



TO: TECHNICAL REVIEW COMMITTEE
FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER
RE: TECHNICAL REVIEW PROJECT# 21-06000008
DATE: SEPTEMBER 2, 2021

Rezoning and Future Land Use – Privilege South

Application for a Zoning Atlas Map Amendment and a Future Land Use Map Amendment. The property is zoned County Agricultural Residential 1 du/acre (AR-1) with a Future Land Use of County Residential Urban 5 du/ac (RU). The properties are approximately 15.60 acres in combined size. The properties are currently being annexed and upon annexation would have a City Future Land Use of Low Density Residential (RL) and Zoning of Single Family Estate Density Zone (E-1). The requested amendments would seek to change the Future Land Use to Medium Density Residential (RM) and change the Zoning to Medium Density Residential (R-4). As noted, the properties are currently going through the Cities Annexation process. The parcel IDs are 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, 2428-701-0003-000-3.

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 September 14, 2021.

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

Thank you.

Brandon Creagan



Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 2111 Dave Road, 2002 and 2140 Bell Ave and TBD parcels.
2. Property Tax ID(s): 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 & 2428-701-0003-000-3
3. Total Acreage: 15.598 acres
4. Existing Future Land Use Designation: RU
5. Existing Zoning Classification: AR-1
6. Proposed Zoning Classification: R-4
7. Other applications being submitted concurrent with this application, if any: Annexation, Rezone
8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: To assign City of Fort Pierce FLU designation to allow for a townhome community upon annexation of parcels.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Developed & Undeveloped Residential Parcels	RM (FP)	R-3 (FP)
South	ROW Bell Ave followed by Developed & Undeveloped Residential Parcels	RU (SLC) & P/F (SLC) & CPUB (SLC)	RE-1 (SLC) & RS-3 (SLC) & CPUB (SLC) & I (SLC)
East	ROW of Sunrise Blvd. followed by Developed & Undeveloped Residential Parcels	RU (SLC)	AR-1 (SLC) & RS-2 (SLC) & I (SLC) & RS-4 (SLC)
West	Developed & Undeveloped Residential Parcels	RJ (SLC) & P/F (SLC)	AR-1 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RU	AR-1	5 du / ac	15.71	
Proposed	RM	R-4	12-18 du / ac	15.71	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day (78.55 x 2.6 person/du) = 204.23 x 100 = 20,423 gpd
Proposed Zoning	Total gallons per day (282.78 x 2.6 person/du) = 735.228 x 100 = 73,522.80 gpd
Change in Demand	Total gallons per day increase of 53,099.80 gpd

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
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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	888.62	899.24	increase of 10.62
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	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	4.4 miles	0.81 miles
Current Zoning Enrollment Demand	12.68	29.59
Proposed Zoning Enrollment Demand	45.66	106.53
Change in Demand	increase of 32.97	increase of 76.94

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	78.55 du / 8 yd per 60 units = 1.31 (8 yd)
Proposed Zoning	282.78 du / 8 yd per 60 units = 4.71 (8 yd)
Change in Demand	increase of 3.40 (8 yd)

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 runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	742	60 / 79
Proposed Zoning	2,070	158 / 189
Change in Demand	Trips increase 1,328	Trips increase 98 / 110
Impact to Capacity	increase in trips. - Please see attached traffic study.	

12. Name of Owner(s): Privilege Development, LLC
 Mailing Address: 704 E. Hallandale Beach Blvd.
 City Hallandale State FL Zip 34987
 Phone # 786-925-4996
 E-mail: simon-cohen@hotmail.fr

13. Name of Applicant: Bradley J. Currie, Engineering Design & Construction, Inc.
 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

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

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.

ML

08/05/2021

Applicant's Signature

Date

10250 SW Village Parkway, Suite 201, Port St. Lucie

Address

State FL

34987

Zip

772-462-2455

772-408-4208

bradcurrie@edc-inc.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.

Simon Cohen

Brad Currie (Auth Agent)

786-925-4996

Property Owner's Name (Please Print)

Phone

704 E. Hallandale Beach Blvd.

FL

33008

Address

State

Zip

ML *Auth. Agent*

08/05/2021

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of August, 2021, by Brad Currie (auth agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary



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



Application for Zoning Atlas Map Amendment

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5. Existing Zoning Classification: AR-1 (SLC)
6. Proposed Zoning Classification: RM
7. Other applications being submitted concurrent with this application, if any: Annexation & FLU Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped & Developed Residential
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 the development of an 80-unit townhome community with associated site improvements

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Developed & Undeveloped Residential Parcels	RM (FP)	R-3 (FP)
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Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	888.62	899.24	increase of 10.62
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Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure.
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
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06/05/2021
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10250 SW Village Parkway, Suite 201, Port St. Lucie

FL

34987

Address

State

Zip

772-462-2455

772-408-4208

bradcurrie@edc-inc.com

Phone

Fax

E-mail Address

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Cohen

Brad Currie (auth agent)

786-925-4996

Property Owner's Name (Please Print)

Phone

704 E. Hallandale Beach Blvd., Hallandale

FL

33008

Address

State

Zip

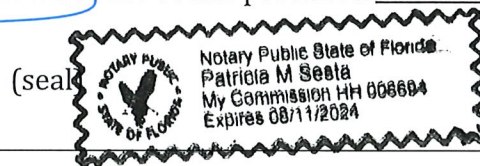
[Signature]
Property Owner's Signature

08/05/2021
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of August, 2021, by Brad Currie who is personally known to me or has produced _____ as ident

Patricia M. Resta
Signature of Notary



OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____



CONCURRENCY CAPACITY ANALYSIS

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Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure.
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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	742	60 / 79
**Proposed Zoning/FLU	2,070	158 / 189
*Change in Demand	Trips increase 1,328	Trips increase 98 / 110
Impact to Capacity	impact to daily trips (see attached traffic study)	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: Multifamily: 80 townh
Non-residential (square footage): N/A	
Mixed-use (describe use): N/A	
(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	1	80	15.71	2022	2024
Other (specify)					

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

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? N/A
2. What is the current use of the structure to be demolished or re-used? N/A
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

PROJECT NARRATIVE & COVER LETTER

Privilege South

Future Land Use & Zoning Applications

July 27, 2021

REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a future land use amendment and rezone 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 is requesting approval to change the Future Land Use designation to Low Density Medium (RM) and change the Zoning to Medium Density Residential Zone (R-4). The applicant has submitted to the City of Fort Pierce to annex the proposed parcels for the development of 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 a Future Land Use Amendment and Rezone of the subject parcels along with the required supplemental material.

Based on the above and attached information, the applicant respectfully requests approval of the applications associated with this development.

Z:\EDC-2020\20-446 - Privilege Dev - Cohen - Dade Road (South Property)\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-7-27_Privilege_South_Justification_FLU&Rezone_20-446.docx

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.

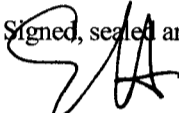
TO HAVE AND TO HOLD the same in fee simple forever.

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.

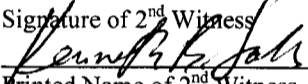
IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

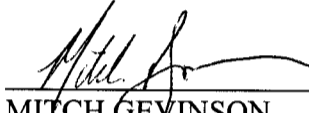


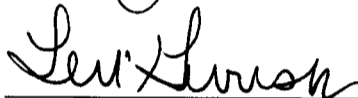
 Signature of 1st Witness
 Sheree Katzman

 Printed Name of 1st Witness
 KENNETH B. SALIK

 Signature of 2nd Witness


 Printed Name of 2nd Witness
 (As to Gevinson)




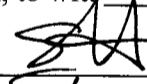
 MITCH GEVINSON


 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.

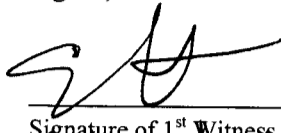


 Print Name: Sheree Katzman
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

ADDITIONAL GRANTOR'S SIGNATURE ON FOLLOWING PAGE

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:

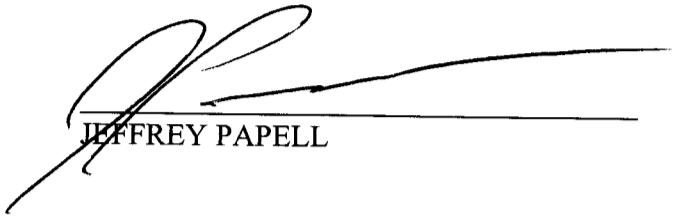


Signature of 1st Witness
Shere Katzman

Printed Name of 1st Witness

Signature of 2nd Witness
Timothy G Glass

Printed Name of 2nd Witness
(As to Papell)

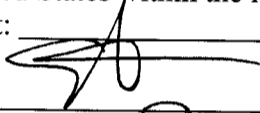


JEFFREY PAPELL

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: Shere Katzman
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

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

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

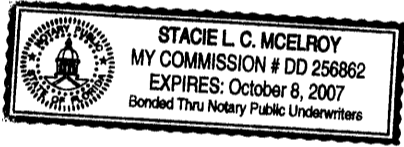
Grover P. Taylor
Grover P. Taylor

Roberta J. 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: _____

{Notary Stamp}



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

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.

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:

Kathleen Nadreau
Signature of Witness
KATHLEEN NADREAU
Printed Name of Witness

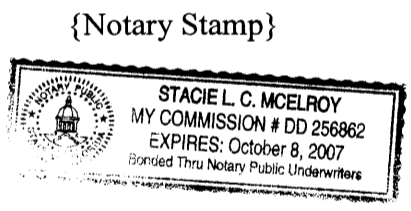
Martha J. Cramer
Martha J. Cramer

Stacie L. C. McElroy
Signature of Witness
Stacie L. C. McElroy
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 20th 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: _____

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



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.)

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 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:

James V. Mesire Jr.
1st Witness Signature
JAMES V. MESIRE JR.
1st Witness Printed Name

Alan B Hulme
Alan Bruce Hulme

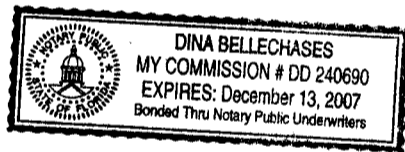
Address: 4109 Winnipeg Way
West Palm Beach, FL 33409

Curtis P. Young
2nd Witness Signature
Curtis P. Young
2nd Witness Printed Name

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

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 20 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:

Frances B. Saravola

Signature of Witness

FRANCES B. SARAVOLA

Printed Name of Witness

Stacie L. McElroy

Signature of Witness

STACIE L. MCELROY

Printed Name of Witness

**ELFROS FLORIDA REALTY, LLC,
a Florida limited liability company**

By: Oswaldo Benitez
Oswaldo Benitez, Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT was acknowledged before me this 02 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: _____

Stacie L. McElroy

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

{Notary Stamp}



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.

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



8/11/2020
My commission expires

Simon Sidney Cohen
Owner's Signature

Simon Sidney Cohen Privilege Development
Owner's Name

Po Box 3965
Street Address

HALLANDALE, FLORIDA 33008
City, State, Zip

RSK = 772-462-2455
Telephone / Email

simon-cohen@hotmail.com



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Progress indicator: 10 bars
Your report is loading.

Parcel Report



Parcel

Parcel ID: 2428-331-0001-030-3
Property ID: 32187
Owner 1: Privilege Development LLC
Site Address: DADE RD

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0002 - Saint Lucie County
Subdivision: Hawley Acres (Unrecorded)
Just/Market Value: \$76,900
Finished Area:
Acres: 2.22
Total Area: 96,703.2

Legal Description

Legal Description: 28 35 40 FROM NW COR OF SW 1/4 OF SW 1/4 RUN ELY ALG 1/4 SEC LI900.94 FT, TH SLY 25 FT TO POB, THSLY 455.48 FT, TH ELY 212.8 FT, THNLY 455.48 FT, TH WLY 212.8 FT M/L TO POB (2.22 AC) (OR 2570-2814)

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
2018	\$76,900	\$0	\$76,900	\$0	\$32,186	\$0	\$32,186	\$44,714	\$0
2017	\$53,500	\$0	\$53,500	\$0	\$29,260	\$0	\$29,260	\$24,240	\$0
2016	\$26,600	\$0	\$26,600	\$0	\$26,600	\$0	\$26,600	\$0	\$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
North St. Lucie Water Management District	2013	2.22	\$38.85

Improvements

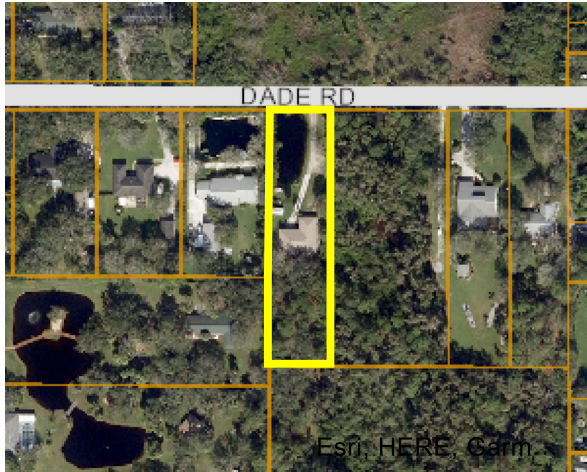
Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report



Parcel

Parcel ID: 2428-331-0001-050-9
Property ID: 32188
Owner 1: Privilege Development LLC
Site Address: 2111 DADE RD

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use: 0100 - SF Res
District Group: 0002 - Saint Lucie County
Subdivision: Hawley Acres (Unrecorded)
Just/Market Value: \$190,400
Finished Area: 2,182
Acres: 1.11
Total Area: 48,351.6

