp.*
10	Pickerelweed	*Pontederia cordata*
10	Spikerush	*Eleocharis interstincta*
22	Sand Cordgrass	*Spartina bakeri*
5	Swamp Lily	*Crinum americanum*
5	Golden Canna	*Canna flaccida*
5	Southern Blue Flag Iris	*Iris virginica*
1	Bald Cypress	*Taxodium distichum*

Typical 50' Littoral Plant Schedule

QTY	Common Name	Botanical Name
87	Fragrant Waterlily	*Nymphaea odorata*
124	Arrowhead	*Sagittaria spp.*
124	Pickerelweed	*Pontederia cordata*
124	Spikerush	*Eleocharis interstincta*
272	Sand Cordgrass	*Spartina bakeri*
62	Swamp Lily	*Crinum americanum*
62	Golden Canna	*Canna flaccida*
62	Southern Blue Flag Iris	*Iris virginica*
12	Bald Cypress	*Taxodium distichum*

Total Littoral Plant Schedule



Typical 50' Section-Littoral Plan

N.T.S.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner:	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
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Surveyor:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Traffic Engineer:	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

Stormwater Tract Landscape Plan

Date	By	Description
02.11.21	RM	For Client Review

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

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

Sheet **4 of 6**

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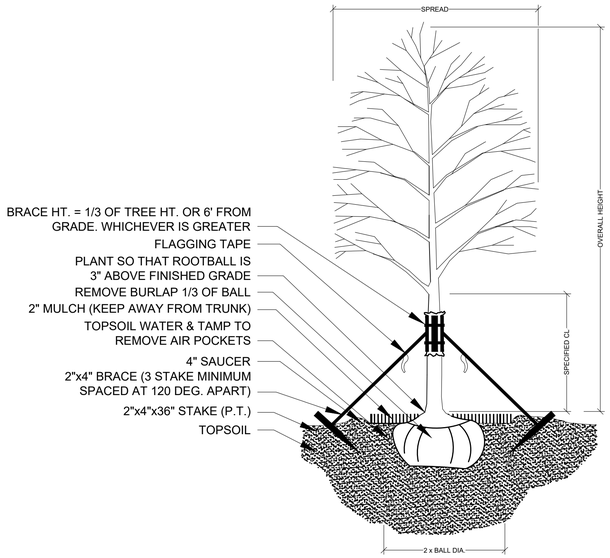
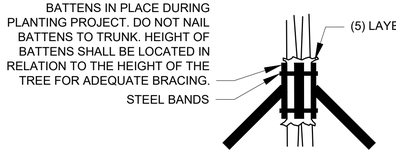


TREE PLANTING & STAKING

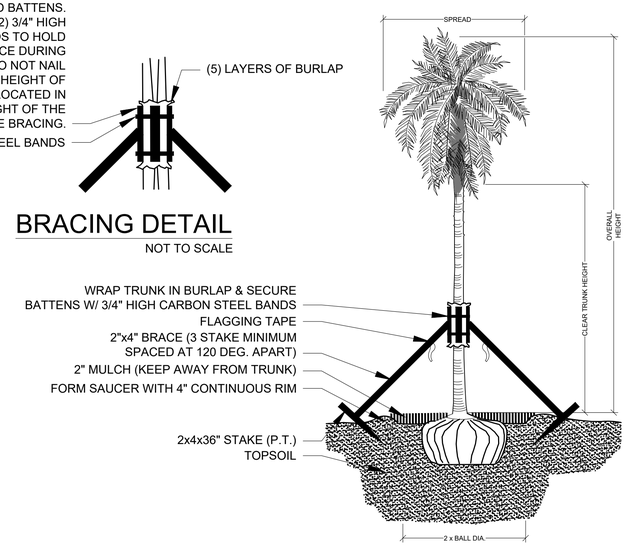
NOT TO SCALE



(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

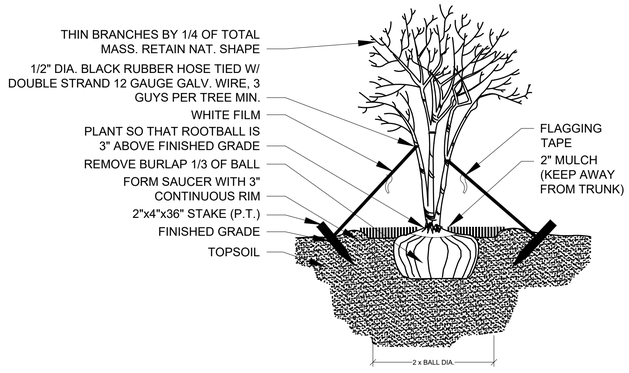
BRACING DETAIL

NOT TO SCALE



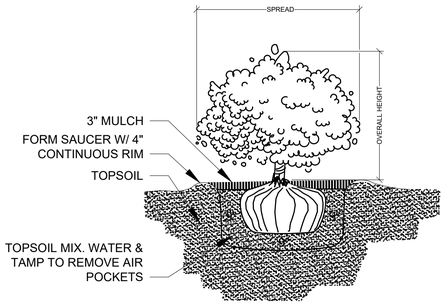
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



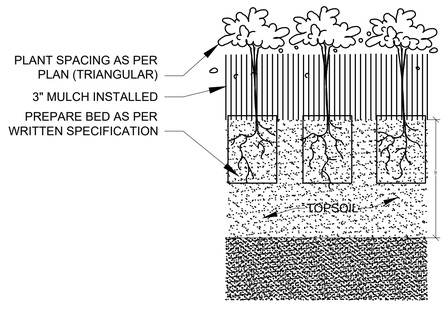
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



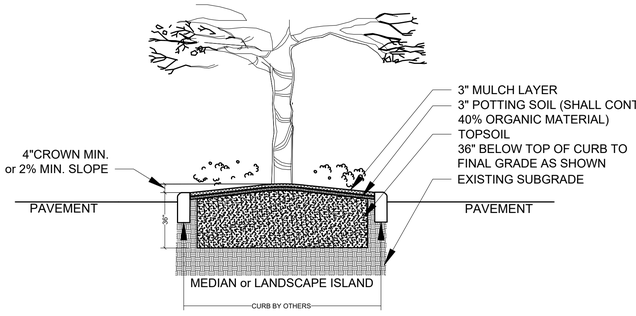
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

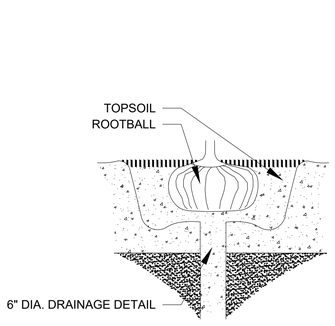


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

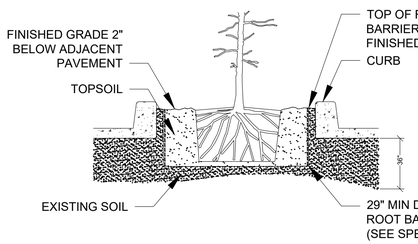
NOT TO SCALE

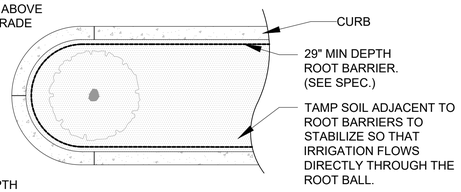
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

NOT TO SCALE

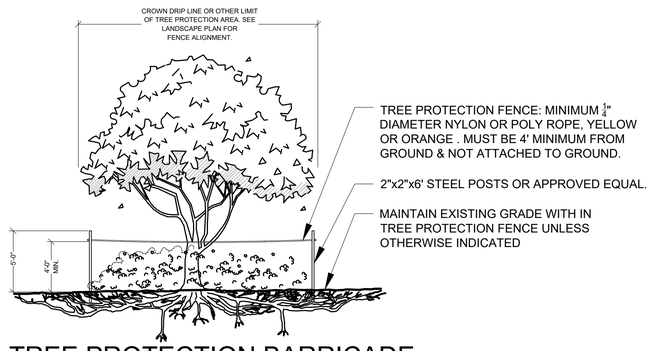




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

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

Project Hunt

City of Fort Pierce, FL

Landscape Details

Date	By	Description
02.11.21	RM	For Client Review

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	---	Sheet
Manager	---	5 of 6
Project Number	---	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.21.dwg	

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner: Luis L. Huntley Enterprises, 1890 Kingsley Avenue, Orange Park, FL 32073

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: Stephen Cooper, P.E. & Assoc, 7450 S. Federal Hwy, Port Saint Lucie, FL 34952

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

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

Project Hunt

City of Fort Pierce, FL

Landscape Specifications

Date	By	Description
02.11.21	RM	For Client Review

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	---	Sheet
Manager	---	6 of 6
Project Number	---	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.21.dwg	

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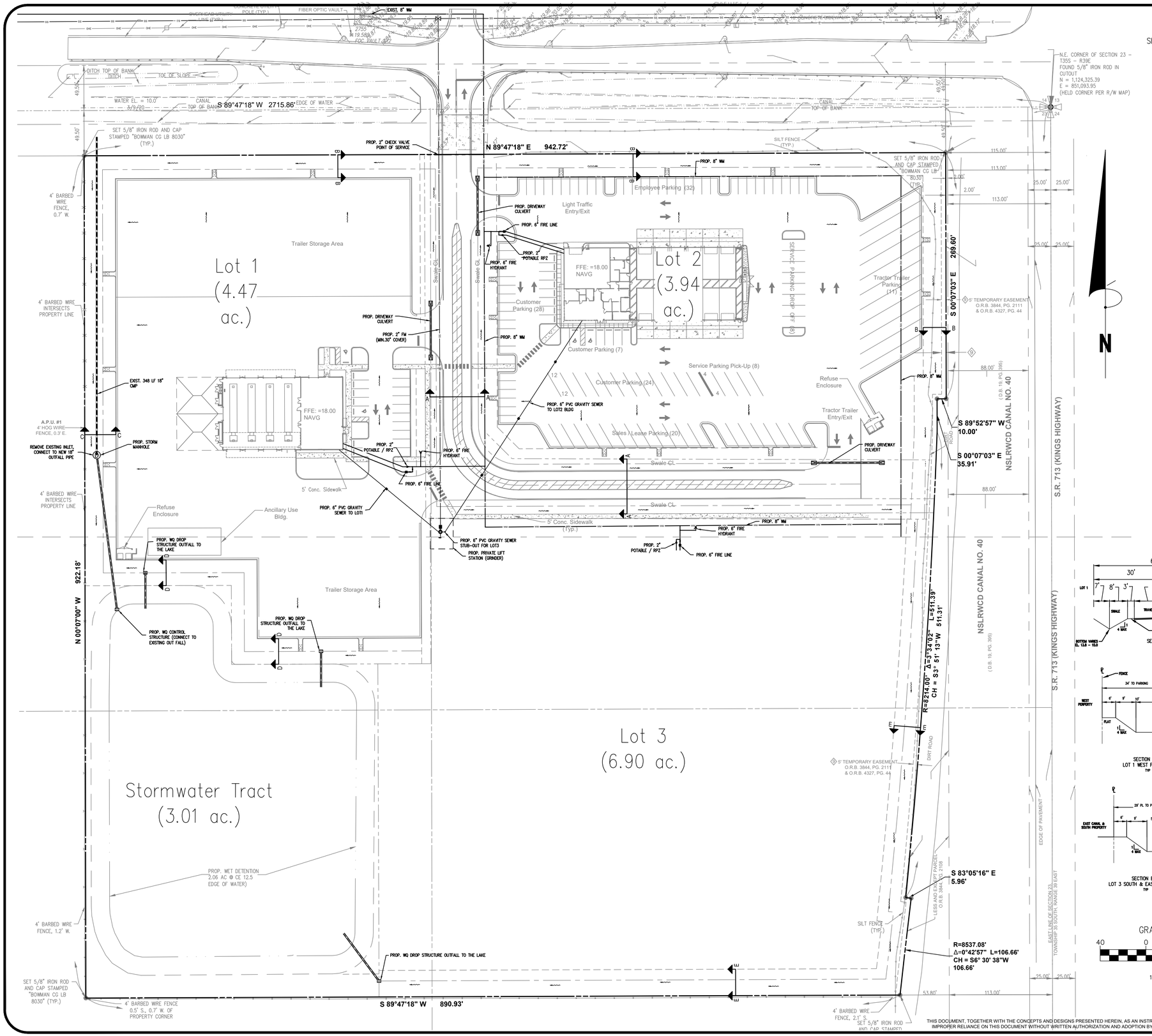
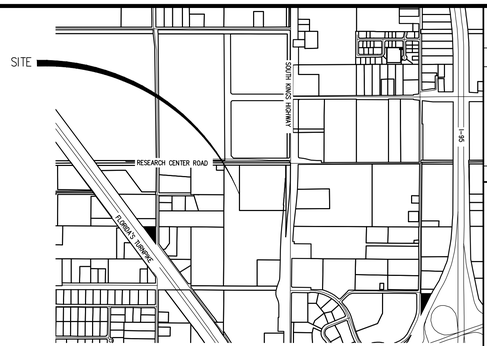




WATER STATEMENT

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 ONSITE 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 – 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 VERSES POST DISCHARGE)

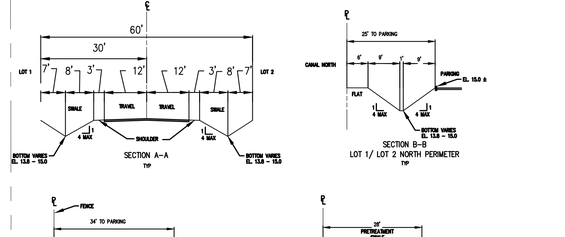
100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

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



STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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No.	REVISION	BY:	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY PLAN

PROJECT HUNT

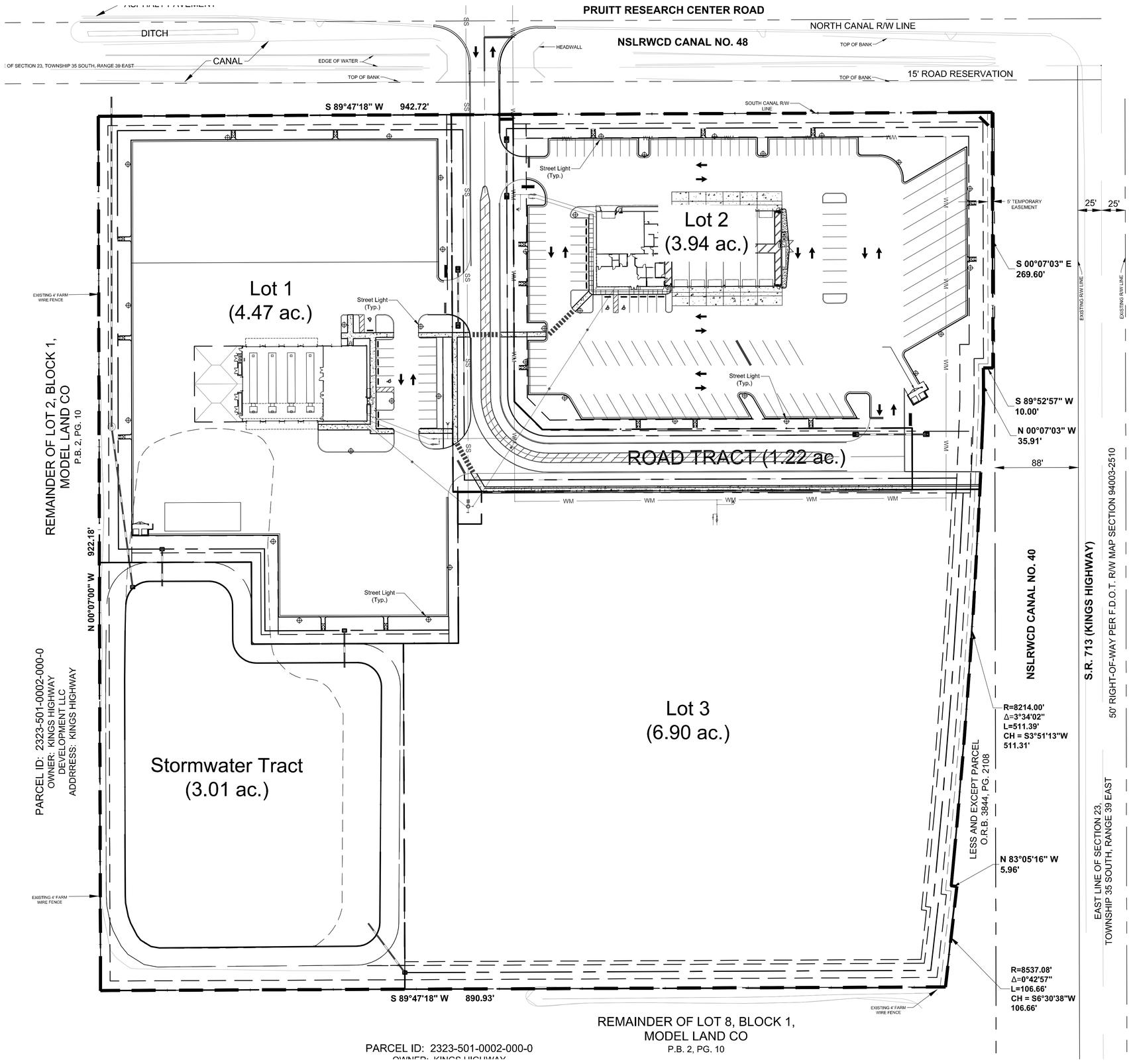
FLORIDA

CITY OF FORT PIERCE

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

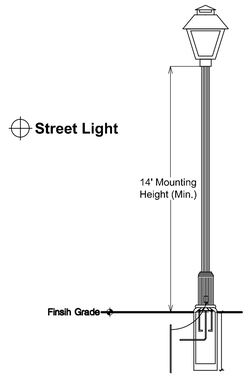
DRAWING NO. **C1.0**

JOB NO. 2020-122



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 shall not exceed 0.5 foot-candle of throw onto adjacent properties, measured vertically and horizontally.
3. All lighting shall provide a uniformity ration 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.



Standard Light Pole Detail
NTS

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner:	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Port Saint Lucie, FL 34952
Surveyor:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Traffic Engineer:	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

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	**1 of 1**
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.2	

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Drawing Name: J:\Projects Active\20-570 Project Hunt\Site Plan\ Jun 22, 2021 - 1:09pm 20-570_ProjectHunt_SitePlan_Submittal Plans_5.6.21.dwg

SCPE
STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
~CONSULTING ENGINEER~
● CIVIL ENGINEERING ● SITE PLANNING ● ENVIRONMENTAL PERMITTING
7450 S. Federal Highway● Port St. Lucie, FL 34952
Phone: 772-336-2933 ● Fax: 844-649-1426
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856
scooper@scpeinc.com

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 verses 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

lucido&associates

June 21, 20201

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 conduced 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 fee free to contact me directly should you have any questions or concerns regarding this matter.

Respectfully,

Brian Nolan, AICP, ASLA
Director II

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

PROJECT HUNT

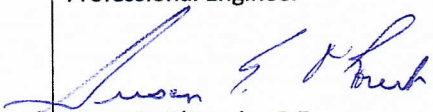
Prepared for:

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

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/04/2021 License #: 42684

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	5
LINK ANALYSIS / REVIEW	5
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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019 Level of Service Report and FDOT 2020 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data

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.

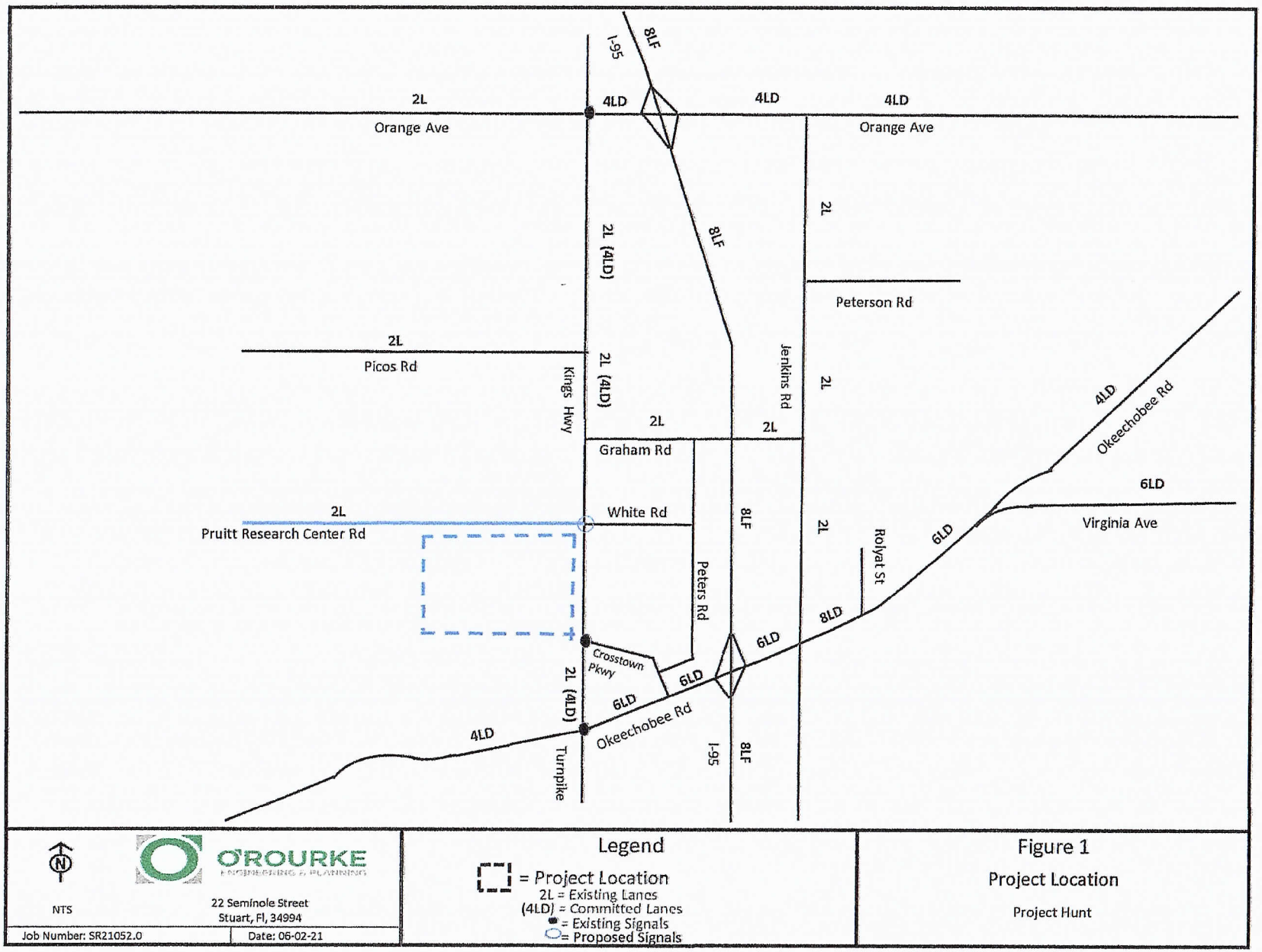
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- 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**.



NTS

O'ROURKE ENGINEERING & PLANNING

22 Seminole Street
Stuart, Fl, 34994

Job Number: SR21052.0 | Date: 06-02-21

Legend

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

Figure 1

Project Location

Project Hunt

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) = 0.97Ln(X) + 2.50	50%	50%	73	72	145
Warehousing	150	317,950	Sft	T = 1.58(X) + 45.54	50%	50%	274	274	548
TOTALS							**347**	**346**	**693**

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
TOTALS							**76**	**17**	**93**

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) = 0.95Ln(X) + 0.36	16%	84%	3	13	16
Warehousing	150	317,950	Sft	T = 0.19(X)	27%	73%	16	44	60
TOTALS							**19**	**57**	**76**

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.**

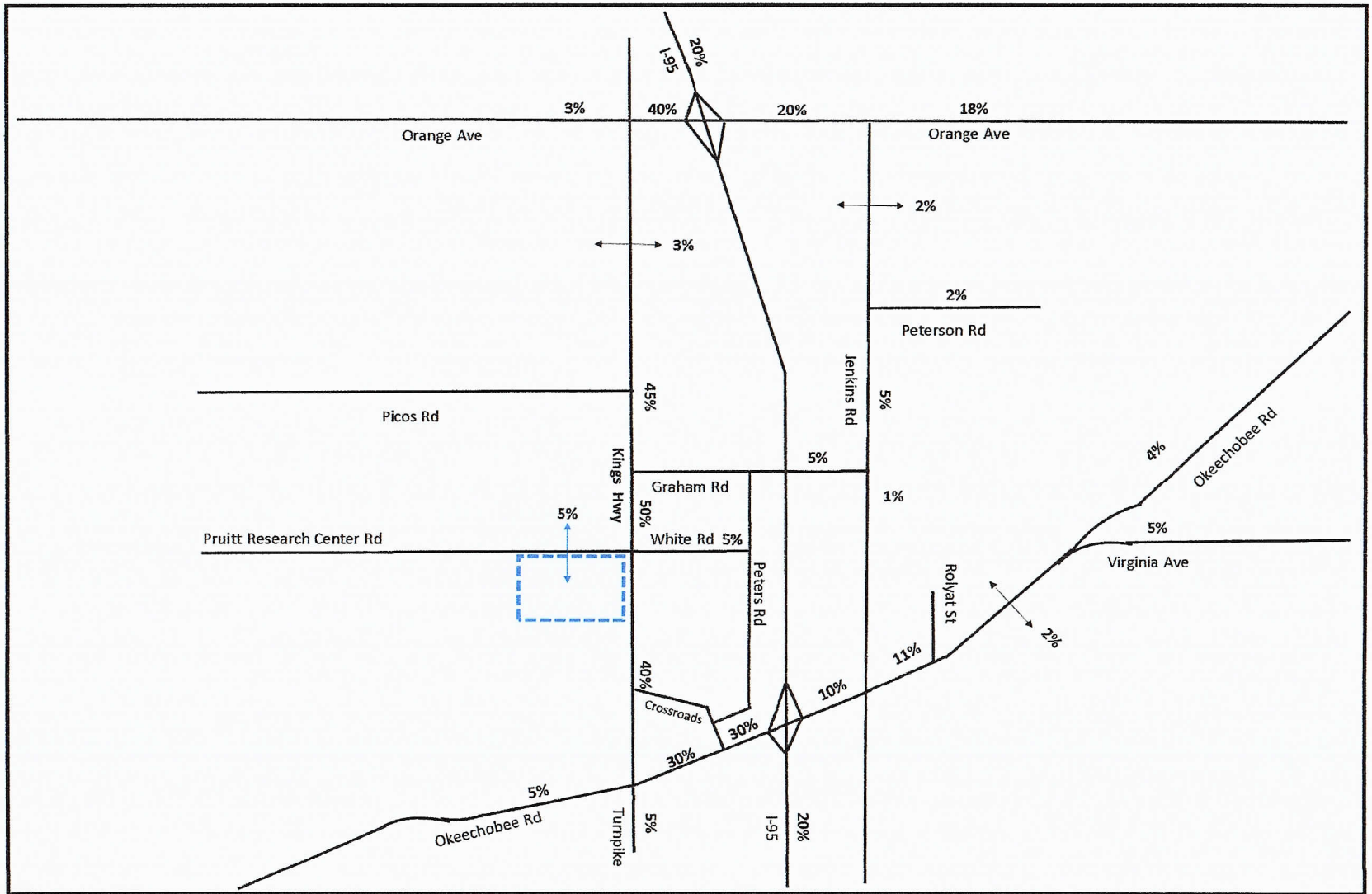

I-95
20%
3%
40%
20%
18%
Orange Ave
Orange Ave
2%
3%
2%
Peterson Rd
Jenkins Rd
5%
Picos Rd
45%
5%
Kings Hwy
Graham Rd
4%
Okeechobee Rd
1%
5%
50%
White Rd 5%
Pruitt Research Center Rd
5%
Virginia Ave
Peters Rd
Rolyat St
11%
2%
40%
Crossroads
10%
30%
30%
5%
Okeechobee Rd
Turnpike
5%
I-95
20%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21052.0
Date: 05-27-21
Legend
= Project Location
Figure 2
Percent Assignment
Project Hunt

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

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
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%
	Picos Rd	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	EB	IN	NO	2000	15	0.75%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	3	0.15%	20%
	Kings Hwy	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	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	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%
	Peterson Rd	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	EB	OUT	NO	4170	5	0.12%	30%
	Kings Hwy	I - 95	WB	IN	NO	4170	23	0.55%	30%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	2	0.05%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	8	0.19%	10%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	2	0.05%	11%
	Jenkins Rd	McNeil 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	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)[2]	Peak Hour Service Capacity (E+C)[1]	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%
	Picos Rd	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	EB	OUT	NO	2000	11	0.55%	20%
	I-95	Jenkins Rd	WB	IN	NO	2000	4	0.20%	20%
	Kings Hwy	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	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	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%
	Peterson Rd	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	EB	OUT	NO	4170	17	0.41%	30%
	Kings Hwy	I - 95	WB	IN	NO	4170	6	0.14%	30%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	6	0.14%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	2	0.05%	10%
	Jenkins Rd	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	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)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate [2]	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	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:	93
Net In:	76
Net Out:	17
Years Grown:	6

TABLE 3b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate [2]	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	SB	OUT	YES	7286	374	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

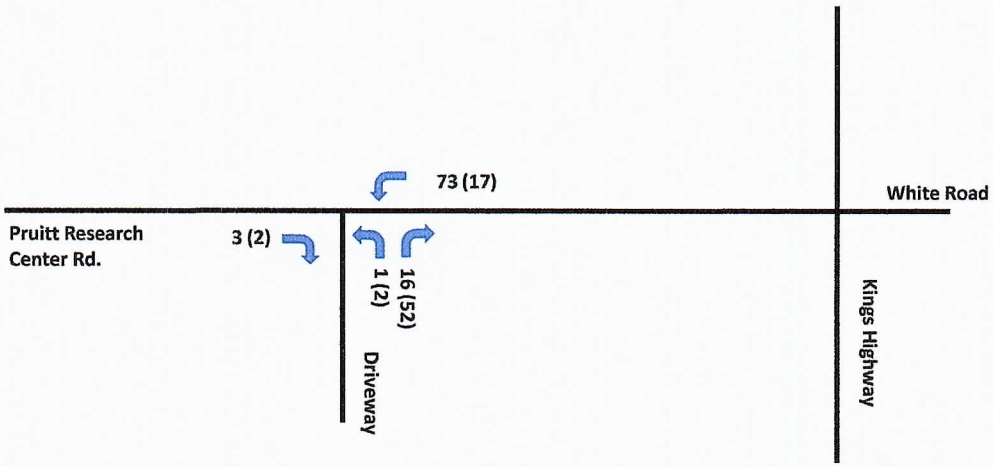
Two-Way:	76
Net In:	19
Net Out:	57
Years Grown:	6

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

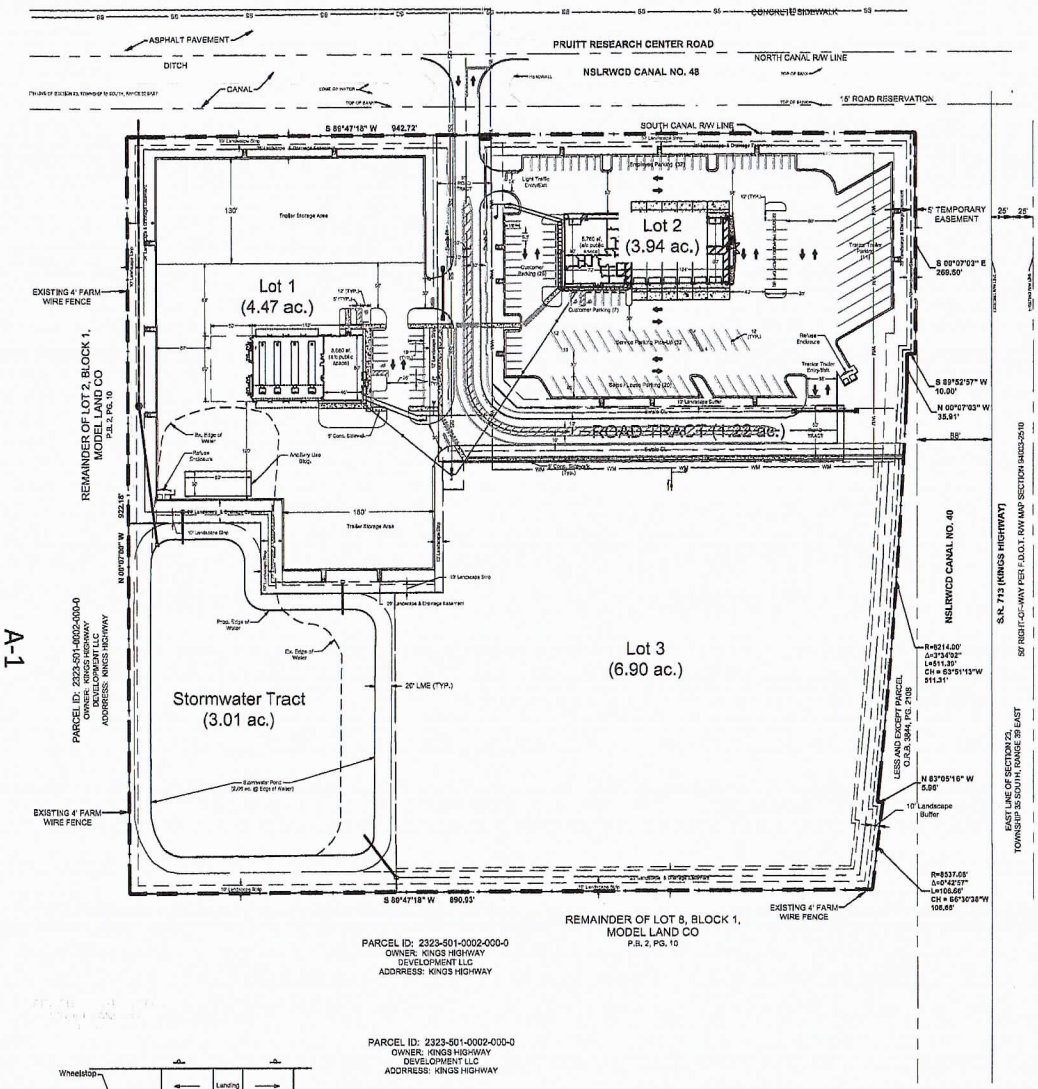
With 93 net new AM peak hour trips and 76 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



N O'ROURKE ENGINEERING & PLANNING NTS 22 SE Seminole Street Stuart, FL, 34994 Job #: Date: 6.4.21	Legend XX (XX) = AM (PM) Project Trips	Figure 3 Driveway Volumes Project Hunt

APPENDIX A

SITE PLAN



A-1

General Notes

1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the full Density Bonus permitted by the Code; however, the Applicant and its successors and assigns reserve the right to exercise the full Density Bonus permitted by the Code in the future, in accordance with then-applicable Code requirements, pertaining to modifications to an approved Planned Development.
2. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
3. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(a) of the Fort Pierce City Code.
4. All interior sidewalks to be 5' wide minimum.
5. Parking space bumper rails shall comply with Section 22-60(c)(7) of the Fort Pierce City Code.
6. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
7. All signage to comply with Chapter 15 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 269.50 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 5.66 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%)**
Pervious Area:	301,435.2 sf.	6.90 ac. (100%)
Impervious 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:	104,784.88 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.x20%) = 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 min mum 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. @ 3,690 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: 35 Spaces

Office:
1 space per 200 sf. @ 5,760 sf. (a/c Office space) = 29 spaces Req'd / *35 spaces Prov'd
Accessible Spaces Req'd: 2 Spaces Req'd / 2 Space Prov'd
Loading provided in service area
*Additional employee parking, and service and sales/lease parking provided as noted on the Site Plan.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100 Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

Client & Property Owner:	Lux L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Port Saint Lucie, FL 34952
Surveyor:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Traffic Engineer:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Environmental Consultant:	Environmentalist, Inc. 3 South Federal Hwy. - Suite B Stuart, Florida 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

SCALE: 1" = 50'-0"

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SS
Manager	BN
Project Number	20-570
Municipal Number	—
Computer File	20-570_ProjectHunt_SitePlan_Submittal Plans_4.4.2

Sheet **SP1 of 3**

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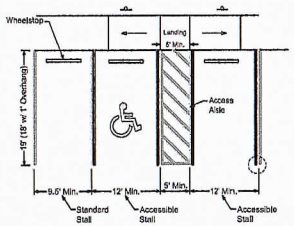
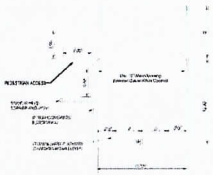
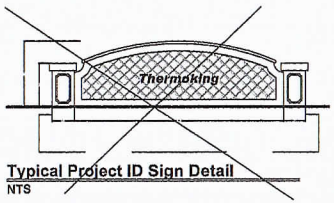


Typical Parking Stall Detail
NTS

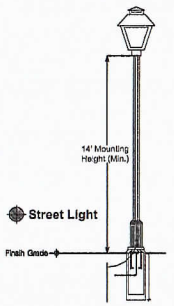
PARCEL ID: 2323-501-0002-000-0
OWNER: KINGS HIGHWAY DEVELOPMENT LLC
ADDRESS: KINGS HIGHWAY



Typical Refuse Enclosure Detail
NTS



Typical Project ID Sign Detail
NTS



Standard Light Pole Detail
NTS

APPENDIX B

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

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,800	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

B-1

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

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	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 MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

B-2

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Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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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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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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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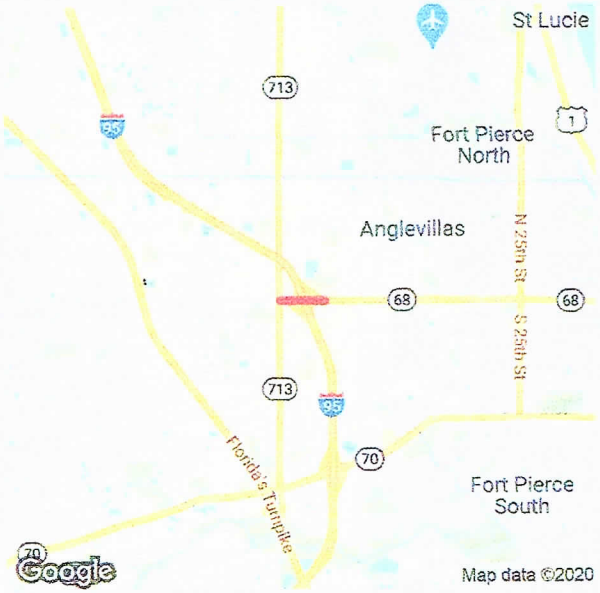
ORANGE AVE FROM KINGS HIGHWAY TO E OF I-95 SB RAMP
4461681 SIS



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
From: KINGS HIGHWAY
Length: .646
To: E OF I-95 SB RAMP
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

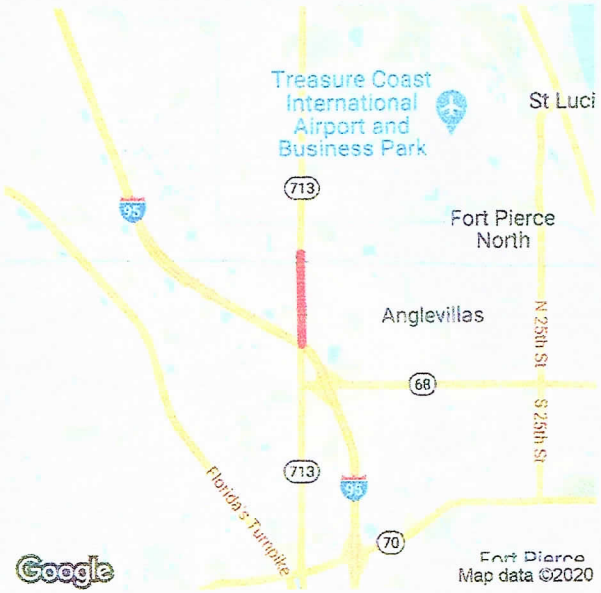
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	ACFP	0	310,000	0	0	0	310,000
PE	ACFP	0	0	0	477,924	0	477,924
ROW	ACFP	0	0	0	0	345,821	345,821
ENV	ACFP	0	0	0	10,000	0	10,000
			310,000		**487,924**	**345,821**	**1,143,745**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,143,745
LRTP: Page 7-1

Notes

KINGS HIGHWAY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



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

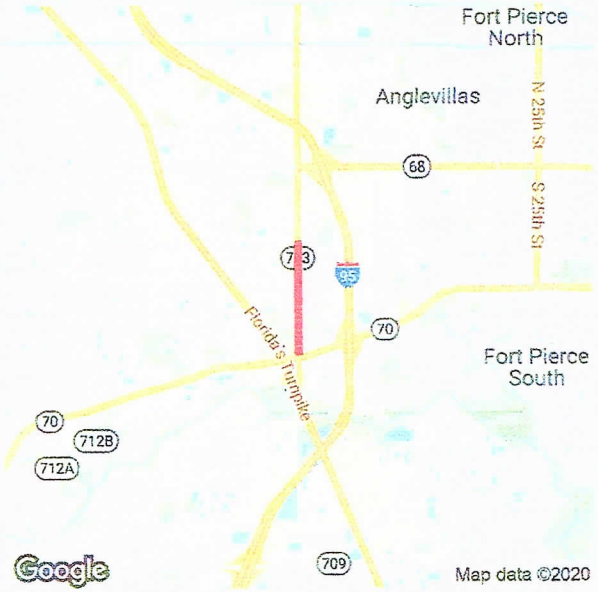
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	**9,618,552**	**5,000,000**	**45,766,984**	**99,346**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

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

Notes

KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD

2302568 Non-SIS



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

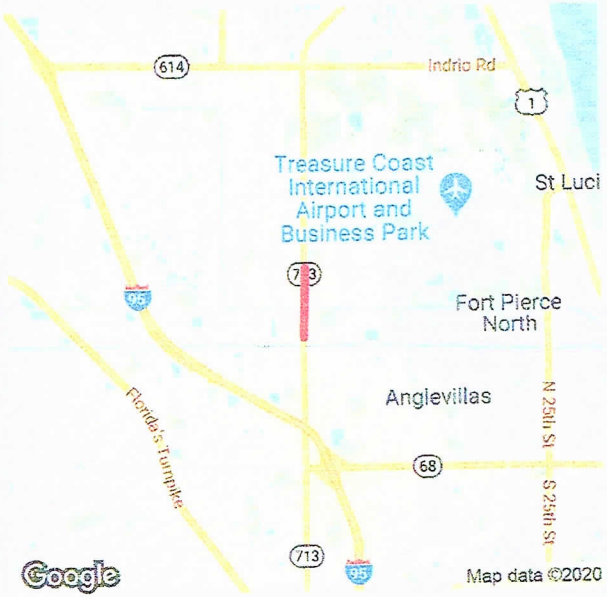
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DIH	27,898	27,898	0	0	0	55,796
CST	DIH	0	0	57,694	0	0	57,694
PE	DDR	194,076	0	0	0	0	194,076
CST	DDR	0	0	655,611	0	0	655,611
		221,974	**27,898**	**713,305**			**963,177**

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

Notes

KINGS HIGHWAY FROM N OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD

4383792 Non-SIS



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

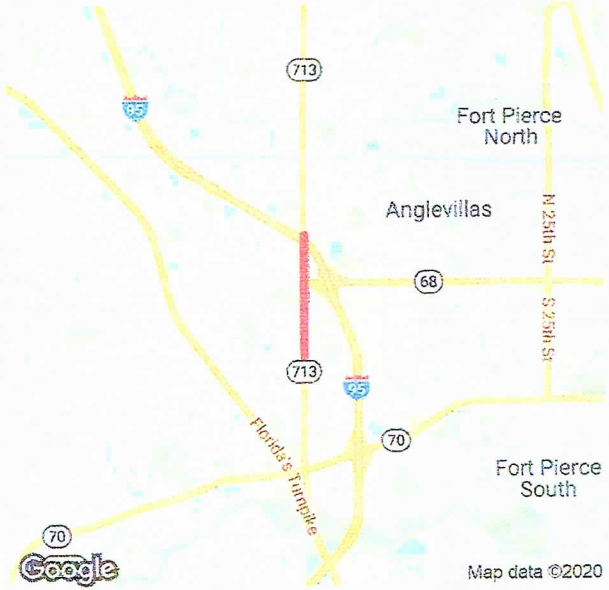
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	1,646,606	1,901,548	1,878,190	0	0	5,426,344
CST	SA	0	0	3,655,351	0	0	3,655,351
CST	DS	0	0	8,096,315	0	0	8,096,315
CST	DIH	0	0	125,524	129,007	0	254,531
CST	DDR	0	0	15,567,100	0	0	15,567,100
ROW	DDR	0	0	2,150,983	0	0	2,150,983
		1,646,606	**1,901,548**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

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

Notes

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

2302567 Non-SIS



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

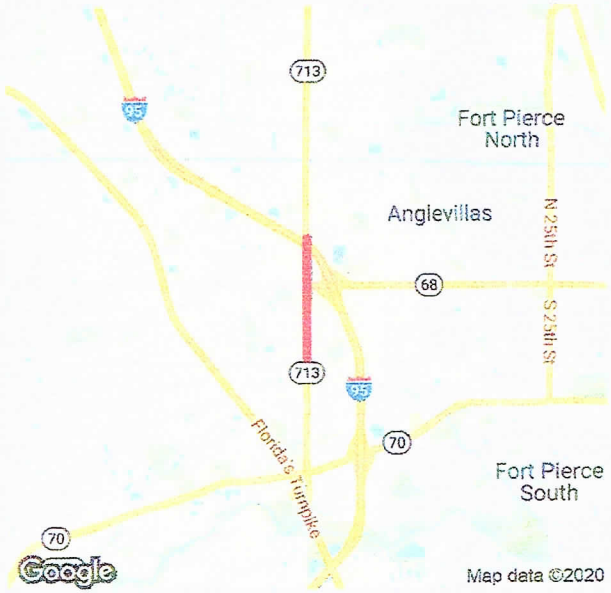
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	DS	0	72,874	0	0	0	72,874
ROW	DDR	0	157,583	0	0	0	157,583
			230,457				**230,457**

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

Notes

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

4380411 Non-SIS



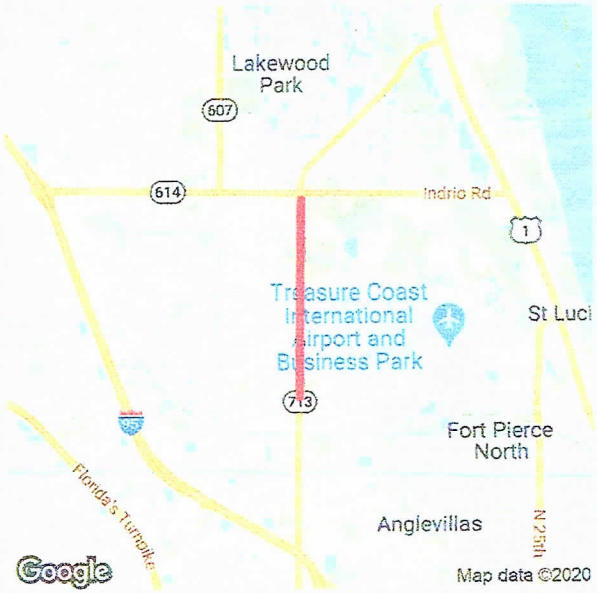
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.552 **To:** NORTH OF I-95 OVERPASS
Phase Group: PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

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

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

Notes

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



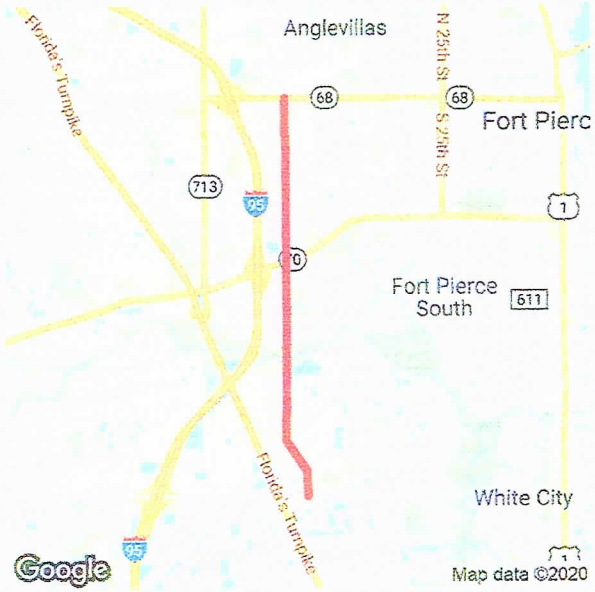
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED
Lead Agency: MANAGED BY FDOT
From: ST LUCIE BOULEVARD
Length: 2.190
To: SOUTH OF INDRIO ROAD
Phase Group: RIGHT OF WAY, PRELIMINARY ENGINEERING

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

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

Notes

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



Project Description: PD&E/EMO STUDY
Extra Description: 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: MIDWAY ROAD
Length: 2.128
To: ORANGE AVENUE
Phase Group: P D & E

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

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

Notes

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

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

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

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

| AM APPROVED PROJECTS | | | 30 Acre Residential Development | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | Stonemill (RT Distribution) | | | | | Walsh Crossroads | | | | | Project Hurricane | | | | | SUM Daily | SUM 2 Way | SUM Directional N/E | SUM Directional S/W | Two Way | Directional N/E | Directional S/W | |
|---|---|---

PM APPROVED PROJECTS			10 Village of Sunset Lakes St. Lucie County					43 Bent Creek @ 50% Complete City of Fort Pierce					44 Celebration Pointe @25% Complete City of Fort Pierce					37 Whispering Oaks					Stonemart (BHT Distribution)						Walsh Crossroads						Project Hurricane						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	**From**	**To**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Is N/E In or Out**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Is N/E In or Out**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Is N/E In or Out**	**Directional N/E**	**Directional S/W**	**Residential**	**Non-Residential**	**Residential**	**Non-Residential**	**Residential**	**Non-Residential**	**Residential**	**Non-Residential**	**Double Count**	**Net 2 Way**	**Double Count**	**Net**	**Double Count**	**Net**
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0		0	0	0%	0	0		0	0	0%	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0		0	0	0%	0	0		0	0	0%	0	0		0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0		0	0	0%	0	0		0	0	0%	0	0		0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
Jenkins Rd	Orange	Peterson	3.0%	132	12	8	4	2.0%	62	6	4	2	30.0%	478	47	30	17	70.0%	1,964	237	117	120	5%	21	6	In	2	2	0%	0	0	In	0	0	15%	63	9	Out	6	3	2,636	593	303	90	159	23	144	64	-18	374	-5	177	-13	195
	Peterson	Okeechobee	3.0%	132	12	8	4	2.0%	62	6	4	2	50.0%	796	78	29	50	12.0%	337	41	20	21	3%	13	4	In	1	1	0%	0	0	In	0	0	20%	84	12	Out	7	5	1,691	606	306	90	77	24	88	65	-18	378	-5	96	-13	139
	Okeechobee	Edwards	1.0%	44	4	3	1	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	2,919	0	1215	0	128	0	95	0	0	1215	0	128	0	95
Orange Ave	Rock Rd	Kings Hwy	4.0%	176	16	11	5	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	55%	232	70	Out	20	13	0%	0	0	Out	0	0	5%	21	3	In	1	2	396	1,779	41	296	22	68	19	191	-10	327	-5	85	-5	205
	Kings Hwy	I-95	15.0%	661	61	21	40	5.0%	154	15	10	6	10.0%	159	16	6	10	10.0%	281	34	17	17	65%	274	83	Out	24	15	0%	0	0	Out	0	0	10%	42	6	Out	4	2	1,255	1,164	126	213	53	54	73	115	-31	307	-11	96	-18	170
	I-95	Jenkins Rd	1.0%	44	4	1	3	20.0%	616	61	39	23	25.0%	398	39	14	25	60.0%	1,684	203	100	103	15%	63	19	Out	6	3	0%	0	0	Out	0	0	0%	0	0	Out	0	0	2,742	233	308	44	154	11	153	23	-9	343	-2	163	-5	172
	Jenkins Rd	Hartman Rd	1.0%	44	4	1	3	25.0%	771	76	48	28	5.0%	80	8	3	5	10.0%	281	34	17	17	10%	42	13	Out	4	2	0%	0	0	Out	0	0	15%	63	9	Out	6	3	1,175	190	122	34	69	12	53	16	-7	149	-2	79	-3	66
	Hartman	Angle Rd	0.0%	0	0	0	0	35.0%	1,079	107	40	67	15.0%	239	24	15	9	20.0%	561	68	33	34	10%	42	13	Out	4	2	0%	0	0	Out	0	0	15%	63	9	Out	6	3	1,879	190	198	34	88	12	110	16	-7	226	-2	97	-3	123
	Angle	25th St	0.0%	0	0	0	0	33.0%	1,017	101	37	64	10.0%	159	16	10	6	13.0%	365	44	22	22	15%	63	19	Out	6	3	0%	0	0	Out	0	0	15%	63	9	Out	6	3	1,541	211	161	40	69	14	92	17	-8	193	-3	80	-3	105
Kings Hwy	Okeechobee Rd	Picos Rd	8.0%	353	32	11	21	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	20%	84	25	In	6	7	30.0%	55	10	Out	6	4	15.0%	63	9	0.0%	6	3	533	203	51	44	21	18	30	14	-9	87	-4	42	-3	45
	Picos Rd	Orange Ave	20.0%	881	81	27	54	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	23%	97	29	Out	9	5	30.0%	55	10	Out	6	4	15.0%	63	9	Out	6	3	1,062	724	100	123	38	79	62	28	-25	198	-9	114	-6	88
	Orange Ave	Angle Rd (CR603)	40.0%	1,763	162	55	107	2.0%	62	6	2	4	3.0%	48	5	2	3	3.0%	84	10	5	5	13%	55	17	Out	5	3	0.0%	0	0	Out	0	0	0.0%	0	0	0.0%	0	0	1,956	224	183	41	64	24	119	8	-8	216	-5	83	-2	126
Edwards Rd.	US 1	Oleander	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	Oleander	25th	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	25th	Jenkins Rd	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	692	0	497	0	50	0	22	0	0	497	0	50	0	22
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	In	2	2	5%	9	2	In	1	1	5%	21	3	In	1	2	220	51	25	11	13	3	11	5	-2	34	-1	17	-1	16
	Kings Hwy	Crossroads Pkwy	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	Out	2	1	5%	9	2	Out	1	1	0%	0	0	-	0	0	738	30	53	8	32	3	21	2	-2	59	-1	35	0	23
	Crossroads Pkwy	I95	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	Out	2	1	45%	83	15	Out	9	5	55%	232	33	Out	20	13	220	336	25	54	13	32	11	19	-6	73	-3	51	-3	33
	I95	Jenkins Rd	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	Out	2	1	0%	0	0	Out	0	0	40%	169	24	Out	15	9	1,085	190	890	30	80	17	30	10	-6	914	-3	94	-2	38
	Jenkins Rd	McNeil Rd	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	2.0%	56	7	3	3	0%	0	0	Out	0	0	0%	0	0		0	0	40%	169	24	Out	15	9	214	169	93	24	14	15	8	9	-5	112	-3	26	-2	15
	McNeil Rd	Virginia Ave	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	2.0%	56	7	3	3	0%	0	0	Out	0	0	0%	0	0	Out	0	0	40%	169	24	Out	15	9	989	169	58	24	37	15	21	9	-5	77	-3	49	-2	28
Peters Road	Crossroads Pkwy	White Road																					0.0%	0	0	0.0%	0	0	50.0%	92	17	0.0%	11	6	65.0%	274	39	IN	15	24	0	366	0	56	0	25	0	30	0	56	0	36	0	36
	White Road	Graham Rd																					0.0%	0	0	0.0%	0	0	30.0%	55	10	0.0%	6	4	35.0%	148	21	OUT	13	8	0	203	0	31	0	19	0	12	0	31	0	26	0	15
				4,407	405	In	268		3,082	306	In	193		1,592	157	In	100		2,806	339	In	172		1,124	127		In	31		184	33		In	12		422	60		In	23														
						Out	137				Out	113				Out	57				Out	167					Out	96					Out	21					Out	37														
				4,407	405	In	60																																															
						Out	239																																															

TRIP GENERATION REVISED: 05-18-2009

ASSUMED 50% COMPLETE

6164	611	In	385

TRIP GENERATION WAS:

2,806	269	In	45

(1) +52 / 169 JHI
(2) +119 / 37 JHI

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

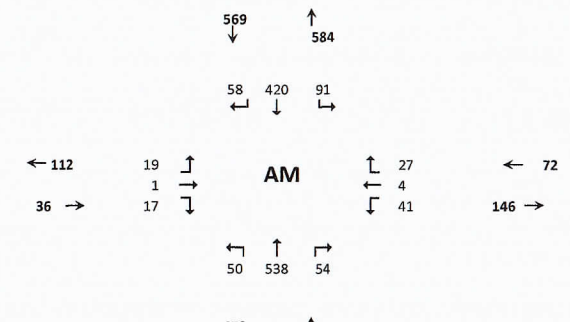
APPENDIX D

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kings Highway
E/W STREET: White Road/Pruitt Research Center
CONTROL:
FILENAME:
COUNT DATE:
DAY:
CITY: Ft. Pierce
INTERSECTION:
REPORT DATE: 6/2/2021
ANALYSIS YEAR: 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15													0	0
7:15-7:30													0	0
7:30-7:45													0	0
7:45-8:00													0	0
8:00-8:15													0	0
8:15-8:30													0	
8:30-8:45													0	
8:45-9:00													0	
AM PEAK HOUR IS FROM:		7:00AM TO 8:00AM												
Volumes (1)	0	361	0	0	281	0	0	0	0	0	0	0	0	
Season Factor	0	361	0	0	281	0	0	0	0	0	0	0	642	
Growth	0	441	0	0	343	0	0	0	0	0	0	0	784	
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-	-	
Percentage	40%	0%	0%	0%	0%	50%	50%	5%	40%	0%	5%	0%	0%	
PROJECT	30	0	0	0	0	38	9	1	7	0	4	0	0	
Kings Center		28			6									
Village of Sunset		19			5									
Bent Creek		6			2									
Celebration Pointe		2			1									
Whispering Oaks		3			1									
Kings Hwy Commerce		9	54	91	54					41		27		
Stonemont		30			8									
Existing Research Center (2)	20					20	10		10					
Total	50	538	54	91	420	58	19	1	17	41	4	27	1319	

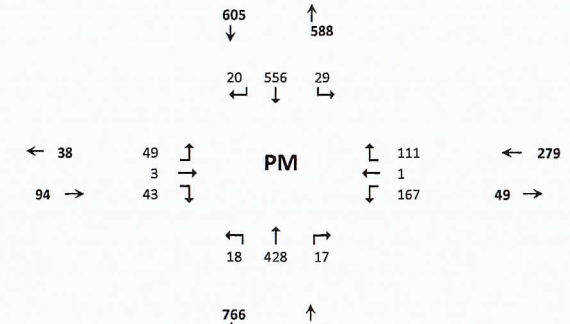


Seasonal Factor: 1
Trips In 76
Trips Out 17
Growth Rate: 1.0225
Years Grown: 9

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

D-1

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15													0	0
4:15-4:30													0	0
4:30-4:45													0	0
4:45-5:00													0	0
5:00-5:15													0	0
5:15-5:30													0	
5:30-5:45													0	
5:45-6:00													0	
PM PEAK HOUR IS FROM:		4:00PM TO 5:00PM												
Volumes (1)	0	288	0	0	369	0	0	0	0	0	0	0	0	
Season Factor	0	288	0	0	369	0	0	0	0	0	0	0	657	
Growth	0	352	0	0	451	0	0	0	0	0	0	0	803	
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-	-	
Percentage	40%	0%	0%	0%	0%	50%	50%	5%	40%	0%	5%	0%	0%	
Project	8	0	0	0	0	10	29	3	23	0	1	0	0	
Kings Center		8			31									
Village of Sunset		11			21									
Bent Creek		6			3									
Celebration Pointe		1			2									
Whispering Oaks		3			3									
Kings Hwy Commerce		37	17	29	17					167		111		
Stonemont		10			28									
Existing Research Center (2)	10					10	20		20					
Total	18	428	17	29	556	20	49	3	43	167	1	111	1440	



Seasonal Factor: 1
Growth Rate: 1.0225
Trips In: 19
Trips Out: 57
Years Grown: 9

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

HCS7 Two-Way Stop-Control Report

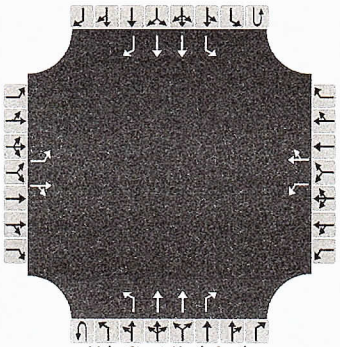
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	6/4/2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Project Hunt

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
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_{95} (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											

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HCS7 Two-Way Stop-Control Report

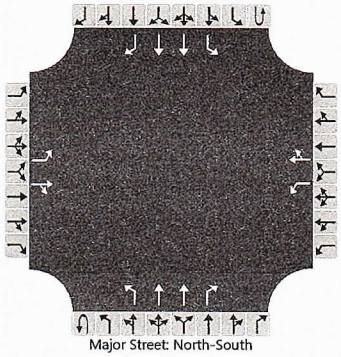
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	6/4/2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Project Hunt

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
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_{95} (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										

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O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

PROJECT HUNT
LAND USE PLAN AMENDMENT

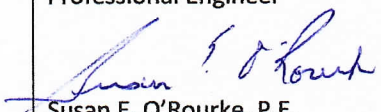
Prepared for:

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

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/3/21 License #: 42684

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDIX A: Site Location
APPENDIX B: Roadway Details/LTRP Model Data/St. Lucie County 5-Year TIP
APPENDIX C: St. Lucie County 2019 Level of Service Report,
FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 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.

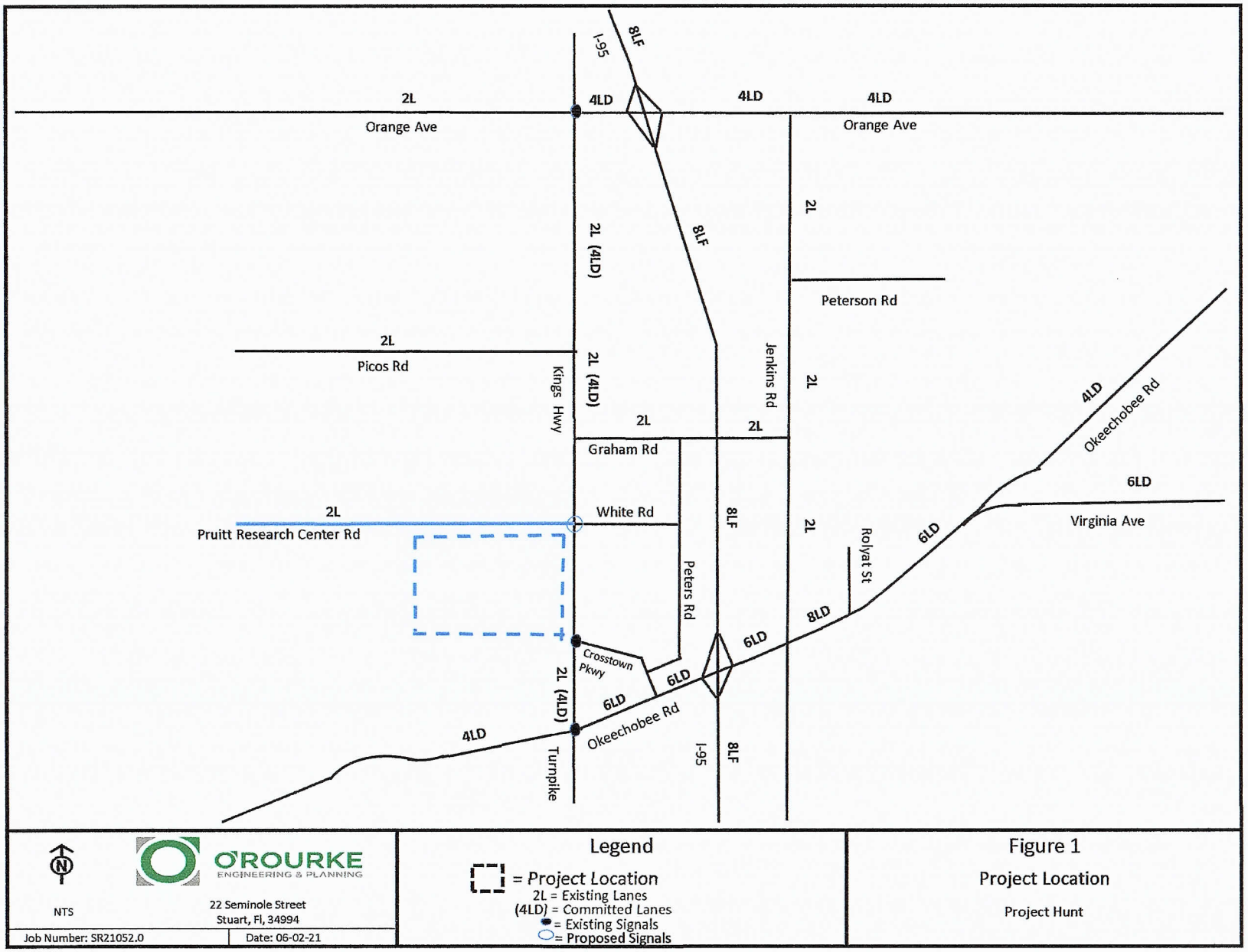
In order to make that determination, the following analytical steps were taken:

- 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.



NTS

O'ROURKE ENGINEERING & PLANNING

22 Seminole Street
Stuart, Fl, 34994

Job Number: SR21052.0 | Date: 06-02-21

Legend

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

Figure 1

Project Location

Project Hunt

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

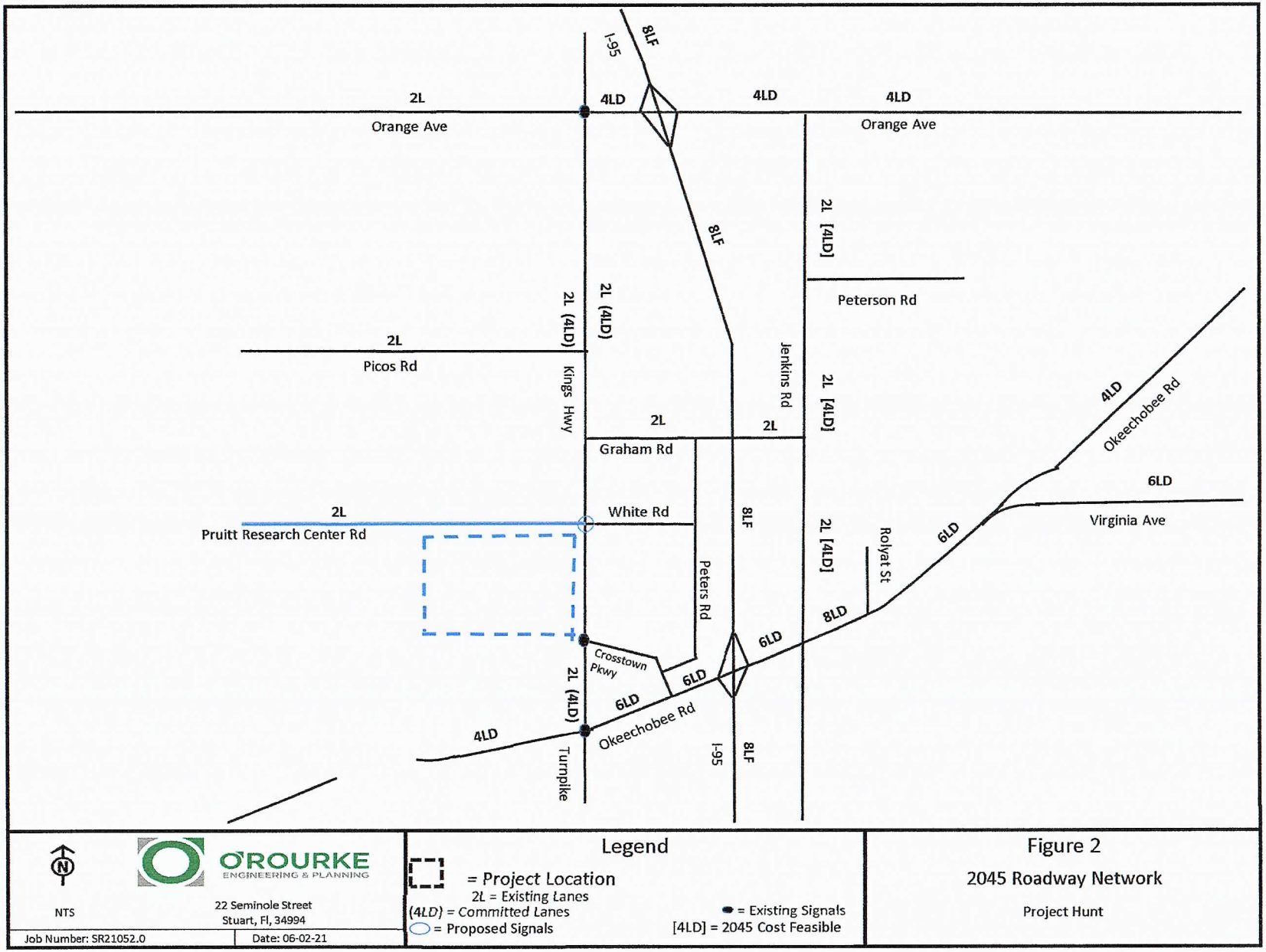
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- 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.**


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
8LF
2L [4LD]
Peterson Rd
2L (4LD)
2L (4LD)
2L
Picos Rd
Kings Hwy
Jenkins Rd
2L [4LD]
2L
2L
Graham Rd
4LD
Okeechobee Rd
6LD
2L
Pruitt Research Center Rd
White Rd
8LF
Peters Rd
2L [4LD]
Rolyat St
6LD
Virginia Ave
8LD
6LD
Crosstown Pkwy
6LD
6LD
2L (4LD)
4LD
Okeechobee Rd
Turnpike
I-95
8LF
O'ROURKE
ENGINEERING & PLANNING
NTS
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR21052.0
Date: 06-02-21
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
= Proposed Signals
= Existing Signals
[4LD] = 2045 Cost Feasible
Figure 2
2045 Roadway Network
Project Hunt

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	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	851,162	SF	T = 38.42(X) - 87.62	50%	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%	50%	1137	1137	2273	0	0%	1137	1136	2273
Difference												**13540**	**13540**	**27080**

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	851,162	SF	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	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%	75%	43	128	171	0	0%	43	128	171
Difference												**1012**	**169**	**1181**

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	851,162	SF	T = 3.39(X) + 2.02	28%	72%	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%	37%	145	85	230	0	0%	145	85	230
Difference												**582**	**1786**	**2368**

Source: ITE 10th Edition Trip Generation Rates

Table 2 Trip Generation - 5 Year

Table2a: 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%	50%	917	916	1,833

Source: ITE Trip Generation Manual 10th Edition

Table 2b: AM Peak Hour

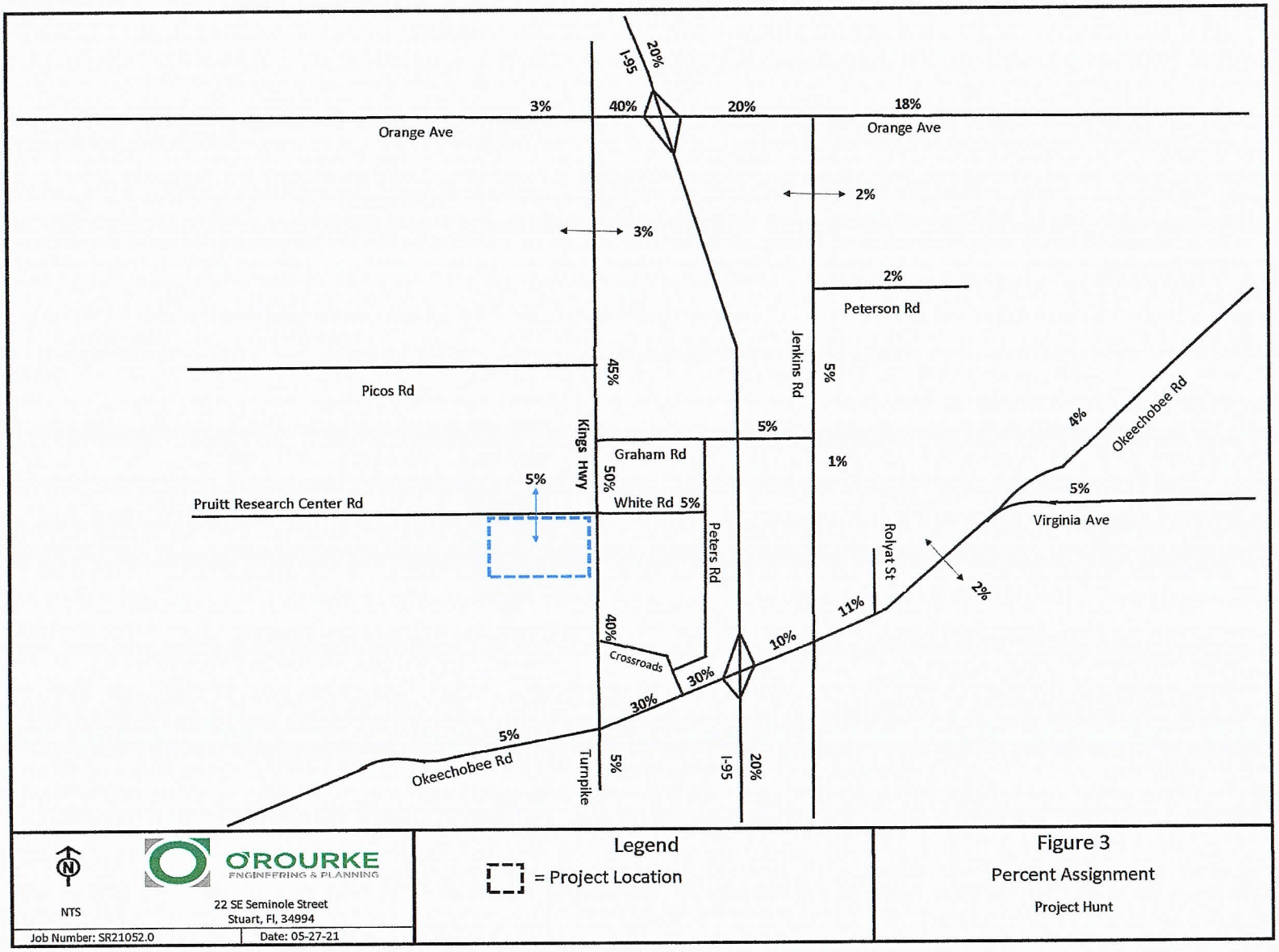
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	Ln(T)=0.89Ln(X)+1.31	78%	22%	94	27	121

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%	72%	48	124	172

Source: ITE Trip Generation Manual 10th Edition


I-95
20%
3%
40%
20%
18%
Orange Ave
Orange Ave
2%
3%
2%
Peterson Rd
Picos Rd
45%
Kings Hwy
Jenkins Rd
5%
5%
Graham Rd
1%
4%
Okeechobee Rd
5%
Pruitt Research Center Rd
50%
White Rd 5%
Peters Rd
Rolyat St
Virginia Ave
2%
11%
40%
Crossroads
30%
10%
30%
5%
Okeechobee Rd
Turnpike
5%
I-95
20%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21052.0
Date: 05-27-21
Legend
= Project Location
Figure 3
Percent Assignment
Project Hunt

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)(2)	2040 Peak Hour Service(1) 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)(2)	Peak Hour Service(1) 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% (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%
Graham Rd	Kings Hwy	Jenkins Rd	WB	IN	YES	3593	0.09	0.491	159	630	51	210	8.10%	YES	5%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.491	1074	2000	182	1256	9.10%	YES	18%
	I-95	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% (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%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	5393	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%
	I-95	Jenkins Rd	EB	IN	YES	25426	0.09	0.491	1124	2000	357	1481	17.85%	YES	20%
	I-95	Jenkins Rd	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%
	Kings Hwy	I - 95	WB	IN	YES	25426	0.09	0.509	1165	2000	233	1398	11.65%	YES	40%
	Campbell Rd	Kings Hwy	WB	OUT	YES	13933	0.09	0.571	716	1070	54	770	5.05%	YES	3%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	7711	0.09	0.491	341	1800	89	430	4.94%	YES	5%
Okeechobee Rd	McCarty Rd	Florida Turnpike	WB	OUT	YES	9019	0.09	0.571	463	1810	89	552	4.92%	YES	5%
	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%
	I - 95	Jenkins Rd	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)[2]	Peak Hour Service Capacity (E+C)[1]	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%
	Picos Rd	Orange Ave	SB	IN	NO	1800	42	2.33%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	1	0.16%	5%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	5	0.79%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	1	0.03%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	5	0.17%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	5	0.25%	18%
	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)[2]	Peak Hour Service Capacity (E+C)[1]	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%
	Picos Rd	Orange Ave	SB	IN	NO	1800	22	1.22%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	6	0.95%	5%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	2	0.32%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	6	0.20%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	2	0.07%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	22	1.10%	18%
	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 Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	2.25%	428	203	631	1800	47	678	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 Concurrency?	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	Orange Ave	NB	OUT	YES	8216	389	2.25%	445	202	647	1800	56	703	3.11%	YES	45%

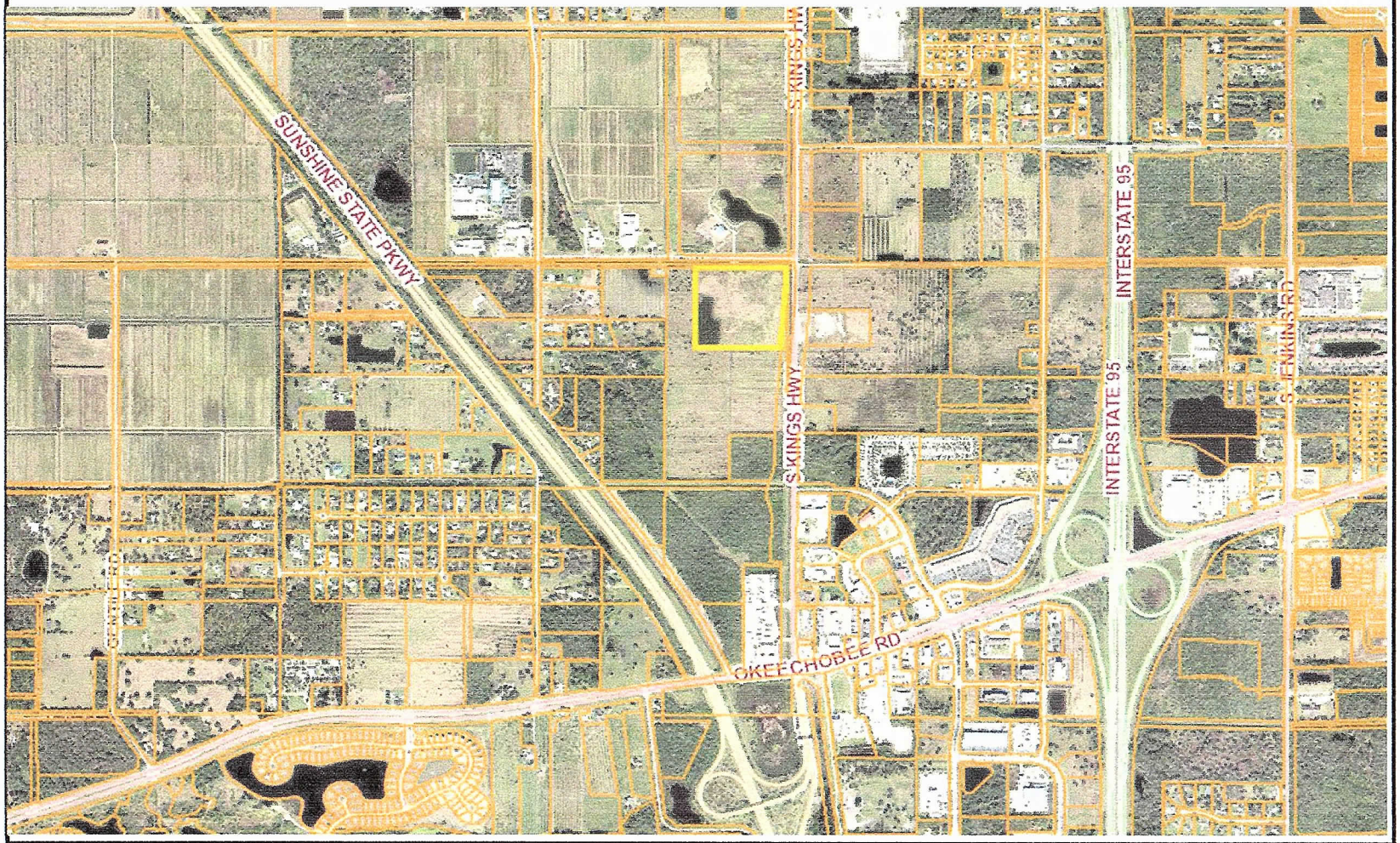
(1) St. Lucie County 2019 Traffic Counts and LOS Report

(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



N NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR21052.0 | Date: 05/26/21	Legend	Parcel Location Project Hunt

Hunt Parcel Location

APPENDIX B

Roadway Details

LRTP Model Data

St. Lucie County 5-Year TIP

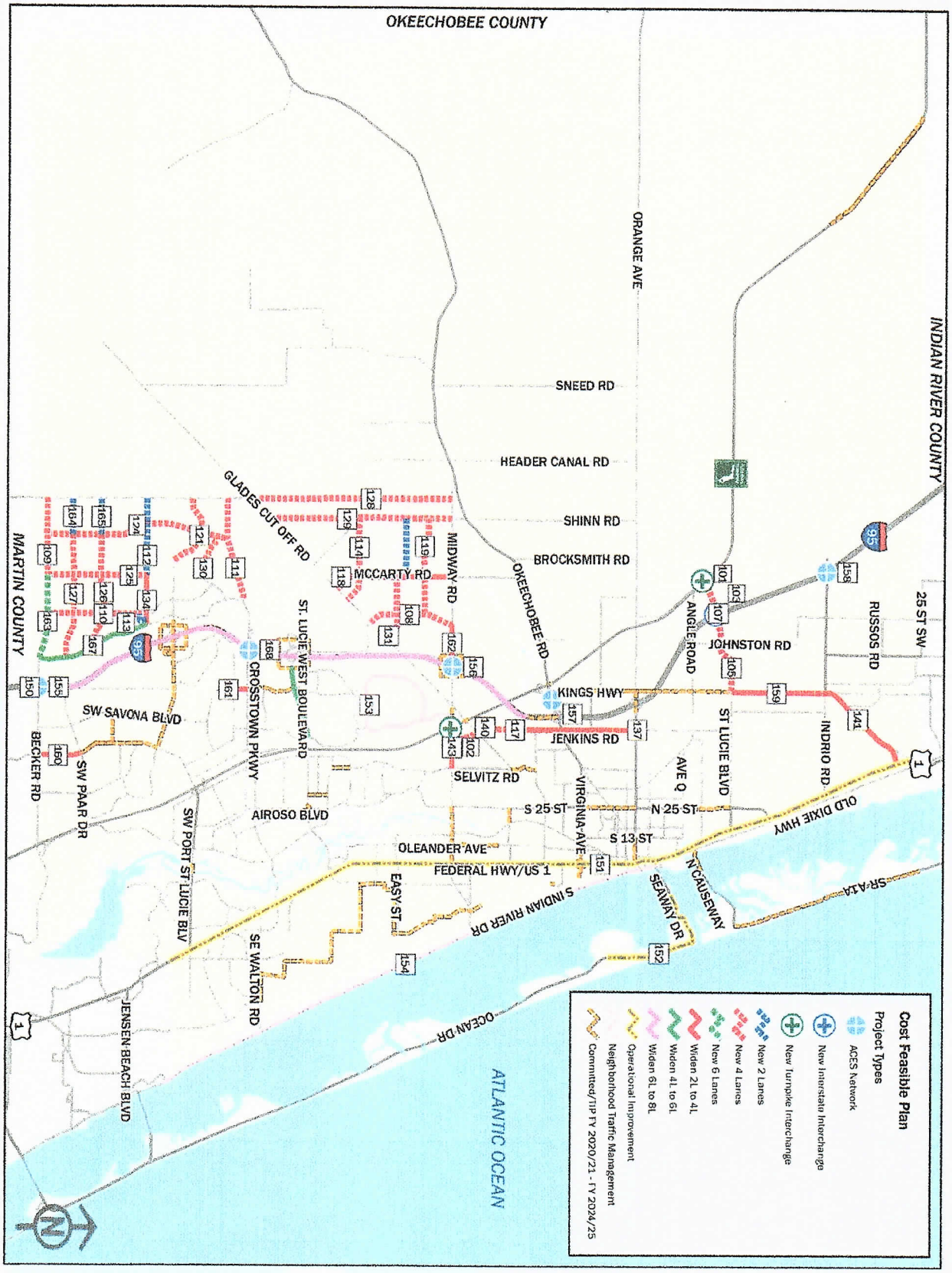


Figure 1. Cost Feasible Plan – Project Types

St Lucie TPO 2040 LRTP

CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
11100	2ND ST	CITRUS AVE	ORANGE AVE	CR	2U	D	C	2,400	0	1,385	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	1,919	1,860	2.091	1,919	3,719	#DIV/0!	#DIV/0!
1300	7TH ST	SUNRISE BLVD	GEORGIA AVE	CR	2U	C	D	1,425	4743	4,719	4,247	2,822	0	1.655	4,247	929	1,361	1,145
1310	7TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	2,500	8655	8,195	5,576	3,076	0	2.904	5,576	-579	1,718	569
1320	7TH ST	DELAWARE AVE	CITRUS AVE	CR	2U	C	D	3,300	9348	7,671	6,904	3,604	0	3.833	6,904	856	2,600	1,728
1330	7TH ST	CITRUS AVE	ORANGE AVE	CR	2U	C	D	3,300	8979	6,617	5,955	2,655	0	3.633	5,955	276	2,335	1,305
1340	7TH ST	ORANGE AVE	AVENUE C	CR	2U	C	D	3,400	8295	6,067	5,461	2,061	0	3.949	5,461	566	2,387	1,477
1350	7TH ST	AVENUE C	AE BACKUS AVE	CR	2U	C	D	2,950	9769	9,644	8,680	5,730	0	3.426	8,680	1,861	2,796	2,328
1360	7TH ST	AE BACKUS AVE	AVENUE D	CR	2U	C	D	2,950	8573	5,656	5,090	2,140	0	3.426	5,090	-533	1,868	668
1370	7TH ST	AVENUE D	AVENUE H	CR	2U	C	D	2,500	11085	6,658	5,992	3,492	0	2.904	5,992	-2,593	1,442	-576
11400	10TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	1,100	1141	2,044	1,798	698	-41	1.278	1,839	1,798	1,891	1,845
11410	10TH ST	ORANGE AVE	AVENUE C	CR	2U	D	D	1,100	2778	4,415	2,295	1,195	-1,678	1.278	3,973	2,295	1,678	1,987
11420	10TH ST	AVENUE C	AVENUE D	CR	2U	C	D	1,100	1425	1,478	1,328	228	0	1.278	1,328	1,003	1,094	1,049
1000 1	13TH ST	VIRGINIA AVE	NEBRASKA AVE	CR	2U	D	D	7,000	5181	6,165	7,368	368	1,819	8.130	5,549	7,368	7,997	7,682
1000 2	13TH ST	NEBRASKA AVE	GEORGIA AVE	CR	2U	D	D	7,000	8899	8,762	7,987	987	101	8.130	7,886	7,987	8,535	8,261
1010	13TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	6,200	7452	9,177	7,360	1,160	0	7.201	7,360	6,108	6,531	6,319
1020	13TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	5,700	6473	8,267	6,667	967	-773	6.620	7,440	6,667	6,889	6,828
1030 1	13TH ST	ORANGE AVE	AVENUE B	CR	2U	D	D	4,800	6332	10,495	7,914	3,114	-1,532	5.575	9,446	7,914	7,636	7,778
1030 2	13TH ST	AVENUE B	AVENUE D	CR	2U	D	D	4,800	6263	9,030	6,464	1,864	-1,663	5.342	8,127	6,464	6,367	6,415
1040 11	13TH ST	AVENUE D	AVENUE H	CR	2U	D	D	4,400	5974	7,881	5,519	1,119	-1,574	5.110	7,093	5,519	5,572	5,546
1040 12	13TH ST	AVENUE H	AVENUE I	CR	2U	D	D	4,400	5226	7,300	5,744	1,344	-926	5.110	6,570	5,744	5,900	5,822
1040 13	13TH ST	AVENUE I	AVENUE O	CR	2U	D	D	4,400	5238	6,976	5,440	1,040	-838	5.110	6,278	5,440	5,625	5,533
1040 2	13TH ST	AVENUE O	AVENUE Q	CR	2U	C	C	0	890	1,099	989	989	0	0	989	0	0	0
9490	17TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	D	C	2,400	0	2,041	4,237	1,837	2,400	2.787	1,837	4,237	#DIV/0!	#DIV/0!
9500	17TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,100	7758	9,427	6,828	728	-1,658	7.085	8,484	6,828	7,116	6,971
9510	17TH ST	ORANGE AVE	AVENUE D	CR	2U	D	D	5,000	4194	6,844	6,966	1,966	806	5.807	6,160	6,966	7,833	7,400
9520	17TH ST	AVENUE D	AVENUE Q	CR	2U	C	D	3,900	4474	4,765	4,289	389	0	4.529	4,289	3,715	3,988	3,851
1110	25TH ST	MIDWAY RD	BELL AVE	CR	4D	D	D	16,100	11334	18,890	21,767	5,667	4,766	18,699	17,001	21,767	25,760	23,764
1120	25TH ST	BELL AVE	EDWARDS RD	CR	4D	D	D	18,500	9880	17,316	24,204	5,704	6,820	21.486	15,584	24,204	31,128	27,665
1130 1	25TH ST	EDWARDS RD	CORTEZ BLVD	SR	4D	F	F	18,100	12454	21,245	27,203	9,103	8,063	21.021	19,120	24,766	29,641	27,203
1130 2	25TH ST	CORTEZ BLVD	VIRGINIA AVE	SR	4D	F	F	21,500	12595	19,160	28,774	7,274	11,530	24.970	17,244	28,145	31,389	28,774
1140 1	25TH ST	VIRIGINIA AVE	NEBRASKA AVE	SR	4D	F	F	23,000	9470	14,576	30,320	7,320	17,200	26.712	13,120	28,650	33,990	30,320
1140 2	25TH ST	NEBRASKA AVE	OKEECHOBEE RD	SR	4D	F	F	23,000	10844	17,518	31,583	8,583	15,817	26.712	15,766	27,622	35,343	31,583
1150	25TH ST	OKEECHOBEE RD	GEORGIA AVE	SR	4D	F	F	23,000	11962	18,378	30,751	7,751	14,210	26.712	16,540	27,578	33,923	30,751
1160	25TH ST	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	21,300	10131	17,953	31,780	10,480	15,623	24.738	16,157	27,326	36,235	31,780
1170	25TH ST	DELAWARE AVE	ORANGE AVE	SR	4D	F	F	19,600	10354	17,769	28,764	9,164	12,772	22.763	15,992	25,238	32,290	28,764
1180	25TH ST	ORANGE AVE	AVENUE D	SR	4D	F	F	17,000	11791	18,491	23,722	6,722	7,080	19.744	16,642	21,851	25,594	23,722
1190 1	25TH ST	AVENUE D	AVENUE Q	SR	4D	F	F	15,600	9253	17,373	25,050	9,450	9,415	18.118	15,636	21,983	28,118	25,050
1190 2	25TH ST	AVENUE Q	JUANITA AVE	SR	4D	F	F	14,200	9211	16,272	24,238	10,038	7,793	16.492	16,445	21,434	27,042	24,238
1200	25TH ST	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	11,150	6385	12,693	18,734	7,584	7,310	12,950	11,424	15,189	21,279	18,734
1210	25TH ST	ST LUCIE BLVD	US 1	SR	4D	C	C	5,100	0	10,020	9,018	3,918	0	5.923	9,018	14,118	#DIV/0!	#DIV/0!
24300	29TH ST	ORANGE AVE	AVENUE D	CR	2U	D	C	3,400	0	3,193	6,274	2,874	3,400	3.949	2,874	6,274	#DIV/0!	#DIV/0!
24310	29TH ST	AVENUE D	AVENUE Q	CR	2U	D	C	3,400	0	1,412	4,671	1,271	3,400	3.949	1,271	4,671	#DIV/0!	#DIV/0!
1490	33RD ST	OKEECHOBEE RD	DELAWARE AVE	CR	2U	D	D	6,400	5146	7,656	8,144	1,744	1,254	7.433	6,890	8,144	9,140	8,642
1500	33RD ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,600	7960	11,204	8,724	2,124	-1,380	7.665	10,084	8,724	8,918	8,821
9610	35TH ST	KIRBY LOOP RD	CORTEZ BLVD	CR	2U	D	D	5,400	787	3,896	8,119	2,719	4,613	6.272	3,506	8,119	25,663	16,891
9620	35TH ST	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,400	4696	9,140	8,930	3,530	704	6.272	8,226	8,930	10,089	9,509
9630	35TH ST	VIRGINIA AVE	OKEECHOBEE RD	CR	2U	D	D	4,000	2745	4,534	5,338	1,338	1,255	4.646	4,083	5,338	6,343	5,839
25800	53RD ST	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,200	3209	5,330	3,788	1,588	-1,009	2.555	4,797	3,788	3,508	3,648
9920	AE BACKUS AVE	7TH ST	US 1	CR	2U	D	D	800	1258	4,043	3,181	2,381	-458	929	3,639	3,181	2,688	2,824
25935	AE BACKUS AVE	US 1	INDIAN RIVER DR	CR	2U	C	C	700	0	4,562	4,106	3,406	0	813	4,106	4,806	#DIV/0!	#DIV/0!
1400	AIROSO BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	U	D	15,600	10404	11,378	18,118	2,518	7,878	18.118	10,240	15,436	18,376	16,907
1410	AIROSO BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	14,030	11278	16,045	17,192	3,162	2,752	16.294	14,440	17,192	19,161	18,177
1420	AIROSO BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	12,413	10069	18,087	16,622	6,209	2,344	14.416	16,278	18,622	21,405	20,014
1430	AIROSO BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	4D	D	D	11,924	5203	9,587	15,349	3,425	6,721	13.849	8,628	15,349	21,091	18,220
1440	AIROSO BLVD	FLORESTA DR	ST JAMES DR	CR	4D	D	D	15,433	11232	15,414	18,074	2,641	4,201	17,924	13,873	18,074	20,332	19,203
7805 4	AIRPORT CONNECTOR	FL TURNPIKE W RAMP	I-95	CR	4D	C	#N/A	0	0	22,855	20,570	20,570	0	0	20,570	0	0	0
25910	ALCANTARRA BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	C	D	3,300	5783	5,654	5,089	1,789	0	3.833	5,089	2,599	3,092	2,844
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10.685	11,845	11,498	12,175	11,837
1520 1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,676	8233	12,339	11,748	2,872	643	10.309	11,105	11,748	12,771	12,259
1520 21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	9,600	6972	10,647	9,210	2,610	-372	7.665	9,582	9,210	9,675	9,443
1520 22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6.330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4.994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3.136	3,872	3,394	3,509	3,452
1550 11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1.161	1,891	1,605	1,586	1,587
1550 12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1.161	225	882	700	791
1550 2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1.161	225	882	700	791
9150	ARTERIAL A	GLADES CUT-OFF RD	MIDWAY RD	CR	4D	C	C	0	0	2,663	2,397	2,397	0	0	2,397	0	0	0
1600	AVENUE A	7TH ST	US 1	CR	2D	C	D	1,700	3302	2,841	2,557	857	0	1.974	2,557	955	1,404	1,180
1610	AVENUE A	US 1	INDIAN RIVER DR	CR	2U	C	D	1,650	4166	2,631	2,367	517	0	2.149	2,367	51	1,121	586
9900	AVENUE B	13TH ST	10TH ST	CR	2U	C	C	350	0	2,157	1,941	1,591	0	406	1,941	2,291	#DIV/0!	#DIV/0!
9910	AVENUE C	10TH ST	7TH ST	CR	2U	D	D	575	1992	4,543	2,671	2,096	-1,417	668	4,088	2,671	1,259	1,965
1701	AVENUE D	ANGLE RD	29TH ST	CR	2U	U	D	5,000	1113	1,036	5,807	807	4,875	5.807	932	4,819	4,468	4,644
1702	AVENUE D	29TH ST	25TH ST	CR	2U	D	D	4,900	1134	1,955	5,526	626	3,766	5.691	1,760	5,526	8,110	6,818
1710	AVENUE D	25TH ST	17TH ST	CR	2U	D	D	4,900	1435	1,838	5,119	219	3,465	5.691	1,654	5,119	9,025	5,572
1720	AVENUE D	17TH ST	13TH ST	CR	2U	U	D	4,650	2718	2,438	5,401	751	3,207	5.401	2,194	4,126	4,004	4,065
1730 1	AVENUE D	13TH ST	10TH ST	CR	2U	U	D	4,600	3205	3,532	5,342	742	2,164	5.342	3,178	4,574	4,667	4,720
1730 2	AVENUE D	10TH ST	7TH ST	CR	2U	U	D	2,700	3872	4,394	3,136	436	-818	3.136	3,954	2,782	2,941	2,862
1740	AVENUE D	7TH ST	US 1	CR	2U	U	D	2,700	5529	3,238	3,136	436	222	3.136	2,914	55	1,518	802
25700	AVENUE H	13TH ST	7TH ST	CR	2U	C	C	2,100	0	2,970	2,673	573	0	2.439	2,673	4,773	#DIV/0!	#DIV/0!
25710	AVENUE H	7TH ST	US 1	CR	2U	C	C	1,200	0	8,566	7,709	6,509	0	1.394	7,709	8,909	#DIV/0!	#DIV/0!
24400	AVENUE I	25TH ST	17TH ST	CR	2U	U	D	2,900	3075	2,584	3,368	468	1,042	3.368	2,326	2,151	2,339	2,245
24410	AVENUE I	17TH ST	13TH ST	CR	2U	D	D	2,900	1981	2,789	3,429	529	915	3.368	2,514	3,429	3,920	3,674
9400	AVENUE O	13TH ST	US 1	CR	2U	D	D	1,750	7363	8,617	2,142	392	-5,613	2.032	7,755	2,142	1,966	2,054
9300	AVENUE Q	ANGLE RD	25TH ST	CR	2U	D	D	3,600	2204	3,947	5,148	1,348	1,596	4.413	3,552	5,148	6,533	5,841
9310	AVENUE Q	25TH ST	17TH ST	CR	2U	D	D	3,400	1897	2,158	3,445	45	1,503	3.946	1,942	3,445	3,713	3,579
9320	AVENUE Q	17TH ST	13TH ST	CR	2U	D	D	3,400	1061	1,318	3,525	125	2,339	3.946	1,186	3,525	4,054	3,789
1800	BAYSHORE BLVD	MOUNTWELL ST	PORT ST LUCIE BLVD	CR	2U	D	D	5,300	10754	15,512	8,507	3,207	-5,454	6.155	13,961	8,507	7,339	7,923
1810	BAYSHORE BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	D	D	22,000	22150	36,678	32,860	10,860	-150	25.551	33,010	32,860	34,972	33,916
1820	BAYSHORE BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	21,000	16266	27,357	29,355	8,355	4,734	24.389	24,621	29,355	33,906	31,630
1830	BAYSHORE BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	23,750	15586	24,956	30,625	6,875	5,669	27.583	22,461	30,625	36,508	33,566
1840	BAYSHORE BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	2U	D	D	14,500	11978	16,127	17,036	2,536	2,522	16.640	14,514	17,036	18,742	17,889
1850	BAYSHORE BLVD	FLORESTA DR	SELVITZ RD	CR	2U	D	D	12,000	8616	11,692	13,907	1,907	3,384	13.937	10,523	13,907	15,633	14,770
1860	BAYSHORE BLVD	SELVITZ RD	25TH ST	CR	2U	U	D	6,000	4145	4,318	6,968	968	3,083	6.968	3,885	5,740	5,998	5,869
10000	BEACH AVE	OLEANDER AVE	RIO MAR DR	CR	2U	D	D	3,000	1768	2,416	3,408	408	1,232	3.484	2,174	3,408	3,935	3,670
10005	BEACH AVE	RIO MAR DR	CAMINO	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
1900 22	BECKER RD	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	21,210	19,089	19,089	0	0	19,089	0	0	0
1900 23	BECKER RD	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	6,593	5,934	5,934	0	0	5,934	0	0	0
1900 24	BECKER RD	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	6,761	6,085	6,085	0	0	6,085	0	0	0
1900 21	BECKER RD	VILLAGE PKWY	I-95	CR	6D	C	C	11,500	2	35,550	31,995	20,495	0	13,356	31,995	43,493	########	########
1900 25	BECKER RD	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	3,332	2,999	2,999	0	0	2,999	0	0	0
1900 3	BECKER RD	I-95	SAVONA BLVD	CR	4D	D	D	8,900	15553	35,360	25,171	16,271	-6,653	10.336	31,824	25,171	19,425	22,298
1910	BECKER RD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	4D	D	D	5,700	6884	20,266	17,055	11,355	-1,184	6,620	18,239	17,055	18,109	17,582
1920 2	BECKER RD	PORT ST LUCIE BLVD	ALBACORE ST	CR	4D	D	D	5,500	6298	17,752	15,179	9,679	-798	6,388	15,977	15,179	14,883	15,031
1920 1	BECKER RD	ALBACORE ST	DARWIN BLVD	CR	4D	D	D	5,500	6071	15,164	13,077	7,577	-571	6,388	13,648	13,077	13,188	13,132
1930 12	BECKER RD	DARWIN BLVD	ATHENA DR	CR	4D	D	D	11,200	9686	19,022	18,634	7,434	1,514	13,008	17,120	18,634	21,115	19,875
1930 11	BECKER RD	ATHENA DR	FLORIDAS TURNPIKE	CR	4D	D	D	11,000	11499	21,917	19,229	8,229	-499	12,775	19,725	19,229	20,127	19,677
1930 2	BECKER RD	FLORIDAS TURNPIKE	SOUTHBEND BLVD	CR	4D	D	D	9,500	11220	15,909	12,598	3,098	-1,720	11,033	14,318	12,598	12,932	12,765
1940	BECKER RD	SOUTHBEND BLVD	GILSON RD	CR	2U	D	D	7,050	12243	16,797	9,924	2,874	-5,193	8,188	15,117	9,924	9,285	9,605
2000	BELL AVE	25TH ST	SUNRISE BLVD	CR	2U	D	D	3,000	3125	5,023	4,396	1,396	-125	3,484	4,521	4,396	4,630	4,513
2010	BELL AVE	SUNRISE BLVD	OLEANDER AVE	CR	2U	D	D	3,000	2956	4,608	4,191	1,191	44	3,484	4,147	4,191	4,489	4,340
25930	BINNEY DR	SR A1A S (SEAWAY)	SR A1A S (OCEAN)	CR	2U	C	C	0	0	3,112	2,801	2,801	0	0	2,801	0	0	0
22915 1	BLANTON BLVD	TORINO PKWY	VOLUCIA DR	CR	2U	C	C	0	1226	1,561	1,405	1,405	0	0	1,405	0	0	0
22915 2	BLANTON BLVD	VOLUCIA DR	EAST TORINO PKWY	CR	2U	C	C	0	2571	4,546	4,091	4,091	0	0	4,091	0	0	0