Legal Description

Legal Description: 28 35 40 FROM SW COR OF SEC RUN NL ALG W SEC LI 1282.84 FT, TH ELY // TO N LI OF SW 1/4 OF SW 1/4 794.54 FT TO POB, TH CONT ELY106.4 FT, TH SLY // TO E LI OF SW1/4 OF SW 1/4 455.48 FT, TH WLY // TO N LI OF SW 1/4 OF SW 1/4 106.4 FT, TH NLY // TO E LI OF SW1/4 OF SW 1/4 OF SW 1/4 455.48 FT TO POB (1.11 AC) (OR 2586-774)

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
2018	\$190,400	\$144,500	\$44,400	\$1,500	\$174,724	\$0	\$174,724	\$15,676	\$0
2017	\$168,900	\$132,500	\$34,700	\$1,700	\$158,840	\$0	\$158,840	\$10,060	\$0
2016	\$144,400	\$116,000	\$26,700	\$1,700	\$144,400	\$0	\$144,400	\$0	\$0

Tax Links

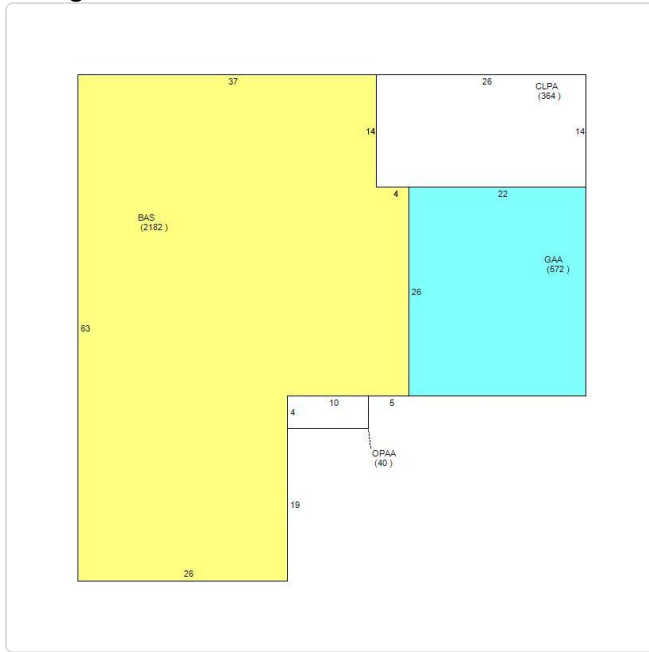
- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1.11	\$25.00
County Solid Waste	2009	12	\$276.14

Improvements

Building Sequence: 1
Bedrooms: 3
Bathrooms: 2
Building Type: HC+ -
Story Height: 1 Story
No of Living Units: 1
Total Finished Area: 2,182
Gross Sketched 3,158
Area:
Year Built: 1987
Effective Year: 1987
Primary Roof Cover: Fibrglss Shg
Primary Roof Hip
Structure:
Primary Wall: CB Stucco
A/C %: 100

Building Sketches**Sub Area**

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	OPAA	Open Porch Attached Average	0	40
1	GAA	Garage Attached Average	0	572
1	CLPA	Closed Porch Average	0	364
1	BAS	BASE AREA	2,182	2,182

SFYI

Description	Units	Year Built
UTILITY ROOM AVERAGE QUALITY	224	1999
WOOD FENCE 4' TALL	90	1999
Driv-Concret	750	1987

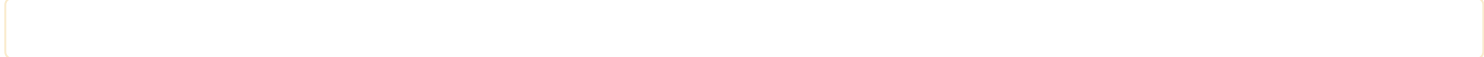
Land Lines

Line Number	Units	Unit Type
1	1.11	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
06/08/2006	\$245,000	XX00	WD	Taylor Grover P	2586-774	Clerk of Courts
10/28/1996	\$119,900	XX00	WD	Frohlich Peter	1043-1335	Clerk of Courts
03/31/1987	\$11,000	XX01	CV		541-1955	Clerk of Courts
07/01/1979	\$0	XX01	CV		312-2481	Clerk of Courts

Photos

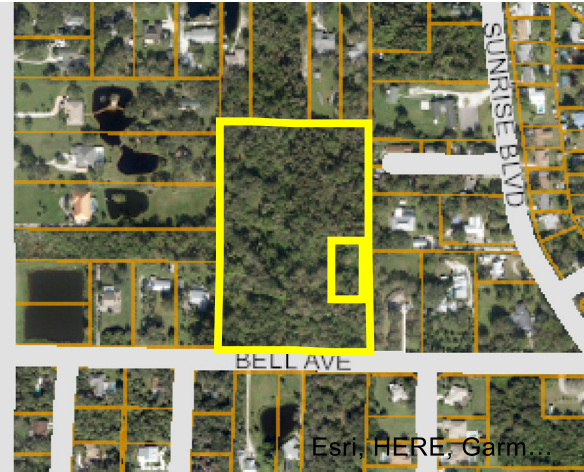




Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report



Parcel

Parcel ID: 2428-331-0002-000-1
Property ID: 32202
Owner 1: Privilege Development LLC
Site Address: 2140 BELL AVE

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0002 - Saint Lucie County
Subdivision: Hawley Acres (Unrecorded)
Just/Market Value: \$232,600
Finished Area:
Acres: 9.26
Total Area: 403,366

Legal Description

Legal Description: 28 35 40 E 10 AC OF S 25 AC OF SW 1/4 OF SW 1/4-LESS S 25 FT FOR RD R/W AND LESS N 200 FT OF S 425 FT (LESS E 20 FT)- (9.26 AC) (OR 2422-151:2467-1638:2467-1631

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
2018	\$232,600	\$0	\$223,400	\$9,200	\$146,410	\$0	\$146,410	\$86,190	\$0
2017	\$206,600	\$0	\$196,800	\$9,800	\$133,100	\$0	\$133,100	\$73,500	\$0
2016	\$121,000	\$0	\$111,100	\$9,900	\$121,000	\$0	\$121,000	\$0	\$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
North St. Lucie Water Management District	2013	9.26	\$162.05

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Area:	
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
11/21/2005	\$490,000	XX00	WD	Cramer Martha J	2422-151	Clerk of Courts
06/01/1955	\$0	XX00	WD	Hooper, Beatrice	202-67	Clerk of Courts

Photos



SFYI

Description	Units	Year Built
CHAIN LINK FENCE 4' TALL	2,680	2006

Land Lines

Line Number	Units	Unit Type
1	9.26	Acre

Permits

Permit Number	Issue Date	Description
C06060593	06/26/2006	Chainlink Fence



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report



Parcel

Parcel ID: 2428-331-0004-010-8
Property ID: 32205
Owner 1: Privilege Development LLC
Site Address: 2002 BELL AVE

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0002 - Saint Lucie County
Subdivision: Hawley Acres (Unrecorded)
Just/Market Value: \$20,600
Finished Area:
Acres: 0.52
Total Area: 22,651.2

Legal Description

Legal Description: 28 35 40 N 200 FT OF S 425 FT OF E 1/2 OF E 5 AC OF S 25 AC OF SW1/4 OF SW 1/4-LESS E 20 FT- (0.52 AC) (OR 2467-1636)

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
2018	\$20,600	\$0	\$20,600	\$0	\$9,317	\$0	\$9,317	\$11,283	\$0
2017	\$16,100	\$0	\$16,100	\$0	\$8,470	\$0	\$8,470	\$7,630	\$0
2016	\$7,700	\$0	\$7,700	\$0	\$7,700	\$0	\$7,700	\$0	\$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
North St. Lucie Water Management District	2013	0.52	\$25.00

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: -
Story Height:
No of Living Units:
Total Finished Area: 0
Gross Sketched Area: 0
Area:
Year Built:
Effective Year:
Primary Roof Cover:
Primary Roof Structure:
Primary Wall:
A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	0.515	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
01/15/2006	\$55,500	XX00	WD	Hulme Alan B	2467-1636	Clerk of Courts
01/21/2005	\$100	XX01	QC	Faucher Brian J	2162-1892	Clerk of Courts
05/19/2000	\$100	XX01	WD	Hulme Alan B	1315-2750	Clerk of Courts
06/01/1980	\$0	XX01	CV		354-147	Clerk of Courts

Photos

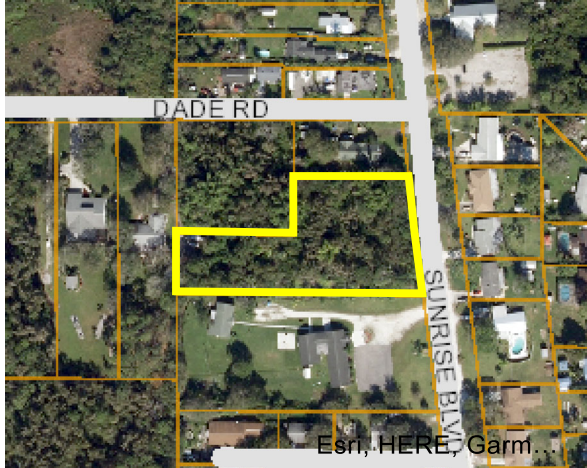




Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report



Parcel

Parcel ID: 2428-701-0003-000-3
Property ID: 32480
Owner 1: Privilege Development LLC
Site Address: SUNRISE BLVD

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL
 33008-3945

Legal Description

Legal Description: CLYATT'S S/D LOTS 3 AND 5
 (1.54 AC) (OR 2570-2814)

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
2018	\$61,600	\$0	\$61,600	\$0	\$33,517	\$0	\$33,517	\$28,083	\$0
2017	\$42,500	\$0	\$42,500	\$0	\$30,470	\$0	\$30,470	\$12,030	\$0
2016	\$27,700	\$0	\$27,700	\$0	\$27,700	\$0	\$27,700	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0002 - Saint Lucie County
Subdivision: Clyatt's Subdivision
Just/Market Value: \$61,600
Finished Area:
Acres: 1.54
Total Area: 67,082.4

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1.54	\$26.95

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Area:	
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	1.54	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	\$510,000	XX02	WD	Elfros Florida Realty LLC	2570-2814	Clerk of Courts
03/21/2006	\$100	XX02	WD	Benitez (TR) Oswaldo	2536-2688	Clerk of Courts
10/29/2003	\$0	XX02	PR	Benitez ,Oswaldo D	1838-1169	Clerk of Courts
02/28/1982	\$15,500	XX00	CV		372-1218	Clerk of Courts
08/01/1972	\$6,400	XX00	CV		205-213	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report



Parcel

Parcel ID: 2428-701-0004-000-0
Property ID: 32481
Owner 1: Privilege Development LLC
Site Address: DADE RD

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL
 33008-3945

Legal Description

Legal Description: CLYATT'S S/D LOT 4 (0.97 AC)
 (OR 2570-2814)

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
2018	\$38,800	\$0	\$38,800	\$0	\$21,175	\$0	\$21,175	\$17,625	\$0
2017	\$30,300	\$0	\$30,300	\$0	\$19,250	\$0	\$19,250	\$11,050	\$0
2016	\$17,500	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0002 - Saint Lucie County
Subdivision: Clyatt's Subdivision
Just/Market Value: \$38,800
Finished Area:
Acres: 0.97
Total Area: 42,253.2

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.97	\$25.00

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: -
Story Height:
No of Living Units:
Total Finished Area: 0
Gross Sketched 0
Area:
Year Built:
Effective Year:
Primary Roof Cover:
Primary Roof Structure:
Primary Wall:
A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	0.97	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	\$510,000	XX02	WD	Elfros Florida Realty LLC	2570-2814	Clerk of Courts
03/21/2006	\$100	XX02	WD	Benitez (TR) Oswaldo	2536-2688	Clerk of Courts
10/29/2003	\$0	XX02	PR	Benitez ,Oswaldo D	1838-1169	Clerk of Courts
08/01/1987	\$0	XX01	CV		558-2081	Clerk of Courts
08/01/1987	\$10,000	XX00	CV		554-2495	Clerk of Courts