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
10100	BLUEFIELD RD	BLUEFIELD RANCH RD	OKEECHOBEE RD	CR	2U	C	C	0	0	47	42	42	0	0	42	0	0	0
2755	BUCHANAN DR	MIDWAY	WEATHERBEE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
2750	BUCHANAN DR	EASY ST	MIDWAY RD	CR	2U	D	D	950	3053	4,140	1,623	673	-2,103	1,103	3,726	1,623	1,237	1,430
2100	CALIFORNIA BLVD	CAMEO BLVD	DEL RIO BLVD	CR	2U	D	D	5,900	5166	7,967	7,994	2,094	734	6,852	7,170	7,994	8,735	8,320
2120	CALIFORNIA BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	D	D	11,500	12818	17,434	14,375	2,875	-1,316	13,356	15,691	14,375	15,018	14,696
2110 1	CALIFORNIA BLVD	DEL RIO BLVD	SAVONA BLVD	CR	2U	D	D	11,000	8984	10,688	11,628	628	2,016	12,775	9,612	11,628	12,553	12,090
2130 2	CALIFORNIA BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	U	D	11,600	13591	15,076	13,472	1,872	-56	13,472	13,568	11,577	12,353	11,965
2110 2	CALIFORNIA BLVD	SAVONA BLVD	DEL RIO BLVD	CR	2U	U	D	10,000	9699	7,868	11,614	1,614	4,425	11,614	7,189	7,490	7,906	7,698
2140	CALIFORNIA BLVD	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CR	2U	D	D	7,000	9751	12,843	8,808	1,808	-2,751	8,130	11,559	8,808	8,851	8,829
2150	CALIFORNIA BLVD	UNIVERSITY BLVD	PEACOCK BLVD	CR	2U	D	D	5,600	5556	10,139	9,169	3,569	44	6,504	9,125	9,169	9,810	9,489
2130 1	CALIFORNIA BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	11,500	15141	16,942	11,607	107	-3,641	13,356	15,248	11,607	12,353	11,980
2141	CALIFORNIA BLVD	COUNTRY CLUB DR	UNIVERSITY BLVD	CR	2U	C	C	0	9751	14,604	13,144	13,144	0	0	13,144	0	0	0
2160	CALIFORNIA BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	D	D	9,150	5501	10,239	12,864	3,714	3,649	10,627	9,215	12,864	16,350	14,607
24700	CAMEO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	C	D	4,600	5608	5,968	5,371	771	0	5,342	5,371	4,363	4,699	4,531
24710	CAMEO BLVD	CALIFORNIA BLVD	CROSSTOWN PKWY	CR	2U	C	D	7,100	8107	8,705	7,835	735	0	8,246	7,835	6,828	7,319	7,073
10010	CAMINO ST	PRIMA VISTA	W OF US 1	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25100	CAMPBELL RD	PICOS RD	ORANGE AVE	CR	2U	D	D	425	62	317	628	203	343	494	285	628	1,577	1,103
5300	CANE SLOUGH RD	US 1	LENNARD RD	CR	4D	D	D	9,249	6875	8,371	9,908	659	2,374	10,742	7,534	9,908	10,812	10,360
23590	CARLTON RD	GLADES CUT-OFF RD	CARLTON RD (N)	CR	2U	D	D	300	188	211	302	2	112	348	190	302	323	313
23595	CARLTON RD	CARLTON RD (S)	OKEECHOBEE RD	CR	2U	C	D	475	547	577	519	44	0	552	519	447	481	464
2200 11	CASHMERE BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	C	D	8,400	10181	14,383	12,945	4,545	0	9,756	12,945	11,164	11,392	11,278
2200 12	CASHMERE BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	C	D	10,600	15199	17,182	15,483	4,883	0	12,311	15,483	10,864	11,503	11,184
2200.2	CASHMERE BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	C	D	10,800	9974	12,378	11,141	341	0	12,311	11,141	11,767	12,629	12,198
2210	CASHMERE BLVD	ST LUCIE WEST BLVD	PEACOCK BLVD	CR	2U	C	D	8,750	6300	10,984	9,886	1,136	0	10,182	9,886	12,336	14,645	13,490
11300	CASHMERE BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	C	D	7,400	8420	10,983	9,885	2,485	0	8,594	9,885	8,885	9,266	9,056
2300	CITRUS AVE	7TH ST	US 1	CR	2D	D	D	950	258	476	1,120	170	692	1,103	428	1,120	1,683	1,402
2310 1	CITRUS AVE	US 1	2ND ST	CR	4U	U	D	4,900	6570	4,670	5,691	791	1,488	5,691	4,203	2,533	3,344	2,938
2310 2	CITRUS AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	4,100	6311	4,285	4,762	662	905	4,762	3,857	1,646	2,672	2,159
2690	CITRUS AVE (SLC)	SAEGER AVE	MIDWAY RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9130	COMMERCE CENTER DR	CROSSTOWN PKWY	ST LUCIE WEST BLVD	CR	4D	D	C	1,100	0	1,048	2,043	943	1,100	1,278	943	2,043	#DIV/0!	#DIV/0!
9140	COMMERCE CENTER DR	ST LUCIE WEST BLVD	GLADES CUT-OFF RD	CR	2U	D	D	3,600	692	10,450	12,313	8,713	2,908	4,181	9,405	12,313	52,190	32,251
24010	COMMUNITY BLVD	WESTCLIFFE LN	TRADITION PKWY	CR	4D	D	D	2,300	1090	4,415	5,183	2,883	1,210	2,671	3,973	5,183	8,943	7,063
24000	COMMUNITY BLVD	TRADITION PKWY	DISCOVERY WAY	CR	2D	C	C	0	909	7,937	7,143	7,143	0	0	7,143	0	0	0
24001	COMMUNITY BLVD	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	15,050	13,545	13,545	0	0	13,545	0	0	0
24002	COMMUNITY BLVD	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	5,066	4,559	4,559	0	0	4,559	0	0	0
24003	COMMUNITY BLVD	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	4,001	3,600	3,600	0	0	3,600	0	0	0
9800	CORTEZ BLVD	35TH ST	25TH ST	CR	2U	D	D	1,800	1099	3,729	4,057	2,257	701	2,091	3,356	4,057	5,862	4,960
9810	CORTEZ BLVD	25TH ST	SUNRISE BLVD	CR	2U	D	D	2,400	438	846	2,725	325	1,964	2,787	761	2,725	4,471	3,598
9960	COUNTRY CLUB DR	ST LUCIE WEST BLVD	CALIFORNIA BLVD	CR	4D	D	C	6,000	0	1,761	7,585	1,585	6,000	6,968	1,585	7,585	#DIV/0!	#DIV/0!
25300	CROSSROADS PKWY	OKEECHOBEE RD	KINGS HWY	CR	2U	C	C	550	0	3,255	2,930	2,380	0	639	2,930	3,480	#DIV/0!	#DIV/0!
25961	CROSSTOWN PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	7,263	6,537	6,537	0	0	6,537	0	0	0
25962	CROSSTOWN PKWY	N-S ROAD A	VILLAGE PKWY	CR	4D	C	C	0	0	21,639	19,475	19,475	0	0	19,475	0	0	0
25960	CROSSTOWN PKWY	VILLAGE PKWY	COMMERCE CTR DR	CR	4D	D	D	5,400	4131	34,904	32,682	27,282	1,269	6,272	31,413	32,682	43,801	38,242
10270 1	CROSSTOWN PKWY	COMMERCE CTR DR	I-95	CR	6D	D	D	5,100	4712	36,318	34,674	29,774	388	5,923	34,466	34,674	39,814	37,344
10270 2	CROSSTOWN PKWY	I-95	CALIFORNIA BLVD	CR	6D	D	D	13,000	21634	47,593	34,199	21,199	-8,634	15,098	42,833	34,199	27,455	30,827
10280	CROSSTOWN PKWY	CALIFORNIA BLVD	CASHMERE BLVD	CR	6D	D	D	14,000	20153	37,110	27,246	13,246	-6,153	16,260	33,399	27,246	24,749	25,997
10290 1	CROSSTOWN PKWY	CASHMERE BLVD	CAMEO BLVD	CR	6D	D	D	16,500	29327	42,759	28,656	12,156	-9,827	19,163	38,483	28,656	25,727	27,191
10290 2	CROSSTOWN PKWY	CAMEO BLVD	BAYSHORE BLVD	CR	6D	D	D	20,000	28234	46,623	33,727	13,727	-8,234	23,228	41,961	33,727	31,705	32,716
10300	CROSSTOWN PKWY	BAYSHORE BLVD	AIROSO BLVD	CR	6D	D	D	12,500	9813	29,589	29,299	16,799	2,687	14,518	26,612	29,299	36,158	32,729
10310 1	CROSSTOWN PKWY	AIROSO BLVD	SANDIA DR	CR	6D	D	D	5,950	7082	26,686	23,065	17,115	-1,132	6,910	24,197	23,065	21,585	22,375
10310 2	CROSSTOWN PKWY	SANDIA DR	MANTH LN	CR	6D	D	D	5,567	7082	26,686	22,682	17,115	-1,515	6,466	24,197	22,682	20,289	21,486
10310 3	CROSSTOWN PKWY	MANTH LN	FLORESTA DR	CR	6D	D	D	4,350	4291	25,385	22,915	18,565	59	5,052	22,856	22,915	24,714	23,814
10315	CROSSTOWN PKWY	FLORESTA DR	CORAL REEF ST	CR	6D	C	C	0	0	40,083	36,074	36,074	0	0	36,074	0	0	0
10320	CROSSTOWN PKWY	CORAL REEF ST	US 1	CR	6D	C	C	0	0	40,293	36,264	36,264	0	0	36,264	0	0	0
3155	CURTIS ST	FLORESTA DR	PRIMA VISTA BLVD	CR	2U	C	C	0	2252	3,813	3,432	3,432	0	0	3,432	0	0	0
2400	DARWIN BLVD	BECKER RD	PAAR DR	CR	2U	D	D	5,000	6264	8,537	6,419	1,419	-1,264	5,807	7,583	6,419	6,541	6,480
2410 1	DARWIN BLVD	PAAR DR	TULIP BLVD	CR	2U	D	D	8,250	7187	9,481	9,596	1,346	1,063	9,582	8,533	9,596	10,448	10,022
2410 2	DARWIN BLVD	TULIP BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	11,500	8317	10,806	12,908	1,408	3,183	13,356	9,725	12,908	14,344	13,626
2500	DEL RIO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	U	D	11,100	12351	12,067	12,892	1,792	2,031	12,892	10,860	9,609	10,411	10,010
25925	DEL RIO BLVD	CALIFORNIA BLVD	MACKENZIE ST	CR	2U	C	C	0	130	3,171	2,854	2,854	0	0	2,854	0	0	0
2510	DEL RIO BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	U	D	8,400	8863	9,741	9,756	1,356	989	9,756	8,767	9,284	8,843	8,564
2520	DEL RIO BLVD	CASHMERE BLVD	CALIFORNIA BLVD	CR	2U	C	C	0	4717	8,929	8,036	8,036	0	0	8,036	0	0	0
2600	DELAWARE AVE	HARTMAN RD	33RD ST	CR	2U	D	D	2,300	580	1,015	2,634	334	1,720	2,671	914	2,634	3,864	3,249
2610	DELAWARE AVE	33RD ST	25TH ST	CR	4U	D	D	5,500	4299	5,201	5,882	382	1,201	6,368	4,681	5,882	6,388	6,135
2620	DELAWARE AVE	25TH ST	OKEECHOBEE RD	CR	4U	U	D	2,600	2799	1,390	3,020	420	1,769	3,020	1,251	1,052	1,240	1,146
2630	DELAWARE AVE	OKEECHOBEE RD	13TH ST	CR	2D	U	D	11,000	4842	5,170	12,775	1,775	8,123	12,775	4,653	10,811	11,275	11,043
2640 1	DELAWARE AVE	13TH ST	10TH ST	CR	2U	D	D	9,750	2820	4,127	10,644	894	6,930	11,324	3,714	10,644	13,698	12,171
2640 2	DELAWARE AVE	10TH ST	7TH ST	CR	2U	D	D	8,500	1299	1,654	8,690	190	7,201	9,672	1,486	8,690	10,390	9,540
2650	DELAWARE AVE	7TH ST	US 1	CR	2U	D	D	6,800	1136	1,264	6,829	29	5,564	7,898	1,165	6,829	7,436	7,132
25905	DISCOVERY WAY	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	187	20,228	18,205	18,205	0	0	18,205	0	0	0
25906	DISCOVERY WAY	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	272	1,240	1,116	1,116	0	0	1,116	0	0	0
25907	DISCOVERY WAY	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	272	380	342	342	0	0	342	0	0	0
25908	DISCOVERY WAY	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	272	2,355	2,120	2,120	0	0	2,120	0	0	0
22910 2	EAST TORINO PKWY	CASHMERE BLVD	BLANTON BLVD	CR	2U	D	D	2,200	6354	7,520	2,574	374	-4,194	2,555	6,768	2,574	2,484	2,529
22910 3	EAST TORINO PKWY	BLANTON BLVD	TORINO PKWY	CR	2U	D	D	2,200	9021	12,684	4,595	2,395	-6,821	2,555	11,416	4,595	2,970	3,782
22920	EAST TORINO PKWY	TORINO PKWY	MIDWAY RD	CR	2U	D	D	2,200	11858	17,533	8,122	3,922	-9,658	2,555	15,780	8,122	3,123	4,622
2700 1	EASY ST	US 1	BUCHANAN DR	CR	2U	U	D	4,670	5035	5,043	5,424	754	885	5,424	4,539	4,174	4,490	4,332
2700 2	EASY ST	BUCHANAN DR	YUCCA DR	CR	2U	D	D	4,900	701	1,446	5,500	600	4,199	5,691	1,301	5,500	9,703	7,602
2800 1	EDWARDS RD	JENKINS RD	MCNEIL RD	CR	2U	D	D	10,200	6267	12,300	15,003	4,803	3,933	11,846	11,070	15,003	19,218	17,110
2800 2	EDWARDS RD	MCNEIL RD	SELVITZ RD	CR	2U	D	D	10,350	9566	15,990	15,175	4,825	784	12,020	14,391	15,175	16,608	15,892
2810	EDWARDS RD	SELVITZ RD	25TH ST	CR	2U	D	D	10,100	7562	12,782	14,042	3,942	2,538	11,730	11,504	14,042	16,390	15,216
2820	EDWARDS RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,100	7127	15,617	21,028	6,928	5,973	16,376	14,055	21,028	29,661	25,344
2830	EDWARDS RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	11,900	6269	10,280	14,883	2,983	5,631	13,821	9,252	14,883	18,733	16,808
2840	EDWARDS RD	OLEANDER AVE	US 1	CR	4D	D	D	8,950	3078	5,322	10,662	1,712	5,872	10,395	4,790	10,662	14,857	12,759
2900 2	EMERSON AVE	INDIRO RD	RUSSOS RD	SR	2U	F	F	4,600	5554	8,439	6,675	2,075	-920	5,342	7,595	6,641	6,710	6,675
2900 3	EMERSON AVE	RUSSOS RD	FT PIERCE BLVD	SR	2U	F	F	4,600	6029	10,795	8,096	3,496	-1,619	5,342	9,715	8,286	7,907	8,096
2910	EMERSON AVE	FT PIERCE BLVD	NORTH BLVD	SR	2U	C	C	0	6020	10,915	9,824	9,824	0	0	9,824	0	0	0
9122	E-W ROAD 2	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	10,037	9,033	9,033	0	0	9,033	0	0	0
9124	E-W ROAD 2	N-S- ROAD B	N-S ROAD A	CR	4D	C	C	0	0	7,202	6,482	6,482	0	0	6,482	0	0	0
9123	E-W ROAD 2	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	10,145	9,131	9,131	0	0	9,131	0	0	0
25008	E-W ROAD 6	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	95	86	86	0	0	86	0	0	0
25009	E-W ROAD 6	MCCARTY RD	GLADES CUT-OFF RD	CR	4D	C	C	0	0	183	165	165	0	0	165	0	0	0
3000	FARMERS MARKET RD	OLEANDER AVE	US 1	CR	2U	C	D	1,950	2268	2,487	2,220	270	0	2,265	2,220	1,882	2,018	1,950
25955	FFA RD	ORANGE AVE	ANGLE RD	CR	2U	C	C	200	0	1,314	1,183	983	0	232	1,183	1,383	#DIV/0	#DIV/0!
3100	FLORESTA DR	OAKLYN ST	PORT ST LUCIE BLVD	CR	2U	D	D	11,300	13997	16,467	12,172	872	-2,667	13,124	14,839	12,172	12,806	12,489
3110 2	FLORESTA DR	PORT ST LUCIE BLVD	THORNHILL DR	CR	2U	U	D	14,600	13647	11,080	16,956	2,356	7,003	16,956	9,954	10,907	11,359	11,133
3110 1	FLORESTA DR	THORNHILL DR	CROSSTOWN PKWY	CR	2U	D	D	14,700	9347	11,934	16,094	1,394	5,353	17,073	10,741	16,094	18,018	17,056
3130	FLORESTA DR	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	2U	D	D	11,850	7740	14,937	17,553	5,703	4,116	13,763	13,443	17,553	21,953	19,753
3140	FLORESTA DR	PRIMA VISTA BLVD	AIROSO BLVD	CR	2U	U	D	9,600	10255	10,914	11,149	1,549	1,327	11,149	9,823	9,183	9,809	9,496
3150 2	FLORESTA DR	AIROSO BLVD	SELVITZ RD	CR	2U	D	D	3,500	4224	5,844	4,536	1,036	-724	4,065	5,260	4,536	4,649	4,592
3150 1	FLORESTA DR	SELVITZ RD	BAYSHORE BLVD	CR	2U	D	D	3,829	3399	5,300	5,200	1,371	430	4,447	4,770	5,200	5,732	5,466
3200 1	FLORIDA'S TURNPIKE	MARTIN C L	BECKER RD	SR	4F	F	F	38,817	41700	50,989	44,286	5,469	-1,604	45,082	45,890	43,007	45,565	44,286
3200	FLORIDA'S TURNPIKE	BECKER RD	PORT ST LUCIE BLVD	SR	4F	F	F	38,817	37659	46,433	44,226	5,409	2,436	45,082	41,790	42,748	45,704	44,226
3210 1	FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD	MIDWAY RD	SR	4F	F	#N/A	32,300	36,003	39,805	33,202	902	-2,622	37,513	35,625	32,122	34,283	33,202
3210 2	FLORIDA'S TURNPIKE	MIDWAY RD	OKEECHOBEE RD	SR	4F	F	#N/A	32,300	36,003	39,805	33,202	902	-2,622	37,513	35,625	32,122	34,283	33,202
3220 1	FLORIDA'S TURNPIKE	OKEECHOBEE RD	AIRPORT CONNECTOR	SR	4F	C	#N/A	26,400	29,515	11,265	10,139	-16,261	0	30,661	10,139	7,024	9,673	8,349
3220 2	FLORIDA'S TURNPIKE	AIRPORT CONNECTOR	INDIAN RIVER C L	SR	4F	F	#N/A	26,400	29,515	34,987	29,208	2,808	-2,280	30,661	31,488	28,373	30,043	29,208
24100	FT PIERCE BLVD	INDIRO RD	EMERSON AVE	CR	2U	D	C	2,805	0	2,432	4,994	2,189	2,805	3,255	2,189	4,994	#DIV/0!	#DIV/0!
25500	GARDENIA AVE	OLEANDER AVE	US 1	CR	2U	D	D	2,400	1050	1,419	2,627	227	1,350	2,787	1,277	2,627	3,114	2,870
3290 2	GATLIN BLVD	W OF I-95	E OF I-95	CR	6D	C	D	32,500	15615	55,177	49,659	17,159	0	37,746	49,659	66,544	110,248	88,396
3301	GATLIN BLVD	E OF I-95	SAVAGE BLVD	CR	6D	C	D	32,500	20481	52,218	46,998	14,498	0	37,746	46,998	59,015	79,546	69,281
3302	GATLIN BLVD	SAVAGE BLVD	ROSSER BLVD	CR	6D	C	D	32,500	21202	47,282	42,554	10,054	0	37,746	42,554	53,892	69,576	61,715
3310	GATLIN BLVD	ROSSER BLVD	SAVONA BLVD	CR	6D	C	D	32,500	23203	44,150	39,735	7,235	0	37,746	39,735	49,032	59,366	54,199
3320	GATLIN BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	6D	C	D	32,500	17898	38,310	34,479	1,979	0	37,746	34,479	49,281	67,537	58,409
3500	GEORGIA AVE	27TH ST	25TH ST	CR	2U	C	C	0	0	3,278	2,951	2,951	0	0	2,951	0	0	0
3510	GEORGIA AVE	25TH ST	OKEECHOBEE RD	CR	2U	D	C	3,900	0	2,468	6,121	2,221	3,900	4,529	2,221	6,121	#DIV/0!	#DIV/0!
3520 1	GEORGIA AVE	OKEECHOBEE RD	17TH ST	CR	2U	D	D	3,900	1655	3,066	5,022	1,122	2,245	4,529	2,777	5,022	5,980	6,001
3520 2	GEORGIA AVE	17TH ST	13TH ST	CR	2U	D	D	4,600	1307	3,842	6,750	2,150	3,293	5,342	3,457	6,750	12,979	9,865
3530	GEORGIA AVE	13TH ST	7TH ST	CR	2U	D	D	2,100	1540	2,071	2,424	324	560	2,439	1,864	2,424	2,711	2,568
3540	GEORGIA AVE	7TH ST	US 1	CR	2U	U	D	2,000	3956	1,832	2,323	323	674	2,323	1,649	-307	889	291
25940	GEORGIA AVE	US 1	3RD ST	CR	2U	C	C	0	333	531	478	478	0	0	478	0	0	0
3600	GILSON RD	MARTIN C L	BECKER RD	CR	2U	D	D	9,050	12986	16,687	11,082	2,032	-3,936	10,511	15,018	11,062	11,184	11,123

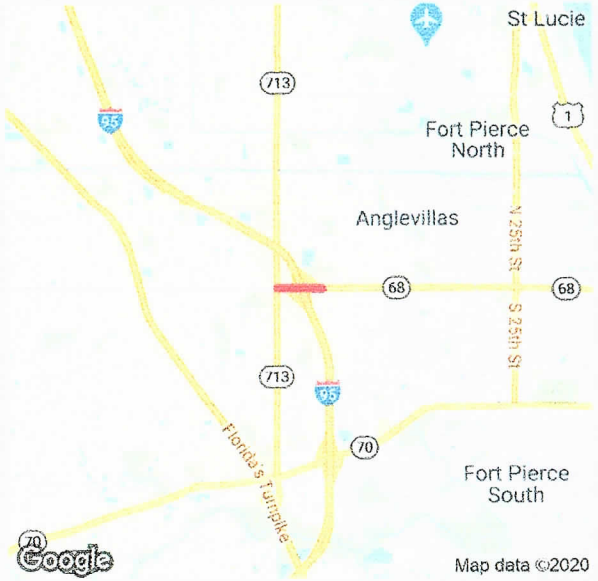
Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3610	GILSON RD	BECKER RD	LAKERIDGE DR	CR	2U	C	C	0	2709	3,830	3,267	3,267	0	0	3,267	0	0	0
3700	GLADES CUT-OFF RD	CARLTON RD	RANGE LINE RD	CR	2U	D	D	3,800	660	984	4,026	226	3,140	4.413	886	4,026	5,439	4,732
23565	GLADES CUT-OFF RD	RANGE LINE RD	RESERVE BLVD	CR	2U	D	D	1,800	1785	11,769	10,607	8,807	15	2.091	10,592	10,607	11,393	11,000
23570	GLADES CUT-OFF RD	RESERVE BLVD	COMMERCE CTR DR	CR	2U	D	D	3,050	2194	12,650	12,241	9,191	856	3,542	11,385	12,241	16,882	14,562
3720	GLADES CUT-OFF RD	COMMERCE CTR DR	MIDWAY RD	CR	2U	D	D	2,475	2587	13,436	11,980	9,505	-112	2,874	12,092	11,980	12,340	12,160
3730 1	GLADES CUT-OFF RD	MIDWAY RD	JENKINS RD	CR	2U	D	D	5,900	4473	9,373	9,863	3,963	1,427	6,852	8,436	9,863	11,889	10,866
3730 2	GLADES CUT-OFF RD	JENKINS RD	SELVITZ RD	CR	2U	D	D	3,800	4346	8,619	7,211	3,411	-546	4,413	7,757	7,211	7,235	7,223
25400	GRAHAM RD	KINGS HWY	JENKINS RD	CR	2U	D	D	2,800	2779	5,969	5,393	2,593	21	3,252	5,372	5,393	5,773	5,583
11205	GRAND DR	LENNARD RD	WALTON RD	CR	2U	C	#N/A	0	0	1,822	1,640	1,640	0	0	1,640	0	0	0
3800 1	GREEN RIVER PKWY	MARTIN C L	CHARLESTON DR	CR	2U	D	D	2,300	8578	12,638	5,276	2,976	-6,276	2,671	11,554	5,276	3,305	4,290
3800 2	GREEN RIVER PKWY	CHARLESTON DR	MELALEUCA BLVD	CR	2U	D	D	2,300	5678	10,526	5,727	3,427	-4,376	2,671	10,105	5,727	3,480	4,604
3800 3	GREEN RIVER PKWY	MELALEUCA BLVD	WALTON RD	CR	2U	D	D	2,300	3906	7,222	5,327	3,027	-1,606	2,671	6,933	5,327	4,083	4,705
3900 1	HARTMAN RD	OKEECHOBEE RD	PETERSON RD	CR	2U	D	D	4,700	4625	6,504	6,319	1,619	75	5,459	6,244	6,319	6,345	6,332
3900 2	HARTMAN RD	PETERSON RD	DELAWARE AVE	CR	2U	D	D	4,600	4614	7,604	7,286	2,686	-14	5,342	7,300	7,286	7,278	7,282
3910	HARTMAN RD	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	4,600	4683	7,755	7,362	2,762	-83	5,342	7,445	7,362	7,313	7,337
4210	HEADER CANAL RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	1,632	94	213	1,742	110	1,538	1,895	204	1,742	3,550	2,646
25975	HEATHERWOOD BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2D	D	D	2,500	5332	7,204	4,084	1,584	-2,832	2,904	6,916	4,084	3,242	3,663
24800	HILLMOOR DR	US 1	LENNARD RD	CR	2U	D	D	3,800	2796	4,384	5,213	1,413	1,004	4,413	4,209	5,213	5,720	5,466
4300	I-95	MARTIN C L	GATLIN BLVD	SR	8F	F	F	63,000	53483	94,601	100,817	37,817	15,677	73,168	85,141	94,658	106,977	100,817
4310 1	I-95	GATLIN BLVD	CROSSTOWN PKWY	SR	8F	F	F	63,000	66172	125,400	112,151	49,151	-709	73,168	112,860	109,688	114,813	112,151
4310 2	I-95	CROSSTOWN PKWY	ST LUCIE WEST BLVD	SR	8F	F	F	63,000	66619	136,300	121,395	58,395	-1,275	73,168	122,670	119,051	123,740	121,395
4320	I-95	ST LUCIE WEST BLVD	MIDWAY RD	SR	8F	F	F	56,500	60115	110,100	97,407	40,907	-1,883	65,619	99,090	95,475	99,340	97,407
4330	I-95	MIDWAY RD	OKEECHOBEE RD	SR	8F	F	F	68,500	57376	105,600	114,620	46,120	18,680	79,556	95,940	107,084	122,177	114,620
4340	I-95	OKEECHOBEE RD	ORANGE AVE	SR	8F	F	F	46,258	53204	101,500	84,561	38,303	-6,789	53,724	91,350	84,404	84,719	84,561
4350 1	I-95	ORANGE AVE	AIRPORT CONNECTOR	SR	8F	C	#N/A	35,000	43,731	66,302	77,672	42,672	0	40,649	77,672	68,941	66,309	67,625
4350 2	I-95	AIRPORT CONNECTOR	INDRIO RD	SR	8F	F	#N/A	35,000	43,731	66,336	50,970	15,970	-8,733	40,649	59,702	50,971	50,966	50,970
4360	I-95	INDRIO RD	INDIAN RIVER C L	SR	6F	F	F	32,500	37629	54,409	44,478	11,976	-4,492	37,746	48,968	43,839	45,113	44,478
25920	IMPORT DR	GATLIN BLVD	SAVAGE BLVD	CR	2U	U	C	1,800	0	9,019	2,091	291	-6,928	2,091	6,117	9,617	#DIV/0!	#DIV/0!
4100	INDIAN RIVER DR	MARTIN C L	WALTON RD	CR	2U	D	D	5,400	6834	11,043	8,505	3,105	-1,434	6,272	9,939	8,505	8,377	8,441
4110	INDIAN RIVER DR	WALTON RD	MIDWAY RD	CR	2U	D	D	3,800	5313	7,698	5,415	1,615	-1,513	4,413	6,928	5,415	5,286	5,350
4120	INDIAN RIVER DR	MIDWAY RD	SAVANNAH RD	CR	2U	D	D	4,250	5048	8,211	6,591	2,341	-796	4,936	7,389	6,591	6,636	6,614
4130	INDIAN RIVER DR	SAVANNAH RD	CITRUS AVE	CR	2U	D	D	3,950	4493	7,790	6,468	2,518	-543	4,588	7,011	6,468	6,574	6,521
4140	INDIAN RIVER DR	CITRUS AVE	ORANGE AVE	CR	2U	C	D	5,400	10132	10,599	9,539	4,139	0	6,272	9,539	4,807	5,423	5,115
4150	INDIAN RIVER DR	ORANGE AVE	AVENUE A	CR	2U	C	D	5,300	11329	11,321	10,189	4,889	0	6,155	10,189	4,160	5,084	4,622
4160 2	INDIAN RIVER DR	AVENUE A	AVENUE D	CR	2U	C	D	5,650	11487	11,915	10,724	5,074	0	6,562	10,724	4,887	5,626	5,256
4160 1	INDIAN RIVER DR	AVENUE D	SEAWAY DR	CR	2U	D	D	6,000	11487	13,383	6,558	558	-5,487	6,968	12,045	6,558	6,711	6,634
4200 1	INDRIO RD	PRIVATE RD	I-95 W RAMPS	CR	2U	D	D	1,650	268	5,482	6,316	4,666	1,302	1,916	4,934	5,316	32,401	19,358
4200 2	INDRIO RD	I-95 W RAMP	I-95 E RAMP	SR	4D	F	F	9,175	6044	7,600	7,212	1,037	373	7,172	6,840	6,971	7,454	7,212
42 0 1	INDRIO RD	I-95 E RAMP	KOBLEGARD RD	SR	4D	F	F	10,700	12361	24,601	20,462	9,762	-1,679	12,427	22,141	20,480	20,443	20,462
4210 2	INDRIO RD	KOBLEGARD RD	JOHNSTON RD	SR	4D	F	F	10,700	12370	21,092	17,413	6,713	-1,569	12,427	18,982	17,312	17,514	17,413
4220	INDRIO RD	JOHNSTON RD	EMERSON AVE	SR	4D	F	F	10,700	8111	9,196	14,161	3,461	5,665	12,427	6,276	12,865	15,457	14,161
4225	INDRIO RD	EMERSON AVE	SEMINOLE RD	SR	2U	C	F	5,488	8344	9,487	8,536	3,072	0	6,348	8,536	5,660	5,966	5,813
4230	INDRIO RD	SEMINOLE RD	KINGS HWY	SR	2U	U	F	10,600	9251	9,786	12,311	1,711	3,503	12,311	8,807	10,156	10,784	10,460
4240	INDRIO RD	KINGS HWY	SLASH PINE TRL	CR	2U	D	D	5,500	2467	4,566	7,123	1,623	3,013	6,388	4,110	7,123	9,694	8,408
4245	INDRIO RD	SLASH PINE TRL	US 1	CR	2U	D	D	5,500	4731	8,758	8,651	3,151	769	6,388	7,882	8,651	9,774	9,213
4250	INDRIO RD	US 1	OLD DIXIE HWY	CR	2U	D	C	1,100	0	289	1,360	260	1,100	1,278	260	1,360	#DIV/0!	#DIV/0!
4401	JENKINS RD	EDWARDS RD	ALTMAN RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4403	JENKINS RD	WALMART N ACCESS RD	GLADES CUTOFF RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4405	JENKINS RD	POST OFFICE RD	MIDWAY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4400	JENKINS RD	EDWARDS RD	OKEECHOBEE RD	CR	2U	D	D	4,400	8390	12,360	9,134	4,734	-1,990	5,110	11,124	9,134	8,170	8,652
4410 1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410 2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1588	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410 3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4410 4	JENKINS RD	ORANGE AVE	LOOP RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
10200	JENNINGS RD	US 1	LENNARD RD	CR	4D	D	D	4,500	5310	8,302	6,661	2,161	-810	5,226	7,471	6,661	6,754	6,708
4500	JOHNSTON RD	ANGLE RD	IL20	CR	2U	D	D	1,700	1460	2,073	2,106	406	240	1,974	1,866	2,106	2,317	2,211
4510 1	JOHNSTON RD	IL20	MEADOWOOD DR	CR	2U	D	D	1,700	1460	2,073	2,106	406	240	1,974	1,866	2,106	2,317	2,211
4520	JOHNSTON RD	INDIRO RD	RUSSOS RD	CR	2U	D	D	6,200	9933	15,173	10,023	3,823	-3,633	7,201	13,656	10,023	9,184	9,604
4510 2	JOHNSTON RD	MEADOWOOD DR	OLD JOHNSTON RD	CR	2U	U	D	1,400	1057	1,118	1,626	226	626	1,626	1,006	1,349	1,422	1,385
4530	JOHNSTON RD	RUSSOS RD	INDIAN RIVER C L	CR	2U	D	D	6,157	10300	15,682	9,971	3,814	-4,143	7,151	14,114	9,971	8,999	9,485
4510 3	JOHNSTON RD	OLD JOHNSTON RD	INDRIO RD	CR	2U	D	D	1,400	1711	2,483	1,924	524	-311	1,626	2,235	1,924	1,950	1,937
4600	JUANITA AVE	53RD ST	25TH ST	CR	2U	D	D	4,200	2600	4,737	5,863	1,663	1,600	4,876	4,263	5,863	7,346	6,604
4610	JUANITA AVE	25TH ST	US 1	CR	2U	D	D	3,400	2711	4,430	4,676	1,276	689	3,949	3,987	4,676	5,334	5,005
4700	KEEN RD	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,380	5907	6,955	2,733	353	-3,527	2,764	6,260	2,733	2,690	2,711
4710	KEEN RD	JUANITA AVE	ST LUCIE BLVD	CR	2U	D	D	2,380	5907	6,955	2,733	353	-3,527	2,764	6,260	2,733	2,690	2,711
4800 1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800 2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,691	20,842	18,366
4800 3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	15,555	20,844	18,699
4800 4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	8415	12,663	15,374	6,474	3,877	10,336	11,397	13,882	16,866	15,374
4810 1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810 2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15208	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
4840 4	KINGS HWY	INDRIO RD	INDIAN PINES BLVD	SR	2U	F	F	12,900	13499	20,362	18,203	5,303	-122	14,982	18,326	17,727	18,680	18,203
4840 3	KINGS HWY	INDIAN PINES BLVD	KINGS HWY SB RAMP	SR	2U	F	F	9,800	14427	22,591	15,218	5,418	-5,114	11,382	20,332	15,705	14,732	15,218
4840 1	KINGS HWY	KINGS HWY SB RAMP	US 1	SR	2U	F	F	9,600	9556	15,751	14,963	5,163	786	11,382	14,176	14,420	15,507	14,963
4840 5	KINGS HWY SB RAMP	US 1	KINGS HWY	SR	2D	F	C	0	8394	12,668	0	0	-11,581	0	11,581	0	0	0
9600	KIRBY LOOP RD	EDWARDS RD	35TH ST	CR	2U	D	D	3,150	975	4,266	6,014	2,864	2,175	3,658	3,839	6,014	13,231	9,623
4900	KITTERMAN RD	OLEANDER AVE	US 1	CR	2U	C	C	2,600	0	3,320	2,988	388	0	3,020	2,988	5,588	#DIV/0!	#DIV/0!
4910	KITTERMAN RD	US 1	LENNARD EXT RD	CR	2U	D	C	2,150	0	452	2,557	407	2,150	2,497	407	2,557	#DIV/0!	#DIV/0!
3161	LAKEHURST DR	AIROSO	SANDIA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3160	LAKEHURST DR	BAYSHORE BLVD	AIROSO BLVD	CR	2U	C	C	0	6176	8,522	7,689	7,689	0	0	7,689	0	0	0
5000	LENNARD RD	US 1	MARIPOSA AVE	CR	4D	D	D	15,500	11567	17,019	19,250	3,750	3,933	18,002	15,317	19,250	21,894	20,572
25950	LENNARD RD	KITTERMAN RD	PRIMA VISTA BLVD	CR	2U	C	C	0	0	1,408	1,267	1,267	0	0	1,267	0	0	0
5010	LENNARD RD	MARIPOSA AVE	MELALEUCA BLVD	CR	4D	D	D	16,000	13280	19,373	20,156	4,156	2,720	18,582	17,436	20,156	22,407	21,282
5020 1	LENNARD RD	MELALEUCA BLVD	JENNINGS RD	CR	4D	D	D	10,900	11568	18,977	16,411	5,511	-668	12,659	17,079	16,411	17,166	16,789
5020 21	LENNARD RD	JENNINGS RD	HILLMOOR DR	CR	4D	D	D	10,900	8454	12,568	13,757	2,857	2,446	12,659	11,311	13,757	15,556	14,656
5020 22	LENNARD RD	HILLMOOR DR	TIFFANY AVE	CR	4D	D	D	10,900	5188	7,120	12,120	1,220	5,712	12,659	6,408	12,120	14,360	13,240
5030	LENNARD RD	TIFFANY AVE	WALTON RD	CR	4D	U	D	5,600	4832	5,035	6,736	936	2,204	6,736	4,532	5,700	6,053	5,876
5040	LENNARD RD	WALTON RD	S OF SAVANNA CLUB BLVD	CR	2U	U	D	3,900	572	331	4,529	629	4,232	4,529	297	3,625	2,163	2,894
5100	LYNGATE DR	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	CR	2D	U	D	6,936	6908	7,066	10,378	1,442	4,019	10,378	6,359	9,387	8,775	8,581
5110	LYNGATE DR	MORNINGSIDE BLVD	US 1	CR	2D	D	D	8,938	11842	13,658	9,566	630	-2,906	10,378	12,472	9,566	10,039	9,803
24905	MANVILLE RD	SELVITZ	ST JAMES DR	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
5310	MARIPOSA AVE	LENNARD RD	HALLAHAN ST	CR	2U	D	D	6,000	2562	3,460	6,552	552	3,438	6,568	3,114	6,552	7,779	7,165
25301	MCCARTY RD	GLADES CUT-OFF RD	RESERVE BLVD EXT	CR	4D	C	C	0	0	3,970	3,573	3,573	0	0	3,573	0	0	0
25902	MCCARTY RD	RESERVE BLVD EXT	WILLIAMS RD	CR	4D	C	C	0	0	1,796	1,619	1,619	0	0	1,619	0	0	0
25000	MCCARTY RD	WILLIAMS RD	MIDWAY RD	CR	4D	C	C	300	0	2,403	2,162	1,862	0	348	2,162	2,462	#DIV/0!	#DIV/0!
25010	MCCARTY RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	250	152	537	581	331	98	290	483	581	847	714
11500	MCNEIL RD	OKEECHOBEE RD	KIRBY LOOP RD	CR	2U	D	D	4,100	5206	8,462	6,510	2,410	-1,106	4,762	7,616	6,510	6,398	6,454
11510	MCNEIL RD	KIRBY LOOP RD	EDWARDS RD	CR	2U	D	D	2,600	4175	6,280	4,377	1,777	-1,275	3,368	5,652	4,377	4,187	4,282
11200	MELALEUCA BLVD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	8,625	7161	9,301	10,035	1,210	1,664	10,249	8,371	10,035	11,003	10,519
5420	MIDWAY RD	OKEECHOBEE RD	SHINN RD	CR	2U	D	D	3,800	4356	5,442	4,348	548	-569	4,413	4,898	4,348	4,563	4,455
5430 1	MIDWAY RD	SHINN RD	MCCARTY RD	CR	2U	D	D	3,800	5410	9,070	6,553	2,753	-1,610	4,413	8,163	6,553	6,116	6,334
5430 2	MIDWAY RD	MCCARTY RD	I-95	CR	2U	D	D	4,200	6234	14,006	10,571	6,371	-2,034	4,878	12,605	10,571	9,059	9,815
5440	MIDWAY RD	I-95	GLADES CUT-OFF RD	CR	4D	D	D	14,300	12078	23,855	23,691	9,391	2,222	16,608	21,469	23,691	27,113	25,402
5450 1	MIDWAY RD	GLADES CUT-OFF RD	EAST TORINO PKWY	CR	4D	D	D	14,500	14587	33,432	30,002	15,502	-87	16,840	30,089	30,002	31,903	30,953
23575	MIDWAY RD	EAST TORINO PKWY	MILNER DR	CR	4D	D	D	14,000	11602	28,044	27,638	13,638	2,398	16,260	25,240	27,638	32,487	30,062
23580	MIDWAY RD	MILNER DR	W OF SELVITZ RD	CR	4D	D	D	14,000	11978	27,807	27,048	13,048	2,022	16,260	25,026	27,048	31,201	29,125
5450 3	MIDWAY RD	W OF SELVITZ RD	SELVITZ RD	CR	4D	D	D	14,500	12923	27,865	26,656	12,156	1,577	16,840	25,079	26,656	30,015	28,335
5455	MIDWAY RD	SELVITZ RD	CHRISTENSEN RD	CR	4D	D	D	12,100	9141	22,903	23,572	11,472	2,959	14,053	20,613	23,572	29,104	26,338
5480	MIDWAY RD	CHRISTENSEN RD	25TH ST	CR	4D	D	D	13,000	9558	22,925	24,075	11,075	3,442	15,098	20,633	24,075	29,933	27,004
5470	MIDWAY RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,550	12607	24,035	23,575	9,025	1,943	16,898	21,632	23,575	26,630	25,102
5480	MIDWAY RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	14,000	12247	25,407	24,819	10,819	1,753	16,260	22,866	24,819	27,882	26,350
5490	MIDWAY RD	OLEANDER AVE	US 1	CR	4D	D	D	11,400	6353	12,749	16,521	5,121	5,047	13,240	11,474	16,521	21,961	19,241
5495	MIDWAY RD	US 1	WALLACE ST	CR	2U	D	D	11,400	7947	10,189	12,623	1,223	3,453	13,240	9,170	12,623	14,032	13,327
5500 1	MIDWAY RD	WALLACE ST	WEATHERBEE RD	CR	2U	D	D	11,400	3140	4,195	12,038	638	8,260	13,240	3,778	12,038	14,621	13,329
5500 2	MIDWAY RD	WEATHERBEE RD	INDIAN RIVER DR	CR	2U	D	D	3,600	2727	4,170	4,626	1,026	873	4,181	3,753	4,626	5,284	4,955
6110	MORNINGSIDE BLVD	WESTMORELAND BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	3,000	4251	6,419	4,516	1,516	-1,251	3,484	5,777	4,516	4,339	4,427
6120	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	LYNGATE DR	CR	2D	D	D	4,653	4970	7,914	6,806	2,153	-317	5,404	7,123	6,806	7,113	6,959
25990	N KINGS HWY	KINGS HWY	NORTH BLVD	CR	2U	C	C	0	0	4,231	3,808	3,808	0	0	3,808	0	0	0
25600	NEBRASKA AVE	25TH ST	13TH ST	CR	4D	D	C	3,250	0	1,847	4,912	1,662	3,250	3,775	1,662	4,912	#DIV/0!	#DIV/0!
25003	NEWELL RD	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	516	487	487	0	0	487	0	0	0
25004	NEWELL RD	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	223	201	201	0	0	201	0	0	0
24105	NORTH BLVD	N KINGS HWY	EMERSON AVE	CR	2U	C	C	0	0	1,321	1,188	1,188	0	0	1,188	0	0	0
25963	N-S ROAD A	CROSSTOWN PKWY	TRADITION PKWY	CR	4D	C	C	0	0	10,878	9,790	9,790	0	0	9,790	0	0	0
25964	N-S ROAD A	TRADITION PKWY	STONY CREEK WAY	CR	4D	C	C	0	0	1,611	1,450	1,450	0	0	1,450	0	0	0

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
25965	N-S ROAD A	STONY CREEK WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,736	2,462	2,462	0	0	2,462	0	0	0
25966	N-S ROAD A	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,228	2,005	2,005	0	0	2,005	0	0	0
25967	N-S ROAD A	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	892	803	803	0	0	803	0	0	0
25968	N-S ROAD A	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	2,898	2,608	2,608	0	0	2,608	0	0	0
9116	N-S ROAD B	BECKER RD	PAAR DR (WEST)	CR	4D	C	C	0	0	1,209	1,088	1,088	0	0	1,088	0	0	0
9117	N-S ROAD B	PAAR DR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,734	2,461	2,461	0	0	2,461	0	0	0
9118	N-S ROAD B	OPEN VIEW (WEST	E-W ROAD 2	CR	4D	C	C	0	0	535	482	482	0	0	482	0	0	0
9119	N-S ROAD B	E-W ROAD 2	DISCOVERY WAY	CR	4D	C	C	0	0	860	774	774	0	0	774	0	0	0
1801	OAKRIDGE DR	MOUNTWELL ST	OAKLYN ST	CR	2U	D	D	3,700	6712	10,043	6,028	2,326	-3,012	4 297	9,039	6,028	5,315	5 670
11010	OHIO AVE	SUNRISE BLVD	COLONIAL RD	CR	2U	D	D	2,800	1767	2,675	3,441	641	1,033	3 252	2,408	3,441	4 069	3 755
11020	OHIO AVE	COLONIAL RD	US 1	CR	2U	U	D	2,800	1459	1,575	3,252	452	1,834	3,252	1,418	2 759	2,502	2 830
6200	OKEECHOBEE RD	OKEECHOBEE C L	BLUEFIELD RD	SR	4D	F	F	6,400	5627	5,596	6,956	556	1,019	7 433	5,936	6,709	7,202	6 956
6210 1	OKEECHOBEE RD	BLUEFIELD RD	CARLTON RD	SR	4D	F	F	6,400	5819	6,698	6,840	440	812	7 433	6,028	6 609	7,072	6,840
6210 2	OKEECHOBEE RD	CARLTON RD	SNEED RD	SR	4D	F	F	5,900	6255	7,349	6,457	557	-157	6,852	6,614	6 259	6,655	6,457
6220 2	OKEECHOBEE RD	SNEED RD	IDEAL HOLDING RD	SR	4D	F	F	5,900	7223	9 757	6,713	813	-1,169	6,852	7,881	6,558	6,867	6 713
6220 1	OKEECHOBEE RD	IDEAL HOLDING RD	HEADER CANAL RD	SR	4D	F	F	5,900	7471	9 249	6,883	983	-1 442	6,852	8,324	6 753	7,012	6,883
6230	OKEECHOBEE RD	HEADER CANAL RD	MIDWAY RD	SR	4D	F	F	5,100	7812	9,876	6,183	1,083	-2,705	5 923	8,868	6,176	6,190	6,183
6240	OKEECHOBEE RD	MIDWAY RD	SHINN RD	SR	4D	U	F	4,300	3610	4,448	4,994	894	991	4,994	4,003	4,693	5,086	4 890
6250 1	OKEECHOBEE RD	SHINN RD	MCCARTY RD	SR	4D	F	F	4,300	4133	5,603	6,352	2,052	410	4 994	5,943	6,110	6,595	6,352
6250 2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	8,019	3,319	660	8 520	8,359	8 647	9,390	9 019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24 970	9,985	25 721	39 726	32 723
6270 1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	6D	F	F	21,500	23051	26,436	22,958	1,458	-536	24,970	23,792	22 341	23,671	22,999
6270 2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,326	31,444	6,444	1,451	29 035	29,954	30,388	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,364	51 036	51,171	51,103
6290 1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53 820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6290 2	OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	SR	6D	F	F	32,901	33896	52 715	47,785	14,884	341	38,211	47,444	46,449	49,121	47,785
6300	OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	CR	4D	D	D	13,500	18890	27,206	19,295	5 795	-5,190	15,679	24,485	19,295	18,865	19 080
6310 1	OKEECHOBEE RD	HARTMAN RD	35TH ST	CR	4D	D	D	14,250	8720	13 334	17,531	3,281	5,530	16 550	12,001	17,531	20 918	19 225
6310 2	OKEECHOBEE RD	35TH ST	33RD ST	CR	4D	D	D	15,000	11447	17,616	19,407	4,407	3,553	17 421	15,854	19,407	22,160	20 784
6320	OKEECHOBEE RD	33RD ST	25TH ST	CR	4D	D	D	14,000	11068	16,739	17,997	3,997	2,932	16,260	15,065	17,997	20,327	19 162
6330	OKEECHOBEE RD	25TH ST	GEORGIA AVE	CR	4D	D	D	13,000	11336	15,357	15,485	2,485	1,664	15 098	13,821	15,485	16,907	16 196
6340	OKEECHOBEE RD	GEORGIA AVE	DELAWARE AVE	CR	4D	D	D	12,000	9574	14,155	15,166	3,166	2,426	13 937	12,740	15,166	17,032	16 099
6400	OLD DIXIE HWY	US 1	SR A1A NORTH	CR	2U	D	D	4,600	5526	6,695	5,099	499	-926	5,342	6,025	5,099	5,350	5 224
6410	OLD DIXIE HWY	SR A1A NORTH	ST LUCIE BLVD	CR	2U	D	D	2,400	18	159	2,525	125	2,382	2 767	143	2,525	20,352	11 439
6420	OLD DIXIE HWY	ST LUCIE BLVD	INDRIO RD	CR	2U	D	D	1,850	30	182	1,984	134	1,820	2,149	164	1,984	10 763	6 373
6430	OLD DIXIE HWY	INDRIO RD	INDIAN RIVER C L	CR	2U	D	D	1,500	915	1,910	2,304	804	585	1 742	1,719	2,304	3,006	2,655
6500	OLEANDER AVE	BEACH AVE	KITTERMAN RD	CR	2U	D	D	4,664	1338	1 758	4,908	244	3 326	5,417	1,582	4,908	5,883	5,396
6510	OLEANDER AVE	KITTERMAN RD	MIDWAY RD	CR	2U	D	D	5,700	4056	5,551	6,640	940	1,644	6 620	4,996	6,640	7,489	7 064
6520 1	OLEANDER AVE	MIDWAY RD	WEATHERBEE RD	CR	2U	D	D	6,800	5374	7 843	8,484	1,684	1,426	7,898	7,058	8,484	9,527	9 005
6520 2	OLEANDER AVE	WEATHERBEE RD	BELL AVE	CR	2U	D	D	6,800	5682	7,785	8,107	1,307	1,116	7 898	6 989	8,107	8,922	8 514
6530	OLEANDER AVE	BELL AVE	FARMERS MARKET RD	CR	2U	D	D	6,800	6743	7,681	6,970	170	57	7 898	6,913	6,970	7,436	7,203
6540	OLEANDER AVE	*FARMERS MARKET RD	EDWARDS RD	CR	2U	D	D	9,900	6286	8 540	11,300	1,400	3,614	11,495	7,686	11,300	12,911	12,105
6550 1	OLEANDER AVE	EDWARDS RD	WISTERIA AVE	CR	2U	D	D	9,000	8105	9 543	9,484	484	695	10,453	8,589	9,484	10,173	9 829
6550 *1	OLEANDER AVE	WISTERIA AVE	GARDENIA AVE	CR	2U	D	D	9,100	7815	9,482	9,819	719	1,285	10,589	8,534	9,819	10,599	10 209
6550 2	OLEANDER AVE	GARDENIA AVE	VIRGINIA AVE	CR	2U	D	D	9,050	8682	10,837	10,121	1,071	368	10,511	9,753	10,121	10,844	10,483
6560	OLEANDER AVE	VIRGINIA AVE	SUNRISE BLVD	CR	2U	U	D	4,700	5919	5,253	5,459	759	731	5,459	4,727	3,508	4,004	3,756
9112	OPEN VIEW DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	2,127	1,914	1,914	0	0	1,914	0	0	0
9113	OPEN VIEW DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	7,726	6,953	6,953	0	0	6,953	0	0	0
9114	OPEN VIEW DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	3,980	3,582	3,582	0	0	3,582	0	0	0
9115	OPEN VIEW DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,371	1,234	1,234	0	0	1,234	0	0	0
6600	ORANGE AVE	OKEECHOBEE C L	SNEED RD	CR	2U	D	D	3,833	3892	4,478	3,971	138	-59	4,452	4 030	3,971	4,234	4 103
6610	ORANGE AVE	SNEED RD	HEADER CANAL RD	CR	2U	D	D	3 892	3018	3,724	4,226	334	874	4 520	3,352	4,226	4,610	4 418
6620	ORANGE AVE	HEADER CANAL RD	SHINN RD	CR	2U	D	D	3,951	2965	4 015	4,570	619	956	4,589	3,614	4,570	5,085	4 827
6630 1	ORANGE AVE	SHINN RD	CAMPBELL RD	CR	2U	D	D	2,426	3918	5 735	3,669	1,243	-1,492	2,618	5,161	3,669	3,409	3 539
6630 2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15 403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	16558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16 027	18,470	22 635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20 775	24,301	12,001	5,604	14 285	18,698	21 834	26,789	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	8,375	10375	20,369	13,174	5,799	-5,158	7,404	18,332	14 332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,205	14,892	18 980	23,858	21,419
6690 1	ORANGE AVE	25TH ST	17TH ST	SR	4D	F	F	14,100	4066	12,406	31,250	17,150	20,085	16,378	11,165	21 199	41,300	31,250
6690 2	ORANGE AVE	17TH ST	13TH ST	SR	4D	F	F	12,300	7282	15,535	22,095	9,795	8,114	14,285	13,982	19 000	25 191	22,095
6700 1	ORANGE AVE	13TH ST	10TH ST	SR	2U	F	F	10,300	7226	8 951	11,689	1,389	3,633	11,962	8 056	11 130	12,248	11,689
6700 2	ORANGE AVE	10TH ST	7TH ST	SR	2U	F	F	8,300	5100	6 648	9,785	1,485	3,802	9,640	5,983	9 183	10,387	9,785
6710	ORANGE AVE	7TH ST	US 1	SR	2U	F	F	7,000	2818	3,504	7,845	845	4 692	8 130	3,153	7 335	8,355	7,845
6720 1	ORANGE AVE	US 1	2ND ST	CR	2U	D	D	3,300	1807	3,607	4,739	1,439	1 493	3,833	3,246	4,739	6,324	5 532
6720 2	ORANGE AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	3,300	1869	1,232	3,833	533	2,724	3 833	1,109	2 540	2,088	2 314
24220	PAAR DR	ROSSER BLVD	SAVONA BLVD	CR	2U	D	D	3,900	2062	5,142	6,465	2,565	1,836	4 529	4,627	5,465	9,335	7 900
24210	PAAR DR	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	3,200	6519	9,284	5,036	1,836	-3,319	3,716	8,355	5,036	4,375	4,705
24200	PAAR DR	PORT ST LUCIE BLVD	DARWIN BLVD	CR	2U	D	D	2,450	2427	4,714	4,266	1,816	23	2 845	4,243	4,266	4,569	4 417
24201	PAAR DR	DARWIN BLVD	TULIP BLVD	CR	2U	D	D	1,800	378	1 974	3,198	1,398	1,422	2 091	1,776	3,198	9,022	6 110
25970	PAAR DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	1 329	1,196	1,196	0	0	1,196	0	0	0
25971	PAAR DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	3,372	3,035	3,035	0	0	3,035	0	0	0
25972	PAAR DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	580	522	522	0	0	522	0	0	0
25973	PAAR DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,073	966	966	0	0	966	0	0	0
25985	PEACHTREE BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	D	1,700	5412	6 268	5,641	3,941	0	1 974	5,641	929	1 595	1 262
23605	PEACOCK BLVD	ST LUCIE WEST BLVD	UNIVERSITY BLVD	CR	4D	D	D	19,300	12661	22 364	26,767	7,467	6,639	22,415	20 128	26,767	32 727	29,747
23600	PEACOCK BLVD	UNIVERSITY BLVD	CALIFORNIA BLVD	CR	2U	D	D	6,000	6411	12,048	10,432	4,432	-411	6,988	10,843	10,432	10 825	10,628
2230	PEACOCK BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	D	D	2,800	2080	4 369	4,652	1,852	720	3,252	3 932	4,652	5,646	5 149
25900	PETERSON RD	BENT CREEK DR	HARTMAN RD	CR	2U	D	D	900	3561	5,850	2,604	1,704	-2,661	1,045	5,265	2,604	1,419	2,012
25200	PICOS RD	CAMPBELL RD	KINGS HWY	CR	2U	U	D	1,300	1268	420	1,510	210	1 132	1,510	378	410	413	412
6790	PORT ST LUCIE BLVD	MARTIN C L	BECKER RD	CR	2U	D	D	5,100	5646	13,760	11,838	9,738	-548	5,923	12,384	11,838	11 932	11 885
6801	PORT ST LUCIE BLVD	BECKER RD	PAAR DR	CR	4D	D	D	5,100	8346	21 346	15,965	10,865	-3 246	5 923	19,211	15,965	12,520	14,244
6802	PORT ST LUCIE BLVD	PAAR DR	TULIP BLVD	CR	4D	D	D	9,800	13583	26,951	20,473	10,673	-3,783	11,382	24,256	20,473	18,667	19 570
6803	PORT ST LUCIE BLVD	TULIP BLVD	DARWIN BLVD	CR	4D	D	D	14,500	18699	31,189	23,671	9,371	-4,199	16,840	26,070	23,671	23,218	23,444
6810	PORT ST LUCIE BLVD	DARWIN BLVD	GATLIN BLVD	CR	4D	D	D	27,500	33021	47,279	37,030	9,530	-9,521	31,939	42,551	37,030	37,799	37 415
6820	PORT ST LUCIE BLVD	GATLIN BLVD	DEL RIO BLVD	CR	6D	D	D	37,500	36543	61,357	54,178	16,678	-1,043	43,553	55,221	54,178	57,309	55,744
6831	PORT ST LUCIE BLVD	DEL RIO BLVD	CAMEO BLVD	CR	6D	D	D	42,000	44422	63,062	54,334	12,334	-2,422	48,779	56,756	54,334	57,239	55,786
6832	PORT ST LUCIE BLVD	CAMEO BLVD	FLORIDAS TURNPIKE	CR	6D	D	D	46,500	48195	66,478	58,134	11,634	-1,696	54,005	59,830	58,134	61,573	59 853
6840	PORT ST LUCIE BLVD	FLORIDAS TURNPIKE	BAYSHORE BLVD	SR	6D	F	F	45,250	48226	66 592	58,470	13,220	-1,463	52,553	59,933	58,957	59,983	58,470
6850	PORT ST LUCIE BLVD	BAYSHORE BLVD	AIROSO BLVD	SR	6D	F	F	44,000	43088	55 875	52,990	8,990	2,702	51 102	50,286	51,202	54,778	52,990
6860	PORT ST LUCIE BLVD	AIROSO BLVD	FLORESTA DR	SR	6D	F	F	48,000	48460	59,065	54,410	6,410	1,251	55,747	53,159	52,679	56,141	54,410
6870	PORT ST LUCIE BLVD	FLORESTA DR	VETERANS MEMORIAL PKWY	SR	6D	F	F	52,000	67235	71,764	51,318	-682	-13,270	60,393	64,568	49 353	53 283	51,318
6880	PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	SR	6D	F	F	36,500	44682	50,148	38,139	1 639	-6,994	42 391	45,133	36 951	39,326	38 139
6890	PORT ST LUCIE BLVD	MORNINGSIDE BLVD	US 1	SR	6D	F	F	34,500	46684	53,114	36,650	2,150	-11,152	40,068	47,802	35 618	37,682	36,650
7000	PRIMA VISTA BLVD	BAYSHORE BLVD	AIROSO BLVD	CR	4D	D	D	28,000	18356	25,103	32,237	4,237	9 644	32,519	22 593	32,237	36 762	34,499
7010	PRIMA VISTA BLVD	AIROSO BLVD	FLORESTA DR	CR	4D	D	D	23,638	21242	29 393	28,854	5,216	2,396	27,453	26,458	28,854	31 405	30 129
7020	PRIMA VISTA BLVD	FLORESTA DR	NARANJA AVE	CR	4D	U	D	34,500	32899	31,041	40,068	5,568	12,131	40,068	27 937	29 538	31 250	30 394
7030	PRIMA VISTA BLVD	NARANJA AVE	RIO MAR DR	CR	4D	U	D	34,500	33996	30,424	40,068	5,568	12,887	40,068	27,382	27 896	29,640	28,763
7040	PRIMA VISTA BLVD	RIO MAR DR	US 1	CR	4D	U	D	29,250	33577	19,239	33,971	4,721	18,656	33,971	17,315	12 988	16,089	14 538
7050	PRIMA VISTA BLVD	US 1	LENNARD RD	CR	4D	D	D	7,800	1371	3,711	9,769	1,969	6 429	9,059	3,340	9,769	20 268	15 019
7100 1	RANGE LINE RD	MARTIN C L	BECKER RD	CR	2U	D	D	1,450	1138	8 284	7,766	6,316	311	1,684	7,455	7,766	10 123	8 945
7100 2	RANGE LINE RD	BECKER RD	2 MI S OF GLADES CUT-OFF RD	CR	2U	D	D	1,450	1406	10,372	9,379	7,929	44	1,684	9,335	9,379	10,269	9 824
7100 3	RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD	GLADES CUT-OFF RD	CR	2U	D	D	1,450	1403	11,816	10,771	9,321	47	1,684	10,724	10,771	11 823	11 297
7101	RANGE LINE RD	GLADES CUT-OFF RD	CANAL-24	CR	4D	C	C	0	0	547	492	492	0	0	492	0	0	0
7102	RANGE LINE RD	CANAL-24	MIDWAY RD	CR	4D	C	C	0	0	545	491	491	0	0	491	0	0	0
7885	RESERVE BLVD	COMMERCE CTR DR	W OF I-95	CR	4D	D	D	9,900	10895	23,250	19,930	10,030	-995	11,498	20,925	19,930	20,282	20 106
7200	RIO MAR DR	PRIMA VISTA BLVD	BEACH AVE	CR	2U	C	C	5,500	0	11,098	9,988	4,488	0	6,388	9,988	15,488	#DIV/0!	#DIV/0!
7210	RIO MAR DR	BEACH AVE	US 1	CR	2U	D	D	5,762	2826	10,396	12,292	6,530	2,936	6,692	9,356	12,292	20,349	16 321
10500 2	ROSSER BLVD	PAAR DR	ANDALUSIA RD	CR	2U	D	D	3,900	2979	5,509	5,978	2,078	1,021	4,529	4,957	5,978	7,163	6,570
10500 1	ROSSER BLVD	ANDALUSIA RD	GATLIN BLVD	CR	4D	D	D	3,900	7964	12,269	6,978	3,078	-4,064	4,529	11,042	6,978	5,768	6,373
2895	SAEGER AVE	CITRUS AVE	US 1	CR	2U	C	#N/A	0	0	542	488	488	0	0	488	0	0	0
3170	SANDIA AVE	PRIMA VISTA	CROSSTOWN	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3171	SANDIA AVE	CROSSTOWN	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3400	SAVAGE BLVD	GATLIN BLVD	GALIANO RD	CR	2U	D	D	2,717	3142	4,524	3,647	930	-425	3,156	4,072	3,647	3,756	3,701
7400	SAVANNAH RD	US 1	INDIAN RIVER DR	CR	2U	D	D	1,850	3416	4,656	2,624	774	-1,566	2,149	4,190	2,624	2,420	2 522
23391	SAVONA BLVD	BECKER RD	PAAR DR	CR	2U	D	D	4,700	7861	12,776	8,337	3,637	-3,161	5,459	11,498	8,337	7 333	7 835
23392	SAVONA BLVD	PAAR DR	GATLIN BLVD	CR	2U	D	D	6,763	7040	9,823	8,653	1,890	-277	7,855	8,930	8,653	9 151	8 902
23400	SAVONA BLVD	GATLIN BLVD	CALIFORNIA BLVD	CR	2U	D	D	11,500	10934	14,622	13,726	2,226	566	13,356	13 160	13,726	14 764	14 245
7499	SELVITZ RD	FLORESTA	BAYSHORE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
7500 1	SELVITZ RD	BAYSHORE BLVD	ST JAMES BLVD	CR	2U	D	D	7,500	6935	9,397	9,022	1,522	565	6,711	8,457	9,022	9,756	9 389
7500 2	SELVITZ RD	ST JAMES BLVD	MIDWAY RD	CR	2U	D	D	7,600	8842	10,637	8,332	732	-1,242	8,827	9,574	8,332	8,777	8 554
7510	SELVITZ RD	MIDWAY RD	GLADES CUT-OFF RD	CR	2U	D	D	6,900	7092	9,665	8,686	1,786	-192	8,014	8,878	8,686	9 214	8 950
7520	SELVITZ RD	GLADES CUT-OFF RD	EDWARDS RD	CR	2U	D	D	11,000	10218	15,853	14,689	3,689	782	12,775	14,067	14,689	16 177	15 523
24110	SEMINOLE RD	FT PIERCE BLVD	NORTH BLVD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
7800	SHINN RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	600	1125	3,633	2,745	2,145	-525	697	3,270	2,745	1,880	2 302

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and YYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
7810	SHINN RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	750	932	2,116	1,723	973	-182	371	1,905	1,723	1,635	1,679
7501	SHINN RD	MIDWAY RD	WILLIAMS RD	CR	4D	C	C	0	71	1,056	951	951	0	0	951	0	0	0
7502	SHINN RD	WILLIAMS RD	E-W ROAD 6	CR	4D	C	C	0	0	1,023	921	921	0	0	921	0	0	0
7503	SHINN RD	E-W ROAD 6	GLADES CUT-OFF RD	CR	4D	C	C	0	0	1,044	939	939	0	0	939	0	0	0
7700	SNEED RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	550	1154	1,547	788	238	-604	639	1,392	788	708	748
3090	SOUTHBEND BLVD	BECKER RD	FLORESTA DR	CR	2U	C	D	9,600	10816	11,475	10,328	728	0	11,149	10,328	9 112	9,776	9,445
7320	SR A1A NORTH	SHOREWINDS DR	INDIAN RIVER C L	SR	2U	F	F	5,950	5294	6,495	6,754	804	909	6 910	5,845	6 501	7,007	6,754
7300	SR A1A NORTH	US 1	OLD DIXIE HWY	SR	2U	F	F	7,100	5385	9,252	10,908	3,808	2,581	8,246	8,327	10 062	11,754	10,908
7310	SR A1A NORTH	OLD DIXIE HWY	N HWY A1A	SR	2U	F	F	7,900	9281	13 806	11,163	3 263	-1 262	9 175	12,425	11 044	11,261	11,163
7360 2	SR A1A SOUTH	OCEAN DR	BINNEY DR	SR	2U	C	F	10,400	15087	14 542	13,088	2 688	0	12 079	13,088	9 401	9 623	9,012
7360 3	SR A1A SOUTH	BINNEY DR	SOUTH CAUSEWAY PARK	SR	2U	F	F	13,300	15087	17 654	14,521	1,221	-1,368	15 447	15,889	14 102	14 940	14,521
7330	SR A1A SOUTH	MARTIN C L	NETTLES ISLAND	SR	2U	F	F	13,900	12028	14,323	15,326	1,426	2,436	16 143	12,891	14 763	15,890	15,326
7370	SR A1A SOUTH	SOUTH CAUSEWAY PARK	INDIAN RIVER DR	SR	4U	F	F	12,500	15087	17 654	13,672	1 172	-2,217	14 516	15,689	13 302	14 042	13,672
7340	SR A1A SOUTH	NETTLES ISLAND	FPL PLANT	SR	2U	U	F	10,300	7295	7,582	11,962	1,662	5,139	11 962	6,623	9 628	10 276	10,052
7380	SR A1A SOUTH	INDIAN RIVER DR	US 1	SR	4D	F	F	11,700	12188	14 376	12,849	1,149	-69	13 586	12,936	12 450	13,248	12,849
7350	SR A1A SOUTH	FPL PLANT	BLUE HERON BLVD	SR	2U	U	F	6,850	5082	4,331	7,956	1,106	4 058	7 956	3,898	5 666	5,604	5,635
7360 1	SR A1A SOUTH	BLUE HERON BLVD	SEAWAY DR	SR	2U	F	F	5,450	8513	11,448	7,138	1,688	-3,165	6,330	10,303	7 240	7 036	7,138
24900	ST JAMES BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	C	4,100	0	5,248	4,723	623	0	4 762	4,723	8 823	#DIV/0!	#DIV/0!
1100 1	ST JAMES DR	AIROSO BLVD	ST JAMES BLVD	CR	4D	D	D	21,567	13497	18,110	24,369	2,802	6,070	25,048	16,299	24 369	27 781	26,075
1100 2	ST JAMES DR	ST JAMES BLVD	PEACHTREE BLVD	CR	4D	D	D	18,500	15709	21,365	22,020	3,520	2,791	21,486	19,229	22,020	24,154	23,087
1100 31	ST JAMES DR	PEACHTREE BLVD	TELFORD AVE	CR	4D	D	D	17,750	12378	16,497	20,219	2,469	5,372	20,615	14,847	20,219	22,710	21,465
1100 32	ST JAMES DR	TELFORD AVE	MIDWAY RD	CR	4D	D	D	17,000	13632	18,486	20,006	3,006	3,368	19 744	16,638	20,006	22,131	21,069
7810	ST LUCIE BLVD	KINGS HWY	KEEN RD	CR	2U	D	D	5,090	4404	5,671	5,790	700	686	5,912	5,104	5,790	6,292	6,041
7820	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	3246	4,826	6,198	1,098	1,854	5 923	4,344	6,198	7,279	6,738
7830 1	ST LUCIE BLVD	25TH ST	SENECA AVE	SR	2U	U	F	4,500	8570	5,217	5,226	726	531	5,226	4,695	525	2,599	1,562
7830 2	ST LUCIE BLVD	SENECA AVE	US 1	SR	2U	U	F	4,500	7140	3,360	5,226	726	2,202	5,226	3,024	384	2,033	1,208
7830 3	ST LUCIE BLVD	US 1	OLD DIXIE HWY	CR	2U	C	C	0	0	145	131	131	0	0	131	0	0	0
7890	ST LUCIE WEST BLVD	W OF I-95	E OF I-95	CR	4D	D	D	20,250	20580	49,959	44,633	24,383	-330	23,518	44,963	44,633	47 192	45,913
7900	ST LUCIE WEST BLVD	E OF I-95	CALIFORNIA BLVD	CR	6D	D	D	30,000	29560	55,599	50,479	20,479	440	34 842	50,039	50,479	54,170	52,325
7910	ST LUCIE WEST BLVD	CALIFORNIA BLVD	COUNTRY CLUB DR	CR	6D	D	D	36,500	18000	37,450	52,205	15,705	16,500	42,391	33,705	52,205	72,902	62,553
7920	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CASHMERE BLVD	CR	6D	D	D	36,500	23122	40,013	49,390	12,890	13,378	42,391	36,012	49,390	60,636	55,014
7930	ST LUCIE WEST BLVD	CASHMERE BLVD	BAYSHORE BLVD	CR	6D	D	D	43,000	28418	52,465	61,801	18,801	14,582	49,940	47,219	61,801	76,211	69,006
3290 6	STONY CREEK WAY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	4,588	4,129	4,129	0	0	4,129	0	0	0
3290 7	STONY CREEK WAY	N-S ROAD A	TRADITION PKWY	CR	4D	C	C	0	0	5,712	5,141	5,141	0	0	5,141	0	0	0
8000	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	636	2,793	4,228	1,878	1,714	2,729	2,514	4,228	9 907	7 067
8010	SUNRISE BLVD	BELL AVE	EDWARDS RD	CR	2U	D	D	3,300	1334	4,103	5,658	2,358	1,966	3 833	3,692	5,658	9 743	7 700
8020 1	SUNRISE BLVD	EDWARDS RD	CORTEZ BLVD	CR	2U	D	D	4,950	675	2,343	6,383	1,433	4 275	5 749	2,108	6,383	16,491	11,437
8020 2	SUNRISE BLVD	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,300	1656	3,643	6,831	1,531	3,642	6,155	3 189	6,831	10 873	8 852
8030	SUNRISE BLVD	VIRGINIA AVE	CLEANDER AVE	CR	2U	U	D	4,700	4520	4,643	5,459	759	1,280	5,459	4,178	4 259	4 634	4,496
8041	SUNRISE BLVD	CLEANDER AVE	7TH ST	CR	2D	U	D	4,700	7380	7,420	5,459	759	-1,219	5 459	6,678	3 998	4 536	4,267
8042	SUNRISE BLVD	7TH ST	US 1	CR	2D	U	D	3,400	2686	2,703	3,949	549	1,516	3,949	2,433	3 147	3 285	3,216
4410 7	TAYLOR DAIRY RD	ANGLE RD	ST LUCIE BLVD	CR	2U	C	#N/A	0	0	704	634	634	0	0	634	0	0	0
25980	THORNHILL DR	BAYSHORE BLVD	FLORESTA DR	CR	2U	D	D	4,700	7228	11,117	7,478	2,778	-2,528	5,459	10,006	7 478	6 940	7 209
5200 11	TIFFANY AVE	US 1	HILLMOOR DR	CR	4D	U	D	9,680	14348	10,467	11,242	1,562	1,822	11,242	9,420	4 752	6 779	5,766
5200 12	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	9235	7,904	7,114	614	0	7 549	7,114	4 379	5,341	4 860
5200 2	TIFFANY AVE	VILLAGE GREEN DR	LENNARD RD	CR	4D	C	D	5,150	6124	7,763	6,987	1,837	0	5,981	6,987	5 013	6 267	6,140
22900 1	TORINO PKWY	CASHMERE BLVD	VOLUCIA DR	CR	2U	D	D	5,600	3845	6,888	8,154	2,554	1,955	6,504	6,199	8,154	10 159	9 157
22900 2	TORINO PKWY	VOLUCIA DR	CALIFORNIA BLVD	CR	2U	D	D	5,600	3069	4,908	6,948	1,348	2,531	6,504	4,417	5,948	8 597	7,773
22910 1	TORINO PKWY	CALIFORNIA BLVD	EAST TORINO PKWY	CR	2U	C	C	0	2101	3,510	3,159	3,159	0	0	3,159	0	0	0
3290 8	TRADITION PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	5,888	5,297	5,297	0	0	5,297	0	0	0
3290 9	TRADITION PKWY	N-S ROAD A	STONY CREEK WAY	CR	4D	C	C	0	0	13,030	11,727	11,727	0	0	11,727	0	0	0
3290 10	TRADITION PKWY	STONY CREEK WAY	COMMUNITY BLVD	CR	4D	C	C	0	0	20,030	18,027	18,027	0	0	18,027	0	0	0
3290 11	TRADITION PKWY	COMMUNITY BLVD	VILLAGE PKWY	CR	4D	C	D	4,300	5071	23,815	21,434	17,134	0	4 994	21,434	20 863	19 386	20 024
3290 12	TRADITION PKWY	VILLAGE PKWY	W OF I-95	CR	6D	C	D	19,500	11950	64,185	57,749	38,249	0	22 647	57,749	65 299	100 516	82 907
24610 2	TULIP BLVD	PAAR DR	DARWIN BLVD	CR	2U	D	D	3,800	2140	2,974	4,337	537	1,685	4 413	2,677	4,337	5 070	4 703
24600	TULIP BLVD	DARWIN BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	6,800	2998	4,475	7,828	1,028	3,802	7,898	4,027	7,828	9 743	8,786
24810 1	TULIP BLVD	PORT ST LUCIE BLVD	PAAR DR	CR	2U	D	D	3,550	3375	7,380	6,817	3,267	175	4,123	6,842	5,817	7 452	7,135
8100	US 1	MARTIN C L	LENNARD RD	SR	8D	F	F	55,000	67590	79,851	60,827	5,827	-11,039	63,877	71,866	59 276	62 378	60,827
8110	US 1	LENNARD RD	PORT ST LUCIE BLVD	SR	8D	F	F	55,000	63726	73,784	59,407	4,407	-6,999	63,877	66,406	57 680	61 134	59,407
8120	US 1	PORT ST LUCIE BLVD	JENNINGS RD	SR	6D	F	F	46,000	38098	47,050	52,392	6,392	10,047	53,424	42,345	50 247	54 536	52,392
8130	US 1	JENNINGS RD	TIFFANY AVE	SR	8D	F	F	37,000	36171	49,265	46,773	9,773	2,434	42,972	44,338	45 168	48 378	46,773
8140	US 1	TIFFANY AVE	WALTON RD	SR	8D	F	F	40,750	36252	52,214	53,917	13,167	6,925	47,327	46,992	51 490	56 344	53,917
8150	US 1	WALTON RD	VILLAGE GREEN DR	SR	6D	F	F	44,500	44568	60,108	55,797	11,297	1,702	51,682	54,095	54 007	57 587	55,797
8160	US 1	VILLAGE GREEN DR	SPANISH LAKES BLVD	SR	6D	U	F	48,000	49113	50,099	55,747	7,747	10,658	55,747	45,089	43 976	47 005	45,490
8170	US 1	SPANISH LAKES BLVD	PRIMA VISTA BLVD	SR	6D	U	F	48,000	49201	49,632	55,747	7,747	11,078	55,747	44,669	43 468	46 484	44 976
8180	US 1	PRIMA VISTA BLVD	RIO MAR DR	SR	6D	U	F	36,500	38502	41,008	42,391	5,891	5,484	42,391	36,908	34 906	37 32*	36 113
8190	US 1	RIO MAR DR	KITTERMAN RD	SR	6D	F	F	34,750	35499	48,407	44,153	9,403	587	40,359	43,566	42 817	45 490	44,153
8200 1	US 1	KITTERMAN RD	S OF SAEGER AVE	SR	6D	F	F	33,000	34256	46,252	41,572	8,572	-54	38,326	41,627	40 371	42,774	41,572
8200 2	US 1	S OF SAEGER AVE	EASY ST	SR	6D	F	F	33,000	33097	45,891	42,658	9,658	1,267	38,326	41,352	41 295	44 022	42,659
8210	US 1	EASY ST	MIDWAY RD	SR	6D	F	F	31,000	29275	41,435	40,569	9,569	3,277	36,003	37,291	39 016	42 121	40,569
8220	US 1	MIDWAY RD	WEATHERBEE RD	SR	4D	F	F	28,000	27302	33,034	31,476	3,476	1,745	32,519	29,730	30 428	32 523	31,476
8230	US 1	WEATHERBEE RD	FARMERS MARKET RD	SR	4D	F	F	30,000	28394	35,011	34,314	4,314	2,804	34,842	31,510	33 116	35 512	34,314
8240	US 1	FARMERS MARKET RD	EDWARDS RD	SR	4D	F	F	32,000	28653	35,514	36,693	4,693	4,730	37,165	31,983	35 310	38 076	36,693
8250	US 1	EDWARDS RD	SAVANNAH RD	SR	4D	F	F	31,750	27480	34,503	36,796	5,046	5,744	36,874	31,053	35 323	38 270	36,796
8260 2	US 1	SAVANNAH RD	GARDENIA AVE	SR	4D	F	F	31,500	29108	35,929	36,027	4,527	3,691	36,584	32,336	34 728	37 326	36,027
8260 1	US 1	GARDENIA AVE	VIRGINIA AVE	SR	4D	F	F	31,500	29053	35,758	35,924	4,424	3,742	36,584	32,182	34 629	37 219	35,924
8270 1	US 1	VIRGINIA AVE	OHIO AVE	SR	4D	F	F	40,000	12291	16,573	47,201	7,201	32,286	46,456	14,916	42,629	51,778	47,201
8270 2	US 1	OHIO AVE	GEORGIA AVE	SR	4D	F	F	35,500	13213	17,170	41,012	5,512	25,560	41,230	15,453	37 740	44 285	41,012
8280	US 1	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	31,000	11328	17,697	41,045	10,045	25,118	36,003	15,927	35 599	46 491	41,045
8290	US 1	DELAWARE AVE	CITRUS AVE	SR	4D	F	F	26,350	11757	17,982	34,733	8,383	18,549	30,603	16,184	30 777	38,690	34,733
8300	US 1	CITRUS AVE	ORANGE AVE	SR	4D	F	F	21,700	5944	14,315	39,404	17,704	26,521	25,202	12,883	28,839	50,168	39,404
8310	US 1	ORANGE AVE	AVENUE A	SR	4D	F	F	23,350	6423	13,256	37,560	14,210	25,630	27,119	11,930	28,657	46,263	37,560
8320 1	US 1	AVENUE A	AE BACKUS AVE	SR	4D	F	F	23,350	6845	13,369	36,917	13,567	24,885	27,119	12,032	28 737	45 097	36,917
8320 2	US 1	AE BACKUS AVE	AVENUE D	SR	4D	F	F	23,350	7052	14,175	37,057	13,707	24,299	27,119	12,758	29 056	45 058	37,057
8330	US 1	AVENUE D	SR A1A SOUTH	SR	4D	F	F	25,000	5582	13,269	44,205	19,205	32,263	29,035	11,942	31 360	57,051	44,205
8340 1	US 1	SR A1A SOUTH	AVENUE H	SR	4D	F	F	23,500	13303	24,747	37,218	13,718	14,948	27,293	22,272	32 469	41 967	37,218
8340 2	US 1	AVENUE H	OLD DIXIE HWY	SR	4D	F	F	24,250	20026	29,115	32,137	7,887	5,933	28,164	26,204	30 428	33 846	32,137
8350 1	US 1	OLD DIXIE HWY	AVENUE O	SR	4D	F	F	24,250	16687	23,264	27,763	3,513	6,807	28,164	20,956	25 519	29 007	27,763
8350 2	US 1	AVENUE O	SR A1A NORTH	SR	4D	F	F	20,300	23399	30,251	24,661	4,361	-2,565	23,576	27,226	24 127	25 195	24,661
8360	US 1	SR A1A NORTH	JUANITA AVE	SR	4D	F	F	21,050	23182	31,818	27,120	6,070	-1,516	24,447	28,636	26 504	27 736	27,120
8370	US 1	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	17,100	20248	26,872	21,413	4,313	-2,771	19,860	24,184	21 039	21 788	21,413
8380	US 1	ST LUCIE BLVD	25TH ST	SR	4D	C	F	16,800	23298	25,654	23,089	6,289	0	19,512	23,089	16,591	17 759	17,175
8390	US 1	25TH ST	INDRIO RD	SR	4D	F	F	18,500	23112	35,694	24,988	6,488	-7,137	19,163	32,125	25 513	24 463	24,988
8400	US 1	INDRIO RD	KINGS HWY	SR	4D	F	F	18,000	18764	27,485	24,642	6,642	-95	20,905	24,737	23 973	25 311	24,642
8410	US 1	KINGS HWY	INDIAN RIVER C L	SR	4D	F	F	19,500	25749	38,035	27,817	8,317	-6,414	22,647	34,232	27 983	27,652	27,817
5400	VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD	LYNGATE DR	CR	4D	U	D	15,100	15892	11,970	17,537	2,437	6,784	17,537	10,773	9 981	10,919	10,450
5410	VETERANS MEMORIAL PKWY	LYNGATE DR	US 1	CR	4D	U	D	10,481	9103	7,552	12,149	1,668	5,353	12,149	6,796	8 154	8 331	8,243
10330	VILLAGE GREEN DR	US 1	WALTON RD	CR	4D	D	D	6,700	5218	16,443	16,281	9,581	1,482	7,781	14,799	16,281	20,268	18,274
10340	VILLAGE GREEN DR	WALTON RD	TIFFANY AVE	CR	2U	D	D	3,600	3170	5,325	5,222	1,622	430	4,181	4,792	5,222	5,805	5,514
9110 1	VILLAGE PKWY	BECKER RD	PAAR (WEST)	CR	4D	C	C	1,800	2	15,163	13,665	11,865	0	2,091	13,665	15,463	########	6,566,787
9110 2	VILLAGE PKWY	PAAR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	1,800	2	17,044	15,339	13,539	0	2,091	15,339	17,137	########	7,371,438
9110 3	VILLAGE PKWY	OPEN VIEW (WEST)	DISCOVERY WAY	CR	4D	C	C	1,800	2	20,046	16,041	16,241	0	2,091	18,041	19 839	########	8,669,792
9110 4	VILLAGE PKWY	DISCOVERY WAY	TRADITION PKWY	CR	6D	D	D	1,800	402	35,532	33,377	31,577	1,386	2,091	31,979	33,377	152,736	93,057
9120 1	VILLAGE PKWY	TRADITION PKWY	WESTCLIFFE LN	CR	4D	D	D	16,000	3812	10,879	22,179	6,179	12,368	18,582	9,791	22,179	46,261	34,220
9120 2	VILLAGE PKWY	WESTCLIFFE LN	CROSSROADS PKWY	CR	4D	D	D	5,400	2282	7,441	9,815	4,415	3,118	6,272	6,697	9,815	16,904	13,360
8501	VIRGINIA AVE	OKEECHOBEE RD	HARTMAN RD	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
8502	VIRGINIA AVE	HARTMAN RD	35TH ST	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
8500 2	VIRGINIA AVE	35TH ST	25TH ST	SR	6D	F	F	22,500	21067	34,083	33,527	11,027	2,852	26,132	30,675	32,108	34,948	33,527
8510	VIRGINIA AVE	25TH ST	13TH ST	SR	6D	F	F	24,750	30435	40,181	30,923	6,173	-5,240	28,745	36,163	30,478	31,368	30,923
8520 1	VIRGINIA AVE	13TH ST	11TH ST	SR	6D	F	F	24,000	31769	39,341	28,085	4,085	-7,322	27,874	35,407	27,638	28,531	28,085
8520 2	VIRGINIA AVE	11TH ST	SUNRISE BLVD	SR	6D	F	F	24,000	30436	37,807	26,105	2,105	-5,921	27,874	34,026	27,590	26,620	26,105
8530	VIRGINIA AVE	SUNRISE BLVD	CLEANDER AVE	SR	6D	F	F	22,500	25556	32,653	26,988	4,488	-2,423	26,132	29,387	26,331	27,598	26,965
8540 1	VIRGINIA AVE	CLEANDER AVE	COLONIAL RD	SR	6D	F	F	21,000	19709	23,424	23,196	2,196	2,085	24,389	21,082	22,373	23,960	23,166
8540 2	VIRGINIA AVE	COLONIAL RD	US 1	SR	6D	F	F	21,000	20560	25,047	24,413	3,413	368	24,389	24,045	24,385	24,441	24,413
22916	VOLUCIA DR	TORINO PKWY	BLANTON BLVD	CR	2U	C	C	0	3459	5,469	5,250	5,250	0	0	5,250	0	0	0
8600	WALTON RD	US 1	VILLAGE GREEN DR	CR	4D	U	D	12,450	7081	4,700	14,459	2,009	9,948	14,459	4,512	9 881	7,932	8,906
8610	WALTON RD	VILLAGE GREEN DR	LENNARD RD	CR	4D	D	D	9,900	6589	13,152	15,937	6,037	3,311	11,498	12,626	15,937	18,970	17,453
8620	WALTON RD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	7,300	7764	12,476	11,513	4,213	-464	8,478	11,977	11,513	11,261	11,387
8630	WALTON RD	GREEN RIVER PKWY	INDIAN RIVER DR	CR	2U	D	D	4,850	6327	9,594	7,733	2,883	-1,477	5,633	9,210	7,733	7,060	7,396
8690	WEATHERBEE RD	OLEANDER AVE	US 1	CR	2U	D	D	2,200	4576	8,111	5,311	3,111	-2,476	2,555	7,787	5,311	3,683	4,497
8900	WEATHERBEE RD	US 1	MIDWAY RD	CR	2U	D	D	5,400	2678	3,928	6,493	1,093	2,722	6,272	3,771	6,493	7,604	7,049
24500	WESTCLIFFE LN	TREMONTE AVE	VILLAGE PKWY	CR	4D	D	D	1,100	324	3,928	4,547	3,447	776	1,278	3,771	4,547	12,802	8,675
9010	WESTMORELAND BLVD	MARTIN C L	MORNINGSIDE BLVD	CR	2D	D	D	8,800	10292	12,739	10,738	1,938	-1,492	10,220	12,230	10,738	10,457	10,597
9000	WESTMORELAND BLVD	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	12,300	7951	10,694	14,808	2,508	4,349	14,285	10,459	14,808	19,179	16,993
3185	WHITMORE DR	BAYSHORE BLVD	AIROSO BLVD	CR	2U	C	C	0	5229	4,384	4,209	4,209	0	0	4,209	0	0	0
3186	WHITMORE DR	AIROSO BLVD	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3167	WHITMORE DR	THORNHILL	FLORESTA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25006	WILLIAMS EXT	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	288	286	286	0	0	286	0	0	0
25007	WILLIAMS EXT	ARTERIAL A	GLADES CUTOFF RD	CR	4D	C	C	0	0	10	10	10	0	0	10	0	0	0
25005	WILLIAMS RD	SHINN RD	MCCARTY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
25995	WINTER GARDEN PKWY	KINGS HWY	FT PIERCE BLVD	CR	2U	C	C	3,100	0	3,488	3,348	248	0	3,600	3,348	6,448	#DIV/0	#DIV/0

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



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

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

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,143,745
LRTP: Page 7-1

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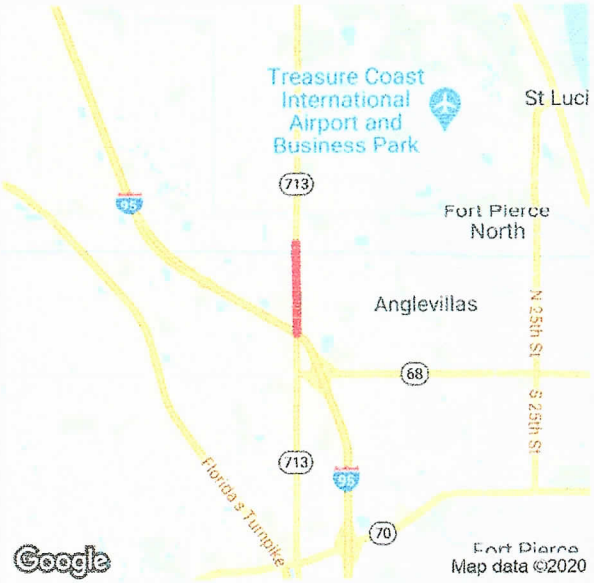
Notes

KINGS HIGHWAY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



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

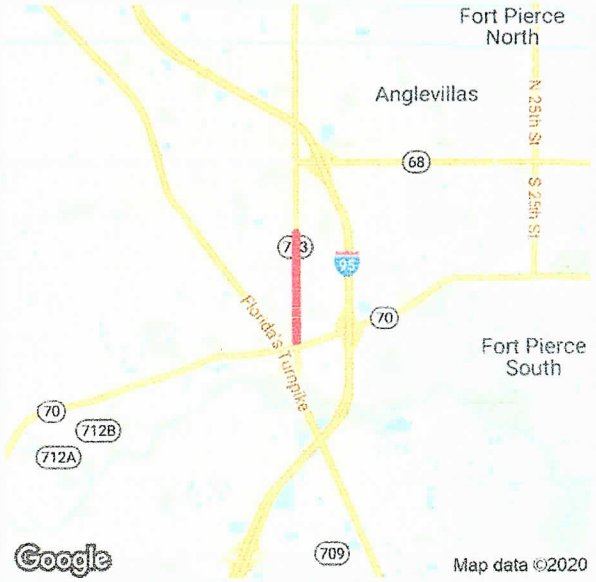
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	**9,618,552**	**5,000,000**	**45,766,984**	**99,346**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

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

Notes

KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD

2302568 Non-SIS



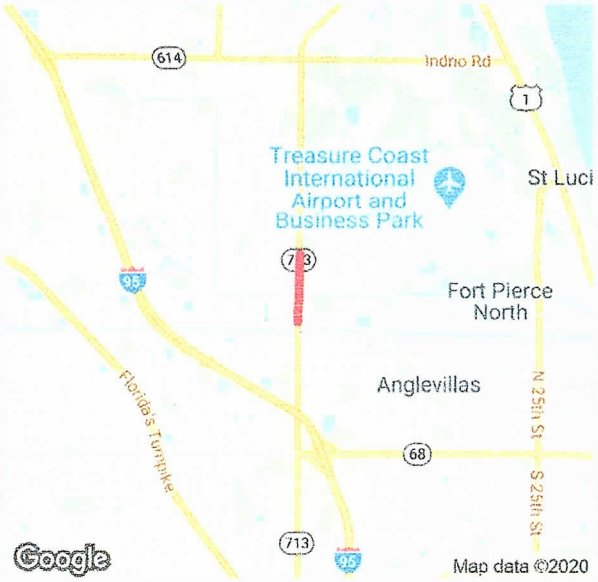
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-6
Lead Agency: MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
Length: 1.890 **To:** NORTH OF PICOS ROAD
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

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

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

Notes

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



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

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

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

Notes

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

2302567 Non-SIS

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

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

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

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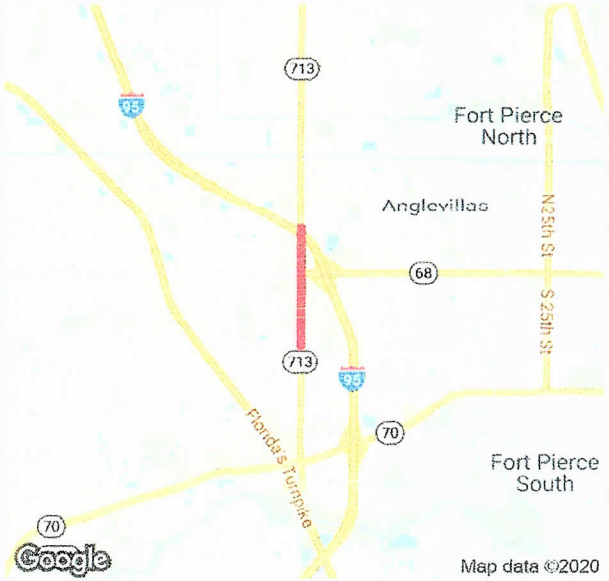
Notes

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



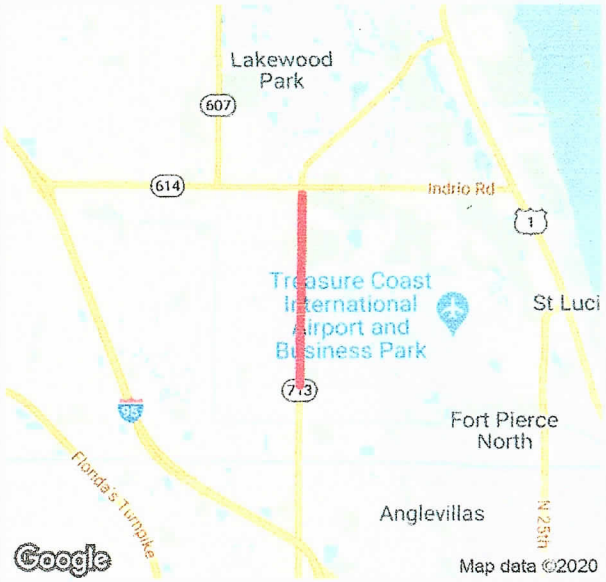
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.552 **To:** NORTH OF I-95 OVERPASS
Phase Group: PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

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

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

Notes

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



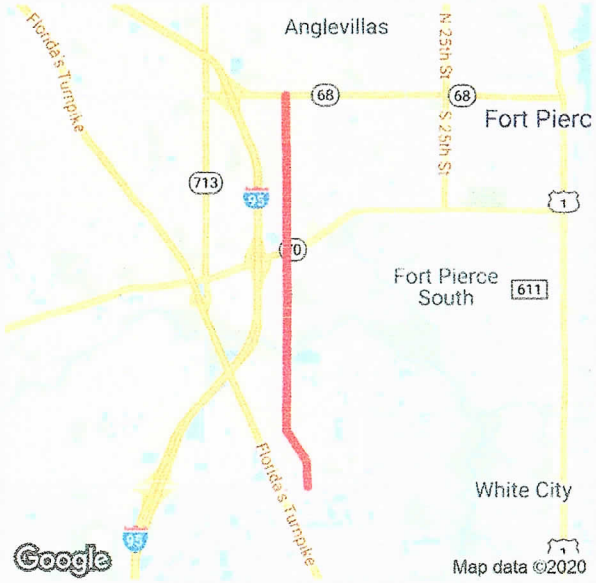
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED
Lead Agency: MANAGED BY FDOT
From: ST LUCIE BOULEVARD
Length: 2.190
To: SOUTH OF INDRIO ROAD
Phase Group: RIGHT OF WAY, PRELIMINARY ENGINEERING

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

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

Notes

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



Project Description: PD&E/EMO STUDY
Extra Description: 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: MIDWAY ROAD
Length: 2.128
To: ORANGE AVENUE
Phase Group: P D & E

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

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

Notes

APPENDIX C

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | | 30 Acre Residential Development | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | Stonemill (RT Distribution) | | | | | Walsh Crossroads | | | | | Project Hurricane | | | | | SUM Daily | SUM 2 Way | SUM Directional N/E | SUM Directional S/W | Two Way | Directional N/E | Directional S/W | |
|---|---|---

PM APPROVED PROJECTS			10 Village of Sunset Lakes St. Lucie County					43 Bent Creek @ 50% Complete City of Fort Pierce					44 Celebration Pointe @25% Complete City of Fort Pierce					37 Whispering Oaks					Stonemart (BHT Distribution)						Walsh Crossroads						Project Hurricane						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	**From**	**To**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Is N/E In or Out**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Is N/E In or Out**	**Directional N/E**	**Directional S/W**	**%**	**Daily**	**Two-Way Trips**	**Is N/E In or Out**	**Directional N/E**	**Directional S/W**	**Residential**	**Non-Residential**	**Residential**	**Non-Residential**	**Residential**	**Non-Residential**	**Residential**	**Non-Residential**	**Double Count**	**Net 2 Way**	**Double Count**	**Net**	**Double Count**	**Net**
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0		0	0	0%	0	0		0	0	0%	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0		0	0	0%	0	0		0	0	0%	0	0		0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
	Edwards Rd.	Bell Ave.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0		0	0	0%	0	0		0	0	0%	0	0		0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
Jenkins Rd	Orange	Peterson	3.0%	132	12	8	4	2.0%	62	6	4	2	30.0%	478	47	30	17	70.0%	1,964	237	117	120	5%	21	6	In	2	2	0%	0	0	In	0	0	15%	63	9	Out	6	3	2,636	593	303	90	159	23	144	64	-18	374	-5	177	-13	195
	Peterson	Okeechobee	3.0%	132	12	8	4	2.0%	62	6	4	2	50.0%	796	78	29	50	12.0%	337	41	20	21	3%	13	4	In	1	1	0%	0	0	In	0	0	20%	84	12	Out	7	5	1,691	606	306	90	77	24	88	65	-18	378	-5	96	-13	139
	Okeechobee	Edwards	1.0%	44	4	3	1	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	2,919	0	1215	0	128	0	95	0	0	1215	0	128	0	95
Orange Ave	Rock Rd	Kings Hwy	4.0%	176	16	11	5	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	55%	232	70	Out	20	13	0%	0	0	Out	0	0	5%	21	3	In	1	2	396	1,779	41	296	22	68	19	191	-10	327	-5	85	-5	205
	Kings Hwy	I-95	15.0%	661	61	21	40	5.0%	154	15	10	6	10.0%	159	16	6	10	10.0%	281	34	17	17	65%	274	83	Out	24	15	0%	0	0	Out	0	0	10%	42	6	Out	4	2	1,255	1,164	126	213	53	54	73	115	-31	307	-11	96	-18	170
	I-95	Jenkins Rd	1.0%	44	4	1	3	20.0%	616	61	39	23	25.0%	398	39	14	25	60.0%	1,684	203	100	103	15%	63	19	Out	6	3	0%	0	0	Out	0	0	0%	0	0	Out	0	0	2,742	233	308	44	154	11	153	23	-9	343	-2	163	-5	172
	Jenkins Rd	Hartman Rd	1.0%	44	4	1	3	25.0%	771	76	48	28	5.0%	80	8	3	5	10.0%	281	34	17	17	10%	42	13	Out	4	2	0%	0	0	Out	0	0	15%	63	9	Out	6	3	1,175	190	122	34	69	12	53	16	-7	149	-2	79	-3	66
	Hartman	Angle Rd	0.0%	0	0	0	0	35.0%	1,079	107	40	67	15.0%	239	24	15	9	20.0%	561	68	33	34	10%	42	13	Out	4	2	0%	0	0	Out	0	0	15%	63	9	Out	6	3	1,879	190	198	34	88	12	110	16	-7	226	-2	97	-3	123
	Angle	25th St	0.0%	0	0	0	0	33.0%	1,017	101	37	64	10.0%	159	16	10	6	13.0%	365	44	22	22	15%	63	19	Out	6	3	0%	0	0	Out	0	0	15%	63	9	Out	6	3	1,541	211	161	40	69	14	92	17	-8	193	-3	80	-3	105
Kings Hwy	Okeechobee Rd	Picos Rd	8.0%	353	32	11	21	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	20%	84	25	In	6	7	30.0%	55	10	Out	6	4	15.0%	63	9	0.0%	6	3	533	203	51	44	21	18	30	14	-9	87	-4	42	-3	45
	Picos Rd	Orange Ave	20.0%	881	81	27	54	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	23%	97	29	Out	9	5	30.0%	55	10	Out	6	4	15.0%	63	9	Out	6	3	1,062	724	100	123	38	79	62	28	-25	198	-9	114	-6	88
	Orange Ave	Angle Rd (CR603)	40.0%	1,763	162	55	107	2.0%	62	6	2	4	3.0%	48	5	2	3	3.0%	84	10	5	5	13%	55	17	Out	5	3	0.0%	0	0	Out	0	0	0.0%	0	0	0.0%	0	0	1,956	224	183	41	64	24	119	8	-8	216	-5	83	-2	126
Edwards Rd.	US 1	Oleander	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	Oleander	25th	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	25th	Jenkins Rd	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	0.0%	0	0	-	0	0	692	0	497	0	50	0	22	0	0	497	0	50	0	22
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	In	2	2	5%	9	2	In	1	1	5%	21	3	In	1	2	220	51	25	11	13	3	11	5	-2	34	-1	17	-1	16
	Kings Hwy	Crossroads Pkwy	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	Out	2	1	5%	9	2	Out	1	1	0%	0	0	-	0	0	738	30	53	8	32	3	21	2	-2	59	-1	35	0	23
	Crossroads Pkwy	I95	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	Out	2	1	45%	83	15	Out	9	5	55%	232	33	Out	20	13	220	336	25	54	13	32	11	19	-6	73	-3	51	-3	33
	I95	Jenkins Rd	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	5%	21	6	Out	2	1	0%	0	0	Out	0	0	40%	169	24	Out	15	9	1,085	190	890	30	80	17	30	10	-6	914	-3	94	-2	38
	Jenkins Rd	McNeil Rd	0.0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	2.0%	56	7	3	3	0%	0	0	Out	0	0	0%	0	0		0	0	40%	169	24	Out	15	9	214	169	93	24	14	15	8	9	-5	112	-3	26	-2	15
	McNeil Rd	Virginia Ave	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	2.0%	56	7	3	3	0%	0	0	Out	0	0	0%	0	0	Out	0	0	40%	169	24	Out	15	9	989	169	58	24	37	15	21	9	-5	77	-3	49	-2	28
Peters Road	Crossroads Pkwy	White Road																					0.0%	0	0	0.0%	0	0	50.0%	92	17	0.0%	11	6	65.0%	274	39	IN	15	24	0	366	0	56	0	25	0	30	0	56	0	36	0	36
	White Road	Graham Rd																					0.0%	0	0	0.0%	0	0	30.0%	55	10	0.0%	6	4	35.0%	148	21	OUT	13	8	0	203	0	31	0	19	0	12	0	31	0	26	0	15
				4,407	405	In	268		3,082	306	In	193		1,592	157	In	100		2,806	339	In	172		1,124	127		In	31		184	33		In	12		422	60		In	23														
						Out	137				Out	113				Out	57				Out	167					Out	96					Out	21					Out	37														
				4,407	405	In	60																																															
						Out	239																																															

TRIP GENERATION REVISED: 05-18-2009

ASSUMED 50% COMPLETE

6164	611	In	385

TRIP GENERATION WAS:

2,806	269	In	45

(1) +52 / 169 JHI
(2) +119 / 37 JHI

St. Lucie Transportation Planning Organization

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

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

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

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

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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	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
JENNINGS RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENKINS 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 I-20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	I-20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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

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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	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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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
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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Fall/Winter 2019/2020

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

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

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TABLE 7

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

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

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

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

Historical Growth Rate Calculation

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

*Source FDOT Historical Traffic Counts

Technical Review Committee **3. d.**

Meeting Date: 07/15/2021

REQUESTED ACTION

Conditional Use with No New Construction - Danaluk Vacation Rental - 715 S. Ocean Drive, Unit M

LOCATION

715 South Ocean Drive
PCN: 2401-504-0007-000-3

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RECOMMENDATION

N/A

Attachments

TRC Agenda Packet

Form Review

Form Started By: Jennifer Hofmeister Started On: 07/01/2021 08:12 AM
Final Approval Date: 07/01/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

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

RE: Technical Review Project #21-04000006

Meeting Date: July 1, 2021

Conditional Use – 715 S. Ocean Drive, Unit M

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for less than 30 days.

The subject site has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A zoning district.

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, July 13, 2021).

Please do not hesitate to contact me should you require any additional information at 772-353-9036.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 715 South Ocean Drive Unit M, Fort Pierce, FL 34949

Parcel ID #(s) 2401-504-0013-000-8

Project description Short Term Conditional Use

Nicholas Danaluk, Jr.	Michelle Longarzo / Slice of Paradise
Property Owner(s)	**Applicant/Representative, Title, Company**
1425 SW Edinburgh Drive	715 South Ocean Drive Unit D
Street Address	Street Address
Port St Lucie FL 34953	Fort Pierce FL 34949
City State Zip	City State Zip
(772) 267-9288	772-708-4557
Phone Number	Phone Number
ndanaluk@gmail.com	sliceofparadisefl@gmai.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 1 day of Feb., 2021, by Nicholas Danaluk Jr who is personally known to me or has produced FL DL as identification.