Photos



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	HYDRANT	PCP PERMANENT CONTROL POINT	SPRINKLER VALVE
ASPH ASPHALT	EDW EDGE OF WATER	IN INCH	PRM PERMANENT REFERENCE MONUMENT	S.L.C. ST. LUCIE COUNTY STA
BFP BACK FLOW PREVENTER	EBH ELECTRIC BOX	INV INVERT	P.B. PLAT BOOK	(P) STATION
BENCHMARK (BM)	EHH ELECTRIC HAND HOLE	IP IRON PIPE	(P) PLAT DATA	(D) STORMWATER DRAINAGE MANHOLE
BIKE RACK	EM ELECTRIC METER	IR IRON ROD	P.D.B. POINT OF BEGINNING	STREET SIGN
CATV CABLE RISER	ELEC ELECTRICAL PANEL	IR/C IRON ROD AND CAP	P.O.C. POINT OF COMMENCEMENT	TELE RISER
(C) CALCULATED	EL/ELEV ELEVATION	IR/C IRON ROD AND CAP	P.O.C. POINT OF COMMENCEMENT	TOE TOE OF SLOPE
CATCH BASIN	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	L LENGTH	P.C. POINT OF CURVATURE	TOB TOP OF BANK/BERM
CE CENTERLINE	F.O. FIBER OPTIC	☆ LIGHT POST	P.T. POINT OF TANGENCY	T.O.N. TOP OF NUT
CCR CERTIFIED CORNER RECORD	FOH FIBER OPTIC HAND HOLE	MAG/D MAG NAIL MAG BRAND NAIL	P.V.C. POLYVINYL CHLORIDE	X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CLF CHAIN LINK FENCE	FOM FIBER OPTIC MARKER	M.C. MARTIN COUNTY	PSL PORT SAINT LUCIE, FLORIDA	X 0.0 TOPOGRAPHIC DATA (HARD SURFACE)
CHD CHORD	FIR FIBER OPTIC RISER	MHWL MEAN HIGH WATER LINE	PLS PROFESSIONAL LAND SURVEYOR	X 0.00 TOWNSHIP
CO O CLEAN OUT	(M) FIELD MEASURED	MLWL MEAN LOWER WATER LINE	R RADIUS	TOE TOE OF SLOPE
COMM COMMUNICATION RISER	F.F.E. FINISHED FLOOR ELEVATION	☆ METAL LIGHT POST	RGE RANGE	TOE TOE OF SLOPE
CONC CONCRETE	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	MP METAL PIPE	RTK REAL TIME KINEMATIC	TRC TRAFFIC CONTROL SIGNAL CONTROL BOX
CM CONCRETE LIGHT POST	FPL FLORIDA POWER AND LIGHT	FT FOOT	RWV REGISTERED WATER VALVE	TYP TYPICAL
CM CONCRETE MONUMENT	FM FORCE MAIN	MON MONUMENT	RLS REGISTERED LAND SURVEYOR	UNK UNKNOWN
CPP CONCRETE POWER POLE (CPT)	FOUND FOUND	NOV029 NATIONAL GEODETIC VERTICAL DATUM OF 1929	ROP REINFORCED CONCRETE PIPE	UNK UNKNOWN HANDHOLD
CONCRETE POWER POLE W/STREET LIGHT	FND FND	N/D NON DESCRPT NAIL AND DISK	R/W RIGHT-OF-WAY	UNK UNKNOWN RISER BOX
CONCRETE SIGNAL LIGHT POLE	sq FT. SQUARE FEET	N.R. NON RADIAL	R/C ROD AND CAP	UNK UNKNOWN TYPE MANHOLE
CORR CORRUGATED METAL PIPE	GA GAS VALVE	N.A. NORTH AMERICAN VERTICAL DATUM OF 1988	S SANITARY MANHOLE	VCP VETRIFIED CLAY PIPE
CURB INLET	GIS GEOGRAPHIC INFORMATION SYSTEMS	NAVDB88 NORTH OR NORTHRING 1988	SV SANITARY VALVE	WM WATER METER
DECORATIVE LIGHT POST	OND GROUND	No. NUMBER	SEC SECTION	WS WATER SERVICE METER (WS)
DEED DEED	ORL OFFICIAL RECORDS BOOK	O.R.B. OFFICIAL RECORDS BOOK	SET 5/8" IRC ED LB (WHEN UNLESS NOTED OTHERWISE)	W WEST FENCE
D.B. DEED BOOK	OHV OVER HEAD WIRES	PG PAGE	RIGHT-OF-WAY CONTROL	WF WOOD FENCE
DIA. DIAMETER (DIA.)	HANDICAP	PCN PARCEL CONTROL NUMBER	S SIGN	WPS WOOD POLE STREET LIGHT
DM DRAINAGE MANHOLE	HOPE HIGH DENSITY POLYETHYLENE PIPE	PK NAIL PARKER-KALON NAIL	S SOUTH	WPP WOOD POWER POLE

SHEETS:

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

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 HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HEREON 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 1211100188K, 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 ACRES AND 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 EASTERLY 9 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 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, VZ:
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 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 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 SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE 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 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 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 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 SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT 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 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 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 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 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 SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

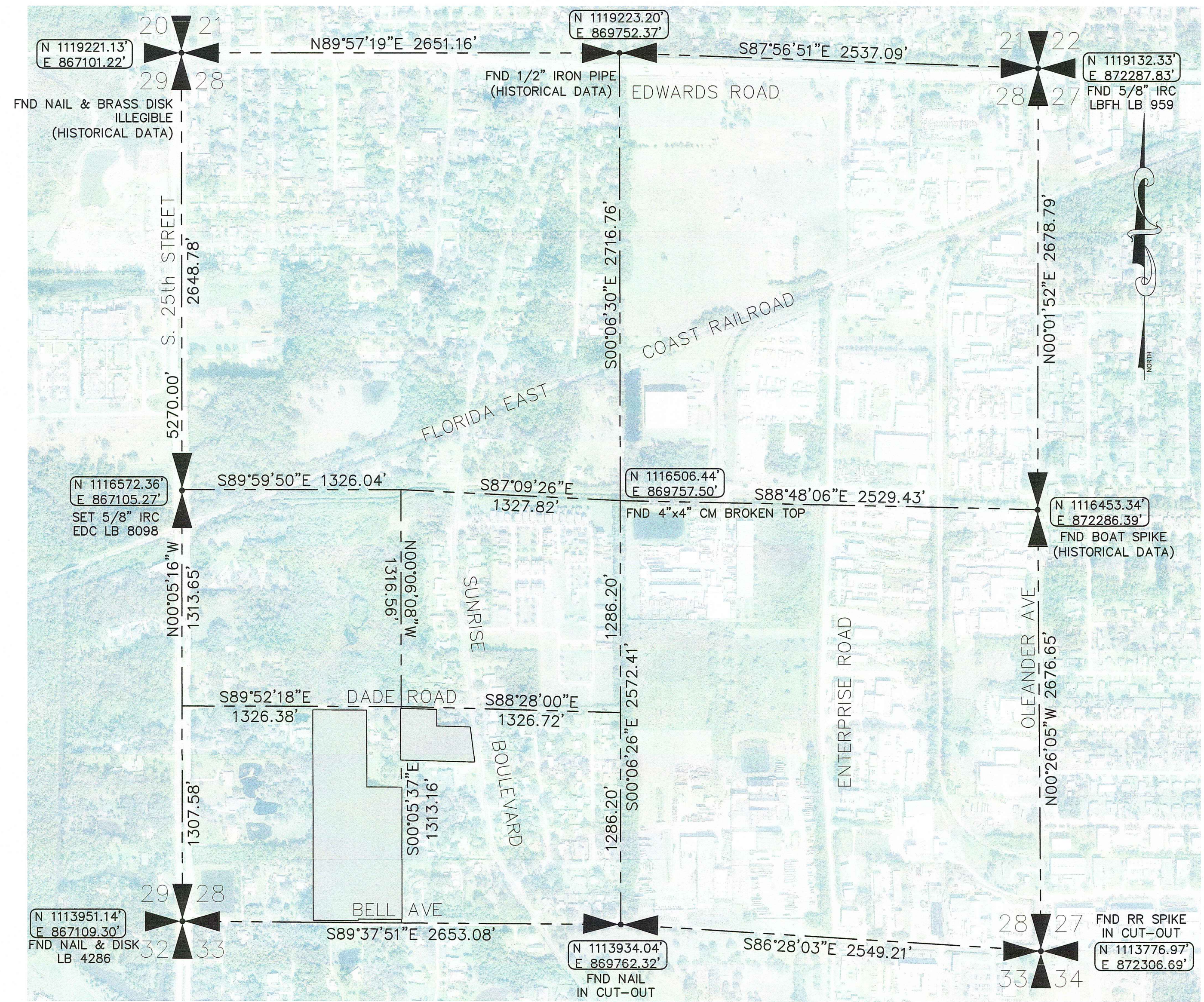
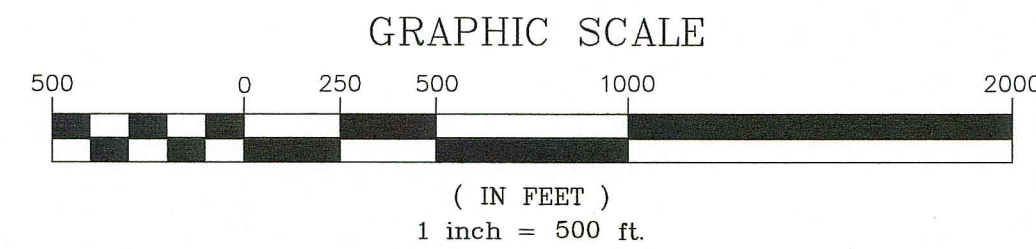
PARCEL 2:

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.

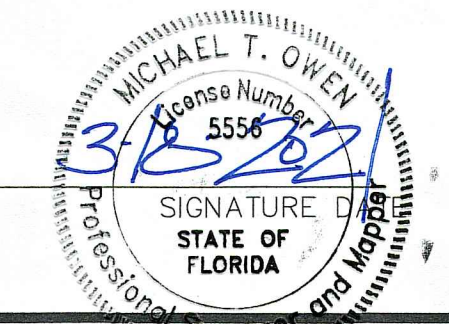
PARCEL 3:

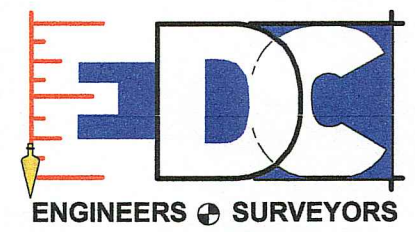
St. Lucie County, Florida Parcel ID No. 2428-701-0004-000/0
Lot 4, CLYATT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 15.595 ACRES (TOTAL), MORE OR LESS.



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





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	CHECKED BY	DATE
FILE NAME	LAYOUT	SCALE
AS SHOWN	AS SHOWN	AS SHOWN
Micro 11, 2021		

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

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

RECORD INFORMATION
SEC. 28, TOWNSHIP 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



ENGINEERS • SURVEYORS • ENVIRONMENTAL

October 1, 2019

Privilege Development, LLC
PO Box 3945 Hallandale, FL 33008

Reference: **Environmental Assessment- North Parcels**
2111 Dade Road, Ft. Pierce, St Lucie County, Florida
Parcel 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, 2428-701-0003-000-3

Dear Privilege Development,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St Lucie County regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

A handwritten signature in black ink, appearing to read 'Drew Gatewood'.

Drew Gatewood, Ms, PWS
Project Manager/ Sr. Biologist



ENGINEERS • SURVEYORS • ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

2111 Dade Road
Ft Pierce, St Lucie County, Florida

Date: October 1, 2019
Project # 19-352

Prepared For:
Privilege Development

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 18.75 acre site, located at 2111 Dade Road in Ft Pierce, St Lucie County, Florida. The parcel is currently undeveloped.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 1, 2019 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is native habitat located on site. This site consisted of the following vegetation; native vegetation – laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliotii var. densa*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), primrose willow (*Ludwigia*, sp) swamp fern (*Blechnum serrulatum*); and exotic vegetation – Caesar's weed (*Urena lobata*), Melaleuca (*Melaleuca sp*), Bahia grass (*Paspalum notatum*), old world climbing fern (*Lygodium microphyllum*), and Brazilian pepper (*Schinus terebinthifolius*).

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. All of these components were found during the field reconnaissance on the property. A wetland delineation and verification by the state and USACOE needs to be done to determine the extent of these wetlands

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises were found on the site nor, were any other state or federally listed species during the site visit.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Oldsmar sand depressional – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Ankona and Farmton sand – is poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

Tantile and Pomona sands – This soil is a nearly level, poorly drained soil in low poorly defined drainage ways in the flatwoods. The water table is typically at a depth of less than 10 inches for cumulative periods of 2 to 6 months during wet seasons, and recedes to a depth of 40 inches or more during extended dry periods.

Nettles and Oldsmar Sands - is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

St Lucie County Regulations

According to the St Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 Vacant Residential. A tree survey may be required prior to any land clearing activities.

No significant cultural resources were found. The Florida State Historic Preservation Office (SHPO) issued an "all clear on docket" status.

SUMMARY:

It is the professional opinion of EDC that there are wetlands/surface waters within the property boundaries, and a delineation and verification needs to be done by the state and USACOE to determine the extent. No culturally significant Historical Resources were found on the subject properties, verified with the State Historic Preservation Office. In addition, no gopher tortoises or any other state or federally listed species were found on the site.