Signature of Notary (seal)

NOTARY PUBLIC
JANNETH ALBERT
Notary Public, State of Florida
Commission# GG 227658
My comm. expires July 26, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook

Application Type:

- ■ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:[1] _____

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

North	South	East	West
R4A	R4A	R4A	R4A

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

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

Property Identification

Site Address: 715 S OCEAN DR M
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-504-0013-000-8
Jurisdiction: Fort Pierce

Use Type: 0400
Account #: 15020
Map ID: 24/01S
Zoning: HI Medium

Ownership

Nicholas A Danaluk Jr
1425 SW Edinburgh DR
Port St Lucie, FL 34953

Legal Description

BOARDWALK CONDOMINIUM UNIT M

Total Areas

Finished/Under Air (SF):
Gross Sketched Area (SF):
Land Size (acres):
Land Size (SF):

Current Values

Just/Market Value:	$109,900
Assessed Value:	$106,601
Exemptions:	$0
Taxable Value:	$106,601

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Property taxes are subject to change upon change of ownership.

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

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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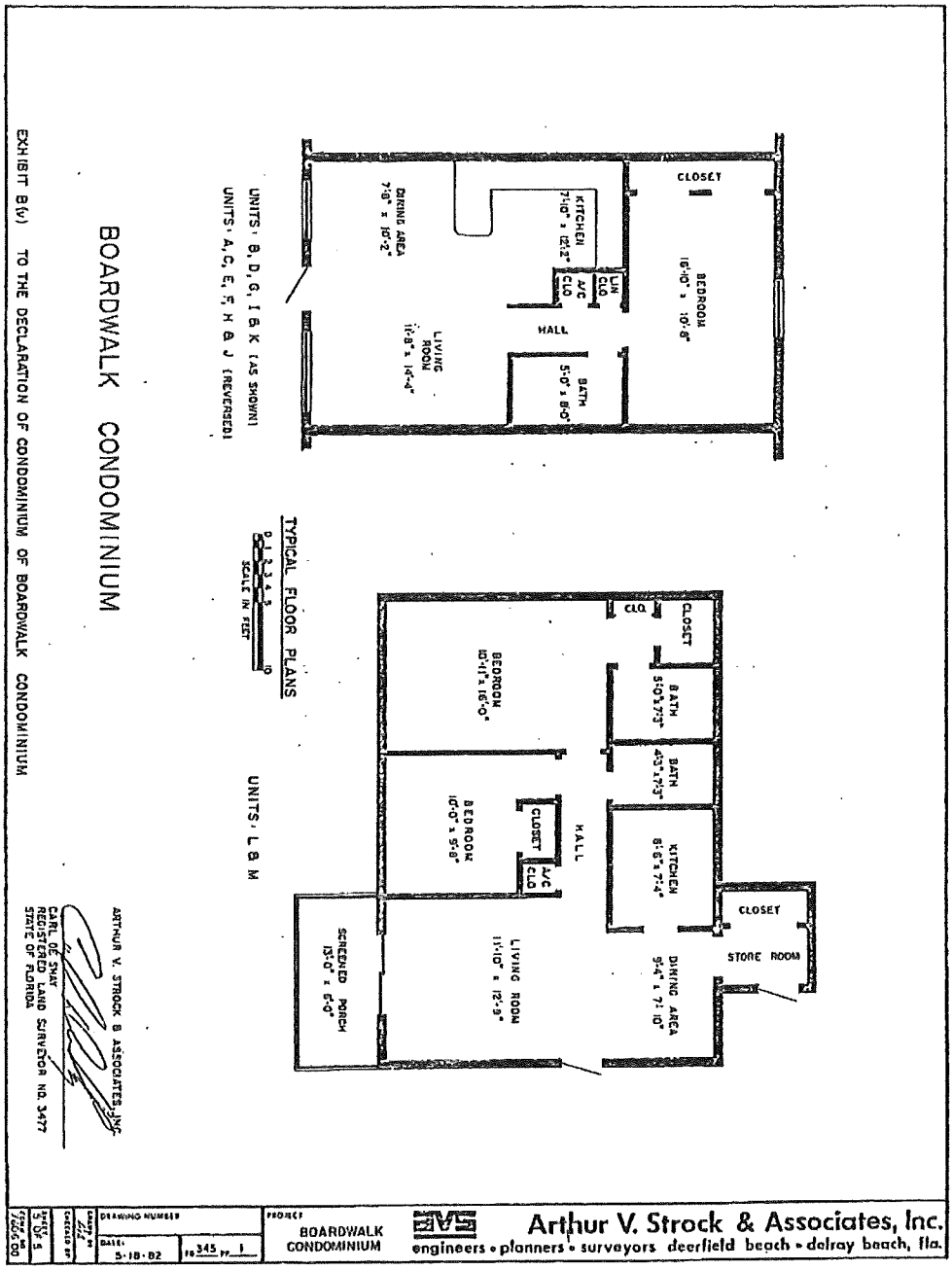
BOARDWALK CONDOMINIUM
EXHIBIT B(v) TO THE DECLARATION OF CONDOMINIUM OF BOARDWALK CONDOMINIUM
TYPICAL FLOOR PLANS
SCALE IN FEET
UNITS B, D, G, I & K (AS SHOWN)
UNITS A, C, E, F, H & J (REVERSED)
UNITS L & M
CLOSET
BEDROOM
10'-10" x 10'-8"
BATH
5'-0" x 8'-0"
HALL
LIN CLO
A/C CLO
KITCHEN
7'-10" x 12'-2"
DINING AREA
7'-8" x 10'-2"
LIVING ROOM
11'-8" x 14'-4"
CLO
BEDROOM
10'-11" x 16'-0"
BEDROOM
10'-0" x 9'-8"
SCREENED PORCH
13'-0" x 6'-0"
BATH
5'-0" x 7'-3"
BATH
4'-5" x 7'-3"
KITCHEN
8'-8" x 7'-4"
DINING AREA
9'-4" x 7'-10"
STORE ROOM
LIVING ROOM
11'-10" x 12'-9"
ARTHUR V. STROCK & ASSOCIATES, INC.
CARL DE SNAY
REGISTERED LAND SURVEYOR NO. 3477
STATE OF FLORIDA
DRAWING NUMBER
DATE: 5-18-82
SHEET 3 OF 5
PROJECT
BOARDWALK CONDOMINIUM
Arthur V. Strock & Associates, Inc.
engineers • planners • surveyors deerfield beach • delray beach, fla.

EXHIBIT B (v)

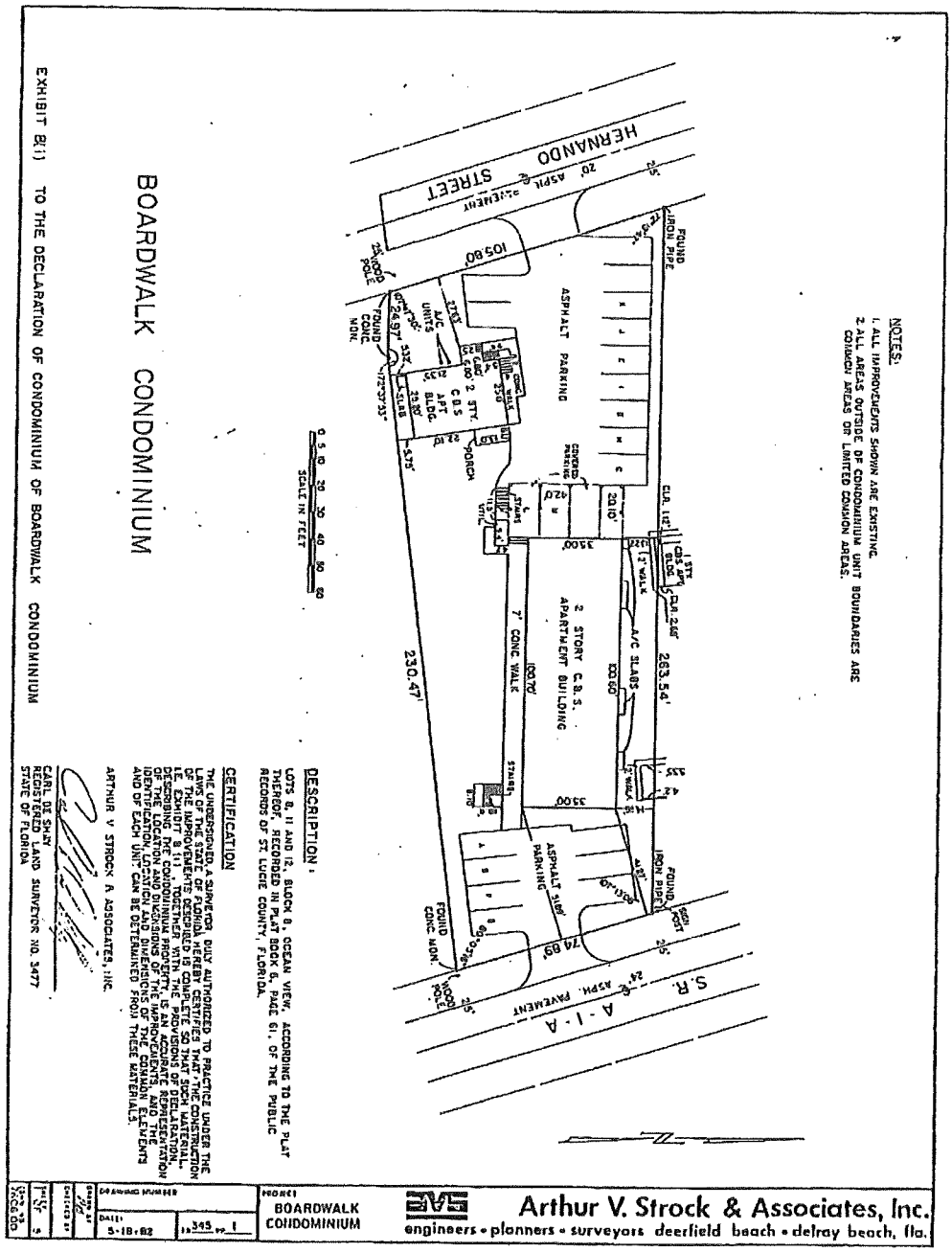
NOTES:
1. ALL IMPROVEMENTS SHOWN ARE EXISTING.
2. ALL AREAS OUTSIDE OF CONDOMINIUM UNIT BOUNDARIES ARE COMMON AREAS OR LIMITED COMMON AREAS.
BOARDWALK CONDOMINIUM
EXHIBIT B(i) TO THE DECLARATION OF CONDOMINIUM OF BOARDWALK CONDOMINIUM
DESCRIPTION :
LOTS 8, 11 AND 12, BLOCK 8, OCEAN VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CERTIFICATION
THE UNDERSIGNED, A SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IS COMPLETE SO THAT THIS EXHIBIT, I.E. EXHIBIT B (i), TOGETHER WITH THE PROVISIONS OF DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.
ARTHUR V STROCK & ASSOCIATES, INC.
CARL TE SMAY
REGISTERED LAND SURVEYOR NO. 3477
STATE OF FLORIDA
SCALE IN FEET
HERNANDO STREET
A-1-A
S.R.
ASPHALT PARKING
2 STORY C.B.S. APARTMENT BUILDING
7' CONC WALK
A/C SLABS
FOUND IRON PIPE
FOUND CONC MON.
WOOD POLE
263.54'
230.47'
105.80
74.89
PROJECT
BOARDWALK CONDOMINIUM
Arthur V. Strock & Associates, Inc.
engineers • planners • surveyors deerfield beach • delray beach, fla.

EXHIBIT B(i)

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Property Identification

Site Address: 715 S OCEAN DR M
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-504-0013-000-8
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Use Type: 0400
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Total Areas

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Gross Sketched Area (SF):
Land Size (acres):
Land Size (SF):

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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Narrative of Property 715 South Ocean Drive Unit M, Fort Pierce, Florida 34949:

1) Transient rentals from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
2) Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt. Register for Sunbiz, File for EIN # and Fort Pierce Business Tax Receipt.
3) Intent to rent with Air BNB, VRBO, Facebook Market Place, any other social media or form of advertising

Management of Property 715 South Ocean Drive Unit M, Fort Pierce, FL 34949:

1) Provide direct customer service with 24/7 service available by phone, text and e-mail. Michelle Longarzo 772-708-4558 and sliceofparadiseflorida@gmail.com
2) Access to emergency contractors in plumbing, electrical and HVAC.
3) Maintain records of clientele, Name, address, contact number and e-mail.
4) Ensure all taxes are paid to the state and the county.
5) Provide clean linens, towels, dishware, glasses and beach towels.
6) Keep all appliances in clean and good working order.
7) Keep Heating & ventilation at minimum of 68 degrees Fahrenheit.
8) Maintain (1) locking device that cannot be opened by master key on the interior.
9) Maintain smoke alarms in every unit.
10) Maintain all electrical wires.
11) Maintain a fire extinguisher that is fully charged.
12) Maintain well lighted common areas.
13) Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
14) Maintain all areas odor free, clean and in good repair.
15) Keep all toxic chemicals labeled and properly stored.
16) Supply adequate potable water.
17) Protect ice machines from self-contamination.
18) Maintain the unit vermin free.
19) Maintain extermination throughout the unit bi-weekly.
20) Maintain Hot / Cold in every sink.
21) Removal of trash

RULES & REGULATIONS of 715 South Ocean Drive Unit M, Fort Pierce, FL 34949:

-Remove all trash and dispose of in the provided trash can

-Peaceful enjoyment of common areas at reasonable hours without excessive noise or music

-Pets need to remain in compliance with local leash and pet fecal disposal laws.

-Smoking is prohibited

-Park in the drive way

-Do not litter

-Do not leave air conditioning on with windows open.

-Return A/C to 77 Degrees when check out occurs.

-Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys and umbrellas. The exception items need to be returned to the house with the sand washed of prior to entry.

- Do not give out door code to anyone other than registered guest.

-Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.

-It is unlawful to walk on the sand dunes only use designated walkways.

-No illegal drugs allowed on property.

-No toxic chemicals allowed on property.

-Follow all local and state laws.

Technical Review Committee **3. e.**

Meeting Date: 07/15/2021

REQUESTED ACTION

Conditional Use With No New Construction - Kalish Dwelling Rental - 335 Hernando Street

LOCATION

335 Hernando Street
Parcel ID: 2401-501-0132-000-9

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval.

Attachments

TRC Cover Letter
Aerial Map
Application & Supporting Documents

Form Review

Form Started By: Rebeca Guerra Started On: 07/01/2021 01:22 PM
Final Approval Date: 07/01/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: All Members of the TRC

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

RE: TRC PROJECT NUMBER #21-04000012

MEETING DATE: JULY 15, 2021

Conditional Use – Kalish Dwelling Rental – 335 Hernando Street

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish Dwelling Rentals for two units on the subject site, offering lodging for less than 6 months (minimum 1 month). The subject site has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. –Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A Zoning District.

The item will be reviewed at the July 15, 2021, TRC Meeting.

Please send all comments to the following emails: rguerra@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. They should be sent, at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, July 13, 2021).

Please do not hesitate to contact me directly should you require any additional information or clarification at (772) 467-3739.

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

AERIAL MAP

THE SUNRISE CITY FORT PIERCE Florida

Conditional Use With No New Construction
Kalish Dwelling Rental – 335 Hernando Street
Aerial Map

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or location 335 Hernando St, Ft Pierce 34949

Parcel ID #(s)

Project description

Property Owner(s)	Applicant/Representative, Title, Company
Coshal, "LLC"	Allan Kalish
1317 Edgewater DR. #943	7102 Lorraine Court
Street Address	Street Address
Orlando FL 32804	Port St. Lucie FL 34952
City State Zip	City State Zip
561 689-5800	561 252-9202
Phone Number	Phone Number
akalish@gmail.com	akalish@gmail.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 28th day of May, 2021, by Allan Kalish who is personally known to me or has produced Drivers License as identification.

Signature of Notary

LISS BRAVO
Notary Public - State of Florida
Commission # GG 974676
My Comm. Expires Mar 31, 2024
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner

Planner Assigned

Approved By Date

Comments

Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
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  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

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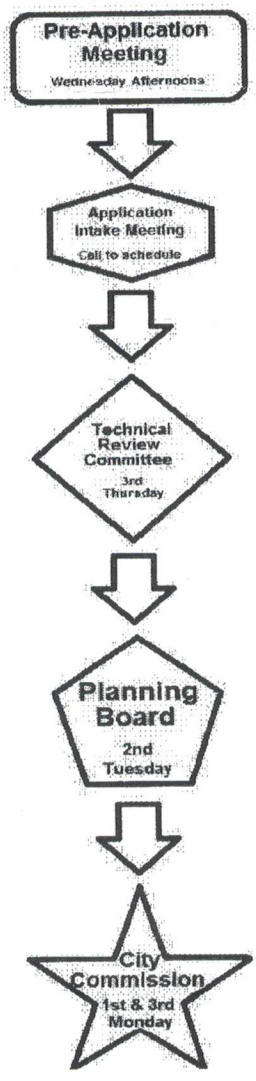
Application Outlook



SHORT TERM RENTAL CONDITIONAL USE APPLICATION NARRATIVE

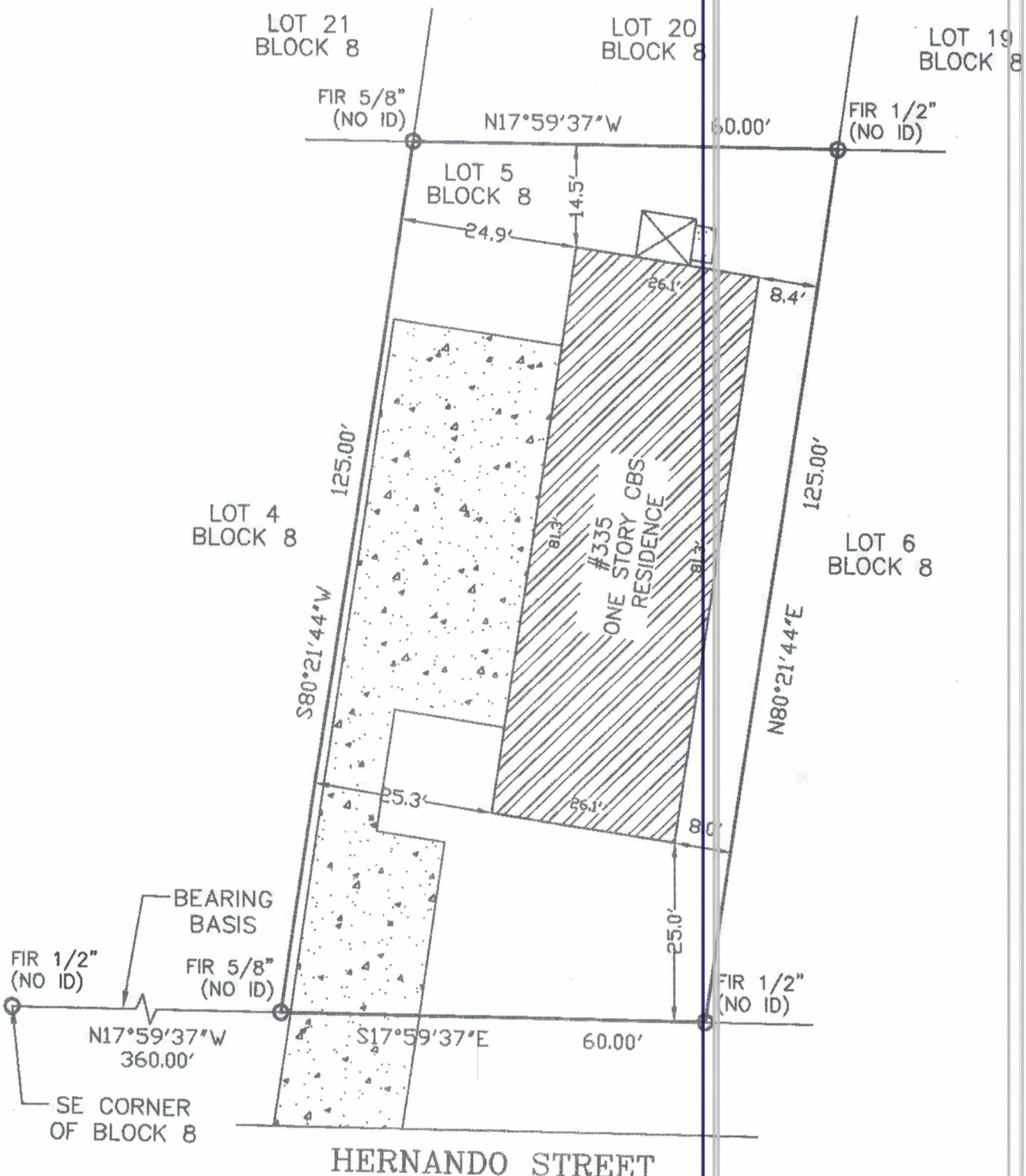
The subject property (335 Hernando Street, Fort Pierce, FL 34949) was purchased by Coshal, LLC by and through Allan Kalish on April 4, 2017 as an investment. The property has 2 units. Both are presently rented on an annual or semi-annual basis. His wife manages the property as needed.

Mr. & Mrs. Kalish reside in St. Lucie County and have recently retired but visit the property regularly. Since taking ownership, needed maintenance & repairs have been made to the property including interior & exterior painting & replacing the roof. The property's appearance has improved since it was owned previously. Unit A is completely furnished and fully equipped while Unit B is currently being rented unfurnished. The owner notes that he sees the opportunity to rent Unit A occasionally for adult vacationers on a short-term basis as a way to earn additional income. The owner notes the potential exists for renting Unit B on a short-term basis at some future date if he furnished this side also to earn additional income.

The owner is seeking a conditional use application to allow him to rent both units on a short-term basis (1 month or more but less than 6 months).

SHEET 1 OF 2 (SURVEY SKETCH) ---------- SURVEY NOT COMPLETE WITHOUT ALL SHEETS

MAP OF BOUNDARY SURVEY PREPARED FOR THOMAS E. REED, JR., AND MARGARET M. REED



LEGAL DESCRIPTION:
LOT 5, BLOCK 8, REVISED MAP FORT PIERCE BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

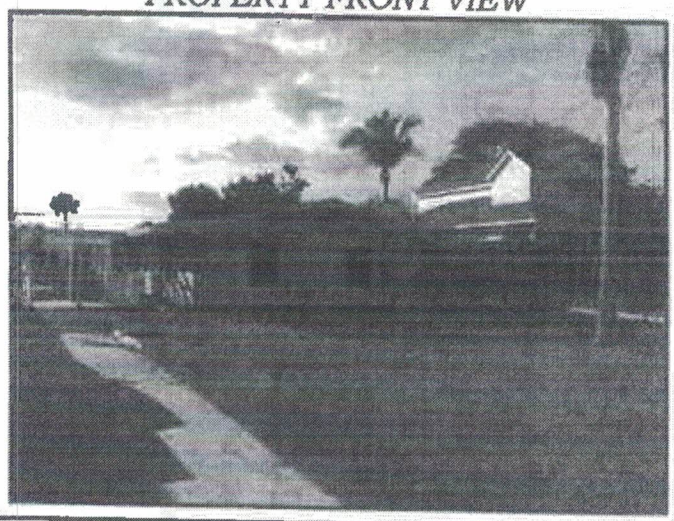
JOB NUMBER: 1701-023

FIELD WORK DATE: 01/18/2017

PROPERTY ADDRESS:
335 HERNANDO STREET, FORT PIERCE, FL 34949

FLOOD INFORMATION:
PANEL NUMBER: 12111C0183J
FIRM DATE: FEBRUARY 16, 2012
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8.0

PROPERTY FRONT VIEW



AERIAL PHOTOGRAPH

SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
BB = BEARING BASIS
BFP = BACKFLOW PREVENTER
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
C = CURVE
CATV = CABLE T.V. RISER
CB = CATCH BASIN
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CONC = CONCRETE
CP = CONTROL POINT
CPP = CONCRETE POWER POLE
D = DEED
DF = DRAINFIELD
ELEV = ELEVATION
EM = ELECTRIC METER
EOW = EDGE OF WATER
EP = EDGE OF PAVEMENT
F = FIELD
FCM = FOUND CONCRETE MONUMENT
FDH = FOUND DRILL HOLE
FFE = FINSHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIPC = FOUND IRON PIPE AND CAP
FIR = FOUND IRON ROD
FIRC = FOUND IRON ROD AND CAP
FN = FOUND NAIL
FN&D = FOUND NAIL AND DISC
FND = FOUND
FPK = FOUND PK NAIL
FPKD = FOUND PK NAIL AND DISC
FRRSPK = FOUND RAILROAD SPIKE
GAR = GARAGE
HYD = FIRE HYDRANT
ID = IDENTIFICATION
L = LENGTH
LB # = LICENSED BUSINESS
LS # = LICENSED SURVEYOR
M = MEARSURED
MB = MAP BOOK
MES = MITERED END SECTION
MH = MANHOLE
MLP = METAL LIGHT POLE
OHW = OVERHEAD WIRES
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTOL POINT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RNG = RANGE
R/W = RIGHT OF WAY
S = SEPTIC
SEC = SECTION
SIR = SET IRON ROD AND CAP
SPKD = SET PK NAIL AND DISC
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TWP = TOWNSHIP
TR = TELEPHONE RISER
TYP = TYPICAL
WIT = WITNESS
WLP = WOOD LIGHT POLE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE

LINETYPES & SYMBOLS

= BOUNDARY LINE
= STRUCTURE LINE
= CENTERLINE
= EASEMENT LINE
= FENCE LINE
= FIRE HYDRANT
= WATER METER
= POWER POLE
= WELL
= BENCHMARK

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S SIGNATURE

DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
THOMAS E. REED, JR., AND MARGARET M. REED

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
335 HERNANDO STREET

Company NAIC Number:

City FORT PIERCE | State FL | Zip Code 34949

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 5, BLOCK 8, REVISED MAP FORT PIERCE BEACH, PLAT BOOK 8, PAGE 29, ST. LUCIE COUNTY

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 27°27'59.17"N Long. 80°17'31.87"W Horizontal Datum: ○ NAD 1927 ◉ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) ____ sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade ____

c) Total net area of flood openings in A8.b ____ sq in

d) Engineered flood openings? ○ Yes ○ No

A9. For a building with an attached garage:

a) Square footage of attached garage NA sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade ____

c) Total net area of flood openings in A9.b ____ sq in

d) Engineered flood openings? ○ Yes ○ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF FT. PIERCE 120286	ST. LUCIE	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth
12111C0183	J	FEBRUARY 16, 2012	FEBRUARY 16, 2012	AE	8.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
○ FIS Profile ◉ FIRM ○ Community Determined ○ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ○ NGVD 1929 ◉ NAVD 1988 ○ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ○ Yes ◉ No

Designation Date: ○ CBRS ○ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ○ Construction Drawings* ○ Building Under Construction* ◉ Finished Construction

C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/A, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a -h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

* A new Elevation Certificate will be required when construction of the building is complete.

Benchmark Utilized: NGS BM Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below. ○ NGVD 1929 ◉ NAVD 1988

○ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 9 [illegible] 27

ELEVATION CERTIFICATE

OMB Control Number: 1660-0008
Expiration: 11/30/2018

335 HERNANDO STREET FORT PIERCE FL 34949

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ◉ Yes ○ No

Certifier's Name	License Number		
BILL HYATT	LS 4636		
Title	**Company Name**		
CEO	KNOW IT NOW, INC.		
Address	**City**	**State**	**Zip Code**
3306 AVIATION BOULEVARD	VERO BEACH	FL	32960
Signature	**Date**	**Telephone**	
	01/18/2017	+1 (772) 925-2250	

BILL H. HYATT JR. CERTIFICATE No. ACE SEA RE STATE OF FLORIDA LAND SURVEYOR

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location , per C2(e), if applicable)"
THE MACHINERY REFERED TO IN C2E IS THE TOP OF A CONCRETE A/C PAD.

Signature Date

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ○ feet ○ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is _____ ○ feet ○ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ○ Yes ○ No ○ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name:

Address

OMB Control Number: 1660-0008
Expiration: 11/30/2018

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 - G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4 -G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ○ New Construction ○ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ○ feet ○ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ○ feet ○ meters Datum _____

G10. Community's design flood elevation: _____ ○ feet ○ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments

BUILDING PHOTOGRAPHS

See instructions for Item A6

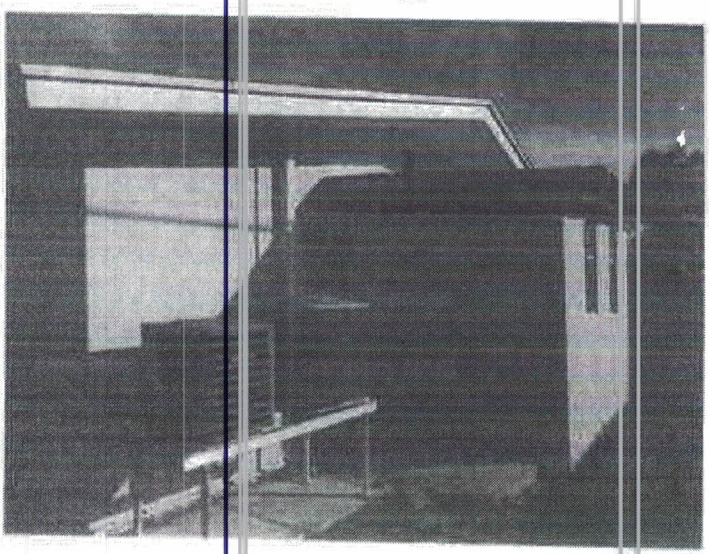
OMB Control Number: 1660-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 335 HERNANDO STREET	Policy Number:
City FORT PIERCE State FL Zip Code 34949	Company NAIC Number:

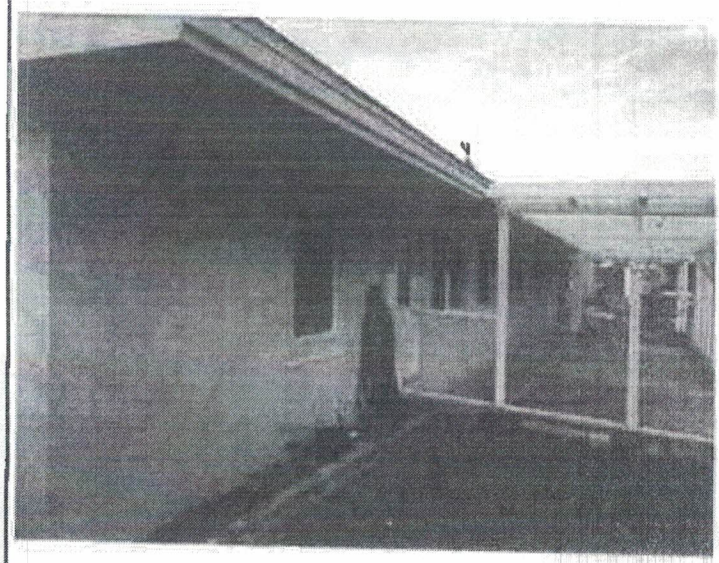
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front view" and Rear view"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW

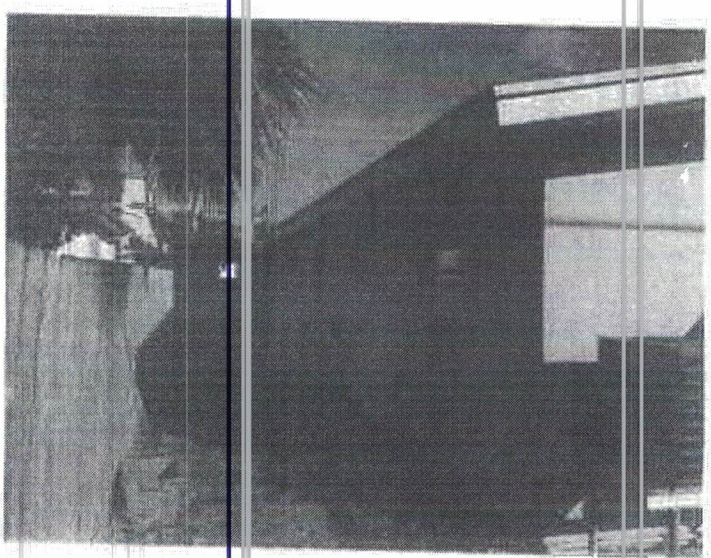
REAR VIEW



SIDE VIEW



SIDE VIEW



WELCOME TRAVELERS!!!

Thank you for choosing our property for your vacation. We hope you enjoy your stay!

We have put together this book to help you navigate your way while in our unit. Inside you will find helpful information about this property and the surrounding area.

Contents:

Password (Internet/TV)

Trash/Recycle Schedule

Kitchen

Towels and Linens

Washer, Dryer & Cleaning Supplies

Local Restaurants/markets

Entertainment

Departure Protocols

Contact Information

Guest Rules

PASSWORDS

WIFI TP LINK: XXXXXXXX

Password: XXXXXXXX

Use this password for your computer, tablet and any other internet devices that are WIFI compatible.

Trash/Recycle Schedule

Note: Please put out the appropriate cans the night before pickup as they sometimes are collected quite early.

Monday: Household trash-Green Can

Thursday: Recycle–Blue Can & Household trash-Green Can

Kitchen

Everything you need for everyday cooking is in the kitchen.

There is a fire extinguisher next to the laundry/utility room

Dish detergent, dishwasher detergent and general cleaning supplies are under the sink.

Towels and Linens

You will find fresh laundered linens, blankets, comforters or bedspreads on each bed and fresh bath towels, hand towels and washcloths in the bathroom.

There are additional linens, blankets, pillows and towels located in the linen closet along with beach towels, a beach bag and a cooler bag.

IMPORTANT NOTE TO ALL: Stay hydrated

Washer/Dryer and Cleaning Supplies

The laundry detergent can be found on the right of the washer/dryer. Kindly clean out the lint filter after every load.

A broom, dust pan and mop are also on the right of the washer/dryer.

A bucket along with all cleaning supplies, dish detergent and dishwasher detergent are located in the cabinet directly below the kitchen sink.

The air conditioners filter has been cleaned prior to your taking occupancy. This type can be washed and reused many times. Our a/c technician suggests cleaning it once per month will help it run efficiently, protect its life expectancy and therefore, your electric bills will be lower.

Both the ironing board, iron and vacuum cleaner are kept in the bedroom closet.

Closest Eateries on the Island:

- Manatee Bar and Grill, $$ - Seafood, Burgers, American Cuisine at 1640 South Ocean Blvd., Hutchinson Island/Waterside
- Chuck's Seafood Restaurant - $$$ - Seafood, Steaks, 822 Seaway Dr., Hutchinson Island/Waterside
- On The Edge Bar and Grill -$$ - 1136 Seaway Dr., Hutchinson Island/Waterside
- Dave's Diner, $ - Breakfast, Lunch, Dinner & Ice Cream (Open 24 Hours), 1011 Seaway, Dr. Hutchinson Island
- Captains Galley, $$ - Breakfast, Lunch, Dinner, 825 N. Indian River Dr., Hutchinson Island
- Goodfella's Pizza, $$ - Pizza, Pasta, Wings, Salads & Subs 1008 B Seaway, Dr. Hutchinson Island
- Pho Deli, $$ - Vietnamese Cuisine, Soup, Rice, Noodles, Subs, 1007 Seaway Dr., Hutchinson Island
- Pie Hole Pizza - Lunch & Dinner (5 minutes south on AIA, Hutchinson Island
- Archies - Breakfast, Lunch & Dinner (1 block south on AIA, Hutchinson Island

Happy Hour Favorites in Jensen Beach

- Conchey Joe's, $$ – Seafood, Burgers, Wings & Tiki Bar, 3945 NE Indian River Dr., Jensen Beach, an 18 mile drive/Waterside
- Dolphin Bar and Shrimp House, $$$ - Seafood, Steak, 1401 NE Indian River Dr., Jensen Beach, a 20 mile drive/Waterside
- Magic Oyster $$ - Seafood, 10999 S. Ocean Dr., Jensen Beach, a 15 mile drive

Markets

- **Seaway Market & Deli, 1001 Seaway Dr., Small Well-Stocked Market, Hutchinson Island**

- **Publix Supermarket at Sabal Palm Plaza, 2517 S. Federal Hwy, Ft. Pierce, 5.7 miles**

- **Pelican Seafood Market, 735 N. US Highway 1, Ft. Pierce, 3.3 miles**

- Local Produce Market - Downtown Ft. Pierce, 3 miles (Wednesdays & Saturdays) NOTE: Arts + Crafts & coffee, homemade breads & delicious foods - Saturdays Only (8 am - 1 pm)

Entertainment

Ocean Beaches – There are many public beaches in the area to explore. A few of the closest ones include:

- *Gulfstream Beach* – a 2 minute walk from the duplex, right on Gulfstream the beach is at the corner of Gulfstream and S. Ocean Dr.
- *South Beach Park* - an 8 minute walk from the duplex, right on Gulfstream, and right on S. Ocean Dr.
- *Jetty Park, 2096 Seaway Dr., a .6 mile drive, Hutchinson Island, Ft. Pierce*
- *South Causeway Park, Seaway Drive, a 2.6 mile drive, Hutchinson Island, Ft. Pierce*

Other Tourist Sites:

- *St. Lucie County Aquarium – 420 Seaway Dr., Hutchinson Island, Ft. Pierce, a 1.4 mile drive*
- *Ft. Pierce Marina – 1 Avenue A, a 10 min drive, Fort Pierce*
- *For additional happenings visit: eventsinfortpierce.com*

RULES AND REGULATIONS

- NO SMOKING INSIDE
- CLEAN UP AFTER YOUR DOG(S)
- KEEP DOORS CLOSED - Lizards & geckos love to come inside
- NO PARTIES PERMITTED - This is a residential neighborhood & there's a family in the unit next door, so please show the appropriate consideration & respect to your neighbors & the property.
- PARKING - Each unit has use of the driveway. This accommodates 2 vehicles per unit.

  NO PARKING IS PERMITTED ON THE GRASS
  This interferes with the landscaper's ability to mow the lawn.

  IT IS GREATLY APPRECIATED IF ALL VEHICLES WOULD PARK BEHIND THE WHEELSTOPS IN THE DRIVEWAY - this also helps the landscaper when mowing the lawn.

THANK YOU!

Contact Information

You are most welcome to contact the Property Manager, Sherry Kalish by phone, text or email @ 561/252-5190 or ahkalish@gmail.com for any questions, assistance or concerns.

Departure Protocols
Check out time is 10 a.m.

1) No need to make the bed or launder linens, blankets, comforters, bedspreads or towels;

   EVERYTHING IN THE UNIT INCLUDING ALL BEDDING, TOWELS, ETC. WILL ALWAYS BE FRESHLY LAUNDERED AND DISINFECTED IN BETWEEN TENANTS.

2) Kindly close and lock any/all windows and doors;

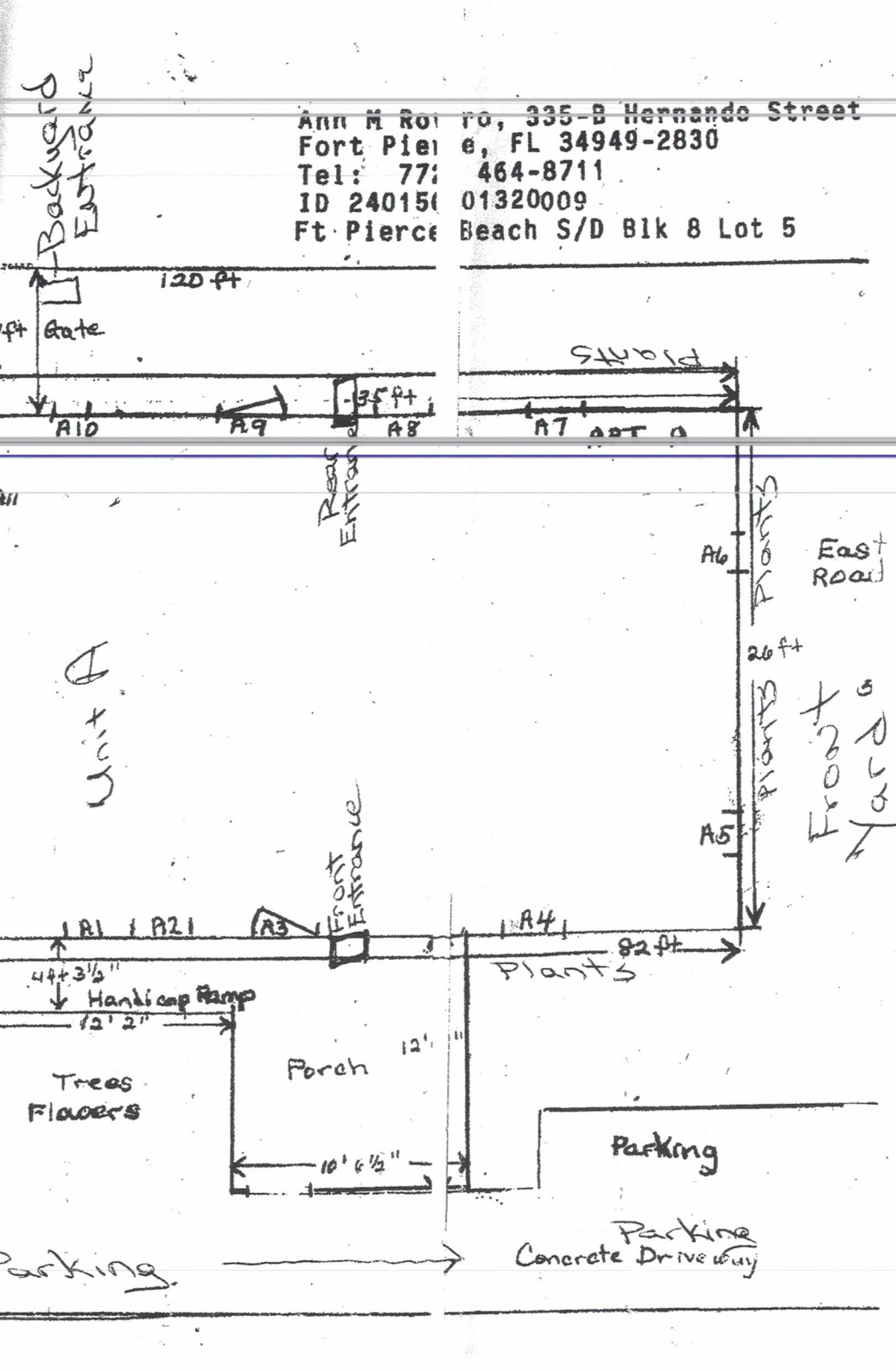
3) Please place any dirty dishes, pots, pans, silverware in the dishwasher;

4) Take out the trash and recycle items and place them in the appropriate can;

5) Please leave all keys on the dining room table.

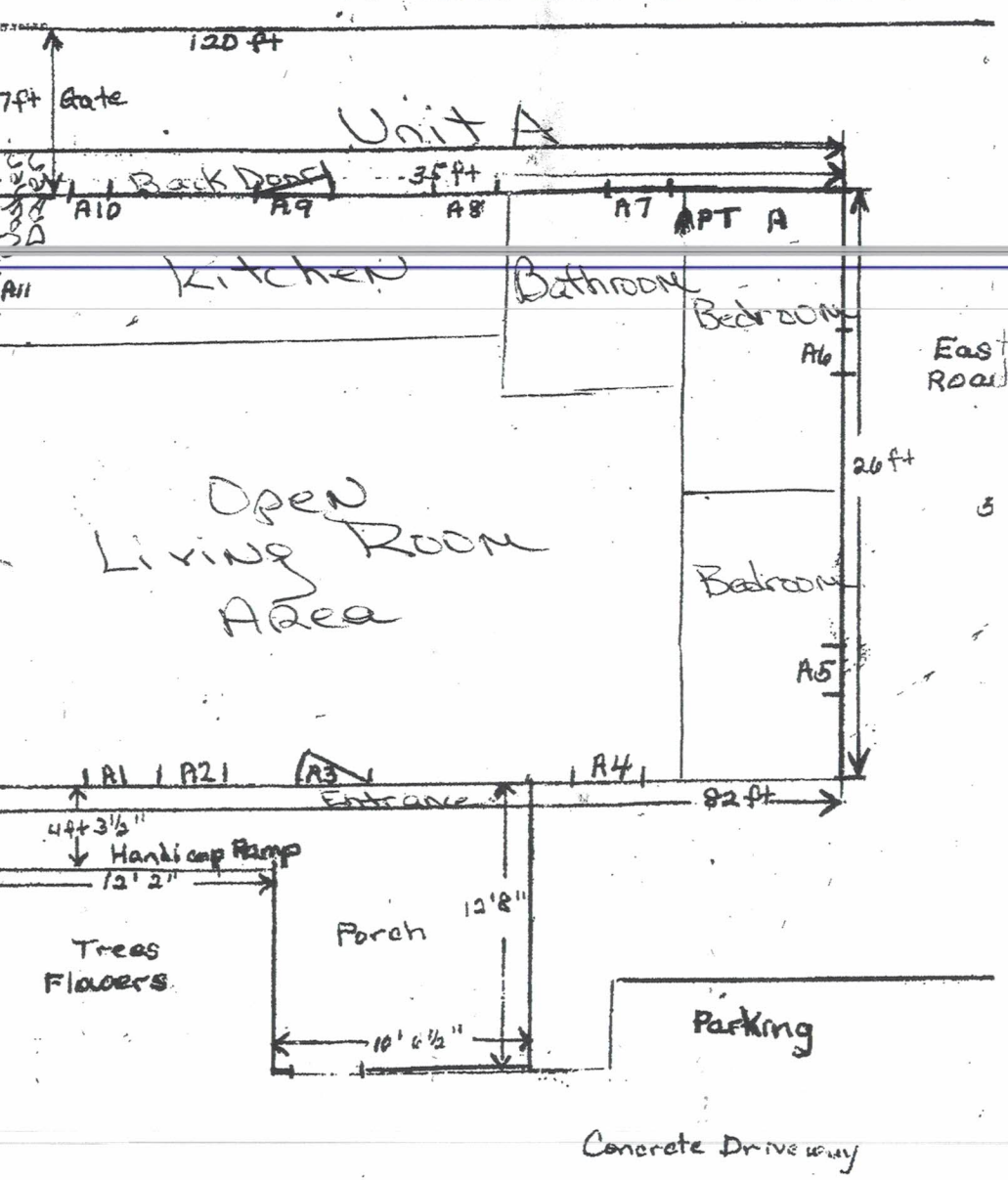
The Management wishes to take this opportunity to Thank You & truly hope you enjoyed your Vacation!!!

Ann M Ro ro, 335-B Hernando Street
Fort Pie e, FL 34949-2830
Tel: 77 464-8711
ID 24015(01320009
Ft Pierce Beach S/D Blk 8 Lot 5

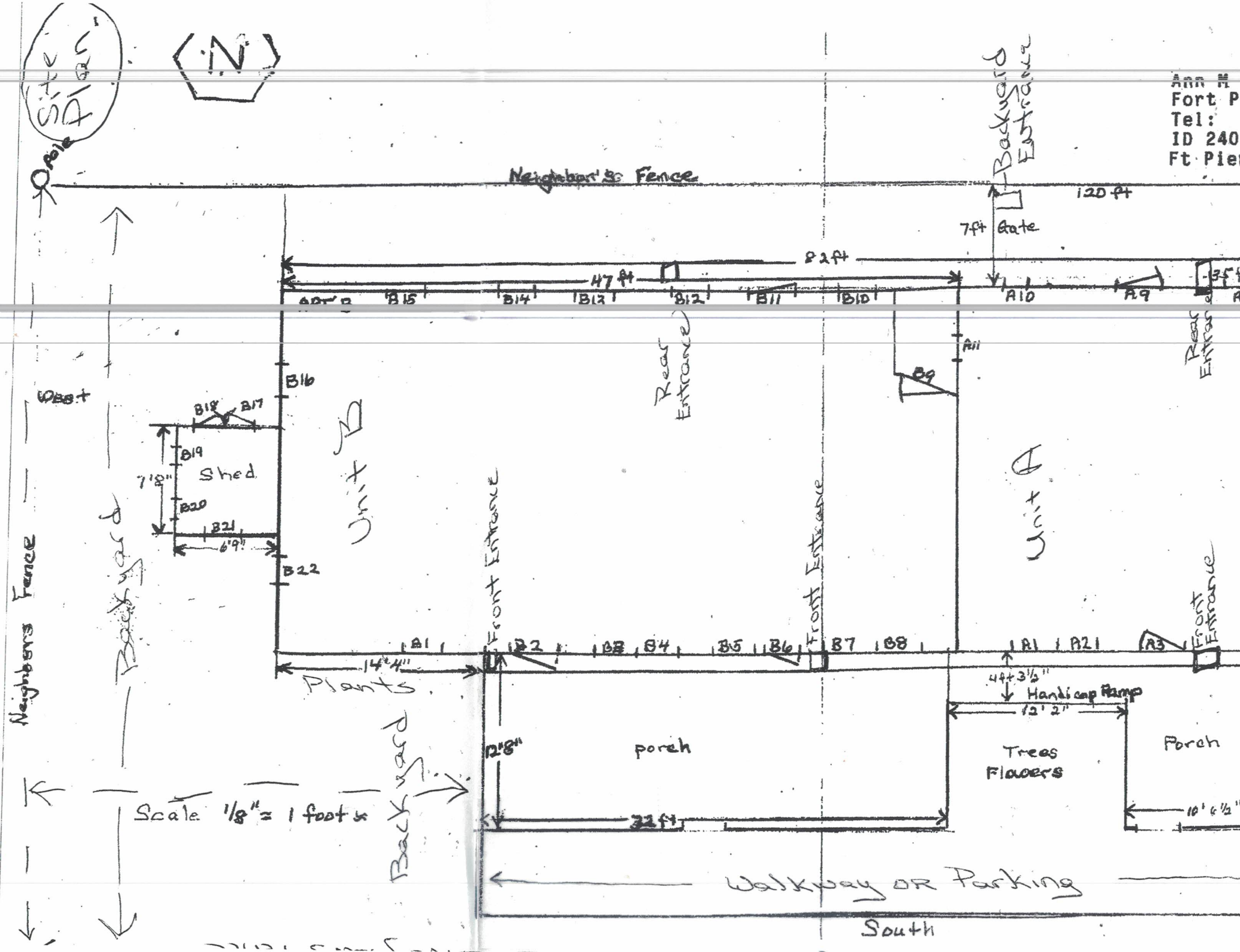


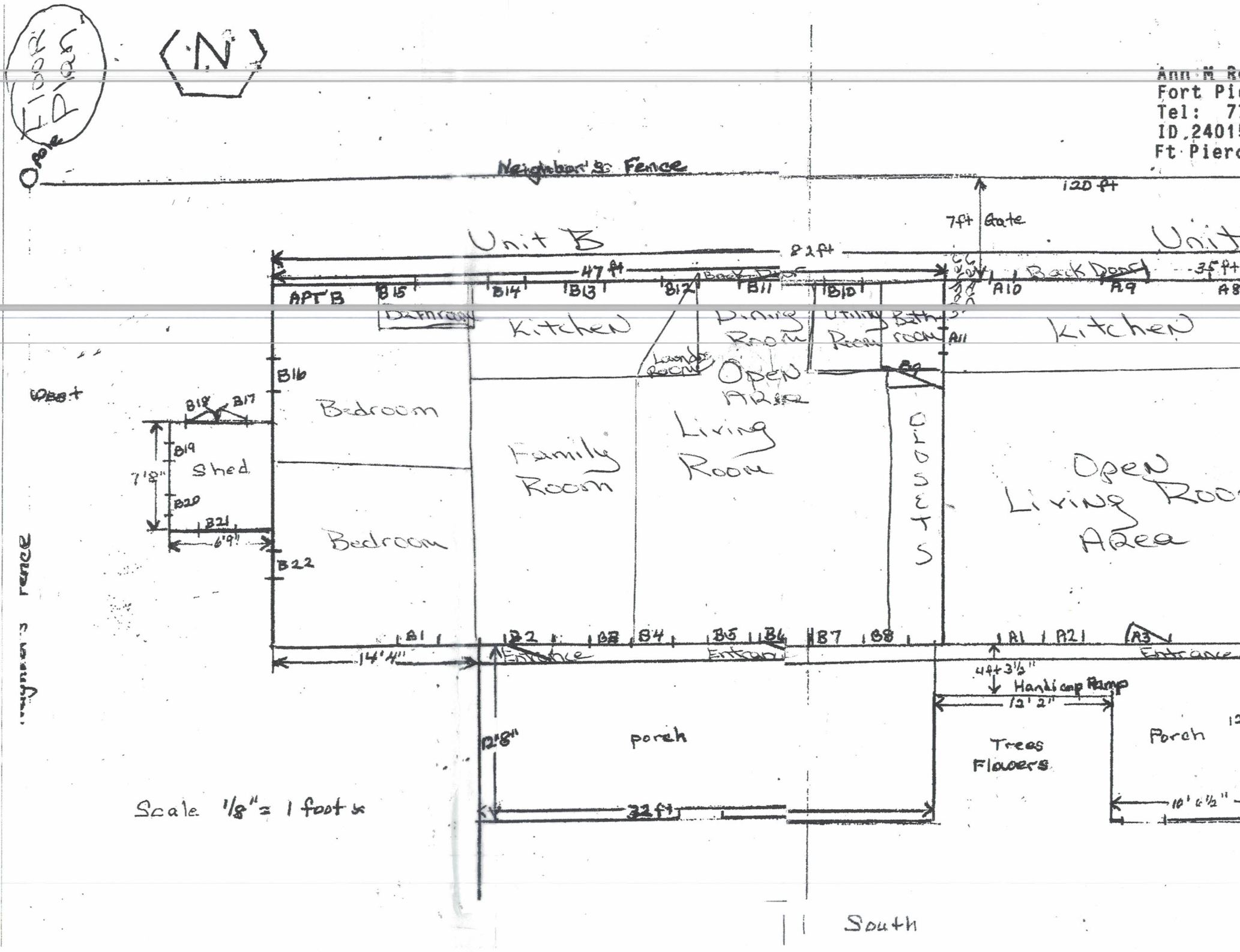
Site Plan
(Page to Botton)

Ann M Rovero, 335-B Hernando Street
Fort Pierce, FL 34949-2830
Tel: 772 464-8711
ID 240150101320009
Ft Pierce Beach S/D Blk 8 Lot 5



1 floor & 3 attic (attached to house)


N
Pole
Neighbor's Fence
Backyard Entrance
120 ft
7ft Gate
82ft
47ft
B15
B14
B13
B12
B11
B10
A10
A9
Rear Entrance
A11
B9
B16
West
B18
B17
B19
7'8"
Shed
B20
B21
6'9"
B22
Unit B
Unit A
Front Entrance
Front Entrance
Front Entrance
B1
B2
B3
B4
B5
B6
B7
B8
A1
A21
A3
14'4"
Plants
44+3½"
Handicap Ramp
12'2"
Neighbors Fence
Backyard
12'8"
porch
Trees
Flowers
Porch
22ft
10'6½"
Backyard
Walkway OR Parking
South
Scale 1/8" = 1 foot


(N)
Neighbor's Fence
120 ft
7ft Gate
Unit B
82ft
47 ft
35 ft
APT B
B15
B14
B13
B12
B11
B10
A10
A9
A8
Bathroom
Kitchen
Dining Room
Utility Room
Bath room
A11
Kitchen
Laundry Room
Open Area
B16
B18
B17
B19
Shed
7'8"
B20
B21
6'9"
B22
Bedroom
Bedroom
Family Room
Living Room
Closets
Open Living Area
B1
B2
B3
B4
B5
B6
B7
B8
A1
A21
A3
14'4"
Entrance
Entrance
Entrance
4ft+3½"
Handicap Ramp
12'2"
12'8"
Porch
Trees
Flowers
Porch
32ft
10'6½"
Scale 1/8" = 1 foot
South

Month-to-Month Rental Agreement

Clause 1. Identification of Landlord and Tenant

This agreement is entered into between _____ [Tenant] and _____ [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at _____ _____ together with the following furnishings and appliances: _____ _____.

Rental of the premises also includes _____ _____.

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and their minor children. Occupancy by guests for more than _____ is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy

The rental will begin on _____, and continue on a month-to-month basis. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant _____ days' written notice. Tenant may terminate the tenancy by giving the Landlord _____ days' written notice.

Clause 5. Payment of Rent.

Regular month rent

Tenant will pay to Landlord a monthly rent of $ _____, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise: _____ _____.

Delivery of payment.

Rent will be paid:

☐ by mail, to _____

☐ in person, at _____

Form of payment.

Landlord will accept payment in these forms:

☐ cash

☐ personal check made payable to _____

☐ certified funds or money order

☐ credit card

☐ bank debit

☐ electronic funds transfer

Prorated first month's rent.

For the period from Tenant's move-in date, _____, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of $ _____. This amount will be paid on or before the date the Tenant moves in.

Clause 6. Late Charges

If Tenant fails to pay the rent in full before the end of the _____ day after it's due, Tenant will pay Landlord a late charge as follows: _____

_____. Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

Clause 7. Returned Check and Other Bank Charges

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of $_____.

Clause 8. Security Deposits

On signing this Agreement, Tenant will pay to Landlord the sum of $ _____ as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within _____ after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

Clause 9. Utilities

Tenant will pay all utility charges, except for the following, which will be paid by Landlord:

_____

_____

Clause 10. Prohibition of Assignment and Subletting

Tenants will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

☐ a. Tenants will not sublet or rent any part of the Premises for short-term stays of any duration, including but not limited to vacation rentals.

☐ b. Short-stay rentals are prohibited except as authorized by law. Any short-stay rental is expressly conditioned upon the tenants' following all regulations, laws, and other requirements as a condition to offering

_____

a short-stay rental. Failure to follow all laws, ordinances, regulations, and other requirements, including any registration requirement, will be deemed a material, noncurable breach of this Agreement and will furnish cause for termination.

Clause 11. Tenant's Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

Clause 12. Repairs and Alterations by Tenant

a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

Clause 13. Prohibition of Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

Clause 14. Pets

No animal may be kept on the premises without Landlord's prior written consent, except animals needed by tenants who have a disability, as that term is understood by law, and _____ under the following conditions: _____.

Clause 15. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant _____ notice before entering.

Clause 16. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the prem es for _____ or more consecutive days. During such absence, Landlord may enter the premises a times reasonably necessary to maintain the property and inspect for needed repairs.

Clause 17. Possession of the Premises

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of he premises, Tenant will still be responsible for paying rent and complying with all other terms of th Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenan for any reason not within Landlord's control, including, but not limited to, partial or complete des ruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice a s required by law. In such even Landlord's liability to Tenant will be limited to the return of all sur s previously paid by Tenant to Landlord.

Clause 18. Tenant Rules and Regulations

☐ Tenants acknowledge receipt of, and have read a copy of, tenant rules an regulations, which are attached to and incorporated into this Agreement by this reference. Tenant understan s that serious or repeated violations of the rules may be grounds for termination. Landlord may change rule and regulations without notice.

Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party

☐ shall not / ☐ shall recover reasonable attorney fees and court costs.

Clause 20. Disclosures

Tenant acknowledges that Landlord has made the following disclosures reg rding the premises:

☐ Disclosure of Information on Lead-Based Paint and/or Lead-Bas d Paint Hazards

☐ Other disclosures: _____

Clause 21. Authority to Receive Legal Papers

The Landlord, any person managing the premises, and anyone designated b the Landlord are authorized to accept service of process and receive other notices and demands, which m y be delivered to:

☐ The Landlord, at the following address: _____.

☐ The manager, at the following address: _____.

☐ The following person, at the following address: _____

_____

Clause 22. Additional Provisions

Additional provisions are as follows:

_____

_____

Clause 23. Validity of Each Part

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

Clause 24. Grounds for Termination of Tenancy

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

Clause 25. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

Date	Landlord or Landlord's Agent	Title
Address		
City	State / Zip Code	Phone
Date	Tenant	Phone
Date	Tenant	Phone
Date	Tenant	Phone

Property Identification

Site Address: 335 HERNANDO ST
Parcel ID: 2401-501-0132-000-9
Sec/Town/Range: 01/35S/40E
Account #: 14678
Map ID:
Use Type: 0800
Oning: HI Medium
Jurisdiction: Fort Pierce

Ownership: Coshal LLC
Mailing Address: P.O. Box 12443, Fort Pierc , FL 34979

Legal Description: Ft. Pierce Beach S/D BL 8 LOT 5 (OR 3983-2919)

Current Values

Just/Market Value:	$2 2,400
Assessed Value:	$2 9,381
Exemptions:	$ - 0 -
Taxable Value:	$2 9,381

Property taxes are subject to change upon chan e of ownership.

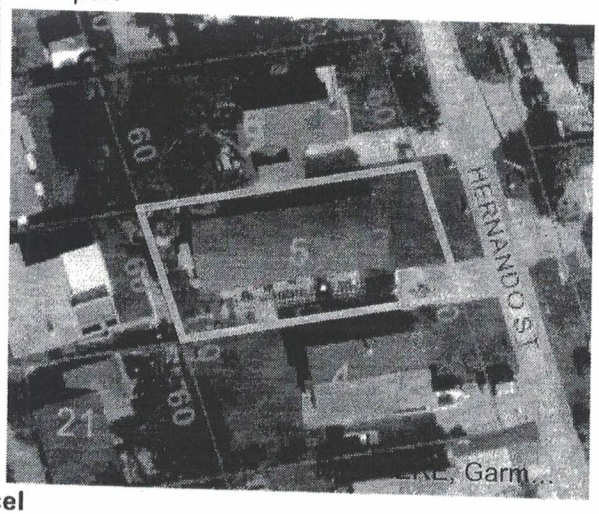
- **Past taxes are not a reliable projection of futu e taxes.**
- **The sale of a property will prompt the remova of all exemptions, assessments caps and special classifications.**

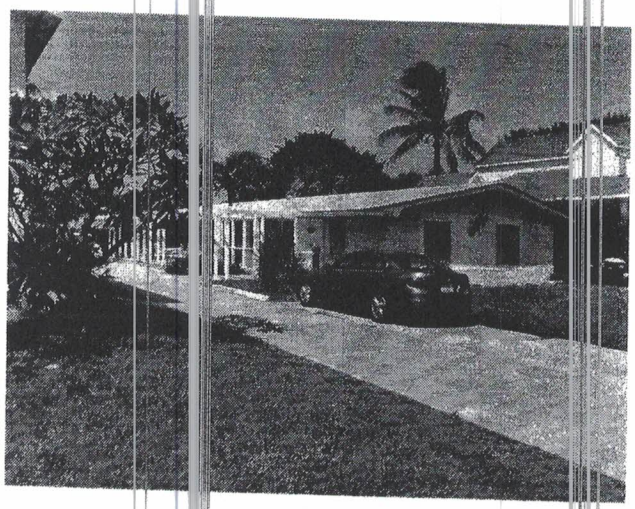
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel:

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, March 17, 2020

Parcel Report





Parcel

Parcel ID:	2401-501-0132-000-9
Property ID:	14678
Owner 1:	Coshal LLC
Site Address:	335 HERNANDO ST

Owner

Owner 1:	Coshal LLC
Owner 2:	
Owner 3:	
Mailing Address:	2240 Palm Beach Lakes BLVD, Unit Ste 104 West Palm Beach, FL 33409-3403

Overview

Primary Land Use:	0800 - M-F < 10U
District Group:	9022 - Fort Pierce
Subdivision:	Fort Pierce Beach Subdivision
Just/Market Value:	$258,200
Finished Area:	2,102
Acres:	0.172
Total Area:	7,500

Legal Description

Legal Description:	FT PIERCE BEACH S/D BLK 8 LOT 5 (OR 3983-2919)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	$258,200	$150,500	$107,500	$200	$226,710	$0	$226,710	$31,490	$0
2018	$206,100	$117,600	$88,300	$200	$206,100	$0	$206,100	$0	$0
2017	$176,300	$98,800	$77,300	$200	$110,067	$64,681	$45,386	$66,233	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	1.2	$82.80

Verbal OK for site plan on 3/17/20

Summary Record Card

Map

2401-501-0132-000-9

Site Address
335 HERNANDO ST

Jurisdiction
Fort Pierce

Ownership

Owner
Coshal LLC

Mailing Address
2240 Palm Beach Lakes BLVD, Unit Ste 104 West Palm Beach, FL 33409-3403

Current Value

Just/Market Value

$262,400

Assessed Value
$249,381

Last Sale

Date
04/04/2017

Book / Page
3983 / 2919

Sale Code
0001

Price
$215,000

Land Use

Land Use
M-F < 10U

Finished Area
2102

Beds
2

Baths
3.2

Desktop site: www.paslc.org

Email: PA_Info@paslc.org

Call: 772-462-1021

View Full Record Card

2020 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

Parcel ID 2401-501-0132-000-9

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Coshal LLC
2240 Palm Beach Lakes BLVD Ste 104
West Palm Beach, FL 33409-3403

Account Number: 14[illegible]8
Tax Code: 9022 Fort Pierce
Location: 335 HER[illegible]NDO ST
Legal Desc: FT PIE[illegible]E BEACH S/D BLK 8 LOT 5 (OR 3983-2919)

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3 Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.3077	976.60	4.1335	1,030.82	4.2077	1,049.32	September 10, 2020 6:00 PM
Jail,Law Enf	3.2324	732.82	3.1075	774.95	3.2324	806.10	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.1497	33.94	0.1433	35.74	0.1763	43.97	(772) 462-1670
Mosquito Control	0.1806	40.94	0.1724	42.99	0.1352	33.72	
County Parks	0.2313	52.44	0.2211	55.14	0.2313	57.68	
County Transit	0.1269	28.77	0.1215	30.30	0.1269	31.65	
PUBLIC SCHOOLS							
By State Law	3.8740	1,000.27	3.7513	984.34	3.7010	971.14	September 8, 2020 5:01 PM
By Local Board	3.2480	838.63	3.1451	825.27	3.2480	852.28	9461 Brandywine Ln, PSL
							(772) 429-3970
MUNICIPALITY							
Fort Pierce	6.9000	1,564.30	6.5210	1,626.21	6.9000	1,720.73	September 14, 2020 5:05 PM
							100 North US Hwy 1, Fort Pierce
							(772) 467-3073
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.1152	26.12	0.1103	27.51	0.1103	27.51	September 10, 2020 5:15 PM
SFWMD-Okee Basin	0.1246	28.25	0.1192	29.73	0.1192	29.73	Virtual meeting - see below for link
Everglades Project	0.0397	9.00	0.0380	9.48	0.0380	9.48	www.sfwmd.gov/news-events/meetings
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	680.13	2.8697	715.65	3.0000	748.14	September 9, 2020 5:01 PM
							5160 NW Milner Dr, Port Saint Lucie
							AND www.facebook.com/slcfd/
FL Inland Nav Dist	0.0320	7.25	0.0306	7.63	0.0320	7.98	September 10, 2020 5:30 PM
							1314 Marcinski Rd, Jupiter
Children's Services	0.4765	108.03	0.4558	113.67	0.4765	118.83	(561) 627-3386
							September 9, 2020 5:15 PM
							VIRTUAL - See www.cscslc.org
							for instructions
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		$6,127.49		$6,309.43		$6,508.26	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

DO NOT PAY - THIS IS NOT A BILL

Michelle Franklin
Certified Florida Appraiser

Parcel ID 2401-501-0132-000-9

Tax Code: 9022 Fort Pierce
Location: 335 HERNANDO ST

Account Number: 14678
Legal Desc: FT PIERCE BEACH SD BLK 8 LOT 5 (OR 3983-2919)

Property Valuation

Market Value	Last Year	This Year
	258,200	262,400

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	226,710	249,381	0	0	226,710	249,381
Public Schools	258,200	262,400	0	0	258,200	262,400
Municipality	226,710	249,381	0	0	226,710	249,381
Water Management	226,710	249,381	0	0	226,710	249,381
Independent Districts	226,710	249,381	0	0	226,710	249,381
Voter Approved Debt Service						

Assessment Reductions / Portability	Applies to	Value
Non-Homestead Cap	Non-School Funds	13,019

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021

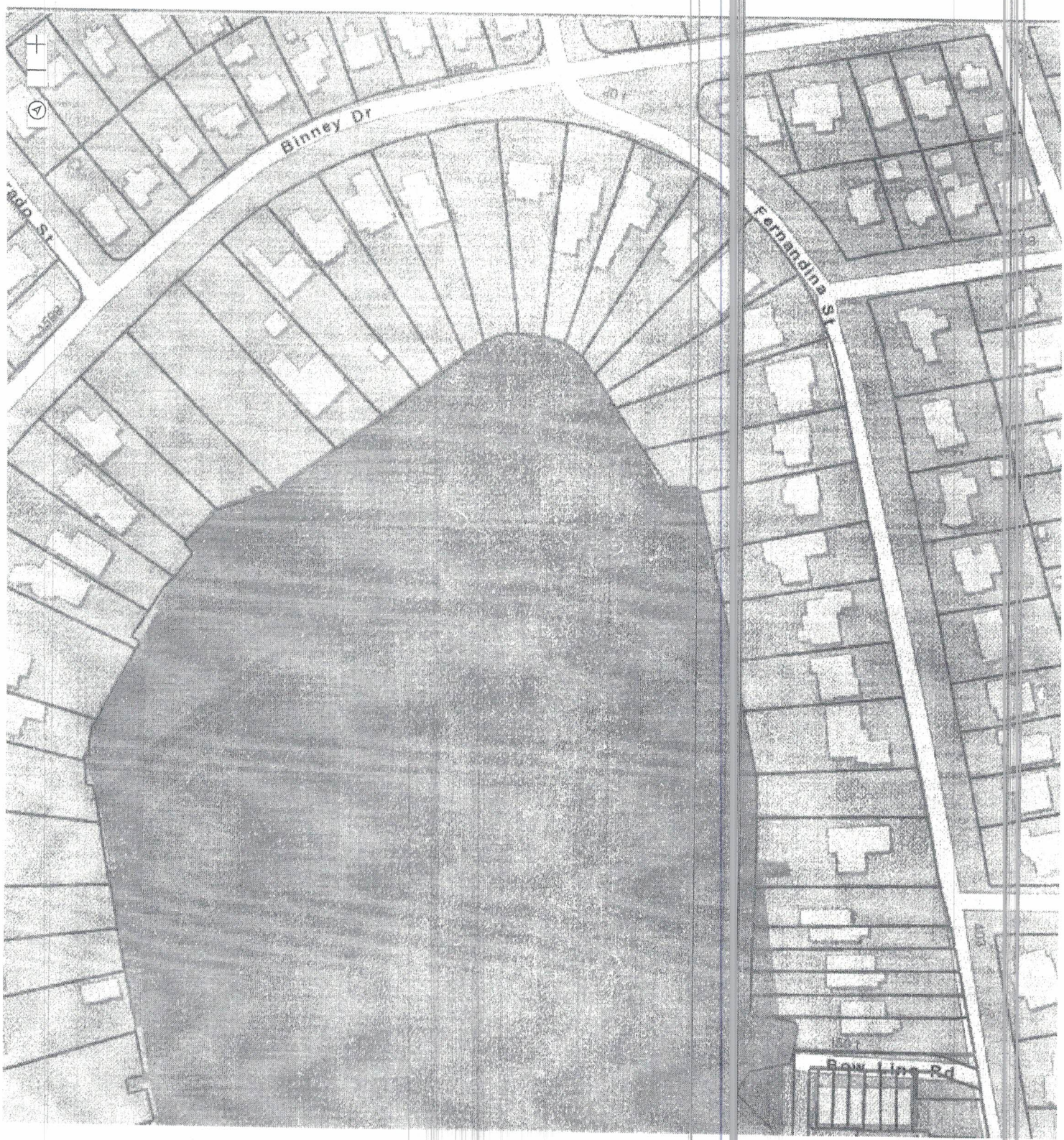
If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed
ON OR BEFORE:
September 11, 2020

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions / Portability:
Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.
- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for

‹ Map View



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Powered by Esri

Locate Me

Technical Review Committee **3. f.**

Meeting Date: 07/15/2021

REQUESTED ACTION

Minor Site Plan - Bean Townhomes - Parcel ID: 2427-601-0010-000-5

LOCATION

Parcel ID: 2427-601-0010-000-5

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 07/01/2021 03:49 PM

Final Approval Date: 07/01/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Brandon Creagan, MCRP, LEED Green Associate, Senior Planner

RE: Technical Review Project #21-07000014

Meeting Date: July 15, 2021

Minor Site Plan - Bean Townhomes - 2427-601-0010-000-5

The above referenced is proposing the construction of two (2) townhomes totaling 19,260 sq. ft and associated paved parking on 1.07 acers for your review and comment. The site will include (2) 2-story buildings, paved parking, stormwater improvements, and landscaping. The applicant is proposing 16 dwelling units and associated 36 parking spaces.

The subject site has a Future Land Use designation of High Density Residential (RH) with a compatible zoning designation of High Density Residential (R-5). This Project is located Adjacent to (RM-11) Residential Multiple Family to the East, North, and South with Boundary Industrial (BI) to the west.

Please send all comments to the following emails: Bcreagan@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, July 13, 2021).

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

Thank you.

Brandon Creagan

minor site Plan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location _____

Parcel ID #(s) 2427-601-0010-000-5

Project description Proposed construction of (2) 9,630 sq. ft. 2-story residential townhomes & associated paved parking.

Charles Bean / Brian Bean	Velcon Engineering & Surveying
Property Owner(s)	**Applicant/Representative, Title, Company**
5900 Silver Oak Dr	590 NW Peacock Blvd, Ste 8
Street Address	Street Address
Fort Pierce FL 34982	Port St Lucie FL 34986
City State Zip	City State Zip
772-828-0887	772-879-0477
Phone Number	Phone Number
trefelnert@bellsouth.net	tonyg@velconfl.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of June, 2021, by Thomas Goins who is personally known to me or has produced _____ as identification.

Kamla Balark

Signature of Notary

(seal)

KAMLA BALARK
Notary Public-State of Florida
Commission # GG 928629
My Commission Expires
November 03, 2023

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 16

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

North	South	East	West
Vacant Residential	Single Family Homes	Single Family Homes	Light Industrial

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
- ☑ N/A 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)

Minor site plan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location: East side of Oleander Ave, 150 ft North of Kanner Dr, Fort Pierce, FL 34982

Parcel ID #(s): 2427-601-0010-000-5

Project Description: Proposed construction of (2) 9,630 sq. ft. 2-story residential townhomes & associated paved parking.

Property Owner(s)	Applicant/Representative, Title, Company
Charles Bean / Brian Bean	Velcon Engineering & Surveying
5900 Silver Oak Dr	590 NW Peacock Blvd, Ste 8
Street Address	Street Address
Fort Pierce FL 34982	Port St Lucie FL 34986
City State Zip	City State Zip
772-828-0887	772-879-0477
Phone Number	Phone Number
trefelnert@bellsouth.net	tonyg@velconfl.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of June, 2021, by Thomas Goins who is personally known to me or has produced _____ as identification.

Kamla Balark
Signature of Notary

KAMLA BALARK
Notary Public-State of Florida
Commission # GG 928629
My Commission Expires
November 08, 2023
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM-11- Residential, Multi Family (County)	RM-11- Residential, Multi Family(County)
South	Church	RM-11- Residential, Multi Family(County)	RM-11- Residential, Multi Family(County)
East	Residential Homes	RM-11- Residential, Multi Family(County)	RM-11- Residential, Multi Family(County)
West	Light Industrial	BI - Boundary Industrial	LI - Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	R-5	15	1.09	X
****Proposed**	N/A	N/A	N/A	N/A	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 4,000
Demand Analysis	Maximum 6,600
Current Zoning/FLU	Total gallons per day 4,000
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 4,000
Demand Analysis	Maximum 6,600
Current Zoning/FLU	Total gallons per day 4,000
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

C. Parks and Recreation (Residential Classifications Only): 44,269
(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	44	45	1
Urban District	5 acres per 1,000 people	44	45	1
Community	2.5 acres per 1,000 people	44	45	1
Neighborhood	1.36 acres per 1,000 people	44	45	1

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 3.31

	K-8	High
School Name	St Lucie Elementary/Forest Grove Middle	Ft Pierce Central
City	Ft Pierce	Ft Pierce
Distance	1.7mi/1.5mi	2.1mi
Current Zoning/FLU Enrollment Demand	2	1
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)

Demand Analysis	Maximum
Current Zoning/FLU	4
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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

Impact	Stormwater management system is proposed as part of the project and will limit the discharge rate to pre-development levels while providing flood protection for the parking lot, berm, and finished floors of the site. Negative impacts to the surrounding area are not anticipated.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	118	8/9
****Proposed Zoning/FLU**	N/A	N/A
***Change in Demand**	Trips N/A	Trips N/A
Impact to Capacity	0	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: N/A	Single Family: N/A	Multifamily: N/A	
Non-residential (square footage): N/A			
Mixed-use (describe use): N/A			
(If this is a single phase project, name it Phase I – Total) N/A			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	N/A	16	1.09	7-11-21	7-11-22
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

** Complete section if requesting a change in zoning, future land use, or expanding

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

June 1, 2021

Brandon Creagan - Planner
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE: Oleander Multi-Family
East Side of Oleander Ave, 150 ft. North of Kanner Dr, 34982
FPP Pre-App Comment Response

Dear Mr. Creagan,

We have received your pre-application comment letter dated March 24th, 2021. The following responses correspond to the comments provided:

Fort Pierce Planning

1. City Future Land Use revised to RH on the site plan..
2. A Landscape plan was provided as part of the site plan application.
3. A Lighting was provided as part of the site plan application.
4. A Design Review Application was provided as part of the site plan application.
5. Architectural floor plans & elevations were provided as part of the site plan application.
6. Acknowledged.
7. A traffic statement is provided on the site plan.
8. A Tree survey is shown on the boundary and topographical survey that is part of the site plan application package and mitigation is provided on the landscape plan.
9. A Development Review Application is included as part of the site plan package.
10. Bicycle parking/racks is provided between buildings as shown on the site plan.
11. In accordance with SLC Public Works, a fee in lieu will be paid to the County instead of constructing a sidewalk along Oleander Avenue.
12. Pedestrian connectivity is provided between the proposed buildings on the site. Since there is no sidewalk proposed along Oleander Avenue, there is no sidewalk proposed from the buildings to the Oleander Avenue right-of-way
13. Due to the r-o-w donation requirement from the County, the area between the proposed buildings has been decreased by 15'. The applicant does not feel that there is sufficient space available between the proposed buildings and the existing trees that will be preserved in order to provide such amenities due to the decrease in this area.
14. We have updated the required rear setback to 20' on the site plan.
15. The proposed building heights have been added to the updated site plan.
16. An application for Development Review has been submitted as part of this response.
17. Acknowledged.

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Fort Pierce Engineering

1. In accordance with SLC Public Works, a fee in lieu will be paid to the County instead of constructing a sidewalk along Oleander Avenue.
2. Acknowledged.
3. Type D curb has been added along the south side of the parking area, except where the pavement will sheet flow stormwater runoff into the dry detention area.

Fort Pierce Building

1. Acknowledged.
2. Proposed fire protection has been added to the civil plans.
3. Acknowledged.

Fort Pierce Urban Forester

1. A Tree Survey and Landscape Plan was provided as part of the site plan application.

St. Lucie County Engineering / Public Works

1. The civil plans have been updated to reflect a proposed 15' right-of-way dedication for Oleander Avenue.
2. A traffic statement is provided on the updated site plan.
3. The existing swale system located along the west side of the Oleander Avenue right-of-way provides positive drainage in a north to south direction using grading, inlets, and culverts to convey stormwater to the existing ditch located just south of DiGiorgio Road.
4. Acknowledged.
5. The driveway configuration has been updated to a right-in, right-out based on discussions with SLC representatives at a meeting held on April 29, 2021.
6. The driveway return radii have been updated to 35'.

The updated site plan & supporting documents are attached in response to the comments. Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

M. Randall Rodgers, P.E.

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

June 1, 2021

Brandon Creagan – Planner
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Oleander Multi-Family
East Side of Oleander Ave, 150 ft. north of Kanner Dr, 34982
S27, T35S, R40E
Property ID # 2427-601-0010-000-5
Application for Site Plan Development & Design Review

Dear Mr. Creagan,

This project proposes the construction of two (2) townhomes totaling 19,260 sq. ft. and associated paved parking on 1.07 acres in the city of Fort Pierce. The site currently has a zoning of RM-11 Residential Multiple Family. The project is located adjacent to RM-11 Residential Multiple Family to the east, north, and south and IL Industrial Light to the west. The following items are attached in support of subject application:

1. Pre-App Comment Response Letter
2. Application for Development Review
3. Application for Design Review
4. Warranty Deed
5. Letter of Authorization
6. Property Card
7. General Location Map
8. Project Narrative
9. Architectural Floor Plan & Elevations
10. Boundary, Topographical, & Tree Survey
11. Site Plan
12. Paving, Grading, & Drainage Plan
13. Landscaping Plan
14. Lighting Plan

Please schedule the project for review by the TRC. Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

M. Randall Rodgers, P.E.

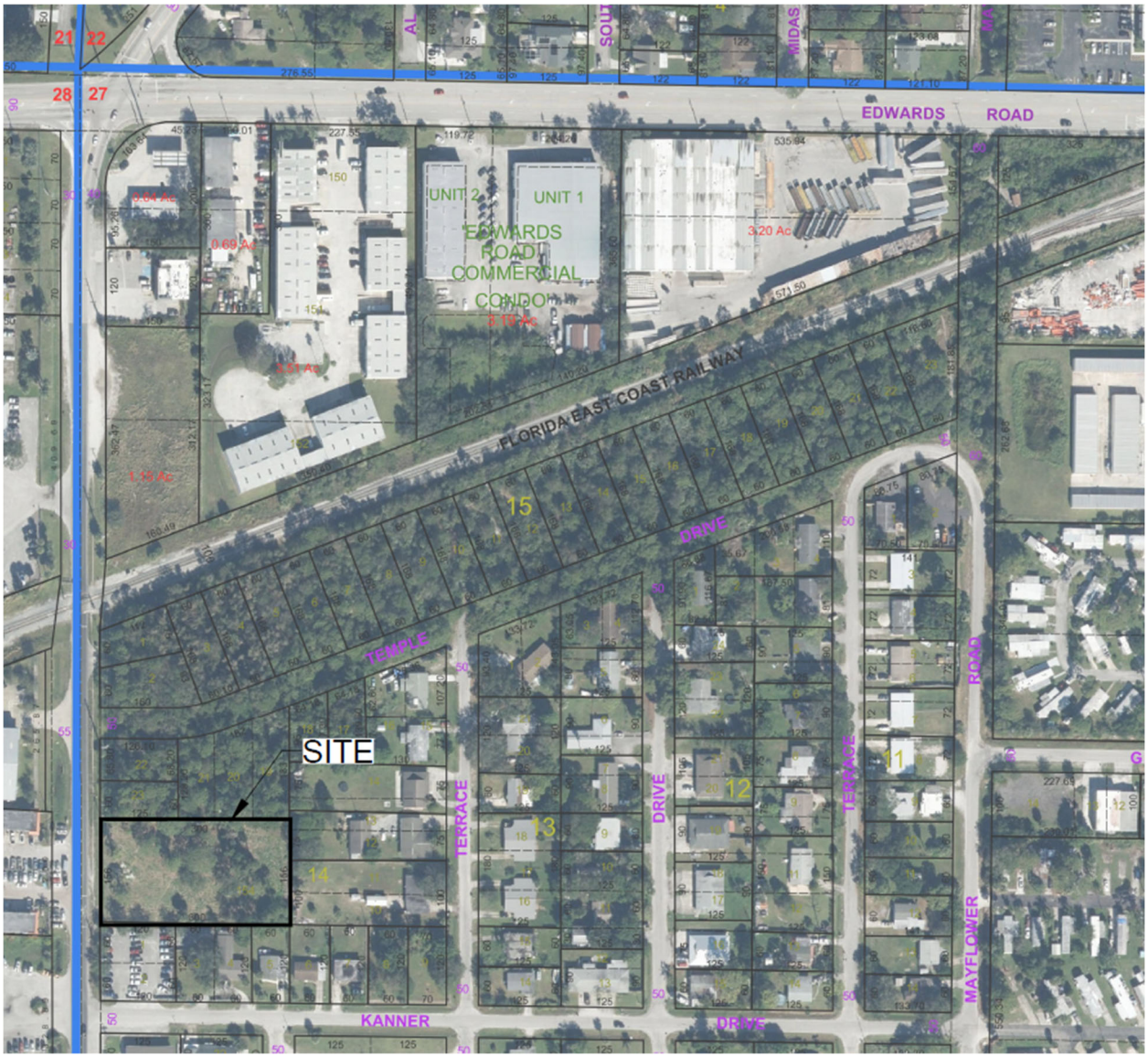
N:\Projects\2020\20-1021 Oleander Multi-Family\Engineeirng\Documents\FPP\Site Plan Application\05-10-21\Statement- Cover Letter.doc

Oleander Multi-Family Townhome
Project Narrative

This project proposes to build 16 unit townhomes on 1.07 acres. The site is zoned RM-11, Residential, Multi-family. The site will include (2) 2-story buildings, paved parking, stormwater improvements, and landscaping.

The project is located adjacent to RM-11 Residential Multi-Family to the east, north, and south and IL Industrial Light to the west.

Below is a location map of the site.



Oleander Properties of Ft. Pierce, LLC
5900 Silver Oak Drive
Fort Pierce, FL 34982
Phone: (772) 370-0579

To Whom It May Concern:

This letter authorizes Velcon Engineering & Surveying LLC to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described by St. Lucie County Property Appraiser's website as:

Parcel ID: 2427-601-0010-000-5

Site Address: Oleander Avenue, Fort Pierce, FL

Sincerely,

Brain Bean, Manager

Date: March 11, 2021

State of: Florida
County of: St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 11th day of March, 2021, by Brian P. Bean, who ( ) is personally known to me, or ( ) has produced _____ as identification.

NOTARY PUBLIC

Name Printed: Rachel Ann Vossen
State of Florida at-large
My Commission expires: 4/16/2022

RACHEL ANN VOSSEN
Notary Public - State of Florida
Commission # GG 189932
My Comm. Expires Apr 16, 2022
Bonded through National Notary Assn.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2773573 OR BOOK 2454 PAGE 1322, Recorded 01/05/2006 at 08:54 AM
Doc Tax: $1435.00

RETURN TO:
UNIVERSAL LAND TITLE, INC.
COUNTHOUSE BOX 43

Prepared by and return to:
Universal Land Title, Inc.
Nancy Perella
1908 SE Port St. Lucie Blvd.
Port St. Lucie, FL 34952
2427-601-0010-000-5
File Number: **20767-07**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **20th day of December, 2005**, between **Michael Hofstee** whose post office address is **2017 S 10th St., Fort Pierce, FL 34950**, grantor, and **Charles Bean and Brian Bean, as** Single **adult,** whose post office address is 5900 Silver Oak Dr, Fort Pierce, FL 34982, grantee:

married adult

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **St. Lucie County, Florida**, to-wit:

Beginning at the Northwest corner of Lot 154, MARAVILLA GARDENS, UNIT THREE, according to the Plat thereof, as recorded in Plat Book 6, Page 62, public records of St. Lucie County, Florida; run East 300 feet; thence turn and run South 156 feet; thence turn and run West 300 feet; thence turn and run North 156 feet to the Point of Beginning.

Parcel Identification Number: 2427-601-0010-000-5

Grantor herein expressly warrants this is not his homestead nor is it contiguous to his homestead, and is, in fact, vacant unimproved land

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, restrictions, reservations, covenants and easements of record, if any.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: N J Perella

Michael Hofstee
Michael Hofstee

Witness Name:

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 20th day of Dec., 2005, by **Michael Hofstee**, she (__) is personally known to me or (__) has produced Photo ID as identification.

Notary Public

N. J. PERELLA
MY COMMISSION # DD 342251
EXPIRES: September 24, 2008
Bonded Thru Notary Public Underwriters

Printed Name:
My Commission Expires:

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

Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 27/35S/40E
Parcel ID: 2427-601-0010-000-5
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 31568
Map ID: 24/27N
Zoning: RM-11 - Co

Ownership

Charles Bean
Brian Bean

5900 Silver Oak Dr
Fort Pierce, FL 34982

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- BEG AT NW COR OF LOT 154, TH RUN E 300 FT, S 156 FT, TH W 300 FT, TH N 156 FT TO POB (MAP24/27N) (1.07 AC) (OR 2454-1322)

Current Values

Just/Market Value:	$40,400
Assessed Value:	$15,367
Exemptions:	$0
Taxable Value:	$15,367

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.07
Land Size (SF):	46,800

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Dec 20, 2005
Book/Page:	2454 / 1322
Sale Code:	XX00
Deed:	WD
Grantor:	Hofstee Michael
Price:	$205,000
Date:	Dec 21, 2004
Book/Page:	2120 / 1589
Sale Code:	XX00
Deed:	WD
Grantor:	Bays Robert A
Price:	$65,000

Date:	Feb 5, 2004
Book/Page:	1896 / 0254
Sale Code:	XX01
Deed:	QC
Grantor:	Bays Ray A
Price:	$10,800
Date:	Sep 1, 1979
Book/Page:	0317 / 0121
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$30,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$40,400
Just/Market:	$40,400

Current Year Exemption Value Breakdown

Ag Credit:	$0
Save Our Homes or 10% Cap:	$25,033
Assessed:	$15,367
Exemption(s):	$0
Taxable:	$15,367

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	2.6	Fort Pierce Stormwater Charge	$179.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$40,400	$15,367	$0	$15,367
2019	$30,700	$13,970	$0	$13,970
2018	$12,700	$12,700	$0	$12,700

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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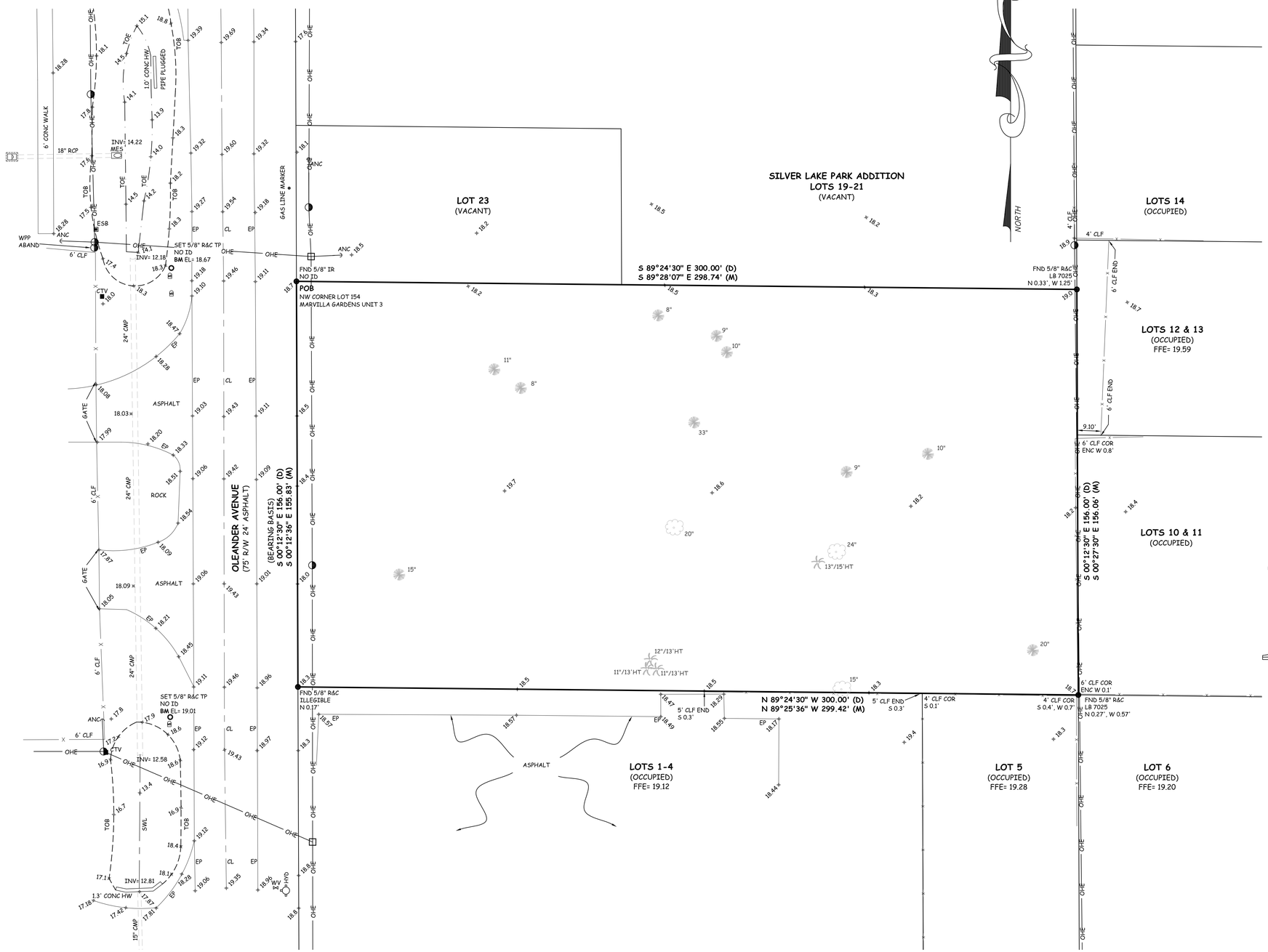
/

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	CONC	CONCRETE	FC	"F" CURB	LB	LICENSED BUSINESS	ORB	OFFICIAL RECORD BOOK	RCP	REINFORCED CONCRETE PIPE	TWP	TOWNSHIP
AC	ACRE	CONST	CONSTRUCTION	FDC	FIRE DEPARTMENT CONNECTION	LFST	LIFT STATION	P/C	PROPERTY CORNER	RFL	ROOF LINE	TYP	TYPICAL
AL	ALUMINUM	COV	COVERED	FEGRR	FLORIDA EAST COAST RAILROAD	LME	LAKE MAINTENANCE EASEMENT	P/L	PROPERTY LINE	RGE	RANGE	U/C	UNDER CONSTRUCTION
ANC	ANCHOR	CE	COVERED ENTRY	FFE	FINISHED FLOOR ELEVATION	LOC	LOCATION	P	PLAT	RLS	REGISTERED LAND SURVEYOR	U/E	UTILITY EASEMENT
AP	ANCHOR POLE	COVP	COVERED PORCH	FH	FIRE HYDRANT	LP	LIGHT POLE	PAVE	PAVEMENT	RP	RADIUS POINT	UP	UTILITY POLE
APRX	APPROXIMATE	CPP	CONCRETE POWER POLE	FND	FOUND	LS	LICENSED SURVEYOR	PB	PLAT BOOK	RR	RAILROAD	UR	UTILITY RISER
ASP	ASPHALT	CPPIPE	CORRUGATED PLASTIC PIPE	FOC	FACE OF CURB	M	MEASURED	PC	POINT OF CURVATURE	RRS	RAILROAD SPIKE	UW	UNDER WATER
BE	BUFFER EASEMENT	CS	CONCRETE SLAB	FOW	FACE OF WALK	MAX	MAXIMUM	PCC	POINT OF COMPOUND CURVATURE	S/W	SIDEWALK	VC	VALLEY CURB
BFP	BACK FLOW PREVENTOR	Δ	DELTA ANGLE	FPL	FLORIDA POWER & LIGHT	MB	MAIL BOX	PCO	PRESSURE CLEAN OUT (SANITARY)	SMH	SANITARY SEWER MANHOLE	VLT	VAULT
BLDG	BUILDING	D/F	DRAIN FIELD	GA	GREEN AREA	MEAS	MEASURED	PCP	PERMANENT CONTROL POINT	SBT	SOUTHERN BELL TELEPHONE	WD	WOOD
BLK	BLOCK	D	DEED INFORMATION	GMH	GAS MANHOLE	MES	MITERED END SECTION	PF	PLASTIC FENCE	SEC	SECTION	WL	WATER LINE
BM	BENCHMARK	DC	"D" CURB	GND	GROUND	MH	MAN HOLE	PG	PAGE	SF	SQUARE FEET	WM	WATER METER
BOC	BACK OF CURB	D.E.	DRAINAGE EASEMENT	GRD	GRINDER	MHWL	MEAN HIGH WATER LINE	PT	POINT OF INTERSECTION	SHP	SHIP SPIKE OR BOLT	WP	WELL POINT
BP	BRICK PAVERS	DI	DROP INLET	HC	HEADER CURB	MSL	MINIMUM	PKNG	PARKING	SLCR	ST LUCIE COUNTY RECORDS	WPP	WOOD POWER POLE
BOW	BACK OF WALK	DIA	DIAMETER	HCP	HANDI-CAP	MN	MAGNETIC NAIL	PK&D	PARKER KALON NAIL AND DISK	SLP	STREET LIGHT SUPPORT POLE	WS	WATER SERVICE
BRG	BEARING	DIP	DUCTILE IRON PIPE	HDPE	HIGH DENSITY POLYETHYLENE	MN&D	MAGNETIC NAIL & DISK	PK/TT	PARKER KALON NAIL AND TIN TAB	S.S.	SANITARY SEWER	WV	WATER VALVE
BW	BARBED WIRE	DMH	DRAINAGE MANHOLE	HT	HEIGHT	MT	MITERED END	PLS	PROFESSIONAL LAND SURVEYOR	SPC	STATE PLANE COORDINATES		
C&G	CURB AND GUTTER	DUE	DRAINAGE & UTILITY EASEMENT	HW	HEADWALL	MW	MONITORING WELL	POB	POINT OF BEGINNING	ST	SEPTIC TANK		
C&T	CULVERT & TERMINING	EC	EDGE OF CONCRETE	HYD	HYDRANT	M&B	METES AND BOUNDS	POC	POINT OF COMMENCEMENT	STD	STANDARD		
C/O	CUT OUT	EOP	ELECTRICAL CONTROL PANEL	ICV	IRRIGATION CONTROL VALVE	N&D	NAIL AND DISK	PP	POWER POLE	STU	STORY		
(C)	CALCULATED	EL	ELEVATION	ID	IDENTIFICATION	NI	NAIL	PRC	POINT OF REVERSE CURVATURE	SV	SANITARY VALVE		
CATV	CABLE TELEVISION BOX	ELEC	ELECTRIC	ILL	ILLEGIBLE	NA	NON-APPLICABLE	PRO	PRORATED DISTANCE	SWL	SWALE		
CB	CATCH BASIN	ELEV	ELEVATION	INT	INTERSECTION	NAVD	NORTH AMERICAN VERTICAL DATUM	PROP	PROPOSED	TA	TOP OF ASPHALT		
CBS	CONCRETE BLOCK STRUCTURE	EM	ELECTRIC METER	INV	INVERT	NGVD	NATIONAL GEODETIC VERTICAL DATUM	PRM	PERMANENT REFERENCE MONUMENT	TM	TAX MAP		
CHD	CHORD	ENC	ENCROACHMENT	IP	IRON PIPE	NO	NUMBER	PSM	PROFESSIONAL SURVEYOR & MAPPER	TMH	TELEPHONE MANHOLE		
CI	CURB INLET	EOW	EDGE OF WATER	IP&P	IRON PIPE & PLUG	NTS	NOT TO SCALE	PSWL	PLASTIC SWALE	TOB	TOP OF BANK		
CL	CENTERLINE	EP	EDGE OF PAVEMENT	IR	IRON ROD	O/A	OVERALL	PT	POINT OF TANGENCY	TOE	TOE OF SLOPE		
CLF	CHAIN LINK FENCE	ESB	ELECTRIC SERVICE BOX	IRR	IRRIGATION	O/S	OFFSET	P.U.E.	PRIVATE UTILITY EASEMENT	TP	TRAVERSE POINT		
CM	CONCRETE MONUMENT	ESMT	EASEMENT	IV	IRRIGATION VALVE	OE	OVERHEAD EASEMENT	PVC	POLYVINYL CHLORIDE	TR	TELEPHONE RISER		
CMP	CORRUGATED METAL PIPE	EX.	EXISTING	ICV	IRRIGATION CONTROL VALVE	OHE	OVERHEAD ELECTRIC	R&C	ROD AND CAP	TRANS	TRANSFORMER		
CO	CLEAN OUT	EXT	EXTENDED	IW	IRRIGATION WELL	OHU	OVERHEAD UTILITY	R/W	RIGHT-OF-WAY	TSB	TRAFFIC SIGNAL BOX		
COR	CORNER	FNC	FENCE	L	LENGTH	OR	OFFICIAL RECORD	R	RADIUS	TT	TIN TAB		

= OAK TREE
= PINE TREE
= PALM TREE



LEGAL DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF LOT 154, MARAVILLA GARDENS, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN EAST 300 FEET; THENCE TURN AND RUN SOUTH 156 FEET; THENCE TURN AND RUN WEST 300 FEET; THENCE TURN AND RUN NORTH 156 FEET TO THE POINT OF BEGINNING.

ADDRESS: OLEANDER AVENUE
FORT PIERCE, FLORIDA

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2454, PAGE 2322, PUBLIC RECORDS OF ST LUCIE COUNTY.

BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS). REFERENCE BEARING OF S 00°12'30" E ALONG THE EASTERLY RIGHT OF WAY LINE OF US OLEANDER AVENUE. ALL OTHER BEARINGS ARE RELATIVE THERETO.

ELEVATIONS ARE IN FEET AND RELATED TO THE ST. LUCIE COUNTY BENCHMARK "EMIL", HAVING A PUBLISHED ELEVATION OF 4.9604 METERS, CONVERTED TO NAVD '88 (NORTH AMERICAN VERTICAL DATUM OF 1988) BY MULTIPLYING BY 3.2808, HAVING A CONVERTED ELEVATION OF 16.274 FEET. ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0187K, DATED 2/19/20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PUBLIC WATER AVAILABLE.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.02 FOOT PLUS OR MINUS.

LOT CONTAINS 46,795 SQUARE FEET.

BOUNDARY AND TOPOGRAPHIC SURVEY FIELD DATE: 08-24-20.
TREE SURVEY FIELD DATE: 03-30-21.

CERTIFIED TO: OLEANDER PROPERTIES OF FORT PIERCE, LLC.