Environmental Site Assessment

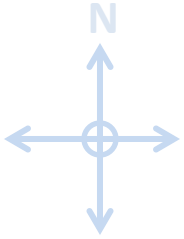
Bell Avenue
Fort Pierce, St. Lucie County, FL

Location Map

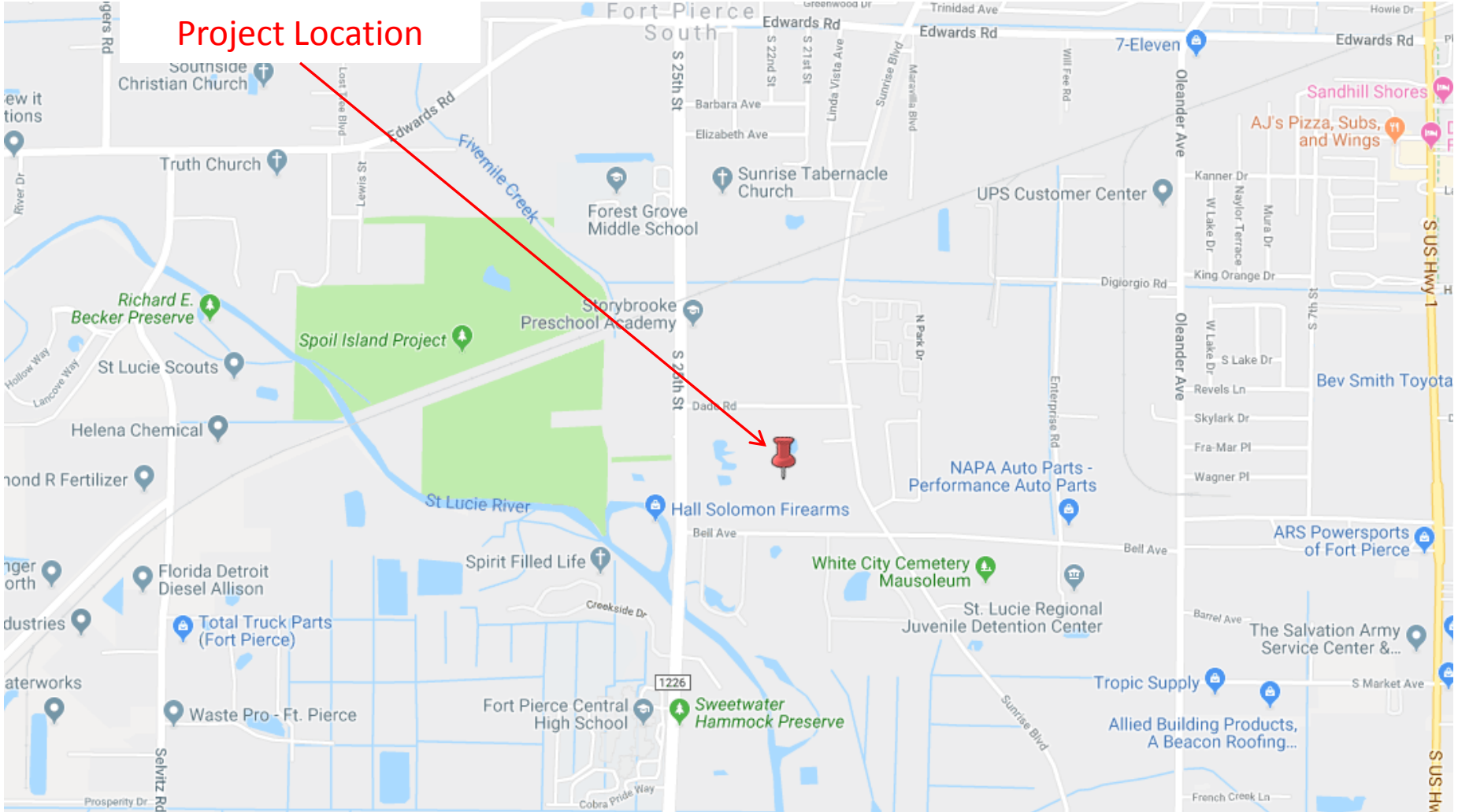
Project: 19-352

South Parcels

9/20/2019



Project Location





Environmental Site Assessment

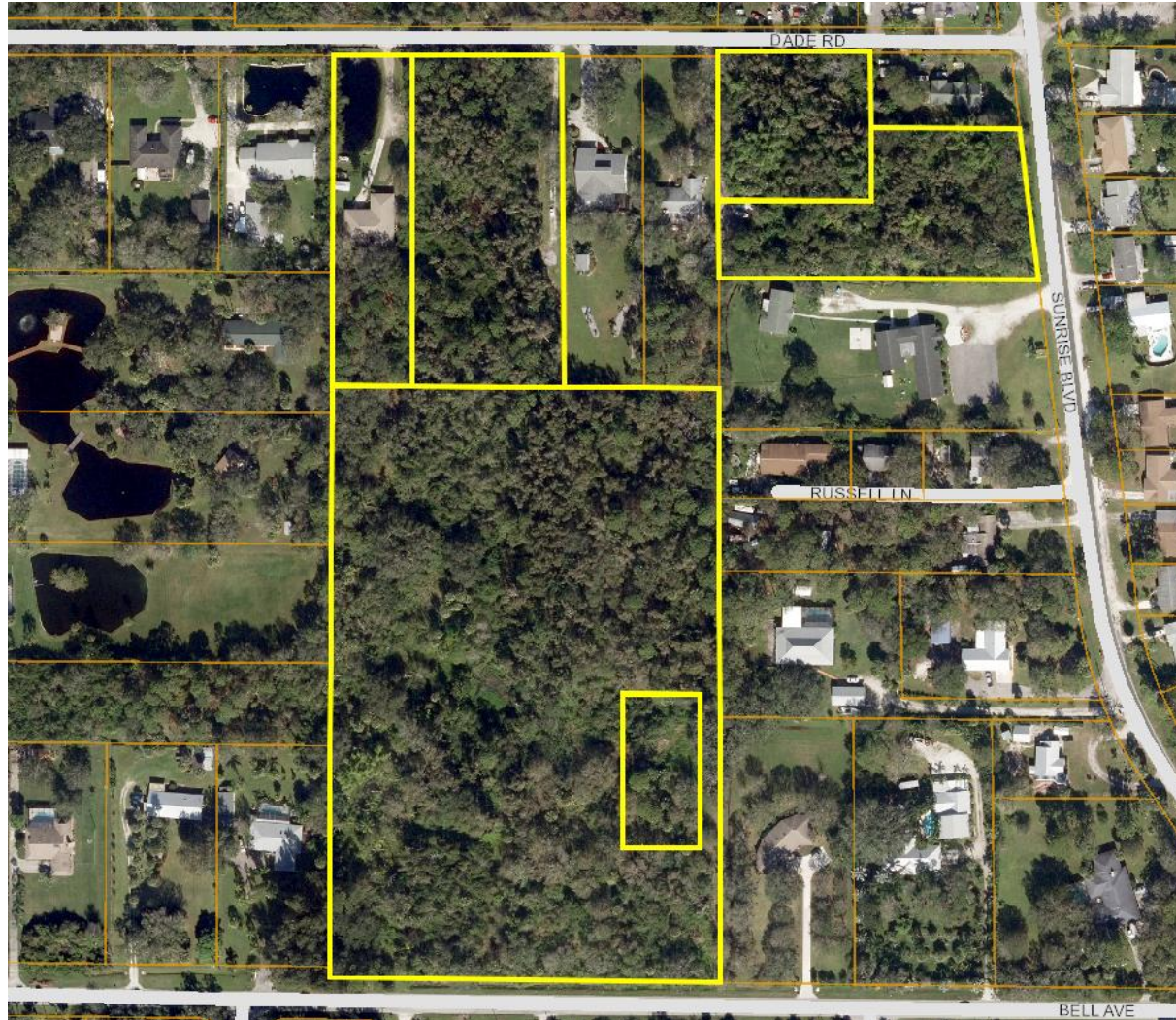
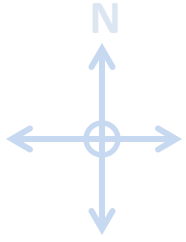
Bell Avenue
Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 19-325

South Parcels

9/20/2019





Environmental Site Assessment

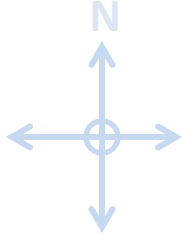
Bell Avenue
Fort Pierce, St. Lucie County, FL

Soil Map

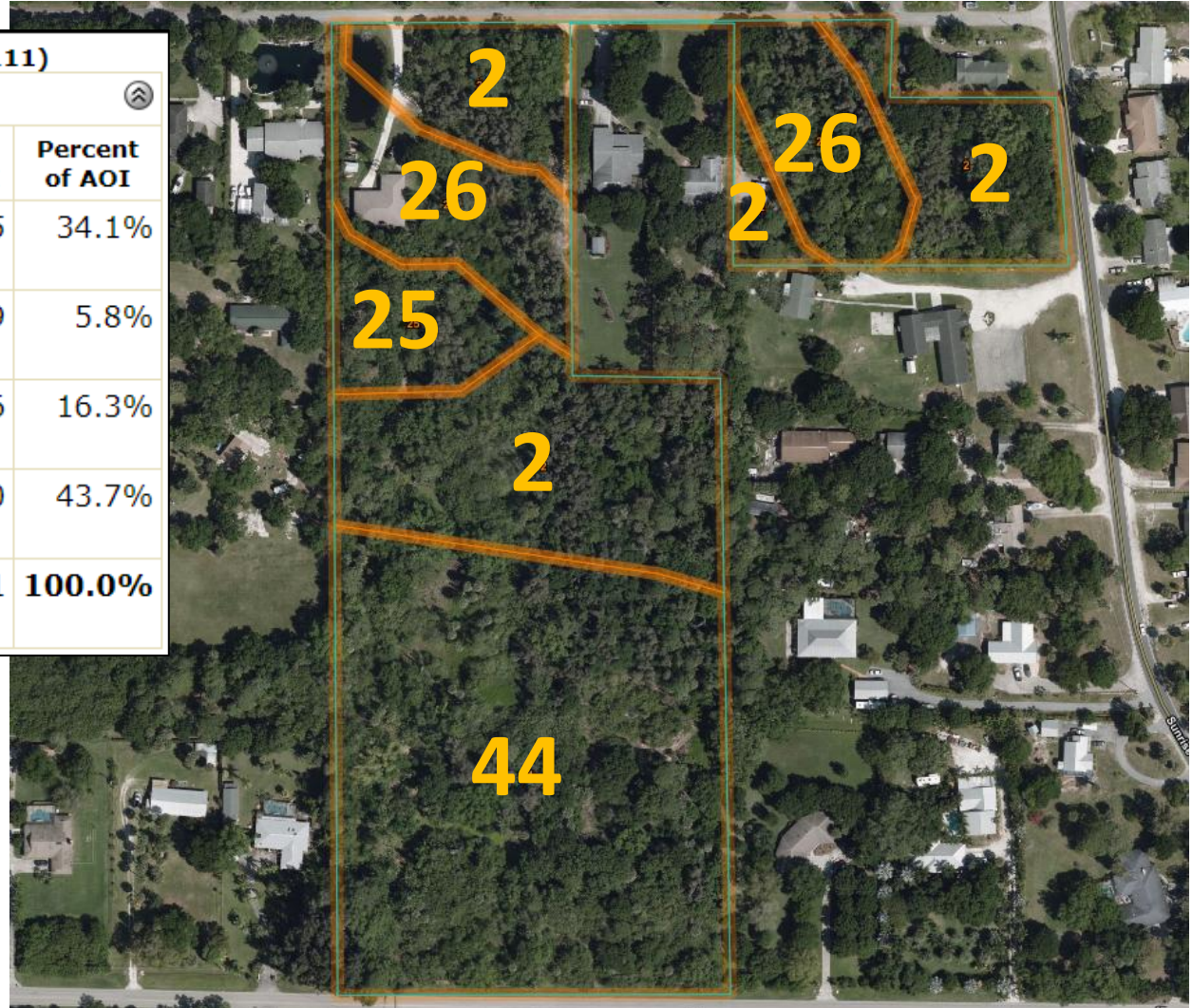
Project: 19-352

South Parcels

9/20/2019



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	5.5	34.1%
25	Nettles and Oldsmar sands	0.9	5.8%
26	Oldsmar sand, depressional	2.6	16.3%
44	Tantile and Pomona sands	7.0	43.7%
Totals for Area of Interest		16.1	100.0%





Environmental Site Assessment

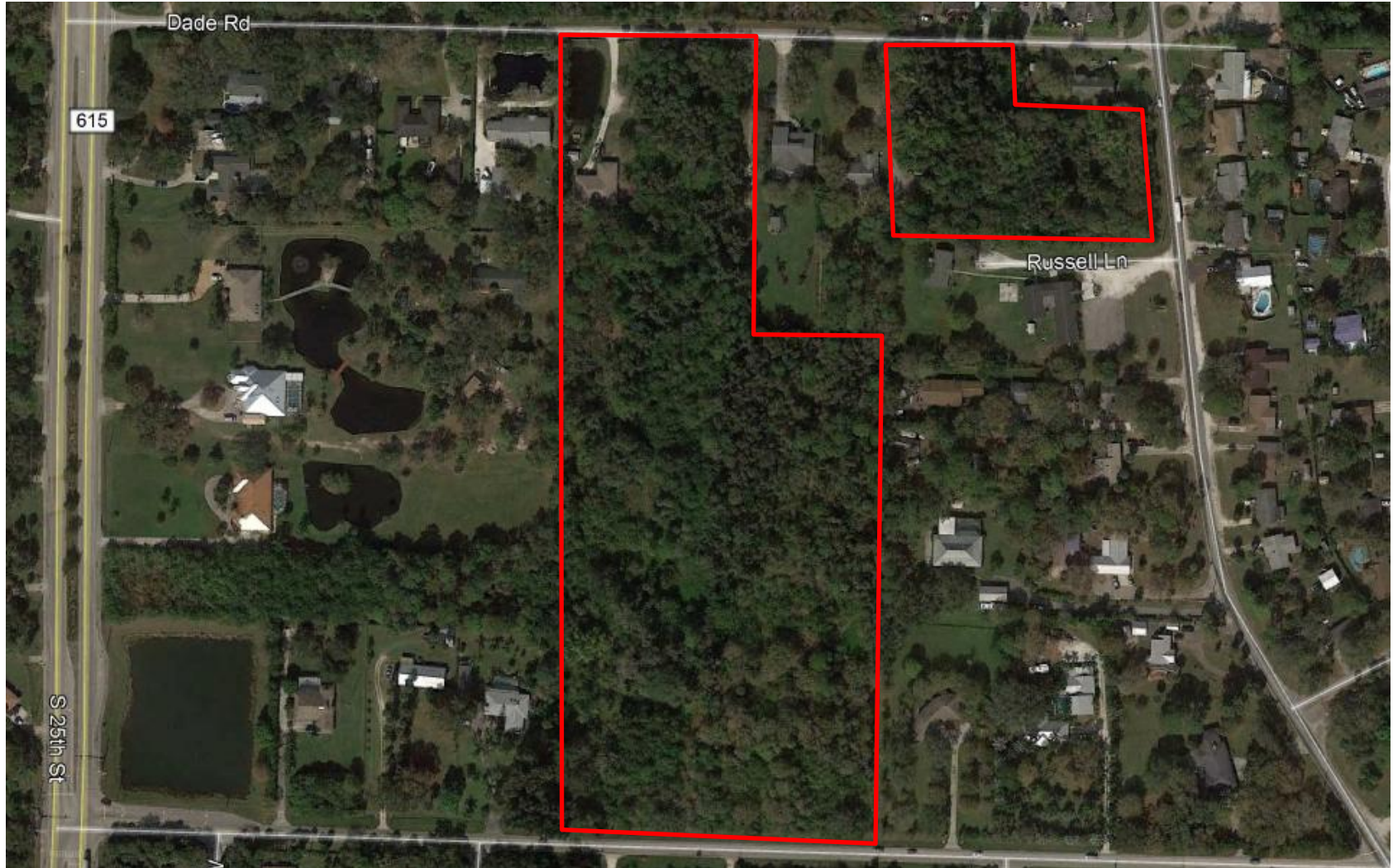
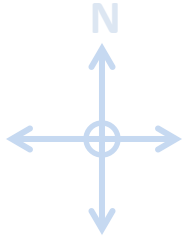
Bell Avenue
Fort Pierce, St. Lucie County, FL

Wetland Map

Project: 19-352

South Parcels

9/20/2019





O'ROURKE
ENGINEERING & PLANNING

LAND USE PLAN AMENDMENT

FOR

Dade and Sunrise

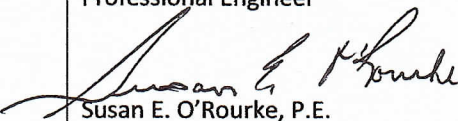
Prepared for:

**Mrs. Patricia Sesta
EDC
10250 SW Village Parkway Suite 201
Port St. Lucie, FL 34987**

Prepared by

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

**August 3, 2021
SR21024.0**

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 8/3/21 License #: 42684</p>
---	---



O'ROURKE
ENGINEERING & PLANNING

August 3, 2021

Ms. Patricia Sesta
EDC
10250 SW Village Parkway Suite 201
Port St. Lucie, FL 34987

Re: Dade and Sunrise

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for a 15.585-acre parcel located west of Sunrise Boulevard and south of Dade Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

Dade & Sunrise – LUPA Report 08.03.2021

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	5
PROJECT DISTRIBUTION / ASSIGNMENT	8
2045 LINK ANALYSIS / REVIEW	8
FIVE YEAR ANALYSIS / REVIEW	8
CONCLUSION	8

TABLES

TABLE 1: Project Trip Generation – Proposed future land use/Existing	6
TABLE 2: 2045 Project Percent Impact	10
TABLE 3: 2045 Link Analysis	11
TABLE 4: 5 Year Project Percent Impact	12
TABLE 5: 5 Year Link Analysis	13

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Roadway Network	4
FIGURE 3: Project Traffic Assignment	9

APPENDICES

APPENDIX A: Site Location	
APPENDIX B: Roadway Details/2045 Model Data	
APPENDIX C: St. Lucie County 2019 Level of Service Report, FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data	
APPENDIX D: Artplan Data	

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 15.585 acres located west of Sunrise Boulevard and south of Dade Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

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

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 15.585 acres located west of Sunrise Boulevard and south of Dade Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of residential urban (RU) which allows 5 single-family dwelling units per acre. Therefore, a maximum of 77 single-family dwelling units is possible with the existing land use. The proposal is to change the land use to Residential Medium (RM) which allows 12 dwelling units per acre for a maximum of 187 dwelling units. The site is currently vacant. The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.

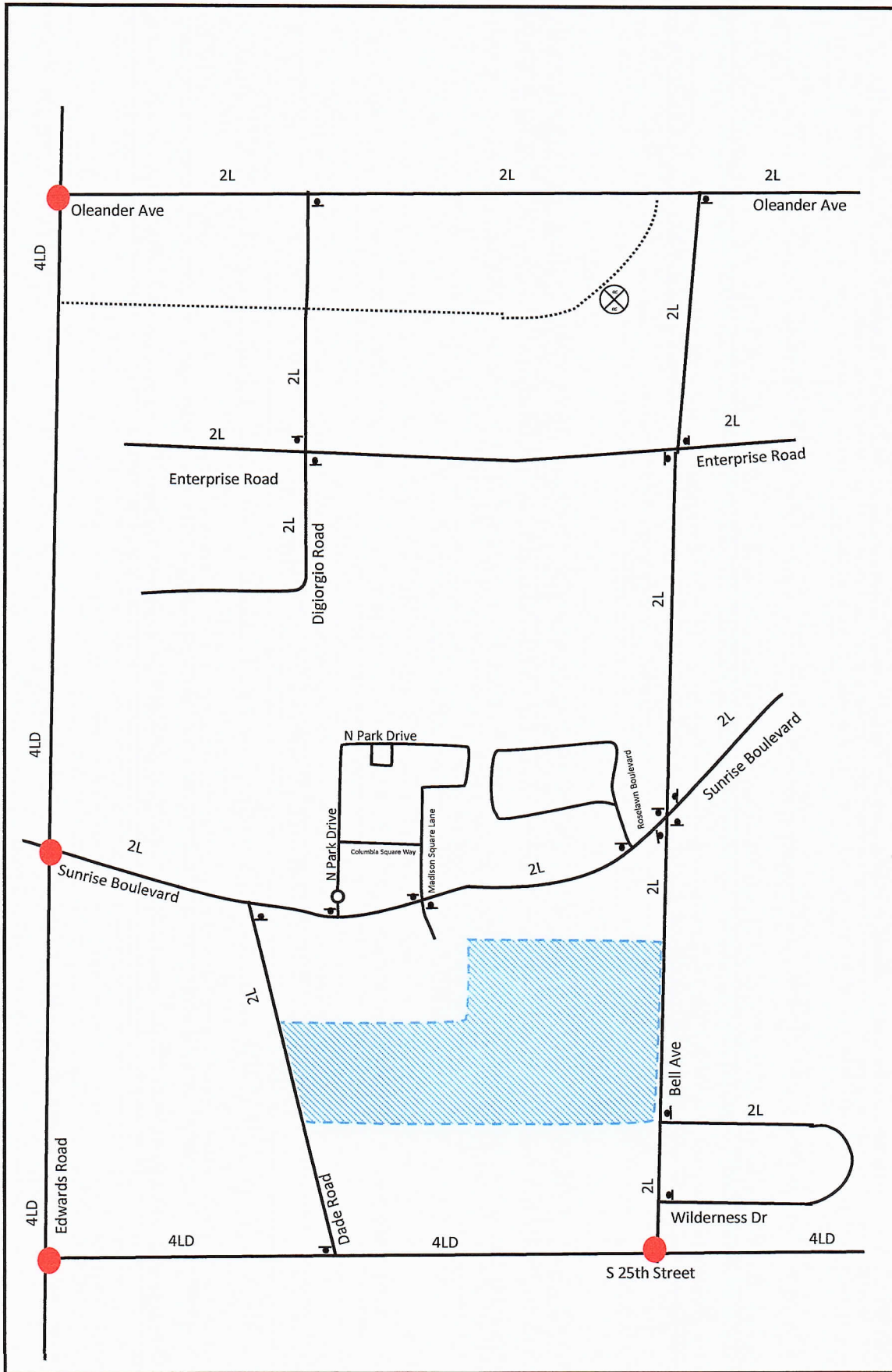


Figure 1
Project Location
Date & Sunrise

- Legend**
- = Project Location
 - = Signal
 - = Lanes
 - = Stop Sign

OROURKE
ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL 34994

NTS
Job Number: SR21024.0
Date: 3-16-21



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.

- Edwards Rd is a four-lane divided urban minor arterial with a east/west alignment
- 25th Street is a four-lane divided urban principal arterial with a north/south alignment.
- Bell Ave is a two-lane urban collector roadway with an east/west alignment.
- Oleander Ave is a two-lane urban minor arterial with an north/ south alignment.
- Sunrise Blvd is a two-lane urban collector with a north/south alignment.

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

Existing Traffic Volumes/ Service Volume

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

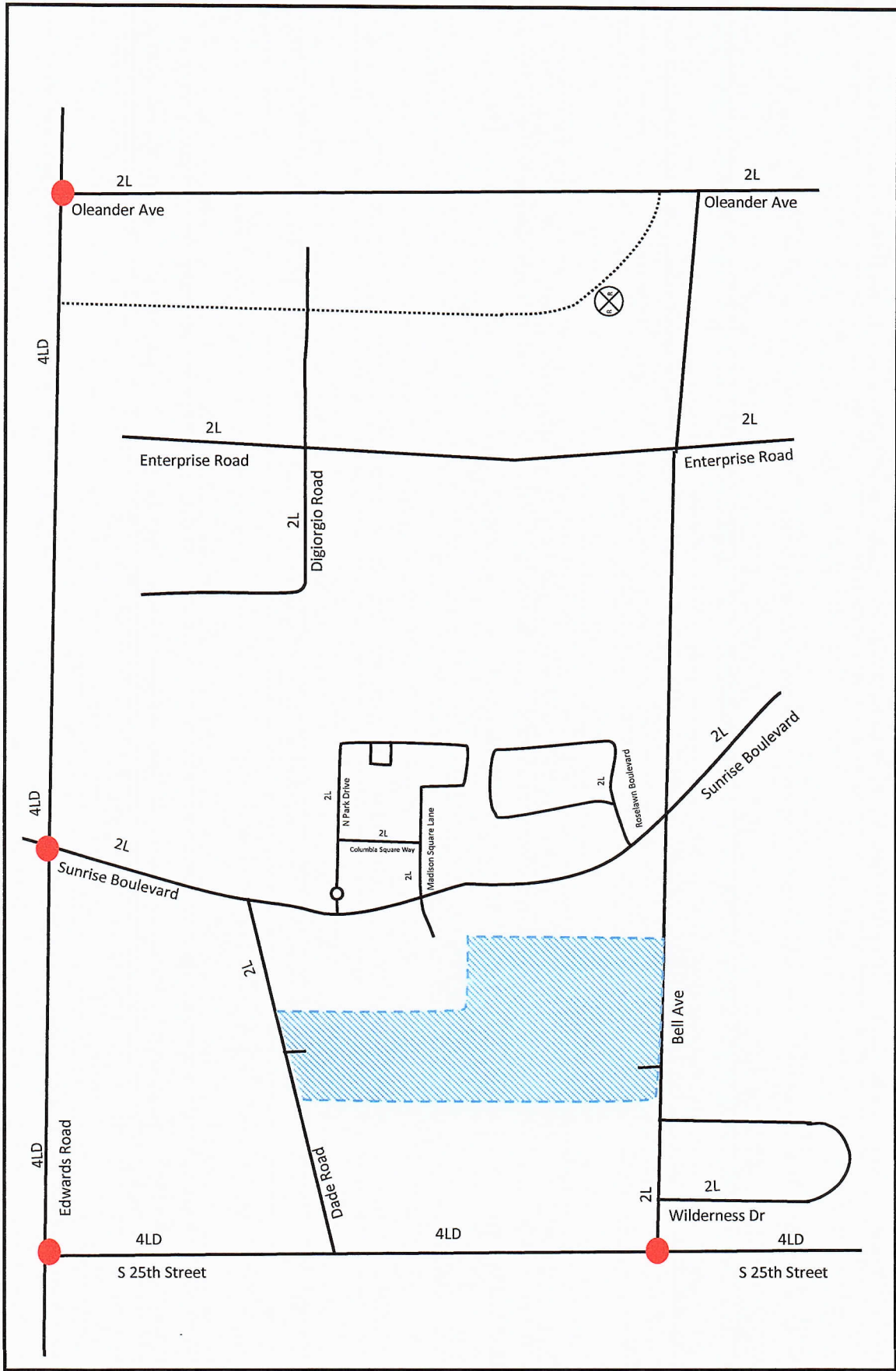


Figure 2
2045 Roadway Network
Dade & Sunrise

Legend
 = Project Location
 (XX) = Existing Conditions if different than 2040 Network
 [XX] = Committed 5-Year TIP
 XX = 2045 Lane
 *Needs Plan



22 SE Seminole Street
Stuart, FL 34994
Date: 3-16-21



NTS
Job Number: SR21024.0

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Single Family Detached (Land Use Code 210) was applied to estimate the trips generated by the 77 units for the existing future land use and the 187 units for the proposed FLU. These calculations are shown in **Tables 1a, 1b, and 1c**. The difference in trips between existing and proposed future land uses were calculated to get the net new trips generated by the LUPA and the subject of this study.

As shown, the project will generate 1,031 new daily trips. There will be 79 net new AM peak hour trips with 20 trips entering the project and 59 trips exiting the project. The project will generate 106 net new PM peak hour trips with 67 trips entering the project and 39 trips exiting the project.

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 - Proposed vs. Existing Future Land Use

Table 1a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	77	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	409	409	818
Proposed FLU	Single Family Detached	210	187	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	925	924	1,849
NET CHANGE								516	515	1,031

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	77	DU	$T = 0.71(X) + 4.80$	25%	75%	15	44	59
Proposed FLU	Single Family Detached	210	187	DU	$T = 0.71(X) + 4.80$	25%	75%	35	103	138
NET CHANGE								20	59	79

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	77	DU	$\text{Ln}(T) = 0.96\text{Ln}(X) + 0.20$	63%	37%	50	29	79
Proposed FLU	Single Family Detached	210	187	DU	$\text{Ln}(T) = 0.96\text{Ln}(X) + 0.20$	63%	37%	117	68	185
NET CHANGE								67	39	106

Source: ITE 10th Edition Trip Generation Rates

2045 ANALYSIS

The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 2a and 2b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were obtained from the St. Lucie County LRTP cost feasible model. These volumes were adjusted using FDOT K and D factors to obtain the 2045 Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the 2045 total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 3a and 3b** summarize the results. All links operate at an acceptable LOS in the 2045 Long Range scenario.

2045 model data is included in **Appendix B**.

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. The entire 187 Single -Family dwelling units could be completed in 5 years. **Tables 4a and 4b** 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 of 5.37%. 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 concurrency. **Table 5a and 5b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service in the 5-year analysis.