LEGEND

□	= CONCRETE POWER POLE	BST	= BELLSOUTH TELEPHONE RISER
☼	= LIGHT POLE	BS	= BELLSOUTH TELEPHONE MANHOLE
◑	= WOOD POWER POLE	GT	= GREASE TRAP
WPB	= WIRE PULL BOX	TS	= TRAFFIC SIGNAL BOX
BFP	= BACK-FLOW PREVENTOR	DDCV	= DOUBLE DETECTOR CHECK VALVE
WM	= WATER METER	FDC	= FIRE DEPARTMENT CONECTOR
WV	= WATER VALVE	FIP	= FIRE INDICATOR POST
HYD	= FIRE HYDRANT	ELC	= ELECTRIC METER
CO	= CLEAN-OUT	GV	= GAS VALVE
	= CURB INLET TYPE 6		= CATCH BASIN
S	= SANITARY MANHOLE	MES	= MITERED END SECTION
D	= DRAINAGE MANHOLE	ESB	= ELECTRIC SERVICE BOX

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD. SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

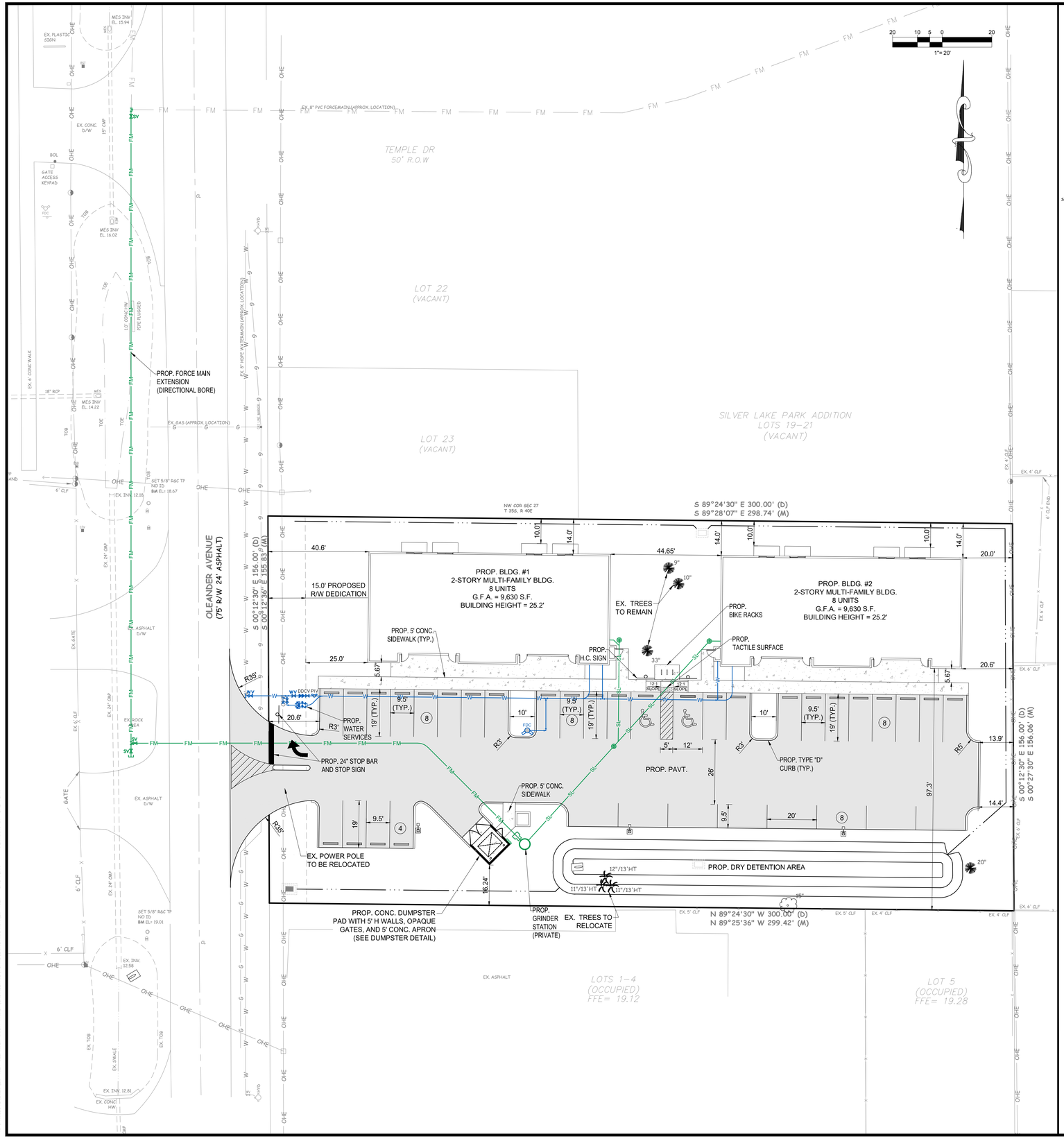
BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
OLEANDER PROPERTIES OF FORT PIERCE, LLC

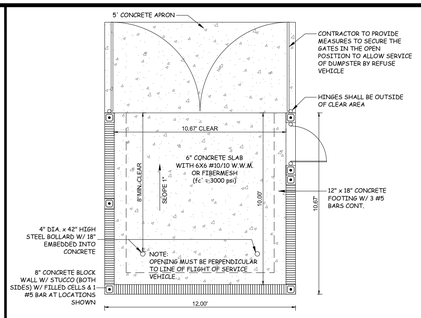
BY:	DATE:	REVISIONS
SC	04-01-21	ADDED TREE LOCATIONS TO SURVEY

DRAWN BY: S.C.
APPROVED BY: R. KEMERSON
SCALE: 1" = 20'
DATE: 08/26/20
FIELD BOOK/PAGES: PLANS

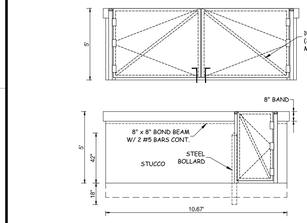
JOB NUMBER: 20-1021

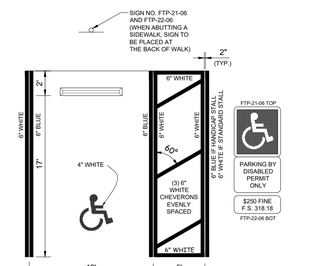
SHEET: 1 OF 1





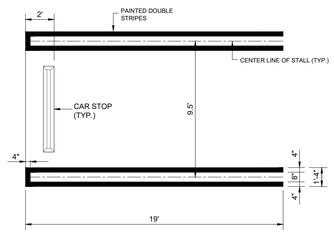
DUMPSTER DETAIL
N.T.S.



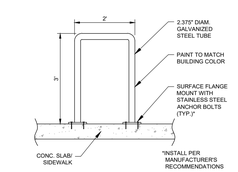


NOTES:
1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

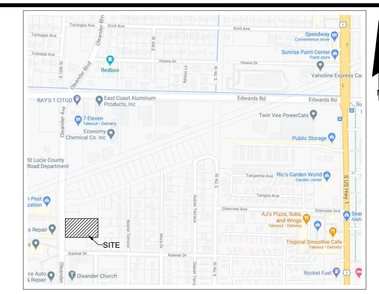
HANDICAP SPACE DETAIL
N.T.S.



TYPICAL PARKING STALL
N.T.S.



BIKE RACK DETAIL
N.T.S.



LOCATION MAP
N.T.S.
SECTIONS 21, TWP. 37 S, RGE. 39 E

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 154, MARAVILLA GARDENS, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN EAST 300 FEET; THENCE TURN AND RUN SOUTH 156 FEET; THENCE TURN AND RUN WEST 300 FEET; THENCE TURN AND RUN NORTH 156 FEET TO THE POINT OF BEGINNING.

OWNER:

OLEANDER PROPERTIES OF FT. PIERCE, LLC
5900 SILVER OAK DRIVE
FORT PIERCE, FL 34982

PARCEL IDENTIFICATION NUMBERS:

2427-601-0010-000-5

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	25'
REAR:	20'	20'
SIDE:	10'	14'

PROPERTY CLASSIFICATIONS:

ZONING : R-5
FUTURE LAND USE: RH

DENSITY CALCULATIONS:

R-5 ZONING ALLOWS 15 DWELLING UNITS PER ACRE
1.097 ACRES X 15 D.U. PER ACRE = 16 D.U.
PROPOSED D.U. = 16

PARKING CALCULATIONS:

MULTI-FAMILY HOUSING
1.5 SPACES PER DWELLING UNIT

16 UNITS X 1.5 SPACES PER UNIT = 24 SPACES REQUIRED
SPACES PROVIDED = 36 SPACES PROVIDED (2 HC, 34 REGULAR)

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORATION ENGINEERS TRIP GENERATION, 10th EDITION
CATEGORY: LOW RISE APARTMENT (220)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	PROJECT UNITS	TRIPS
WEEKDAY DAILY TRIPS:	7.32 / UNIT	16	118
A.M. PEAK HOUR TRIPS:	0.46 / UNIT	16	8
P.M. PEAK HOUR TRIPS:	0.56 / UNIT	16	9

DRAINAGE STATEMENT:

THE PROJECT WILL BE SERVED BY SITE GRADING THAT WILL DIRECT STORMWATER TO THE DRY DETENTION AREA AT THE SOUTH END OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE OLEANDER AVENUE ROAD SWALE. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER = FPUA (EXISTING)
WASTEWATER = FPUA
IRRIGATION = WELL

HAZARDOUS WASTE STATEMENT:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

UPLAND PRESERVE REQUIREMENTS:

PROJECT AREA: 47,795 S.F. (1.09 AC)
EXISTING UPLANDS: 0 S.F. (0.000 AC)
MITIGATION REQUIRED: NO MITIGATION REQUIRED - NO UPLANDS ON SITE

PROJECT NOTES:

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- ALL SIGNS SHALL BE APPROVED SEPARATELY

SITE DATA:

TOTAL PROJECT AREA	47,795 S.F.	1.097 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDINGS	19,260 S.F.	0.442 AC	40.29%
PROP. PAVEMENT / WALKS	13,962 S.F.	0.320 AC	29.21%
TOTAL IMPERVIOUS	33,222 S.F.	0.762 AC	69.50%
TOTAL PERVIOUS	14,573 S.F.	0.335 AC	30.50%

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VELCON
ENGINEERING & SURVEYING, LLC.
590 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
OLEANDER MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

CLIENT:
OLEANDER PROPERTIES

STATE OF FLORIDA
M. RANDALL RODGERS
LICENSE NO. 68212
PROFESSIONAL ENGINEER

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
6/3/21

PROJECT No.: 20-1021
DRAWN BY: SOG
CHECKED BY: RR
DATE: 10/06/2020
CAD I.D.: 20-1021 - SITE PLAN

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

Printed on Thursday, June 03, 2021, 4:15 PM by CAD/07 J:\PROJECTS\2020\20-1021 - OLEANDER\CAD\PLANS\20-1021 - SITE PLAN.dwg

Unit "A" Tabulation

Living	1055
Entry	125
Total	1180

Cubic Volume: xxxx c.f.

Unit "A(2)" Tabulation

Living	1055
Entry	96
Balcony	41
Total	1192

Cubic Volume: xxxx c.f.

Unit "B" Tabulation

Living	1294
Entry	245
Total	1539

Cubic Volume: xxxx c.f.

Unit "B(2)" Tabulation

Living	1294
Entry	216
Balcony	41
Total	1551

Cubic Volume: xxxx c.f.

Unit "C" Tabulation

Living	777
Entry	116
Total	893

Cubic Volume: xxxx c.f.

Unit "C(2)" Tabulation

Living	777
Entry	85
Balcony	41
Total	903

Cubic Volume: xxxx c.f.

Unit "A(R)" Tabulation

Living	1055
Entry	125
Total	1180

Cubic Volume: xxxx c.f.

Unit "A(2)(R)" Tabulation

Living	1055
Entry	96
Balcony	41
Total	1192

Cubic Volume: xxxx c.f.

Project Data

Project Name: Oleander Properties of Ft. Pierce, LLC
Street Address: xxxx Oleander Ave.
City: Ft. Pierce
County: St. Lucie
State: Florida

Design Loads

Roof Live Load: 20.0 p.s.f.
Floor Live Load: 40.0 p.s.f.
Wind Speed: 160 MPH
Wind Importance Factor: 1.0
Building Category: II
Wind Exposure: C
Internal Pressure Coefficent: .18
Structure Designed: Enclosed
Soil bearing capacity: 2000 p.s.f.
Hand & Guardrails: 60.0 p.l.f.

Total Area Tabulation

1st Living	4188
2nd Living	4188
Total Living	8376
Entries	1089
Balconies	165
Equip. Rooms	31
Total	9661

Scope of Work

8 Unit Apartment Complex
4 Units on the Ground Level
4 Units on the Second Level
C.B.S. Exterior Walls and
Wood Trusses.

Building Data

Occupancy Type: Group R
Classification: Residential Group R-2
Construction Type: VB Sprinklered
Number of Stories: Two
Project Area: 9,661 s.f.

Building Code

2020 Florida Building Code
2020 Florida Building Code: Residential
Fair Housing Act Manual
2017 National Electric Code NFPA 70

Climatic & Geographic Design Criteria

Weathering: Negligible Termite Area: Very Heavy

Flame Spread Index & Smoke Developed Index

Insulation Flame Spread: Not to exceed 25
Insulation Smoke Developed Index: Not to exceed 450
Wall Finishes: Not greater than 200
Ceiling Finishes: Not greater than 200

Front Elevation

scale: 1/4" = 1'-0"

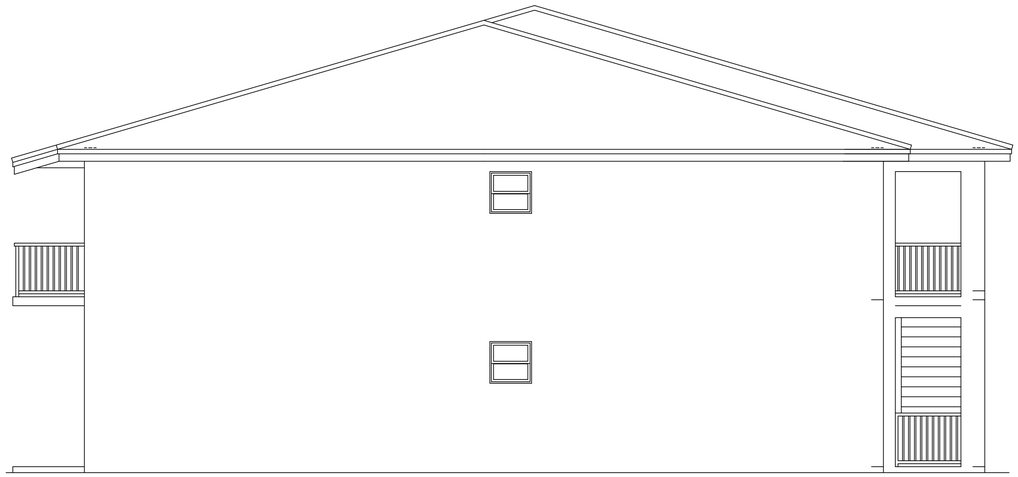
Steve LiCausi Design Group, Inc.
RESIDENTIAL DESIGNERS
4905 River Place, Ft. Pierce, FL, 34982
Office: (772) 785-6465

Oleander Properties of Ft. Pierce

St. Lucie County, Florida

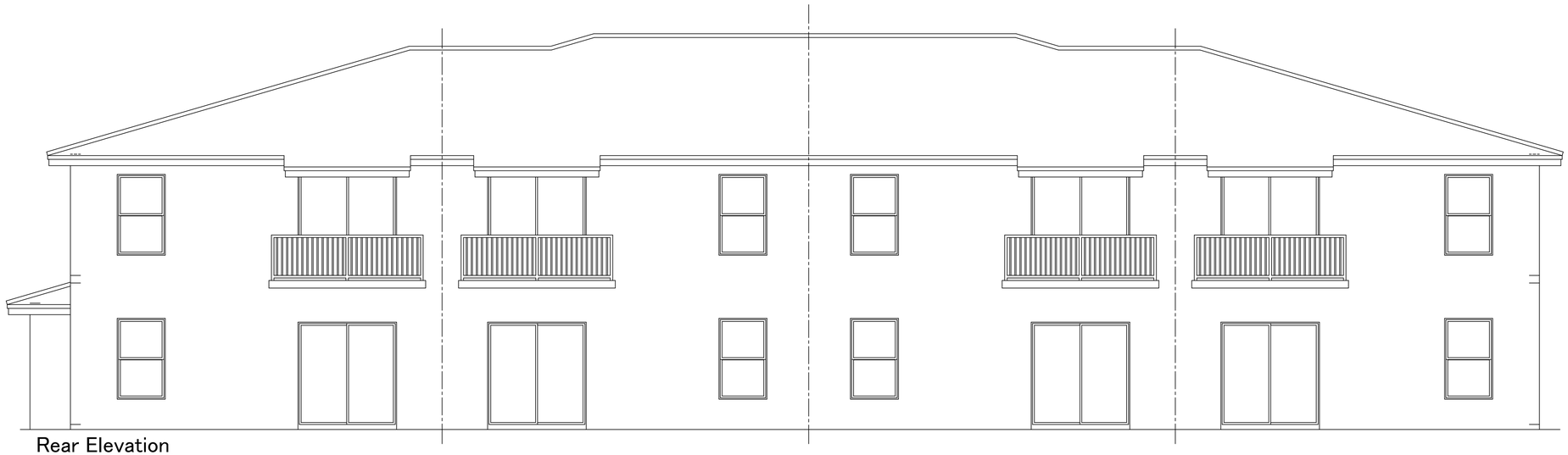
date	revision
5/5/21	Contractor Review

drawn: s.l.
checked: s.l.
date: 5/5/21
scale: as noted
job number: 20058
sheet: A-1



Left Elevation
scale: 1/4" = 1'-0"

Right Elevation
scale: 1/4" = 1'-0"



Rear Elevation
scale: 1/4" = 1'-0"

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Oleander Properties of Ft. Pierce
St. Lucie County, Florida

date	revision
5/5/21	Contractor Review

drawn
s.l.

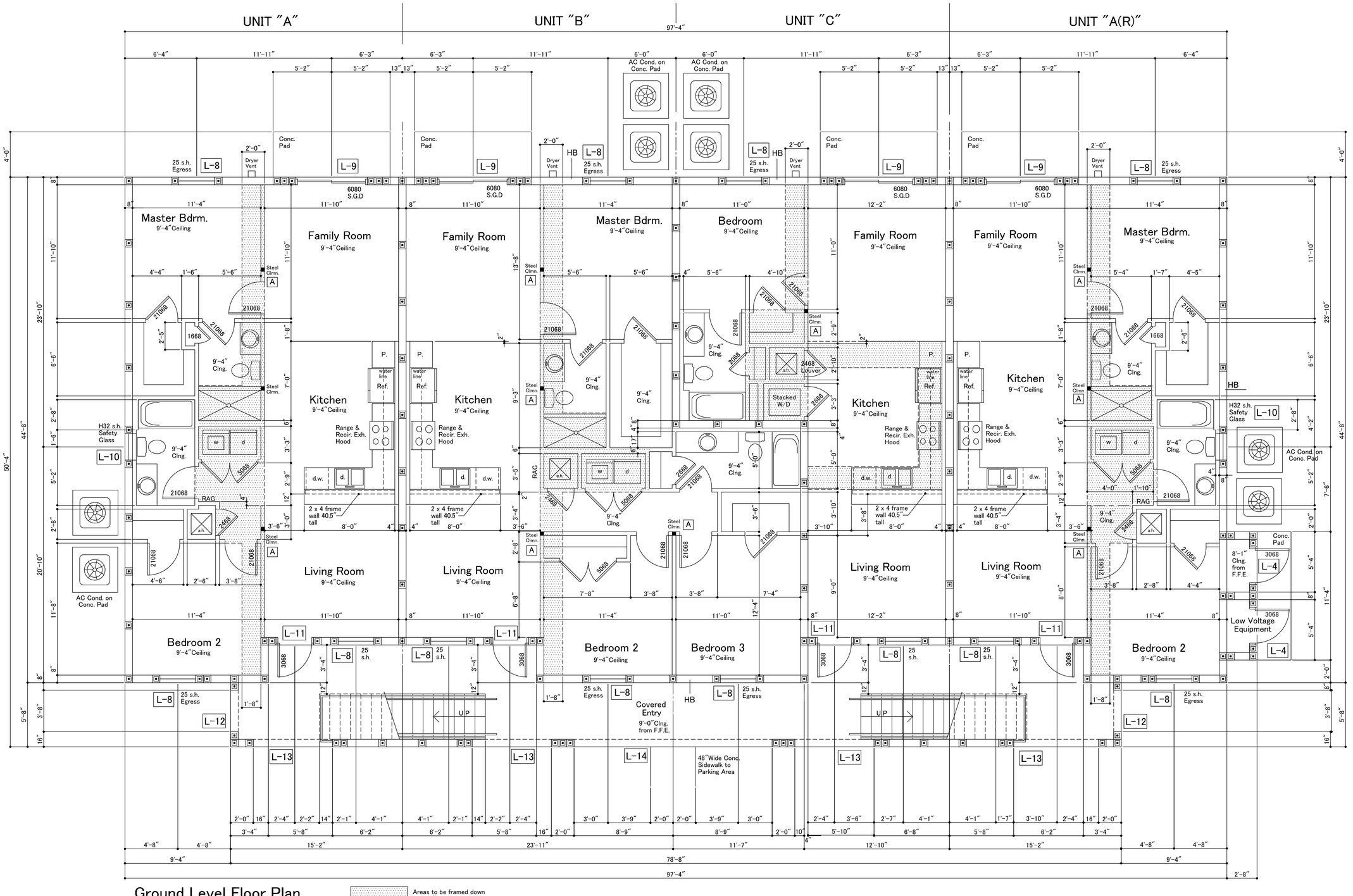
checked
s.l.

date
5/5/21

scale
as noted

job number
20058

sheet
A-2



Ground Level Floor Plan

scale: 1/4" = 1'-0"

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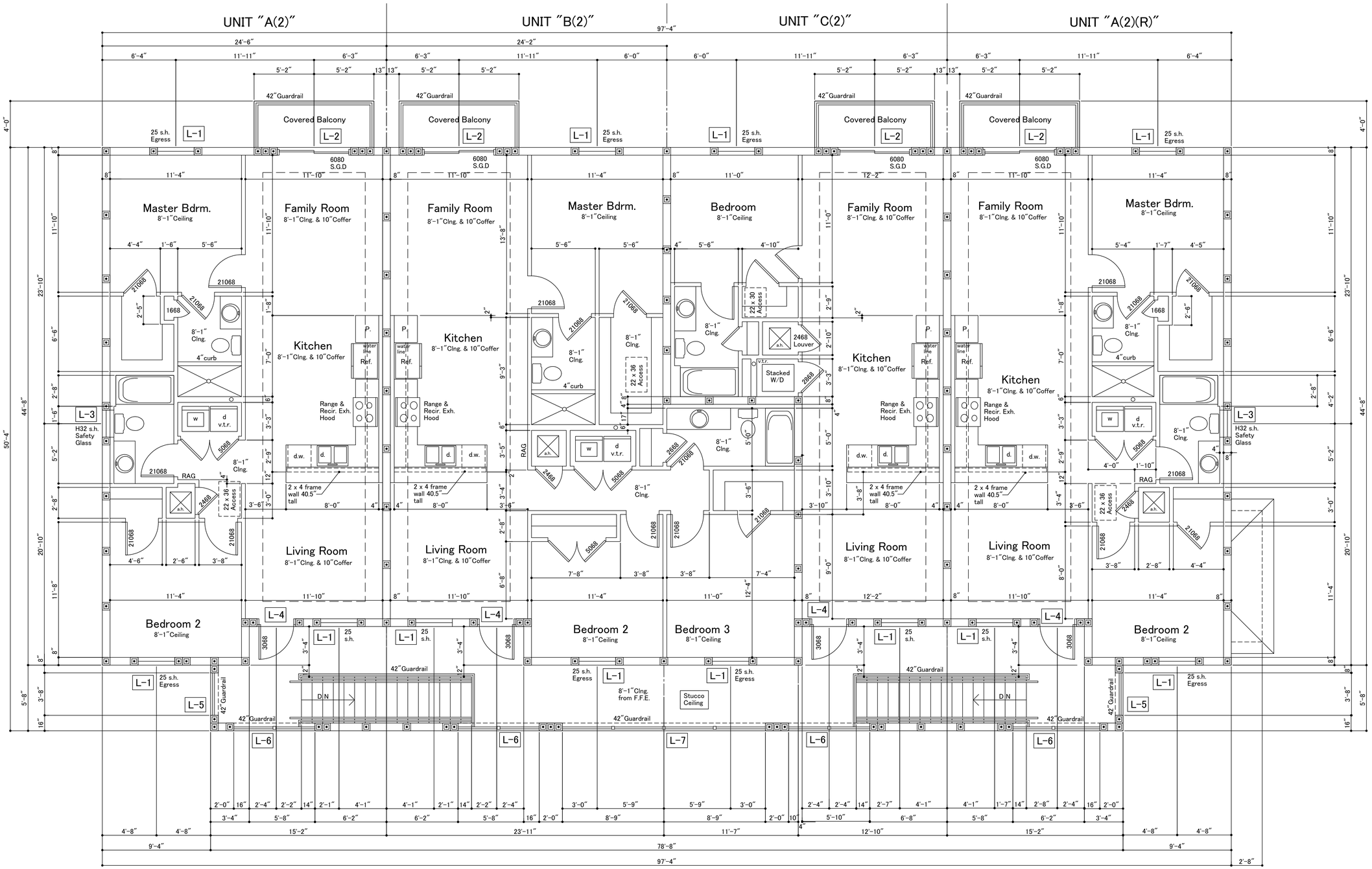
Oleander Properties of Ft. Pierce
St. Lucie County, Florida

date	revision
5/5/21	Contractor Review

drawn: s.l.
checked: s.l.
date: 5/5/21
scale: as noted
job number: 20058
sheet: A-3



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St. Lucie County, Florida

date	revision
5/5/21	Contractor Review

drawn
s.l.

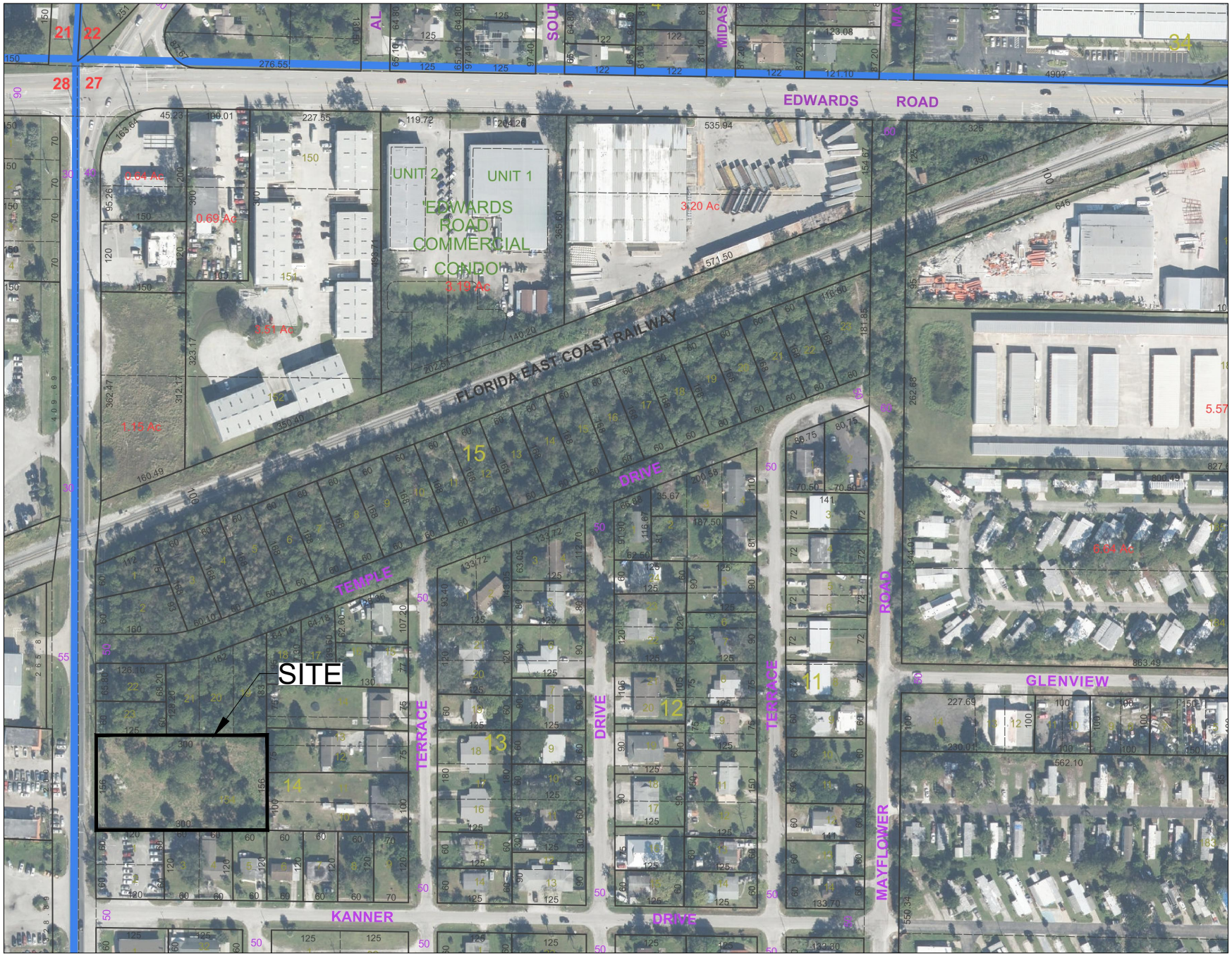
checked
s.l.

date
5/5/21

scale
as noted

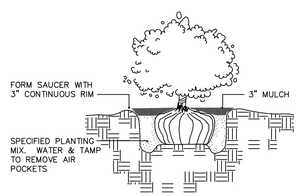
job number
20058

sheet
A-4



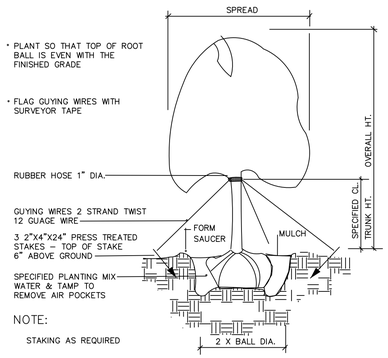
LOCATION MAP

N.T.S.



SHRUB PLANTING

SCALE: NOT TO SCALE

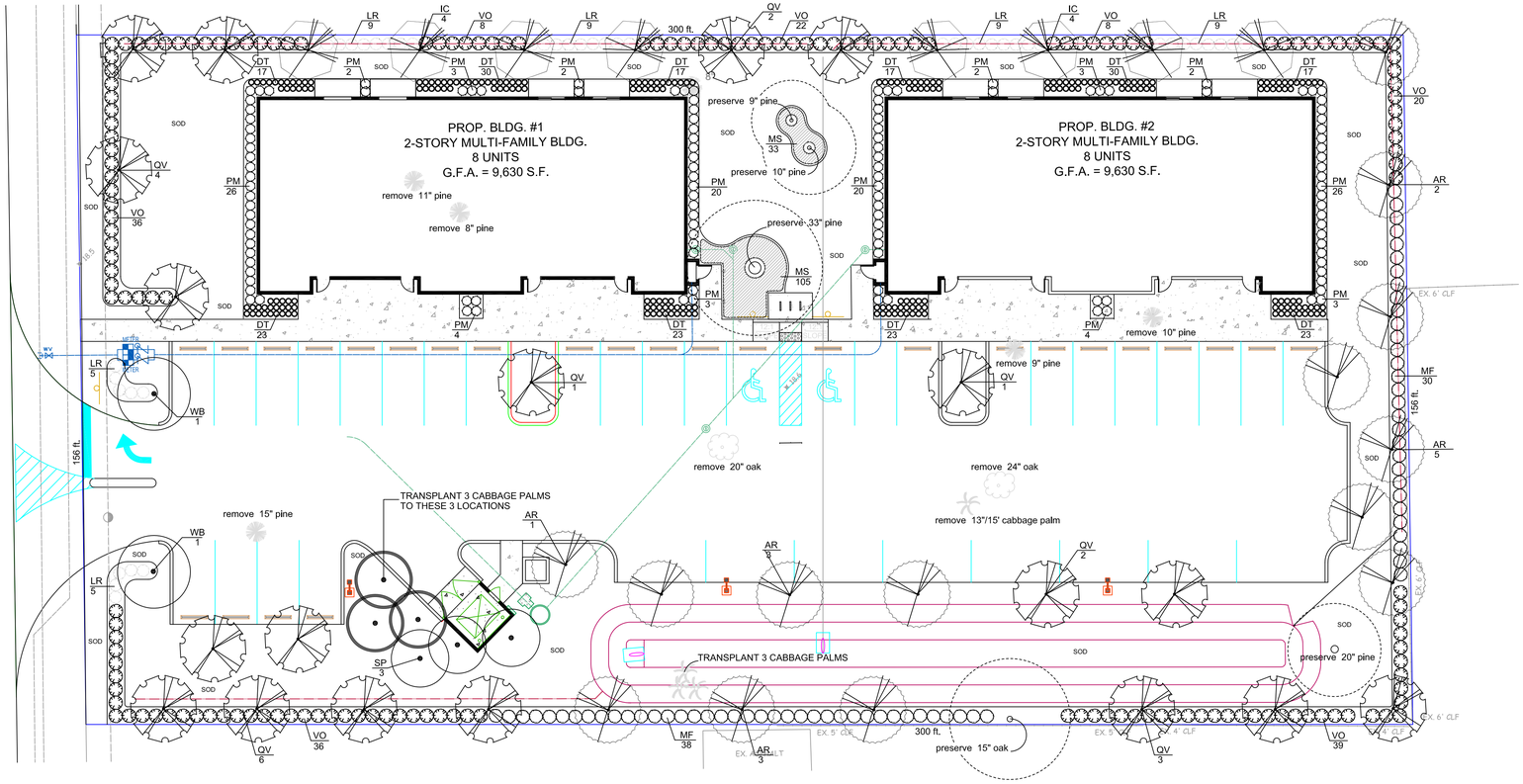


NOTE:

STAKING AS REQUIRED

TREE PLANTING – GUY WIRES

SCALE: NOT TO SCALE



LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

THE LANDSCAPE CONTRACTOR SHALL HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINNING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELED AND WATERED IF DRY. FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLES ARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALFWAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE..

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

PLANT MATERIAL LIST

TREES PALMS

Code Name	Quantity	Scientific Name	Common Name	Planting Size
AR	14	ACER RUBRUM	RED MAPLE	12' X 5' 2 1/2" DBH
IC	8	ILEX CASSINE	DAHOON HOLLY	12' X 5' 2 1/2" DBH
QV	19	QUERCUS VIRGINIA NA	LIVE OAK	12' X 5' 2 1/2" DBH
SP	6	SABAL PALMETTO	CABBAGE PALM	12' - 15' HT. 12" DBH

SHRUBS & GROUNDCOVERS

Code Name	Quantity	Scientific Name	Common Name	Planting Size
DT	220	DIANELLA TASMANICA	BLUBERRY FLAX LILLY	12" X 10" #1, 16" OC
LJ	64	LIGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM	20" X 20" #3, 3' OC
MF	69	MYRCIANTHES FRAGRANS	SIMSON STOPPER	24" X 20" #3, 4' OC
MS	138	MICROSSORUM SCOLOPENDRUM	WART FERN	6" X 8" #1, 18" OC
PM	114	PODOCARPUS MAKI	JAPANESE YEW	24" X 20" #3, 3' OC
VO	168	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24" X 20" #3, 3' OC

OTHER MATERIALS	QUANTITY	NAME
SOD	16,400 SQ. FT.	BAHIA SOD (ESTIMATED)
MULCH	46 CU. YDS	FLORA MULCH DARK BROWN, FINE TEXTURE (ESTIMATED)

TREE MITIGATION

EXISTING TREES TO BE REMOVED	TOTAL DBH REMOVED	TOTAL CAL. PRESERVED	PROPOSED NATIVE TREES	TOTAL CAL. PROPOSED
2 LIVE OAK 20" & 24" DBH	44" DBH	15" DBH = 30" OF CREDIT	NINETEEN LIVE OAKS 12' HT. 2 1/2" DBH	47 1/2" DBH (+30" CREDIT = 77.5 " DBH)
5 SLASH PINE 8", 9", 10", 11", 15",	53" DBH	72" DBH = 144" OF CREDIT	FOURTEEN RED MAPLE 12' HT. 2 1/2" DBH	35" DBH (+144" CREDIT = 179" DBH)

EXISTING TREES TO BE TRANSPLANTED		
3 CABBAGE PALMS	SIX CABBAGE PALMS 12' - 15' HT. 12" DBH	(3 TRANSPLANTED AND 3 ADDITIONAL)

DATE	BY	REVISIONS
5/28/21	DJS	SITE PLAN REVISIONS AND ADDITION OF TREE MITIGATION

Date: 2/24/21
Scale: 1" = 16'
Design By: DJS
Drawn By: DJS
Check By: DJS

OLEANDER MULTI-FAMILY LANDSCAPE PLAN

DANIEL J. SUGG, LANDSCAPE ARCHITECT, FL. LIC, #766
POST OFFICE BOX 335, JENSEN BEACH, FLORIDA 34958
TEL. 772-485-1776 danlandarch@gmail.com

DANIEL J. SUGG PLA
License No: 766
License No: 766

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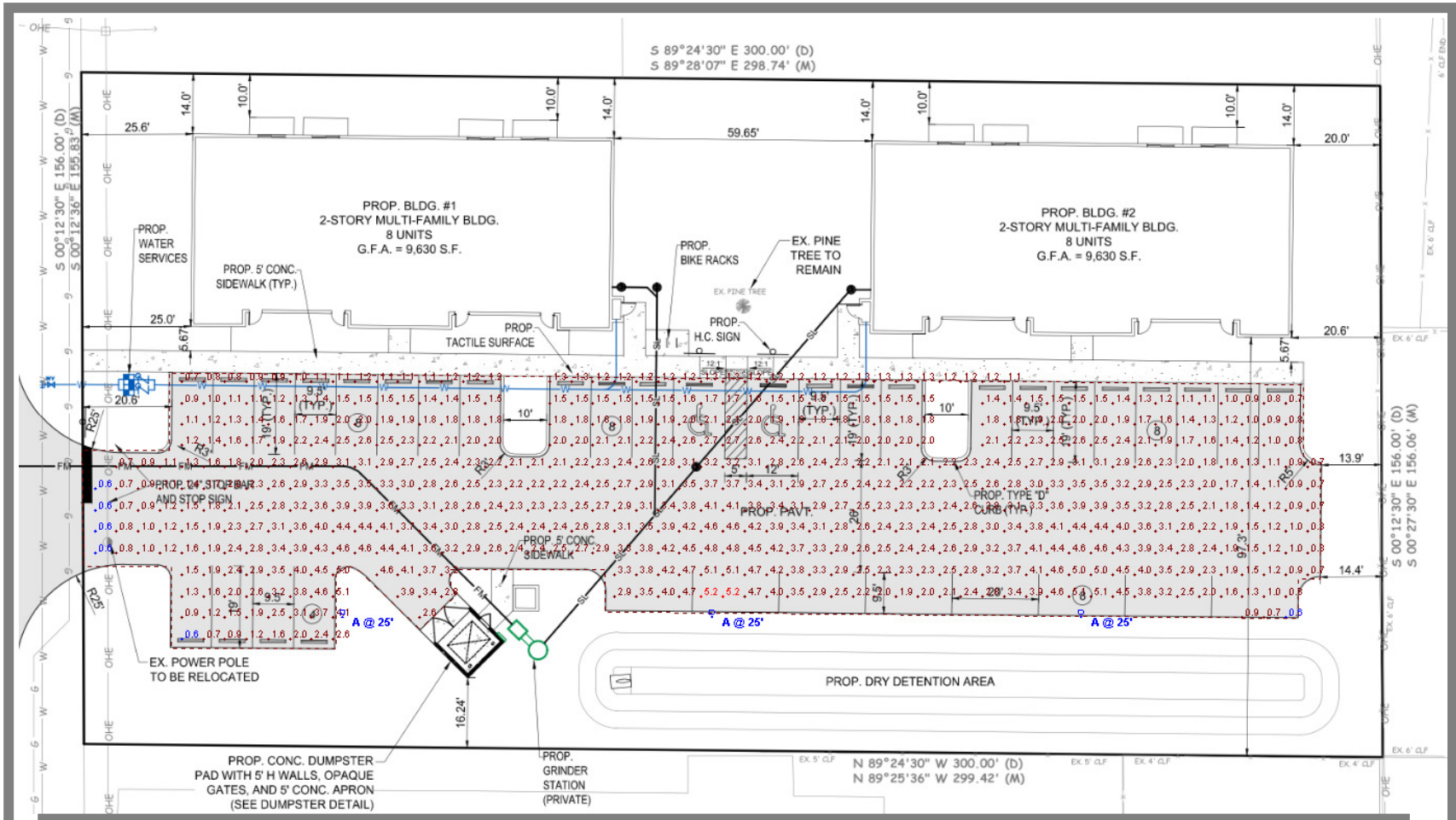


Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	3	Industrial Lighting Products Inc	AL-150W-U-40-T4	Gray formed aluminum, clear plastic optics	96 white LEDs	1	20989	0.9	148.672

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Layout	+	2.4 fc	5.2 fc	0.6 fc	8.7:1	4.0:1

Note

1. Dimensions:
2. Mounting Height: 25
3. Calc Zone: 0
4. Reflectances:

Calculations provided are estimates only.

ILP

Velcon - OLEANDER MULTI-FAMILY

Designer
Bryan Schneider
Date
03/05/2021
Scale
Not to Scale
Drawing No.

Summary

Project Name:	Part Number:	Type:

AREA LIGHT SERIES

OUTDOOR

407-478-3759
www.ilp-inc.com

FEATURES

- Slim Profile die-cast aluminum housing
- Factory Select Finishes: Bronze (BRZ), Black (BLK), Silver (SLV) & White (WHT)
- Custom colors finishes available
- Type II, III, IV, & VS optics available
- Optional Spill Light Control via Integral Shield (HSS)
- UPMB - Universal Pole Mounting Bracket (std.)
- 1.5G/3G ANSI C136.31-2010 mounting option available
- Toolless hinged drop down driver access
- 120–277V Universal Voltage or 347–480V High Voltage
- 0–10V Dimmable Driver (std.)
- Battery backup option available (56W, 90W)
- PIR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options
- Wireless control integrated luminaire
- 3000K, 4000K & 5000K CCT
- >70 Color Rendering Index (CRI)
- Calculated L70 >100,000 hrs @ 25°C per TM-21-11
- IP66 Rated Luminaire
- Dark Sky Compliant[1,2]
- 5 Year Warranty; 10 Year Optional Warranty
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire

[1] 3000K is IDA Listed
[2] Must select UPMB, ARM6, WMB, or HTMA mounting options to qualify

SUITABLE APPLICATIONS

- Parking Structures
- Roadways
- Parks
- Education
- Hospitals
- Car Dealerships
- Roadways
- Shopping Centers

ORDERING GUIDE:

SERIES	WATTS	DRIVER	CCT	OPTIC	MOUNTING		FINISH[6]	WARRANTY
AL	**56W**	**U** 120-277V	**50**	**T2**	**UPMB**	Universal Pole Mount Bracket Square (std.)	**BLANK** Bronze	**BLANK** 5 Year
Area Light	**90W**	**HV**[2] 347-480V	**40**	**T3**	**UPMB/R**	Universal Pole Mount Bracket Round (4-5")	**BLK** Black	**10YR**[14,15] 10 Year
	110W		**30**	**T4**	**ARM6-S**	6" Straight Arm Adaptor for Square Pole	**SLV** Silver	
	150W			**T5S**	**ARM6-Rx**[3]	6" Straight Arm Adaptor for Round Pole	**WHT** White	
	190W				**AL-SLPF**	2⅜" Adjustable Slip Fitter	**CC** Custom	
	225W				**AL-SB**[4]	Adjustable Trunnion Mount Bracket		
	270W				**HTMA**	Horizontal Tenon Mount Bracket		
	375W				**WMB**[4]	Wall Mount Bracket		
					LARGE-WMB[5]	Large Housing Wall Mount Bracket		

OPTIONS

Factory Installed

HSS[1]	Integral House Side Shield
SP1[7,8]	10KA Max Univolt Surge Protector
SP2[7,8]	22KA Max Univolt Surge Protector
SP480V2[7]	20kA Max 347-480V Surge Protector
FI/ILBCP05[9]	5W LED Factory Installed Battery Backup
FUSE/SXXX	Single-line Voltage Fuse (120, 277 or 347V)
FUSE/DXXX	Dual-line Voltage Fuse (208, 240 or 480V)
SMLxxxx	Specified Lumen Output (xxxx = lumen output)
SD347[4,8]	347V Step Down Transformer
SD480[4,8]	480V Step Down Transformer
TPS/L	Tamperproof Fixture Latches
TPS/FF	Tamperproof Screws Full Fixture

Ship with Accessories

GS[1]	External Glare Shield
SRP/281	IR-TEC OS-NET Remote Sensor Configuration Tool
TLPC/UNIV	Photocell for use w/ CRxP option (120–277V)
TLPC/HV	Photocell for use w/ CRxP option (347V-480V)

CONTROLS

BASIC - Factory Installed

CR3P	Universal 3-Pin control receptacle
CR7P[13]	Universal 7-Pin control receptacle ANSI C136.41
USBD[11]	Bluetooth User Select Bi-Level Dim Occ. Sensor
BDXX[12]	Preset Bi-Level Dim Sensor (xx=% ex: 20,30)
BDXXPC[12]	Preset Bi-Level Dim Sensor w/ photocell (xx=% ex: 20,30)
WLOS	PIR Occupancy Sensor

ADVANCED - Factory Installed

SU/5S/LR/IL[2,8]	Enlighted 5S Individual Lighting (IL) Sensor with Control Unit
SU/5S/LR/CL[2,8]	Enlighted 5S Connected Lighting (CL) Sensor with Control Unit
SU/5S/LR/IOT[2,8]	Enlighted 5S Internet of Things (IOT) Sensor with Control Unit
LPL/INT[2,8]	Limelight by Lutron Wireless Control System w/ Sensor (8-15ft)
LPM/INT[2,8]	Limelight by Lutron Wireless Control System w/ Sensor (15-30ft)
LPH/INT[2,8]	Limelight by Lutron Wireless Control System w/ Sensor (30-40ft)
IRTEC/W/B[2,7,12]	IR-TEC OS-NET Wireless Control System w/ Sensor

Ship with Accessories

PCU[8]	Electronic UNIV Photocell (120-277V)

[1] Does not qualify for DLC
[2] Not available with SD347 or SD480 options
[3] Must specify pole diameter (3"–6")
[4] EXCLUDES 270W–375W
[5] 270W–375W ONLY
[6] Bronze, Black, Silver & White finishes are standard. Consult factory for pricing & availability of other finishes; subject to longer lead times
[7] SP1/SP2 specified in combination w/ battery backups, separate surge protectors are required per electrical line
[8] Not available with HV option
[9] 56W–90W ONLY
[11] Requires bluetooth enabled device for programming (provided by others)
[12] Requires SRP/281 to program
[13] Dimming leads will be wired to receptacle unless otherwise specified
[14] Requires additional surge protection (SP1,SP2, SP480V2); For additional details see general terms and conditions
[15] Contact Factory for more details

AREA LIGHT SERIES

OUTDOOR

LED SYSTEMS INFO[1]		3000K			4000K			5000K					
Part Numbers	Optic	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Watts[2]	DLC Listing	Replaces
AL-56W	T2	7,780 lm	133 lm/W	B2-U0-G2	8,484 lm	147 lm/W	B2-U0-G2	8,558 lm	149 lm/W	B2-U0-G2	58 W	Premium	250W MH
	T3	7,576 lm	130 lm/W	B2-U0-G2	8,457 lm	147 lm/W	B2-U0-G2	8,531 lm	148 lm/W	B2-U0-G2			
	T4	7,515 lm	129 lm/W	B2-U0-G2	8,217 lm	143 lm/W	B2-U0-G2	8,289 lm	144 lm/W	B2-U0-G2			
	T5S	7,707 lm	132 lm/W	B3-U0-G2	8,430 lm	146lm/W	B2-U0-G2	8,505 lm	148 lm/W	B3-U0-G2			
AL-90W	T2	12,137 lm	130 lm/W	B3-U0-G3	12,782 lm	135 lm/W	B3-U0-G3	12,894 lm	137 lm/W	B3-U0-G3	94 W		250W MH
	T3	11,784 lm	126 lm/W	B3-U0-G3	12,741 lm	135 lm/W	B3-U0-G3	12,853 lm	136 lm/W	B3-U0-G3			
	T4	11,689 lm	125 lm/W	B2-U0-G2	12,380 lm	131 lm/W	B2-U0-G2	12,489 lm	132 lm/W	B2-U0-G2			
	T5S	12,024 lm	128 lm/W	B4-U0-G2	12,702 lm	135 lm/W	B4-U0-G2	12,813 lm	136 lm/W	B4-U0-G2			
AL-110W	T2	16,640 lm	147 lm/W	B3-U0-G3	17,584 lm	156 lm/W	B3-U0-G3	17,739 lm	158 lm/W	B3-U0-G3	113 W		400W MH
	T3	16,205 lm	143 lm/W	B3-U0-G3	17,528 lm	156 lm/W	B3-U0-G3	17,682 lm	157 lm/W	B3-U0-G3			
	T4	16,074 lm	142 lm/W	B3-U0-G3	17,031 lm	151 lm/W	B3-U0-G3	17,181 lm	153 lm/W	B3-U0-G3			
	T5S	16,485 lm	145 lm/W	B4-U0-G2	17,473 lm	155 lm/W	B4-U0-G2	17,627 lm	157 lm/W	B4-U0-G2			
AL-150W	T2	19,533 lm	133 lm/W	B3-U0-G3	21,671 lm	146 lm/W	B3-U0-G3	21,861 lm	147 lm/W	B3-U0-G3	149 W		400W MH
	T3	19,022 lm	130 lm/W	B3-U0-G3	21,601 lm	145 lm/W	B3-U0-G3	21,601 lm	145 lm/W	B3-U0-G3			
	T4	18,869 lm	129 lm/W	B3-U0-G3	20,989 lm	141 lm/W	B3-U0-G3	21,173 lm	142 lm/W	B3-U0-G3			
	T5S	19351 lm	132 lm/W	B4-U0-G2	21,534 lm	145 lm/W	B4-U0-G2	21,723 lm	146 lm/W	B4-U0-G2			
AL-190W	T2	24,185 lm	128 lm/W	B4-U0-G4	26,664 lm	142 lm/W	B4-U0-G4	26,898 lm	143 lm/W	B4-U0-G4	188 W		600W MH
	T3	23,552 lm	125 lm/W	B3-U0-G3	26,579 lm	142 lm/W	B3-U0-G3	26,812 lm	143 lm/W	B3-U0-G3			
	T4	23,362 lm	124 lm/W	B3-U0-G4	25,825 lm	137 lm/W	B3-U0-G4	26,052 lm	139 lm/W	B3-U0-G4			
	T5S	23,959 lm	127 lm/W	B5-U0-G3	26,496 lm	141 lm/W	B5-U0-G3	26,729 lm	142 lm/W	B5-U0-G3			
AL-225W	T2	28,370 lm	124 lm/W	B4-U0-G4	30,326 lm	131 lm/W	B4-U0-G4	30,592 lm	135 lm/W	B4-U0-G4	232 W		600W MH
	T3	27,688 lm	120 lm/W	B3-U0-G4	30,229 lm	131 lm/W	B3-U0-G4	30,495 lm	135 lm/W	B3-U0-G4			
	T4	27,405 lm	119 lm/W	B3-U0-G4	29,372 lm	127 lm/W	B3-U0-G4	29,630 lm	131 lm/W	B3-U0-G4			
	T5S	28,166 lm	122 lm/W	B5-U0-G3	30,135 lm	130 lm/W	B5-U0-G3	30,400 lm	134 lm/W	B5-U0-G3			
AL-270W	T2	37,589 lm	139 lm/W	B4-U0-G4	40,094 lm	149 lm/W	B4-U0-G4	40,446 lm	150 lm/W	B4-U0-G4	270 W		1000W MH
	T3	36,605 lm	136 lm/W	B4-U0-G4	39,966 lm	148 lm/W	B4-U0-G4	40,317 lm	150 lm/W	B4-U0-G4			
	T4	36,310 lm	135 lm/W	B4-U0-G5	38,833 lm	144 lm/W	B4-U0-G5	38,655 lm	147 lm/W	B4-U0-G5			
	T5S	37,238 lm	138 lm/W	B5-U0-G5	39,842 lm	148 lm/W	B5-U0-G5	39,630 lm	150 lm/W	B5-U0-G5			
AL-375W	T2	48,914 lm	128 lm/W	B5-U0-G5	52,323 lm	137 lm/W	B5-U0-G5	52,783 lm	138 lm/W	B5-U0-G5	383 W		1000W MH
	T3	47,634 lm	125 lm/W	B4-U0-G5	52,156 lm	136 lm/W	B4-U0-G5	52,614 lm	137 lm/W	B4-U0-G5			
	T4	47,250 lm	124 lm/W	B4-U0-G5	50,677 lm	132 lm/W	B4-U0-G5	51,122 lm	134 lm/W	B4-U0-G5			
	T5S	48,457 lm	127 lm/W	B5-U0-G4	51,993 lm	136 lm/W	B5-U0-G4	52,450 lm	137 lm/W	B5-U0-G4			

[1]Values are nominal, see IES file for more detail
[2]Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

EPA RATINGS

	ARM6-S	UPMB	HTMA	AL-SLPF	AL-SB
SMALL: AL-56W & 90W	0.61 ft²	0.76 ft²	0.58 ft²	0.71 ft²	0.60 ft²
MEDIUM: AL-110W, 150W, 190W, & 225W	0.77 ft²	0.92 ft²	0.73 ft²	0.84 ft²	0.76 ft²
LARGE: AL-270W & 375W	1.03 ft²	1.17 ft²	0.98 ft²	1.10 ft²	NA

WEIGHT
17lb
23lb - 26lb
40lb

* EPA Ratings listed assume fixture is mounted horizontally. For adjustable mounting options, EPA will vary with selected angle.

AREA LIGHT SERIES
OUTDOOR

SPECIFICATIONS

CONSTRUCTION
The AL series features a slim profile die-cast aluminum housing available in 3 different sizes for a fully scalable solution. The versatile 8 optional mounting methods allows for easy installation while the toolless swappable hinged door allows for quick drop down driver access for maintenance. The fully gasketed housing is IP66 rated for whole luminaire ingress protection. The AL Series is protected with a durable bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling. Alternate standard or custom finishes are wet painted over the bronze powdercoat.

ELECTRICAL
High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac). L70 >100,000 hrs. in accordance of IESNA TM-21-11 projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 6kV surge rating meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2). Additional protection is available in 10kV and 20kV options. Optional 120-277V standard battery backups and CEC Title 20 compliant battery backups are available in the small size housing (56W-90W). The 90-minute batteries provide constant power to the LED system, ensuring code compliance and a test switch/indicator button is installed on the housing for ease of maintenance.