Appendix C includes the growth rate calculation.

CONCLUSION

With its 79 net new AM peak hour trips and 106 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network. Therefore, the project meets the requirements for land use plan amendments.

TABLE 2a - 2045 Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2040 Peak Hour Service ⁽¹⁾ Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	7	0.89%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	19	2.41%	33%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	7	1.17%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	2	0.33%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	11	0.67%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	4	0.25%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	19	0.90%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	7	0.33%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	20	0.95%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	12	0.60%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	4	0.20%	20%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	NO	750	4	0.53%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	12	1.60%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	2	0.33%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	1	0.17%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	2	0.37%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	6	1.11%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	0	0.00%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	1	0.19%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	5	0.67%	9%
	Farmers Market	Edwards Rd	SB	IN	NO	750	2	0.27%	9%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2019 Service Capacity Tables

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

Two-Way: 79
 Net In: 20
 Net Out: 59

TABLE 2b - 2045 Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service ⁽¹⁾ Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	22	2.78%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	13	1.65%	33%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	5	0.83%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	8	1.33%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	7	0.43%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	12	0.74%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	19	0.90%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	7	0.33%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	20	0.95%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	12	0.60%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	4	0.20%	20%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	NO	750	14	1.87%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	8	1.07%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	1	0.17%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	2	0.33%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	7	1.30%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	4	0.74%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	1	0.19%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	1	0.19%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	4	0.53%	9%
	Farmers Market	Edwards Rd	SB	IN	NO	750	6	0.80%	9%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2019 Service Capacity Tables

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

Two-Way: 106
 Net In: 67
 Net Out: 39

TABLE 3a - 2045 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045 ⁽¹⁾	K Factor	D Factor	2045 ⁽²⁾ Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St 25th St	Sunrise Blvd	EB	IN	YES	5607	0.09	0.51	257	790	7	264	0.89%	YES	33%
		Sunrise Blvd	WB	OUT	YES	5607	0.09	0.49	247	790	19	266	2.41%	YES	33%

(1) St. Lucie County 2045 LRTP Model

(2) Calculated using FDOT K and D Factors

Two-Way: 79
 Net In: 20
 Net Out: 59

TABLE 3b - 2045 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045 ⁽¹⁾	K Factor	D Factor	2045 ⁽²⁾ Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St 25th St	Sunrise Blvd	EB	IN	YES	5607	0.09	0.51	257	790	22	279	2.78%	YES	33%
		Sunrise Blvd	WB	OUT	YES	5607	0.09	0.49	247	790	13	260	1.65%	YES	33%

(1) St. Lucie County 2045 LRTP Model

(2) Calculated using FDOT K and D Factors

Two-Way: 106
 Net In: 67
 Net Out: 39

TABLE 4a - 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
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	12	1.52%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	34	4.30%	33%
Sunrise Blvd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	12	2.00%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	4	0.67%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	19	1.17%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	6	0.37%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	12	0.57%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	34	1.62%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	12	0.57%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	35	1.67%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	21	1.05%	20%
Edwards Rd	Cortez Blvd	SB	IN	NO	2000	7	0.35%	20%	
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	NO	750	7	0.93%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	22	2.93%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	3	0.50%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	1	0.17%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	4	0.74%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	10	1.85%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	1	0.19%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	2	0.37%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	9	1.20%	9%
Farmers Market	Edwards Rd	SB	IN	NO	750	3	0.40%	9%	

(1) FDOT 2019 Service Capacity Tables & St. Lucie TPO

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

Two-Way: 138
 Net In: 35
 Net Out: 103

TABLE 4b - 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
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	39	4.94%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	22	2.78%	33%
Sunrise Blvd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	8	1.33%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	14	2.33%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	12	0.74%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	21	1.29%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	12	0.57%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	34	1.62%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	12	0.57%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	35	1.67%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	21	1.05%	20%
Edwards Rd	Cortez Blvd	SB	IN	NO	2000	7	0.35%	20%	
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	YES	750	25	3.33%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	14	1.87%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	2	0.33%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	4	0.67%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	12	2.22%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	7	1.30%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	2	0.37%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	1	0.19%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	6	0.80%	9%
Farmers Market	Edwards Rd	SB	IN	NO	750	11	1.47%	9%	

(1) FDOT 2019 Service Capacity Tables & St. Lucie TPO

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

Two-Way: 185
 Net In: 117
 Net Out: 68

TABLE 5a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AAADT 2019	K Factor	D Factor	2019 Peak Hour Directional Volumes	Growth Rate (2)	2026 AM Peak Hour + Growth	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	4758	0.09	0.51	313	5.37%	451	790	12	463	1.52%	YES	33%
	25th St	Sunrise Blvd	WB	OUT	YES	4758	0.09	0.49	301	5.37%	434	790	34	468	4.30%	YES	35%

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

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

(3) 2016 count

Two-Way: 138
 Net In: 35
 Net Out: 103
 Years Grown: 7

TABLE 5b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AAADT 2019	K Factor	D Factor	2019 Peak Hour Directional Volumes	Growth Rate (2)	2026 PM Peak Hour + Growth	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	4758	0.09	0.51	326	5.37%	470	790	39	509	4.94%	YES	33%
	25th St	Sunrise Blvd	WB	OUT	YES	4758	0.09	0.49	313	5.37%	451	790	22	473	2.78%	YES	33%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	YES	3814	0.09	0.49	275 (3)	5.37%	464	750	25	489	3.35%	YES	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	3814	0.09	0.51	286 (3)	5.37%	483	750	14	497	1.87%	YES	2.1%

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

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

(3) 2016 count

Two-Way: 185
 Net In: 117
 Net Out: 68
 Years Grown: 7

APPENDIX A

SITE DATA

APPENDIX B

Roadway Details

2045 Model Data

St. Lucie County
Daily Volumes
2045 CFP
TCRPM5



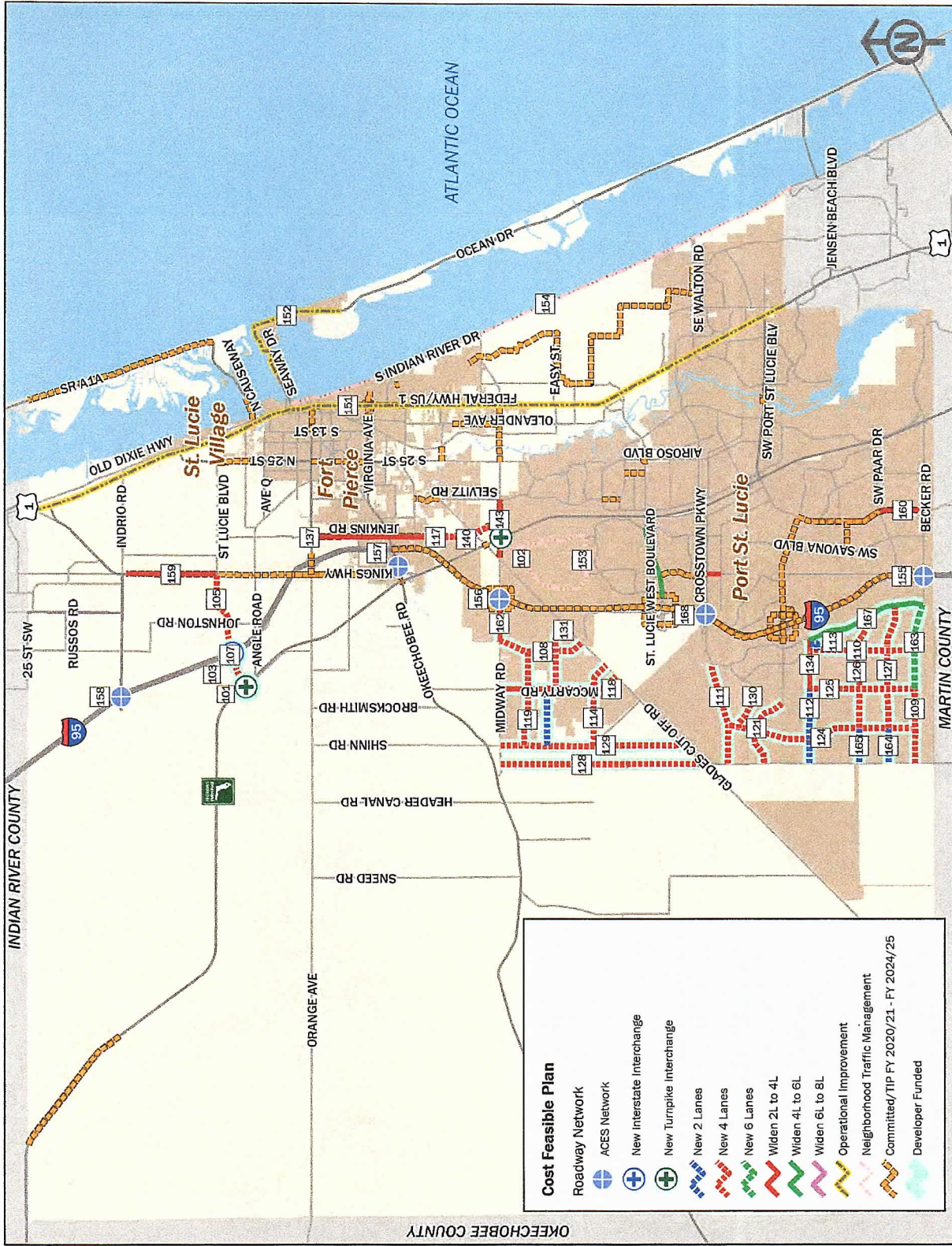


Figure 8-1. Cost Feasible Plan – Roadway Network

2045 Volume-to-Capacity



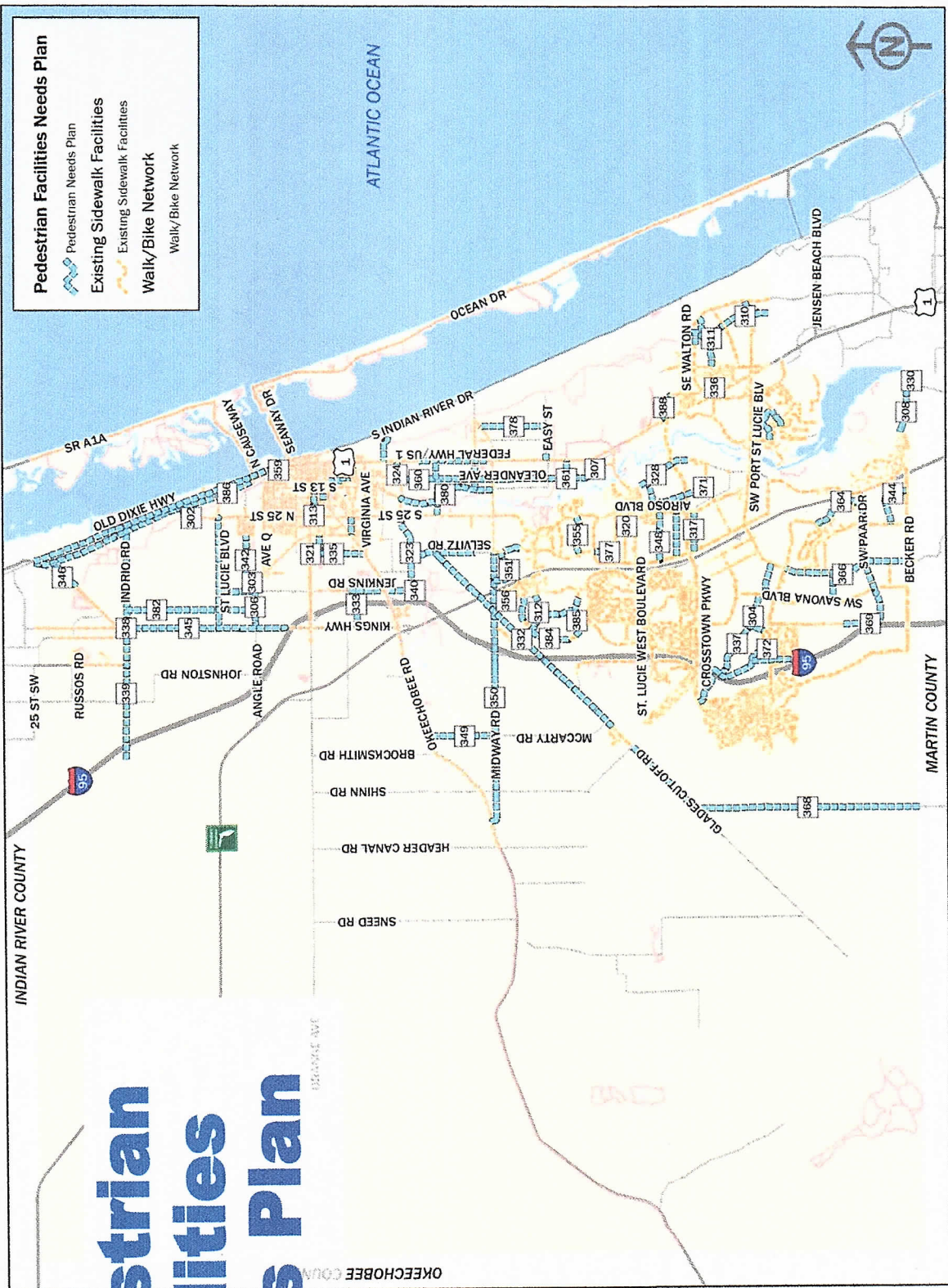
Preliminary Roadway Needs Plan



Bicycle Facilities Needs Plan

© 2014 GCS&E





Pedestrian Facilities Needs Plan

Transit Needs Plan



APPENDIX C

ST. LUCIE COUNTY 2019 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA



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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	19,000	2019	2,100	1,362	C	0.678	1,270	C	0.632
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,500	2019	2,000	1,370	C	0.717	1,366	C	0.715
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRGINIA AVE to NEBRASKA AVE	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	22,000	2019	1,630	1,145	D	0.702	1,139	D	0.699
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	19,700	2019	1,630	1,037	D	0.636	1,008	D	0.618
25TH ST	AVENUE Q to JUANITA AVE	945152	18,000	2019	2,000	1,017	C	0.532	932	C	0.488
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	9,800	2019	2,100	563	C	0.280	628	C	0.312
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,200	2019	790	286	C	0.773	286	C	0.773
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir		PM Pk Hr Pk Dir			
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE O	17TH ST to 13TH ST	701	3,937	2016	540	281	D	0.520	314	D	0.581
AVENUE O	13TH ST to US 1	685	1,867	2017	540	105	C	0.389	108	C	0.400
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.074	21	C	0.078
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,000	2019	830	373	C	0.478	324	C	0.415
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	28,260	2018	2,100	1,335	C	0.664	1,297	C	0.645
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	20,100	2019	2,100	928	C	0.486	928	C	0.486
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	27,000	2019	2,100	1,394	C	0.694	1,356	C	0.675
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,500	2019	920	829	C	0.953	858	C	0.986
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	13,000	2019	790	707	C	0.943	623	C	0.831
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	13,000	2019	750	707	D	0.943	623	D	0.831
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,500	2017	540	247	C	0.915	211	C	0.781
BECKER RD	VILLAGE PKWY to I-95	624	2,500	2017	3,170	196	C	0.063	178	C	0.058
BECKER RD	I-95 to SAVONA BLVD	625	21,000	2019	2,000	1,809	C	0.947	1,616	C	0.846
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	18,000	2019	2,100	1,142	C	0.568	1,083	C	0.539
BECKER RD	ALBACORE ST to DARWIN BLVD	302	13,500	2019	1,500	863	C	0.603	842	C	0.589
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	13,500	2019	2,100	863	C	0.429	842	C	0.419
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	15,000	2019	1,500	1,320	C	0.923	1,244	C	0.870
BECKER RD	DARWIN BLVD to ATHENA DR	627	15,000	2019	2,000	1,320	C	0.691	1,244	C	0.651
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	20,000	2019	2,100	1,333	C	0.663	1,657	C	0.824
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	15,000	2019	920	956	F	1.039	1,182	F	1.285
BELL AVE	25TH ST to SUNRISE BLVD	104	4,758	2019	790	313	C	0.803	326	C	0.836
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,854	2019	600	217	C	0.723	223	C	0.743
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	10,159	2018	630	714	F	1.133	589	C	0.982
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	7,813	2018	750	503	D	0.671	429	D	0.572
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	14,000	2019	920	774	C	0.890	771	C	0.886

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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
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	46,000	2019	3,170	2,446	C	0.792	2,308	C	0.747
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,590	2016	540	249	C	0.922	233	C	0.863
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,814	2016	750	253	C	0.684	286	C	0.773
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	7,300	2020	600	647	F	1.011	515	D	0.858
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	7,300	2020	750	647	D	0.863	515	D	0.587
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,300	2020	750	417	D	0.556	411	D	0.548
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,900	2017	1,540	243	C	0.352	282	C	0.409
SUNRISE BLVD	7TH ST to US 1	708	3,900	2017	1,710	243	C	0.316	282	C	0.366
TIFFANY AVE	US 1 to HILLMOOR DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,666	2017	2,100	242	C	0.120	261	C	0.130
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	7,800	2018	630	404	C	0.673	443	C	0.738
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,314	2018	630	255	C	0.425	223	C	0.372
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	8,367	2018	1,710	996	D	0.582	1,144	D	0.669
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	36,500	2019	3,170	2,021	C	0.654	1,924	C	0.623
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,200	2019	790	524	D	0.663	456	D	0.577
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	9,133	2018	790	639	D	0.809	493	D	0.624
TULIP BLVD	PAAR DR to DARWIN BLVD	714	9,133	2018	790	639	D	0.809	493	D	0.624
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,989	2015	660	653	C	0.989	653	C	0.989
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2019	870	739	C	0.849	677	C	0.778
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,200	2019	870	714	C	0.821	751	C	0.863
US 1	MARTIN C.L. to LENNARD RD	945071	59,500	2019	4,240	2,709	C	0.650	3,186	C	0.764
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	59,500	2019	4,040	2,709	C	0.682	3,186	C	0.803
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537
US 1	JENNINGS RD to TIFFANY AVE	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537

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Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Bell Avenue	25th St	Sunrise Blvd	2,900	5,700	18.40%
	Sunrise Blvd	Oleander Ave	3,500	7,200	19.76%
Edwards Rd	25th St	Sunrise Blvd	13,200	18,000	8.06%
	Sunrise Blvd	Oleander Ave	11,700	11,700	0.00%
25th St	Midway Rd	Bell Ave	15,900	19,000	4.55%
	Bell Ave	Edwards Rd	17,600	17,600	0.00%
Sunrise Blvd	Midway Rd	Bell Ave	1,550	2,700	14.88%
	Bell Ave	Edwards Rd	3,500	3,900	2.74%
Oleander ave	Midway Rd	Farmers Market	7,600	9,700	6.29%
	Farmers Market	Edwards Rd	6200	7600	5.22%
Total			83,650	103,100	5.37%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7002 - ON BELL AVE - E. OF SUNRISE BLVD (COUNTY 102)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	5700 F	E 3100	W 2600	9.00	51.00	7.80
2018	5700 C	E 3100	W 2600	9.00	51.30	5.80
2017	2900 V	E 1500	W 1400	9.00	50.90	10.00
2016	2900 R	E 1500	W 1400	9.00	50.90	6.20
2015	2900 T	E 1500	W 1400	9.00	51.00	41.80
2014	2900 S	E 1500	W 1400	9.00	50.80	49.50
2013	2900 F	E 1500	W 1400	9.00	50.80	11.90
2012	2900 C	E 1500	W 1400	9.00	56.80	7.10
2011	3000 S	E 1600	W 1400	9.00	57.20	12.40
2010	3000 F	E 1600	W 1400	10.32	55.40	12.40
2009	3000 C	E 1600	W 1400	10.27	57.35	12.40
2008	3100 C	E 1600	W 1500	10.45	58.06	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7003 - ON BELL AVE - W. OF SUNRISE BLVD (COUNTY 104)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7200	F	W	9.00	51.00	7.80
2018	7200	C	W	9.00	51.30	5.80
2017	3500	V	W	9.00	50.90	10.00
2016	3500	R	W	9.00	50.90	6.20
2015	3500	T	W	9.00	51.00	41.80
2014	3500	S	W	9.00	50.80	49.50
2013	3500	F	W	9.00	50.80	11.90
2012	3500	C	W	9.00	56.80	7.10
2011	3000	S	W	9.00	57.20	9.50
2010	3000	F	W	10.32	55.40	9.50
2009	3000	C	W	10.27	57.35	9.50
2008	2500	C	W	10.45	58.06	17.50

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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 7007 - ON EDWARDS RD - W. OF SUNRISE BLVD (COUNTY 108)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	18000 F	E 9300	W 8700	9.00	51.00	7.80
2018	18200 C	E 9400	W 8800	9.00	51.30	5.80
2017	13600 V	E 6900	W 6700	9.00	50.90	10.00
2016	13400 R	E 6800	W 6600	9.00	50.90	6.20
2015	13200 T	E 6700	W 6500	9.00	51.00	41.80
2014	13200 S	E 6700	W 6500	9.00	50.80	49.50
2013	13200 F	E 6700	W 6500	9.00	50.80	11.90
2012	13200 C	E 6700	W 6500	9.00	56.80	7.10
2011	14200 F	E 7200	W 7000	9.00	57.20	7.60
2010	14200 C	E 7200	W 7000	10.32	55.40	4.90

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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 0016 - CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR			
2019	19000	T	N	9100	S	9900	9.00	51.00	7.80
2018	19200	S	N	9200	S	10000	9.00	51.30	5.80
2017	19100	F	N	9100	S	10000	9.00	50.90	10.00
2016	18900	C	N	8900	S	10000	9.00	50.90	6.20
2015	15900	V	N	7800	S	8100	9.00	51.00	4.90
2014	15900	R	N	7800	S	8100	9.00	50.80	5.90
2013	15900	T	N	7800	S	8100	9.00	50.80	8.50
2012	15900	S	N	7800	S	8100	9.00	56.80	4.20
2011	16100	F	N	7900	S	8200	9.00	57.20	6.20
2010	16100	C	N	7900	S	8200	10.32	55.40	6.20
2009	15400	C	N	7800	S	7600	10.27	57.35	6.20
2007	12600	C	N	6100	S	6500	10.31	58.74	5.20
2006	13300	C	N	6500	S	6800	10.73	65.89	7.70
2005	16000	C	N	7900	S	8100	10.80	60.70	7.70
2004	15000	C	N	7600	S	7400	10.30	57.70	7.70

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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 8549 - S 25TH ST (CR 615) - N OF DADE RD (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR			
2019	17600	F	N	8700	S	8900	9.00	51.00	5.20
2018	17800	C	N	8800	S	9000	9.00	51.30	5.20
2017	18200	S	N	8900	S	9300	9.00	50.90	10.00
2016	17800	F	N	8700	S	9100	9.00	50.90	10.00
2015	17600	C	N	8600	S	9000	9.00	51.00	10.00
2014	16300	C	N	8000	S	8300	9.00	50.80	3.60
2013	14100	C	N	7300	S	6800	9.00	50.80	3.60

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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 7045 - SUNRISE BLVD - N. OF MIDWAY RD WEST (COUNTY 157)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	2700 F	N 1500	S 1200	9.00	51.00	6.00
2018	2700 C	N 1500	S 1200	9.00	51.30	6.00
2017	1550 S	N 750	S 800	9.00	50.90	10.00
2016	1550 F	N 750	S 800	9.00	50.90	6.20
2015	1550 C	N 750	S 800	9.00	51.00	41.80
2014	2100 V	N 1100	S 1000	9.00	50.80	49.50
2013	2100 X	N 1100	S 1000	9.00	50.80	11.90
2012	2100 T	N 1100	S 1000	9.00	56.80	7.10
2011	2100 S	N 1100	S 1000	9.00	57.20	9.80
2010	2100 F	N 1100	S 1000	10.32	55.40	9.80
2009	2100 C	N 1100	S 1000	10.27	57.35	9.80
2008	2900 C	N 1500	S 1400	10.45	58.06	10.20

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 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 7041 - SUNRISE BLVD - S OF EDWARDS RD (COUNTY 153)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	3900 C	N 1800	S 2100	9.00	51.00	7.80
2018	3500 V	N 1700	S 1800	9.00	51.30	5.80
2017	3500 R	N 1700	S 1800	9.00	50.90	10.00
2016	3500 T	N 1700	S 1800	9.00	50.90	6.20
2015	3500 S	N 1700	S 1800	9.00	51.00	41.80
2014	3500 F	N 1700	S 1800	9.00	50.80	49.50
2013	3500 C	N 1700	S 1800	9.00	50.80	11.90
2012	3300 S	N 1600	S 1700	9.00	56.80	3.30
2011	3300 F	N 1600	S 1700	9.00	57.20	3.30
2010	3300 C	N 1600	S 1700	10.32	55.40	3.30
2009	3700 C	N 1800	S 1900	10.27	57.35	5.20

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 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 8543 - EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE (COUNTY 502) (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	11700 C	E 6400	W 5300	9.00	51.00	19.60
2018	13900 C	E 7100	W 6800	9.00	51.30	5.80
2017	12100 S	E 6200	W 5900	9.00	50.90	10.60
2016	11900 F	E 6100	W 5800	9.00	50.90	10.60
2015	11700 C	E 6000	W 5700	9.00	51.00	10.60
2014	13300 F	E 6700	W 6600	9.00	50.80	5.40
2013	13300 C	E 6700	W 6600	9.00	50.80	5.40
2012	12300 C	E 6300	W 6000	9.00	56.80	5.40
2011	11800 T	0	0	9.00	57.20	7.60
2010	11800 S	E 6000	W 5800	10.32	55.40	10.60
2009	11800 F	E 6000	W 5800	10.27	57.35	10.60
2008	12000 C	E 6100	W 5900	10.45	58.06	10.60

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 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
8543		EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE	E 6400	W 5300	11700 C	9.0	51.0F	19.6A
8544		BECKER RD FROM SW ST LUCIE BLVD TO FLORIDA TURNP	E 6700E	W 6000E	12700 S	9.0	51.0F	9.1P
8545		ST LUC W/PRIM VIS BL FROM BAYSHORE BLVD TO SW IR	E 13500E	W 14000E	27500 F	9.0	51.0F	5.5P
8547		OLD DIXIE HWY FROM DELMONTE ST. TO HUBER DR	N 800	S 900	1700 C	9.0	52.5F	7.7A
8548		PRIMA VISTA - E OF US 1	E 1700E	W 1900E	3600 S	9.0	52.5F	5.4P
8549		S 25TH ST (CR 615) - N OF DADE RD (HPMS)	N 8700E	S 8900E	17600 F	9.0	51.0F	5.2P
8550		HEADER CANAL RD - N OF FLUME RD (HPMS)	N 300E	S 350E	650 S	9.5	54.3F	37.2P
8551		NW WEST TORINO PKWY - S OF NW KISKA CT (HPMS)	N 1600	S 1400	3000 C	9.0	51.0F	11.0A
8553		SE LENNARD RD, N OF WALTON RD	N 1000E	S 1600E	2600 S	9.0	52.5F	3.0P
8554		NW SELVITZ RD, N OF NW TREEMONT AVE.	N 450	S 550	1000 C	9.0	51.0F	5.2A
8555		SW CAMEO BLVD, N OF SW MONTANA TERRACE.	N 4000E	S 3700E	7700 F	9.0	51.0F	5.3P
8556		SW TRADITION PKWY- EAST OF TOWN PARK AVE	E 3500E	W 3700E	7200 F	9.0	51.0F	4.3P