INSTALLATION
The versatile AL series comes with 8 optional mounting methods. The 1.5G rated quick mount standard UPMB or UPMB/R arm allows for pole mounting to any square or 4-5" round poles and is slotted to install onto any pole with a vertical mounting pattern between 2"-4⅝". The 1.5G rated ARM6-S or ARM6-Rx allows for pole mounting to any square or 3"-6 ½" round poles. The 3G rated HTMA is designed for straight horizontal 2"(2⅜" OD) mast arms. The 1.5G rated Adjustable Slip fitter (AL-SLPF) mounts to any vertical or horizontal tenon 2" pipe (2⅜" OD) allowing for tilting the AL up to 70° from horizontal plane. The trunnion bracket (AL-SB) enables the AL to be used for general flood applications and can tilt the AL series up to 70° from the horizontal plane (56W-225W only). The Wall mount bracket allows for easy installation to any vertical wall surface. All mounting methods are provided with a 3-wire 3' outdoor rated cord is provided for wiring. 5-wire cord optional for external dimming, consult factory.

WARRANTY
5 Year Warranty Standard; 10Y Year Warranty Optional (Terms and Conditions apply).

OPTICS
The IP66 silicone gasket sealed optical chamber utilizes proprietary polycarbonate refractive optics to provide exceptional coverage and uniformity in IES Types 2, 3, 4, & 5S. Available in 5000K, 4000K, and 3000K, color temperatures per ANSI C78.377. Minimum CRI of 70. The optical integrated House side shield (HSS) option allows for improved back-light control without any large shields taking away from the site. The AL series produces Zero uplight and is IDA listed in 3000K color temperature. Optional field installed 3-sided glare shield accessory is available for on-site external house side protection.

THERMAL
The AL Series features an array of High-efficacy LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +50°C (-40°F to 122°F). Operating temperature for standard and CEC Compliant battery backup: -0°C to +50°C (-32°F to +122°F).

CONTROLS
Standalone Controls: Two ½" NPT apertures allow for field installed 120-277V universal electronic pencil photocells. Factory installed 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options available. Twist lock photocells sold separately (See accessories). Optional PIR sensors available installed in housing hinged door. Sensors provide optional on/off control, photocell capability, bi-level dimming, and bluetooth configuration allows for on-site modifications.

Wireless Control Systems: The AL Series is wireless mesh controls ready with IR-TEC, Enlighted, and Lutron Limelight wireless control platforms. Available with and without PIR sensors.
Inquire with factory for more information or for additional controls options, including customer supplied items.

CERTIFICATIONS
ETL Listed for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards. BAA compliant. RoHS Compliant. IDA compliant; with 3000K color temperature selection. Title 24 Compliant; see local ordinance for qualification information. IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber. DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

AREA LIGHT SERIES
OUTDOOR

OPTIONS

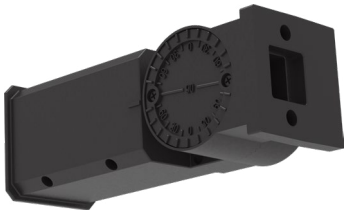
HSS
Integral House Side Shield
Delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties.
Shown with Medium AL-110W – 225W

GS
External Glare Shield
3-sided field installable external glare shield. Shown with Medium AL-110W – 225W

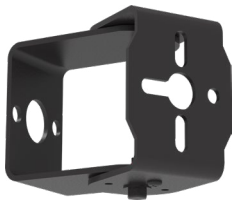
UPMB (/R)
Square or 4-5" Round Universal Pole Mounting Bracket

WMB
Wall Mount Bracket (56W-225W)

LARGE-WMB
Large Wall Mount Bracket (270W-375W)

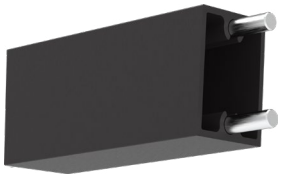


AL-SLPF
Adjustable Slip Fitter



AL-SB
Swivel Bracket (56W-225W)

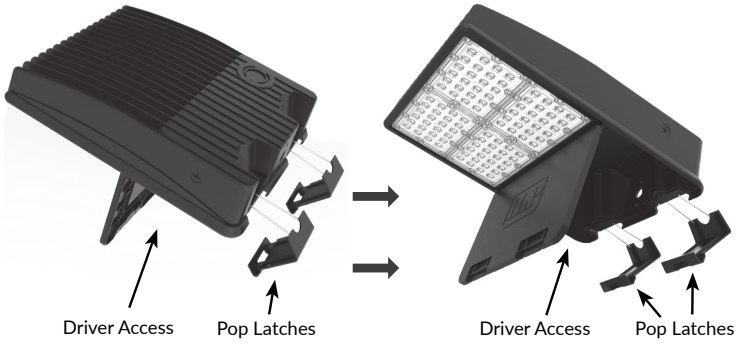
HTMA
Horizontal Tenon Mount Adaptor



ARM6-S (Rx)
6" Straight Arm Adaptor for Square or Round Pole 3"-6", (must specify diameter)

ADDITIONAL FEATURES

TOOLLESS DRIVER ACCESS



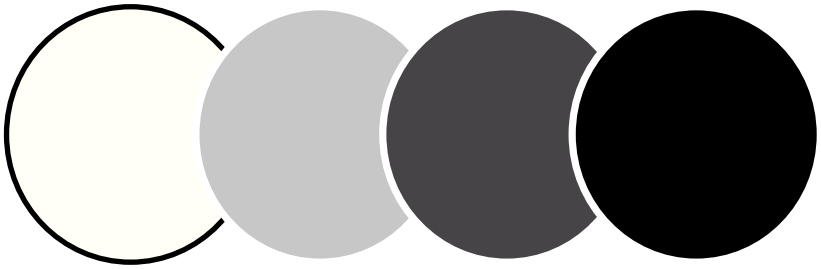
Shown with Medium AL-110W – 225W

AREA LIGHT SERIES

OUTDOOR

ADDITIONAL FEATURES CONT'D

FACTORY SELECT FINISH GUIDE



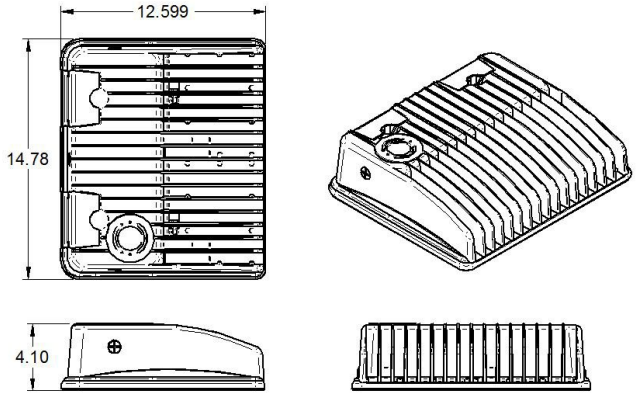
White Silver Bronze Black

COLOR NAME AND DESCRIPTION		SHEEN	PRICING
WHT	- ILP White	SEMI GLOSS	Standard
SLV	- ILP Silver - Ultrasonic Chrome	GLOSS	Standard
BRZ	- ILP Bronze	SEMI GLOSS	Standard
BLK	- ILP Black	SEMI GLOSS	Standard

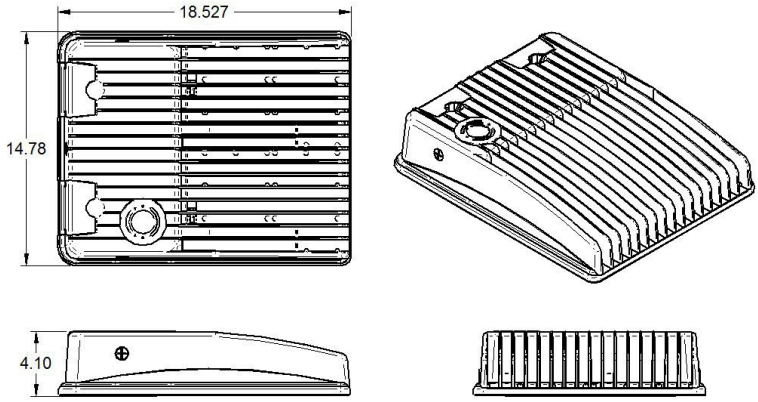
COLORS SHOWN ABOVE ARE TO BE USED AS REFERENCE, NOT EXACT MATCH. PLEASE REQUEST PAINT CHIPS FOR EXACT MATCH.

LINE DRAWINGS

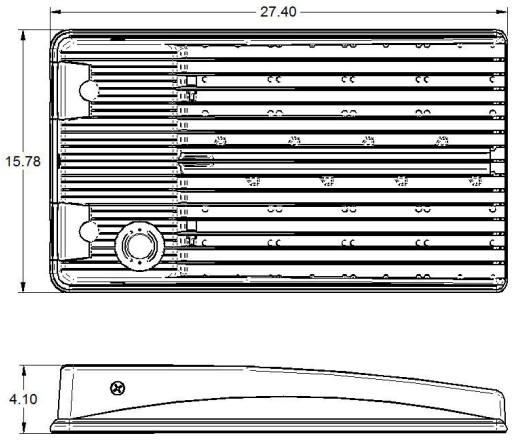
SMALL: 56W-90W



MEDIUM: 110W-225W



LARGE: 270W-375W

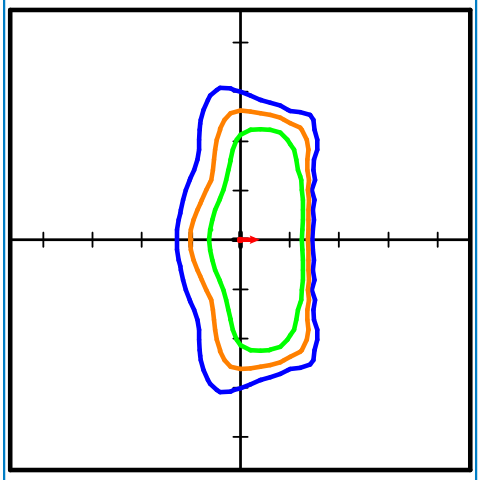


AREA LIGHT SERIES
OUTDOOR

PHOTOMETRIC REPORTS

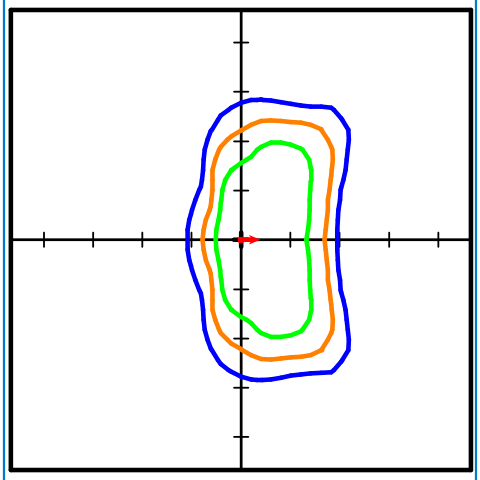
Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com
Blue = .5 fc, Orange = 1 fc, & Green = 2 fc

AL-56W-U-40-T2



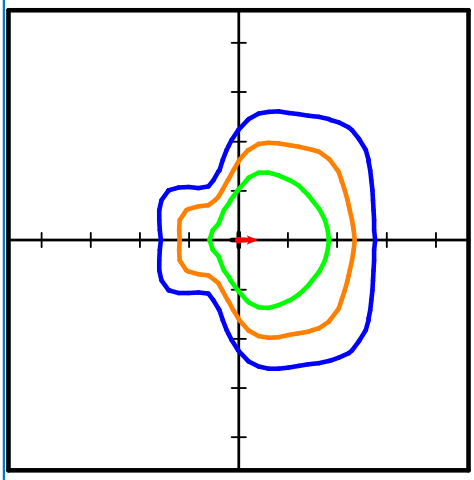
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 8436
Mounting Height = 15.00 Ft
Maximum Calculated Value = 6.09 Fc

AL-56W-U-40-T3



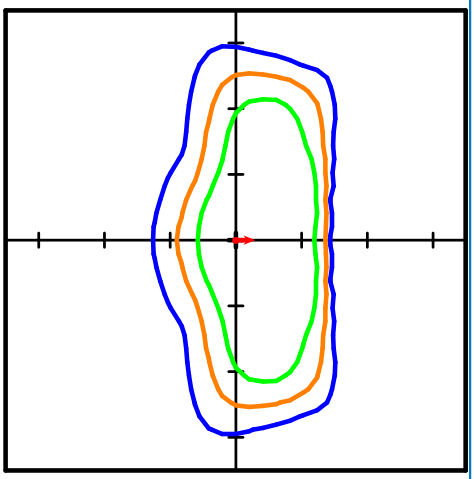
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 8355
Mounting Height = 15.00 Ft
Maximum Calculated Value = 5.81 Fc

AL-56W-U-40-T4



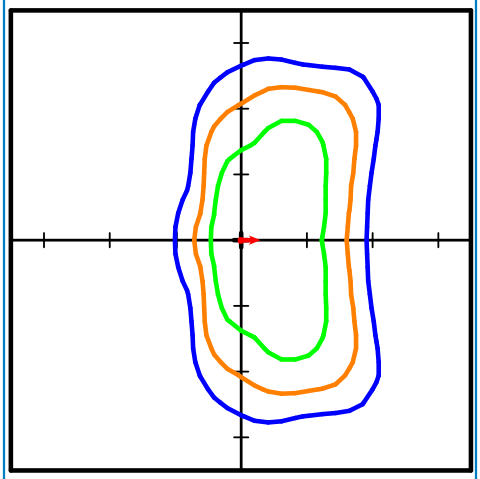
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 8357
Mounting Height = 15.00 Ft
Maximum Calculated Value = 6.55 Fc

AL-90W-U-40-T2



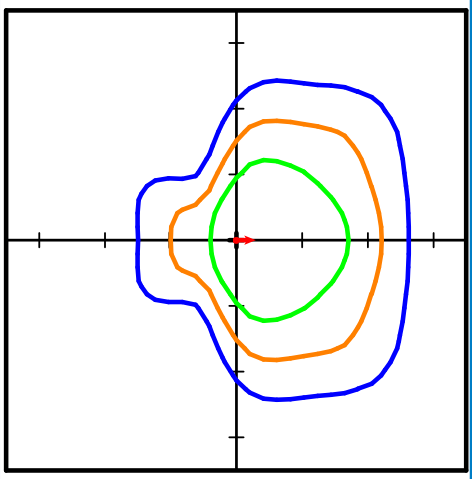
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 12846
Mounting Height = 20.00 Ft
Maximum Calculated Value = 5.33 Fc

AL-90W-U-40-T3



Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 12806
Mounting Height = 20.00 Ft
Maximum Calculated Value = 5.36 Fc

AL-90W-U-40-T4



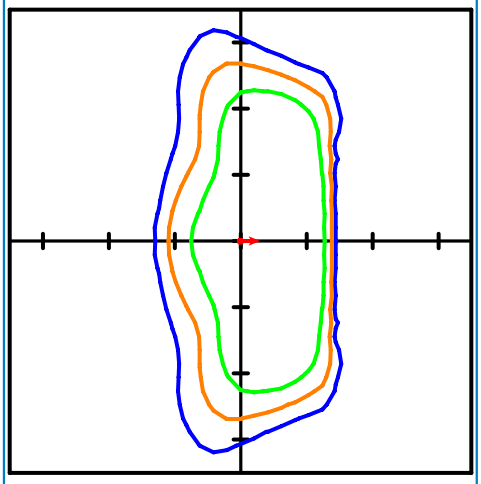
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 12461
Mounting Height = 20.00 Ft
Maximum Calculated Value = 5.43 Fc

AREA LIGHT SERIES
OUTDOOR

PHOTOMETRIC REPORTS

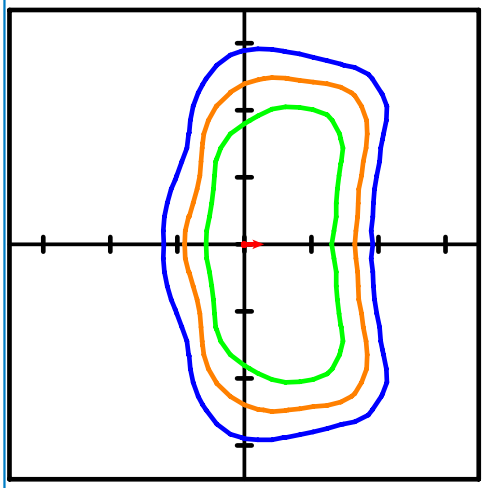
Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com
Blue = .5 fc, Orange = 1 fc, & Green = 2 fc

AL-110W-U-40-T2



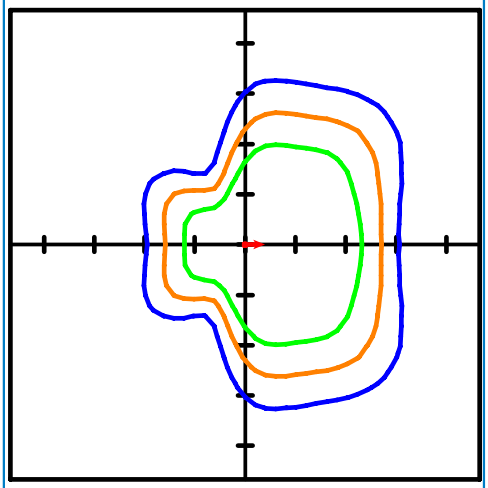
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 17489
Mounting Height = 20.00 Ft
Maximum Calculated Value = 7.37 Fc

AL-110W-U-40-T3



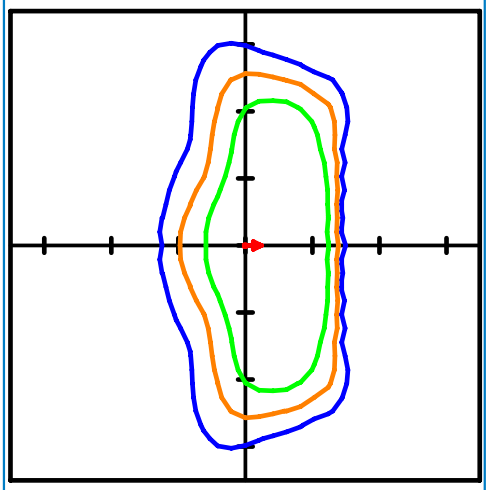
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 16600
Mounting Height = 20.00 Ft
Maximum Calculated Value = 6.19 Fc

AL-110W-U-40-T4



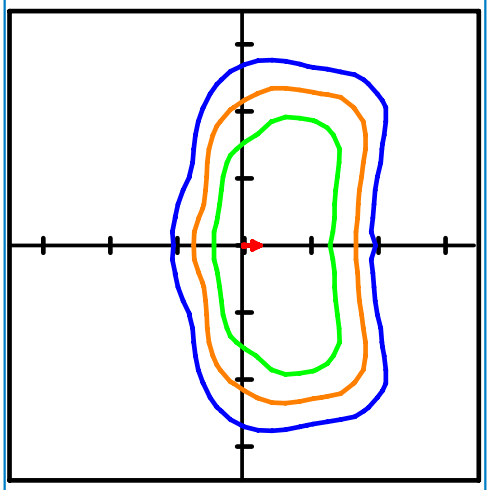
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 17031
Mounting Height = 15.00 Ft
Maximum Calculated Value = 13.05 Fc

AL-150W-U-40-T2



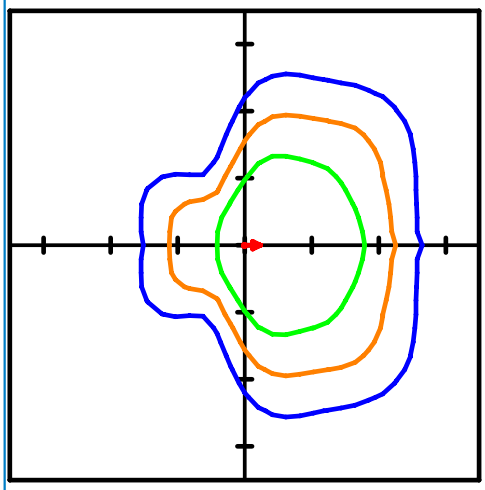
Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 21715
Mounting Height = 25.00 Ft
Maximum Calculated Value = 5.61 Fc

AL-150W-U-40-T3



Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 21541
Mounting Height = 25.00 Ft
Maximum Calculated Value = 5.40 Fc

AL-150W-U-40-T4



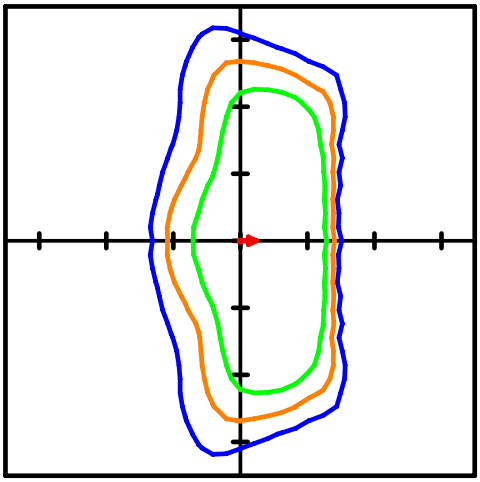
Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 20988
Mounting Height = 25.00 Ft
Maximum Calculated Value = 5.62 Fc

AREA LIGHT SERIES
OUTDOOR

PHOTOMETRIC REPORTS

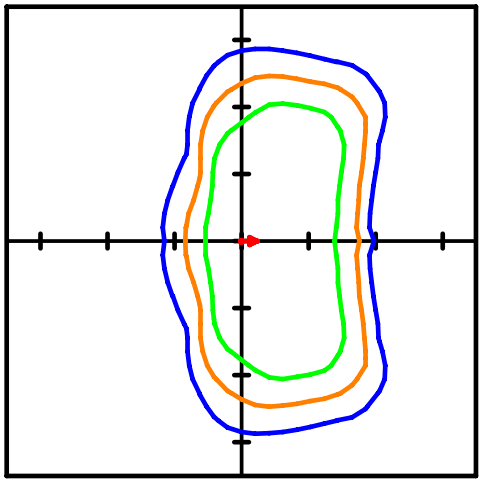
Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com
Blue = .5 fc, Orange = 1 fc, & Green = 2 fc

AL-190W-U-40-T2



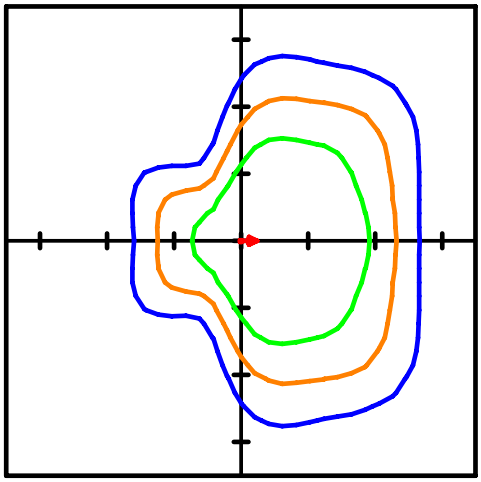
Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 26479
Mounting Height = 25.00 Ft
Maximum Calculated Value = 6.84 Fc

AL-190W-U-40-T3



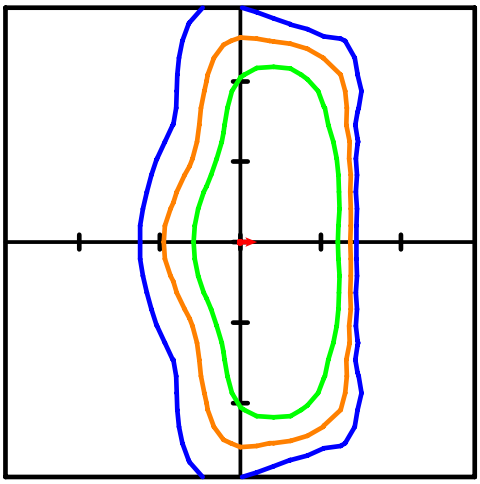
Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 26548
Mounting Height = 25.00 Ft
Maximum Calculated Value = 6.86 Fc

AL-190W-U-40-T4



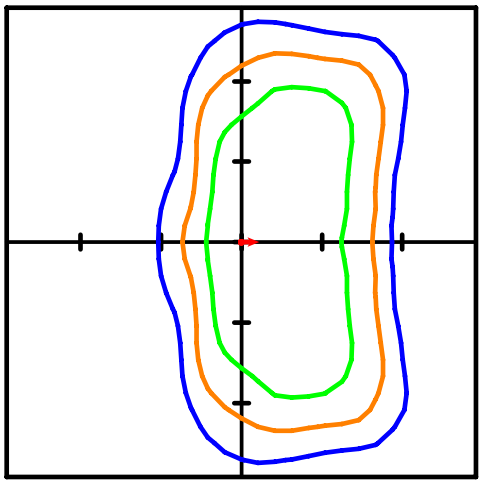
Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 25824
Mounting Height = 25.00 Ft
Maximum Calculated Value = 6.89 Fc

AL-225W-U-40-T2



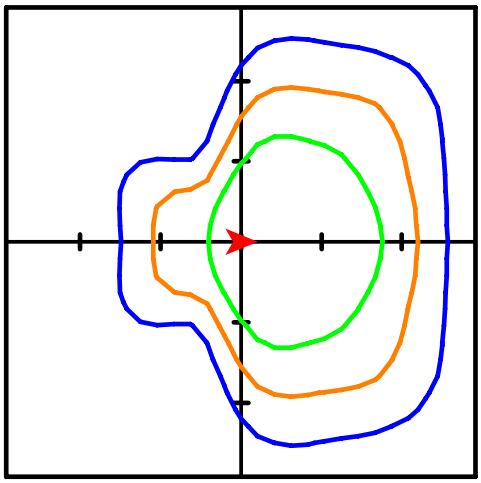
Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 30326
Mounting Height = 30.00 Ft
Maximum Calculated Value = 5.50 Fc

AL-225W-U-40-T3



Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 30229
Mounting Height = 30.00 Ft
Maximum Calculated Value = 5.35 Fc

AL-225W-U-40-T4



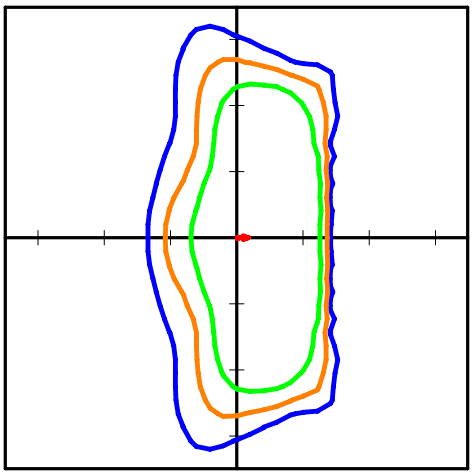
Horizontal Footcandles
Scale: 1 inch = 25ft
Luminaire Lumens = 29371
Mounting Height = 30.00 Ft
Maximum Calculated Value = 5.55 Fc

AREA LIGHT SERIES
OUTDOOR

PHOTOMETRIC REPORTS

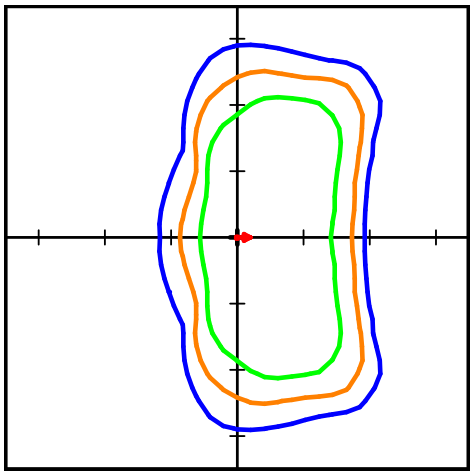
Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com
Blue = .5 fc, Orange = 1 fc, & Green = 2 fc

AL-270W-U-40-T2



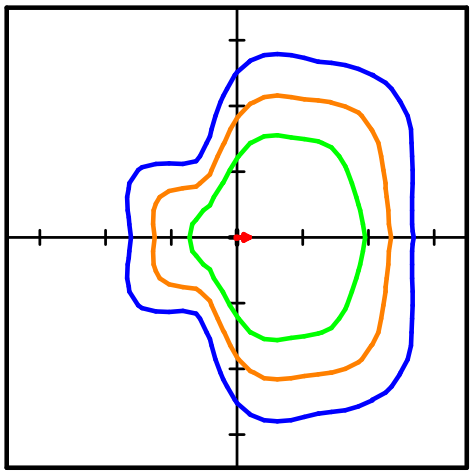
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 40930
Mounting Height = 30.00 Ft
Maximum Calculated Value = 7.53 Fc

AL-270W-U-40-T3



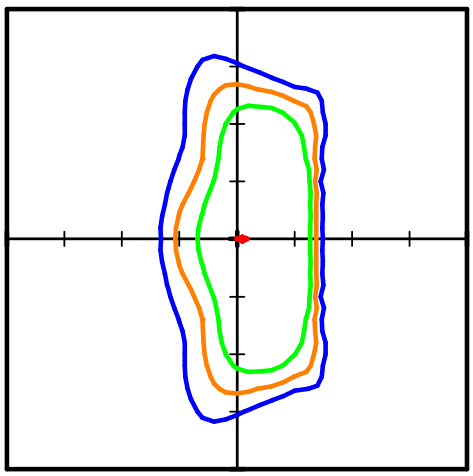
Horizontal Footcandles
Scale: 1 inch = 30ft
Luminaire Lumens = 40520
Mounting Height = 30.00 Ft
Maximum Calculated Value = 7.22 Fc

AL-270W-U-40-T4



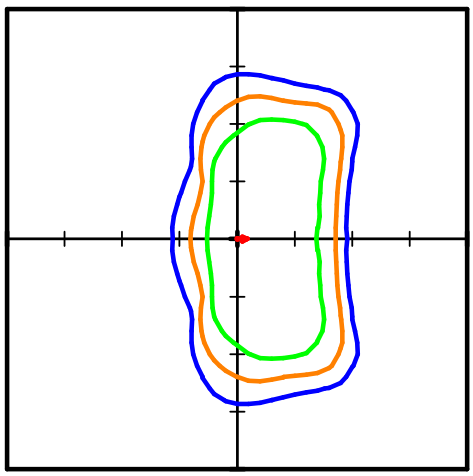
Horizontal Footcandles
Scale: 1 inch = 30ft
Luminaire Lumens = 38832
Mounting Height = 30.00 Ft
Maximum Calculated Value = 7.22 Fc

AL-375W-U-40-T2



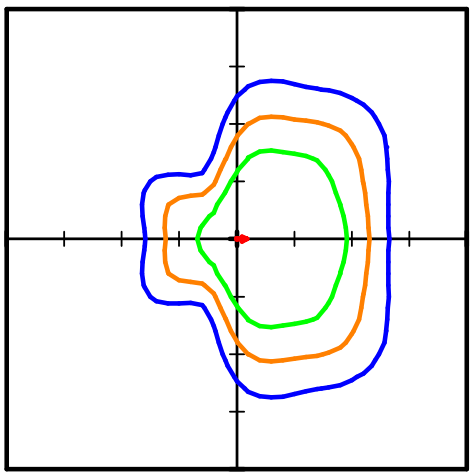
Horizontal Footcandles
Scale: 1 inch = 40ft
Luminaire Lumens = 52278
Mounting Height = 35.00 Ft
Maximum Calculated Value = 7.01 Fc

AL-375W-U-40-T3

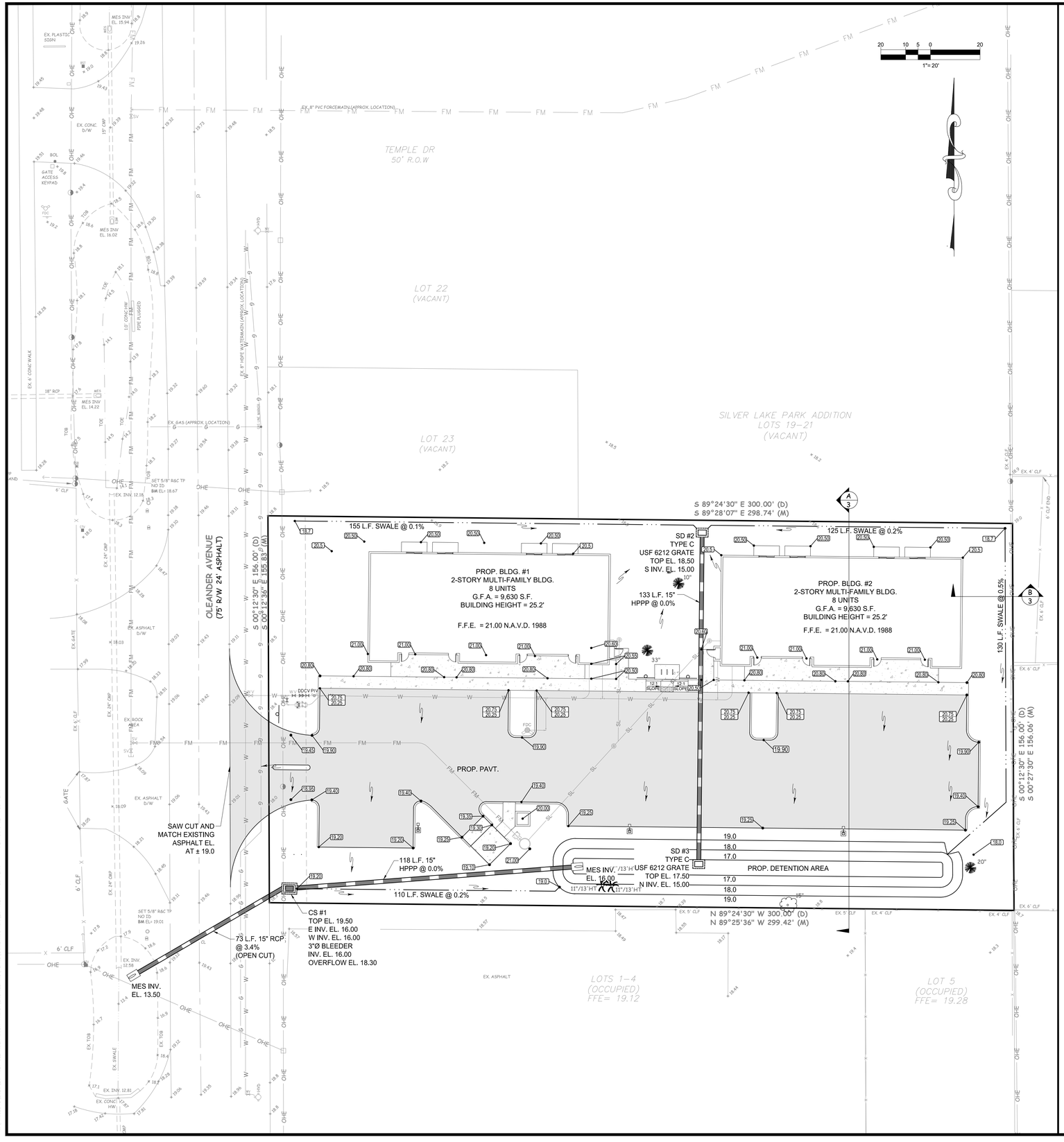


Horizontal Footcandles
Scale: 1 inch = 40ft
Luminaire Lumens = 52158
Mounting Height = 35.00 Ft
Maximum Calculated Value = 7.18 Fc

AL-375W-U-40-T4



Horizontal Footcandles
Scale: 1 inch = 40ft
Luminaire Lumens = 50676
Mounting Height = 35.00 Ft
Maximum Calculated Value = 6.91 Fc



Printed on Thursday, June 03, 2021, 3:50 PM by DAD107

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICAIONS, LASTEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S'S EXPENSE AND IN A TIMELY MANNER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
16. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
18. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
19. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
20. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
21. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
22. UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
23. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
24. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
25. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
26. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
27. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
28. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
29. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
30. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
31. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.

VELCON
ENGINEERING & SURVEYING, LLC.
590 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
OLEANDER
MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

CLIENT:
OLEANDER
PROPERTIES

STATE OF FLORIDA
M. RANDALL RODGERS, P.E.
LICENSE NO. 68212
PROFESSIONAL ENGINEER

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
6/3/21

PROJECT No.:	20-1021
DRAWN BY:	SOG
CHECKED BY:	RR
DATE:	10/06/2020
CAD I.D.:	20-1021 - PGD PLAN

SHEET TITLE:
PAVING GRADING & DRAINAGE PLAN

SHEET NUMBER:
02

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Technical Review Committee **3. g.**

Meeting Date: 07/15/2021

REQUESTED ACTION

Preliminary & Final Plat - Desota Residences - 1403 Desota Street

LOCATION

1403 Desota Street

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/01/2021 04:07 PM

Final Approval Date: 07/01/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	All the members of the Technical Review Committee
FROM	:	Vennis Gilmore, Planner
RE	:	Technical Review Project: #21-09000002 (Final Plat)
DATE	:	July 15th, 2021

Preliminary and Final Plat – Desota Residencies

The above – referenced preliminary and Final Plat application is being submitted for your review and comments. The project encompasses a request by the applicant, Culpepper & Terpening, Inc. to replat an existing parcel of land located at the southwest corner of Desota Street and Seaway Drive. The applicant is seeking to use the five lots for residential development. The subject site is zoned Hutchinson Island Medium Density Residential Zone (R-4A). The applicant must abide by City Code Sections 18-8 to 18-13. Sec. 18-8. - General provisions applicable to subdivision of land. Sec. 18-9. - Plat procedure; city planning board review. Sec. 18-10. - Plat specification. Sec. 18-11. - Design standards. Sec. 18-12. - Required improvements. Please provide two (2) copies of written comments regarding the above at your easiest convenience. The item will be reviewed at the July TRC Meeting.

Please provide two (2) copies of written comments regarding the above at your easiest convenience. ***This item is being reviewed administratively and we ask that you review as soon as possible.*** Please do not hesitate to contact me, should you require any additional information or clarification at 772-467-3741. Please send all TRC Comments to vgilmore@cityoffortpierce.com and arosenthal@cityoffortpierce.com

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location: Southwest Corner of the Intersection of Seaway Drive and Desota Street (Ft. Pierce Beach)

Parcel ID #(s): 2401-501-0259-000-5

Project description: see attached

isle Shores Development, LLC	Dennis Murphy, Principal Planner
Property Owner(s)	**Applicant/Representative, Title, Company**
2250 North US 1	Culpepper & Terpening, Inc.
Street Address	Street Address
Ft. Pierce Fla 34986-8913	2980 South 25th Street
City State Zip	City State Zip
	Ft. Pierce Fla. 34950
Phone Number	Phone Number
	772-464-3537 (o) // 772-216-5056 (c)
Email Address	Email Address
	dmurphy@ct-eng.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 17th day of June, 2021, by Philip J. Thompson ~~who is personally known to me~~ or has produced T512-670-62-166-0 as identification.

Signature of Notary

ROBERTO CABRERA
MY COMMISSION # GG 932986
EXPIRES: November 19, 2023
Bonded Thru Notary Public Underwriters
(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_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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

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

Impact	

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

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

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

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

Property Identification

Site Address: 1403 DESOTA ST	Parcel ID: 2401-501-0259-000-5	Account #: 14803	Sec/Town/Range: 01/35S/40E
Map ID: 24/01N	Zoning: HI Medium	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

ISLE SHORES DEVELOPMENT LLC

2250 N US Highway 1
Fort Pierce, FL 34946

Legal Description

FT PIERCE BEACH S/D BLK 15 N 7 FT OF LOT 2 AND ALL LOTS 3, 4, 5 AND 6

Current Values

Just/Market:	$147,900	Assessed:	$147,900
Exemptions:	$0	Taxable:	$147,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$147,900	$147,900	$0	$147,900
2019	$147,900	$147,900	$0	$147,900
2018	$190,100	$182,930	$0	$182,930

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-08-2020	4522 / 2862	0001	WD	Regoli Gloria	$330,000
09-01-1977	0275 / 2408	XX00	CV		$50,000
06-01-1974	0229 / 1511	XX00	CV		$57,900

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.68
Land Size (SF):	29,727
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

1403 DESOTA STREET – FT. PIERCE

PARCEL ID: 2401-501-0259-000-5

LEGAL DESCRIPTION:

The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4792541 OR BOOK 4522 PAGE 2862, Recorded 12/14/2020 08:55:11 AM Doc
Tax: $2310.00

This Instrument Prepared By:
DENNIS G. CORRICK, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification No. 2401-501-0259-000-5

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made effective as of the 11 day of December, 2020, by GLORIA REGOLI, an unremarried widow, whose address is 5800 Riviera Drive, Coral Gables, Florida 33146 ("**Grantor**"), to ISLE SHORES DEVELOPMENT, LLC, a Florida limited liability company, Document Number L20000266079, whose address is 2250 N. US Highway 1, Fort Pierce, Florida 34946-8913 ("**Grantee**").

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

WITNESSETH:

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

The North 7 feet of Lot 2, and all of Lots 3, 4, 5 and 6, of Block 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, a subdivision, as per the plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2019, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of the family of Grantor resided upon any portion of the Land, or any property contiguous thereto. The Land is not the constitutional homestead of Grantor.

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

Signed, sealed and delivered
in the presence of:

Print Name: Elizabeth Del Rio-Henrich

GLORIA REGOLI

Print Name: Cecilia del Rio

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 8 day of December, 2020, by means of ☒ physical presence or ☐ online notarization, by GLORIA REGOLI. Said person (check one) ☐ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☒ produced other identification, to wit: ~~Driver License~~ FLID

[Notary Seal]

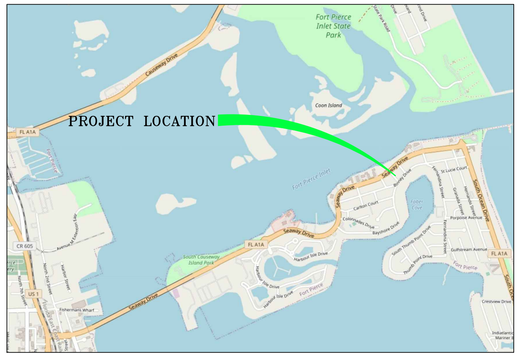
ELIZABETH DEL RIO-HENRICH
Notary Public - State of Florida
Commission # GG 323193
My Comm. Expires Jun 3, 2023
Bonded through National Notary Assn.

Print Name: Elizabeth Del Rio-Henrich
Notary Public, State of Florida
Commission No.: GG 323193
My Commission Expires: 6/3/2023

PLAT BOOK _____
PAGE _____
DOCKET NO._____

DESOTA RESIDENCES

BEING A REPLAT OF THE NORTH 7 FEET OF LOT 2, AND ALL OF LOTS 3, 4, 5 AND 6, BLOCK 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 29, LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE NORTH 7 FEET OF LOT 2, AND ALL OF LOTS 3, 4, 5 AND 6, OF BLOCK 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, A SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.661 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT ISLE SHORES DEVELOPMENT LLC, HAS CAUSED THESE LANDS SHOWN HEREON AS DESOTA RESIDENCES, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.

2) TRACT-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR RIGHT-OF-WAY PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID CITY OF FORT PIERCE, FLORIDA.

3) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER AND CABLE TV.

SIGNED AND SEALED THIS ___ DAY OF _____, 2021, ON BEHALF OF ISLE SHORES DEVELOPMENT LLC.

BY: _____
NAME
AUTHORIZED MEMBER

_____ _____
WITNESS SIGNATURE WITNESS SIGNATURE

_____ _____
PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _____, AS AUTHORIZED MEMBER, ON BEHALF OF ISLE SHORES DEVELOPMENT LLC. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2021.

_____ _____
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

I, _____, A MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT PREPARED BY _____ IDENTIFIED AS _____, HEREBY CERTIFY THAT AS OF _____, 2021, AT _____ PM:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF DESOTA RESIDENCES IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

ALL MORTGAGES HAVE BEEN SATISFIED.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTE, HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2021.

_____
NAME
TITLE
ADDRESS

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2021.

BY: _____
_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE R-4A ZONING DISTRICT, AS SET FORTH IN CHAPTER 22 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE ____, 2021.
THIS _____ DAY OF _____, 2021.

BY: _____
JENNIFER HOFMEISTER
PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2021. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA

THIS _____ DAY OF _____, 2021.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK ___, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021.

_____
MICHELLE MILLER
CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT

SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ _____
GREGORY S. FLEMING DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF DESOTA STREET HAVING A BEARING OF N 39°51'44" W.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

6) BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY APPEARS TO BE LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATIONS AE (EL 5) ON FLOOD RATE MAP NO.12111C0183 K WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2020, IN ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS _____ DAY OF _____, 2021.

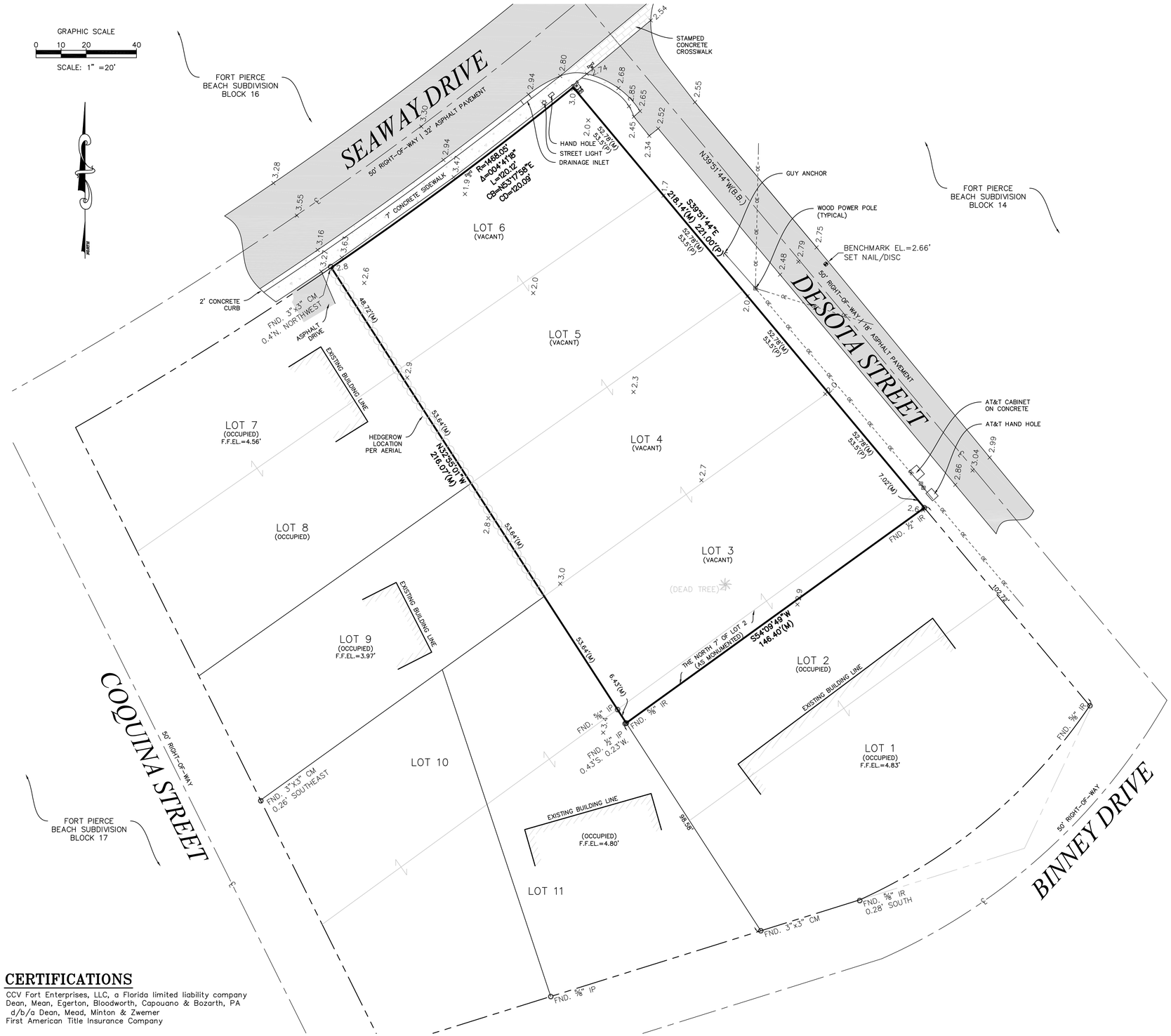
_____
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

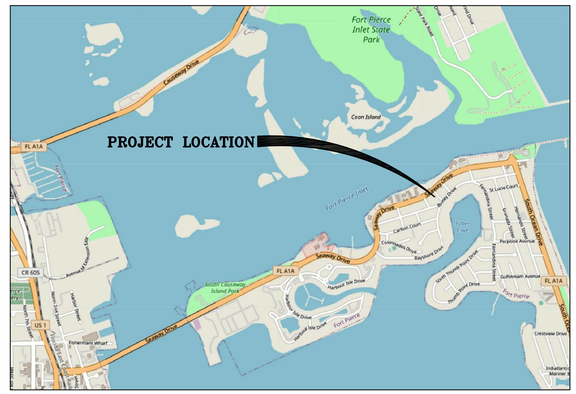
SURVEYOR

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 19-176-PLAT.DWG




PROJECT LOCATION
Fort Pierce Inlet State Park
Coon Island
Causeway Drive
FL A1A
Fort Pierce Inlet
Seaway Drive
Marjorie Ann Drive
Carlton Court
Caribbean Drive
Caribbean Court
Bahama Court
Bahama Drive
Bermuda Drive
Bermuda Court
Jamaica Drive
Jamaica Court
Jamaica Terrace
Jamaica Lane
Virginia Avenue
Virginia Court
Virginia Drive
Virginia Terrace
Virginia Lane
Virginia Circle
Virginia Place
Virginia Way
Virginia Trail
Virginia Pointe
Virginia Cove
Virginia Crossing
Virginia Square
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Virginia Manor
Virginia Villa
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DESOTA RESIDENCES

BEING A REPLAT OF THE NORTH 7 FEET OF LOT 2, AND ALL OF LOTS 3, 4, 5 AND 6, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 29, LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGEND

℄	DENOTES CENTERLINE
IR&C	DENOTES 5/8" IRON ROD & CAP
PRM	DENOTES PERMANENT REFERENCE MONUMENT
LB	DENOTES LICENSED BUSINESS
BB	DENOTES BEARING BASIS
R/W	DENOTES RIGHT-OF-WAY
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
SQ. FT.	DENOTES SQUARE FEET

NORTH

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

LOT 11 | LOT 10 | LOT 9 | LOT 8 REVISED MAP FORT PIERCE BEACH PLAT BOOK 8, PAGE 29 | LOT 7

SET 5/8" IR/C PRM LB 4286

39.05' | 38.04' | 39.05' | N32°55'01"W 216.07'(NON-RADIAL) | 40.90' | 59.02' | 25.00'

15' DE

S55°27'29"W 12.05'

R/W

SET 5/8" IR/C PRM LB 4286

LOT 1 | LOT 2 REVISED MAP FORT PIERCE BEACH PLAT BOOK 8, PAGE 29 | LOT 5 0.125 ACRES ± 5,423 SQ.FT. | LOT 4 0.117 ACRES ± 5,105 SQ.FT. | LOT 3 0.116 ACRES ± 5,058 SQ.FT. | LOT 2 0.117 ACRES ± 5,101 SQ.FT. | LOT 1 0.161 ACRES ± 6,999 SQ.FT.

S54°09'49"W 146.40'
141.38'
S54°09'28"W 136.65'
N54°09'07"E 132.04'
N54°08'44"E 127.30'
R=1618.52'
Δ=3°54'07"
L=110.23'

5' UE | 5' UE | 5' UE | 5' UE | 5' UE

15' DE

R=1468.05'
Δ=4°29'35"
L=115.12'
C=N53°23'50"E
115.09'

R=1468.05'
Δ=4°41'18"
L=120.12'
CB=N53°17'58"E
CD=120.09'

10' UE | 10' UE

SET 5/8" IR/C PRM LB 4286

39.11' | 38.10' | 39.11' | 42.54' | N39°51'44"W 217.87' | 59.00'

5.01'

TRACT 1 0.025' ACRES ±

S39°51'44"E 218.14'(NON-RADIAL)

R/W

R=1468.05'
Δ=0°11'43"
L=5.00'
C=N51°03'11"E
5.00'

SET 5/8" IR/C PRM LB 4286

25.00'

SEAWAY DRIVE
℄
50' RIGHT-OF-WAY

DESOTA STREET
℄
50' RIGHT-OF-WAY

N39°51'44"W(B.B.)

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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