C15

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
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FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
8543		EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE	E 6400 W	5300	11700 C	9.0	51.0F	19.6A
8544		BECKER RD FROM SW ST LUCIE BLVD TO FLORIDA TURNP	E 6700E W	6000E	12700 S	9.0	51.0F	9.1P
8545		ST LUC W/PRIM VIS BL FROM BAYSHORE BLVD TO SW IR	E 13500E W	14000E	27500 F	9.0	51.0F	5.5P
8547		OLD DIXIE HWY FROM DELMONTE ST. TO HUBER DR	N 800 S	900	1700 C	9.0	52.5F	7.7A
8548		PRIMA VISTA - E OF US 1	E 1700E W	1900E	3600 S	9.0	52.5F	5.4P
8549		S 25TH ST (CR 615) - N OF DADE RD (HPMS)	N 8700E S	8900E	17600 F	9.0	51.0F	5.2P
8550		HEADER CANAL RD - N OF FLUME RD (HPMS)	N 300E S	350E	650 S	9.5	54.3F	37.2P
8551		NW WEST TORINO PKWY - S OF NW KISKA CT (HPMS)	N 1600 S	1400	3000 C	9.0	51.0F	11.0A
8553		SE LENNARD RD, N OF WALTON RD	N 1000E S	1600E	2600 S	9.0	52.5F	3.0P
8554		NW SELVITZ RD, N OF NW TREEMONT AVE.	N 450 S	550	1000 C	9.0	51.0F	5.2A
8555		SW CAMEO BLVD, N OF SW MONTANA TERRACE.	N 4000E S	3700E	7700 F	9.0	51.0F	5.3P
8556		SW TRADITION PKWY- EAST OF TOWN PARK AVE	E 3500E W	3700E	7200 F	9.0	51.0F	4.3P

16

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT	"K" FCTR	"D" FCTR	"T" FCTR
0003	CR 707/INDIAN RIVER DR - N OF ORANGE AVE (COUNTY 4)	N 3200 S	2400	5600 C	9.0	52.5F	10.8A
0004	INDIAN RIVER DR - 707 S OF A1A/BRIDGE (COUNTY 4)	N 4200 S	3200	7400 C	9.0	52.5F	4.1P
0006	SR 713/KINGS HWY - S OF SR 614/INDRIO RD (COUNTY 4)	N 7300E S	7600E	14900 F	9.0	51.0F	9.7F
0007	CR 770/OKEECHOBEE RD. - W. OF 33 AVE. (COUNTY 51)	E 9900E W	7700E	17600 F	9.0	51.0F	4.0P
0009	SR 5/US 1 - S OF INDRIO RD (COUNTY 9)	N 12500 S	12000	24500 C	9.0	52.5F	4.3P
0010	SR 5/US 1 - S OF 608/ST LUCIE BLVD (COUNTY 10)	N 10500 S	10000	20500 C	9.0	52.5F	8.1P
0011	SR 615/25 ST - S OF SR 608/ST LUCIE BLVD (COUNTY 12)	N 6200 S	5600	11800 C	9.0	51.0F	1.5P
0012	SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 14)	N 15500E S	17500E	33000 F	9.0	52.5F	2.1P
0014	SR 615/25 ST - S OF SR 68/ORANGE AVE (COUNTY 14)	N 10500 S	11500	22000 C	9.0	51.0F	5.1P
0015	SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 1)	N 11500 S	11500	23000 C	9.0	51.0F	5.4P
0016	CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 1)	N 9100E S	9900E	19000 T	9.0	51.0F	7.8F
0019	CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE B	N 7000E S	8400E	15400 T	9.0	51.0F	7.8F
0020	SR 5 / US 1 - N OF CR 712/MIDWAY RD (COUNTY 20)	N 16000E S	16000E	32000 S	9.0	52.5F	8.5F
0021	SR 615 / 25 ST - S OF CORTEZ BLVD-N OF EDWARDS R	N 10500 S	11000	21500 C	9.0	51.0F	5.2P
0022	HARTMAN RD - N. OF OKEECHOBEE RD.	N 2500E S	2500E	5000 F	9.0	51.0F	3.8P
0023	CR 712/MIDWAY RD - W OF INDIAN RIVER DR (COUNTY 4)	E 1800E W	2000E	3800 S	9.0	52.5F	6.0P

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0025		SR 70/KEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)	E 4500	W 3900	8400 C	9.5	54.3F	18.6A
0026		CR 611/EDWARDS RD - E OF MCNEIL RD (COUNTY 110)	E 6800E	W 6600E	13400 T	9.0	51.0F	7.8F
0027		CR 611-B/EDWARDS RD - W OF SR 5/US1 (COUNTY 173)	E 4400	W 4500	8900 C	9.0	51.0F	7.8F
0028		SR 68/ORANGE AVE - E OF CR 611/B JENKINS RD (COU	E 7000	W 8000	15000 C	9.0	51.0F	11.1A
0029		SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY	E 17000	W 16000	33000 C	9.0	51.0F	11.0A
0030		SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY	E 10500	W 10500	21000 C	9.0	51.0F	7.1A
0032		SR 70/VIRGINIA AVE - W OF SR 615/25 ST	E 11500	W 11500	23000 C	9.0	51.0F	6.1P
0033		SR 70/VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 3	E 11500	W 12000	23500 C	9.0	51.0F	3.8P
0034		SR 70/VIRGINIA AVE - W OF SR 5/US 1 (COUNTY 34)	E 10500	W 8700	19200 C	9.0	51.0F	3.6P
0035		SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)	E 7600	W 7700	15300 C	9.0	51.0F	16.6P
0038		SR 614/INDRIO RD - E OF SR 9/I-95 (COUNTY 38)	E 5400	W 4800	10200 C	9.5	51.0F	32.0A
0039		SR 70/KEECHOBEE RD - W OF CR 609, HEADER CANAL	E 4200	W 4600	8800 C	9.5	54.3F	13.7A
0041		SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)	E 10500	W 9300	19800 C	9.0	54.3F	22.4P
0043		FORT PIERCE BLVD- SOUTH OPWINTER GARDEN PKWY	N 1800E	S 1800E	3600 F	9.0	51.0F	7.8F
0044		BEACH AVE- NORTH OF W ARBOR DR	N 250E	S 850E	1100 F	9.0	51.0F	4.0P
0045		S 17 ST- NORTH OFEMERALD TER	N 2300E	S 1700E	4000 F	9.0	51.0F	7.8F

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0086		MCCARTY RD- SOUTH OFTWIN CREEKS DR	N 200 S	150	350 C	9.5	54.3F	12.2A
0088		C-24 CANAL RD, 0.87 MI N OF GLADES CUT OFF RD	N 200E S	250E	450 F	9.5	54.3F	21.3F
0089		MCNEIL RD- NORTH OFGARNER ST	N 1900E S	1900E	3800 F	9.0	51.0F	7.8F
0090		KIRBY LOOP RD- EAST OFFROGERS RD	E 2200E W	2200E	4400 F	9.0	51.0F	7.8F
0106		SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB	E 15500 W	17000	32500 C	9.0	54.3F	38.4A
0107		SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107)	N 13500 S	11000	24500 C	9.0	52.5F	6.2A
0114		SR A1A / N - E END OF ICWW BR,ST LUCIE CO	E 4200 W	3900	8100 C	9.0	52.5F	6.0P
0115		SR A1A/S - E END OF S BRIDGE	E 7700 W	8200	15900 C	9.0	52.5F	5.7P
0116		SR A1A/S - S OF BLUE HERON BLVD,FT PIERCE (COUNT	N 1800 S	1700	3500 C	9.0	52.5F	9.4A
0118		SR 5/US 1 - S OF SR 68/ORANGE AVE	N 13000 S	12000	25000 C	9.0	52.5F	8.1P
0123		SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY	N 15000 S	15000	30000 C	9.0	52.5F	6.5P
0128		SR 614/INDRIO RD-W OF SR 9/I-95	E 900 W	950	1850 C	9.5	54.3F	71.0P
0144	T	CR 68/ORANGE AVE .4 MI E OF JCT CR 609,ST LUCIE	E 1333 W	1356	2689 C	9.5	56.9A	21.3A
0155		SR 68 / ORANGE AVE - W OF 7 ST (COUNTY 155)	E 4500 W	5100	9600 C	9.0	51.0F	7.8A
0160		SR 707 / CITRUS AVE - E OF SR 5	E 2600 W	2900	5500 C	9.0	52.5F	2.7P
0168		CR 605/OLEANDER AVE - N OF CR 712/MIDWAY RD (COU	N 3800 S	3800	7600 C	9.0	51.0F	7.8F

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
5152	SR 615 / 25 ST - S OF BELCHER CANAL (AVENUE T - C	N 9100 S	8900	18000 C	9.0	51.0F	7.0P
5153	MIDPORT RD. - W. OF SR 5/US 1 / PORT ST. LUCIE (E 6300E W	7000E	13300 T	9.0	51.0F	7.8F
5154	AVE D - W. OF SR 5/US 1 (COUNTY 160)	E 1200 W	1300	2500 C	9.0	51.0F	7.8F
5156	SR 5/US 1 - S OF CR 712/MIDWAY RD, FT PIERCE (COU	N 15000E S	16000E	31000 F	9.0	52.5F	8.5F
5159	CITRUS AVE - W. OF SR 5/US 1 (ONE WAY WESTBOUND	OE	OE	1000 F	9.0	99.9W	7.8F
5165	SR 615/25 ST - N OF ST LUCIE BLV & CR 608 (COUNT	N 4300 S	5500	9800 C	9.0	51.0F	6.4A
7001	CR 615/AIROSO BLVD - N. OF PRIMA VISTA BLVD (COU	N 11000 S	10500	21500 C	9.0	51.0F	7.8F
7002	ON BELL AVE - E. OF SUNRISE BLVD (COUNTY 102)	E 3100E W	2600E	5700 F	9.0	51.0F	7.8F
7003	ON BELL AVE - W. OF SUNRISE BLVD (COUNTY 104)	E 3000E W	4200E	7200 F	9.0	51.0F	7.8F
7004	EMERSON AVE - N OF INDRIO RD (COUNTY 105)	N 2700E S	2600E	5300 F	9.0	51.0F	7.1P
7005	ON EASY ST - E. OF US 1 SOUTH (COUNTY 106)	E 2400 W	2500	4900 C	9.0	52.5F	7.8F
7006	ON FLORESTA DR - E. OF AIROSO BLVD (COUNTY 107)	E 5600E W	4100E	9700 S	9.0	51.0F	4.1P
7007	ON EDWARDS RD - W. OF SUNRISE BLVD (COUNTY 108)	E 9300E W	8700E	18000 F	9.0	51.0F	7.8F
7008	ON FLORESTA DR - S. OF PRIMA VISTA BLVD (COUNTY	N 7100E S	7600E	14700 F	9.0	51.0F	7.8F
7009	ON GILSON RD - N. OF MARTIN COUNTY LINE (COUNTY	N 6200E S	5500E	11700 F	9.0	51.0F	7.8F
7010	ON FARMER'S MARKET RD - W. OF US 1 SOUTH (COUNTY	E 1000E W	850E	1850 S	9.0	51.0F	17.4P

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FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
7040	ON SNEED RD - N. OF OKEECHOBEE RD (COUNTY 151)	N	350E S	400E	750 F	9.5	54.3F 21.3F
7041	SUNRISE BLVD - S OF EDWARDS RD (COUNTY 153)	N	1800 S	2100	3900 C	9.0	51.0F 7.8F
7042	ST LUCIE BLVD - W. OF 25TH ST NORTH (COUNTY 154)	E	2400E W	2400E	4800 T	9.0	51.0F 7.8F
7044	ON ST LUCIE BLVD - E. OF KEEN RD (COUNTY 156)	E	2700E W	2600E	5300 T	9.0	51.0F 7.8F
7045	SUNRISE BLVD - N. OF MIDWAY RD WEST (COUNTY 157)	N	1500E S	1200E	2700 F	9.0	51.0F 6.0F
7046	WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)	E	3000 W	3100	6100 C	9.0	52.5F 7.8F
7047	AVENUE D - E. OF 13TH ST (COUNTY 161)	E	2000 W	1800	3800 C	9.0	51.0F 7.8F
7048	AVENUE D - E. OF 17TH ST (COUNTY 162)	E	2900 W	2100	5000 C	9.0	51.0F 7.8F
7049	AVENUE D - E. OF 25TH ST (COUNTY 163)	E	2500 W	2600	5100 C	9.0	51.0F 7.8F
7050	AVENUE D - W. OF 25TH ST (COUNTY 164)	E	2000 W	2100	4100 C	9.0	51.0F 7.8F
7051	13TH STREET SOUTH - N. OF AVE D (COUNTY 165)	N	1600E S	1600E	3200 T	9.0	51.0F 7.8F
7052	ON MARIPOSA AVE - E. OF LENNARD RD (166)	E	3000 W	2600	5600 C	9.0	52.5F 7.8F
7053	ON SAVAGE BLVD - N. OF GATLIN BLVD (COUNTY 168)	N	1700 S	1800	3500 C	9.0	51.0F 7.8F
7055	CR 615/25TH STREET SOUTH/ST. JAMES DR - S. OF MI	N	8000E S	8100E	16100 F	9.0	51.0F 7.8F
7056	EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)	E	5000E W	5100E	10100 T	9.0	51.0F 7.8F
7057	PARR DR - W. OF DARWIN BLVD (COUNTY 209)	W	2200 E	2000	4200 C	9.0	51.0F 7.8F

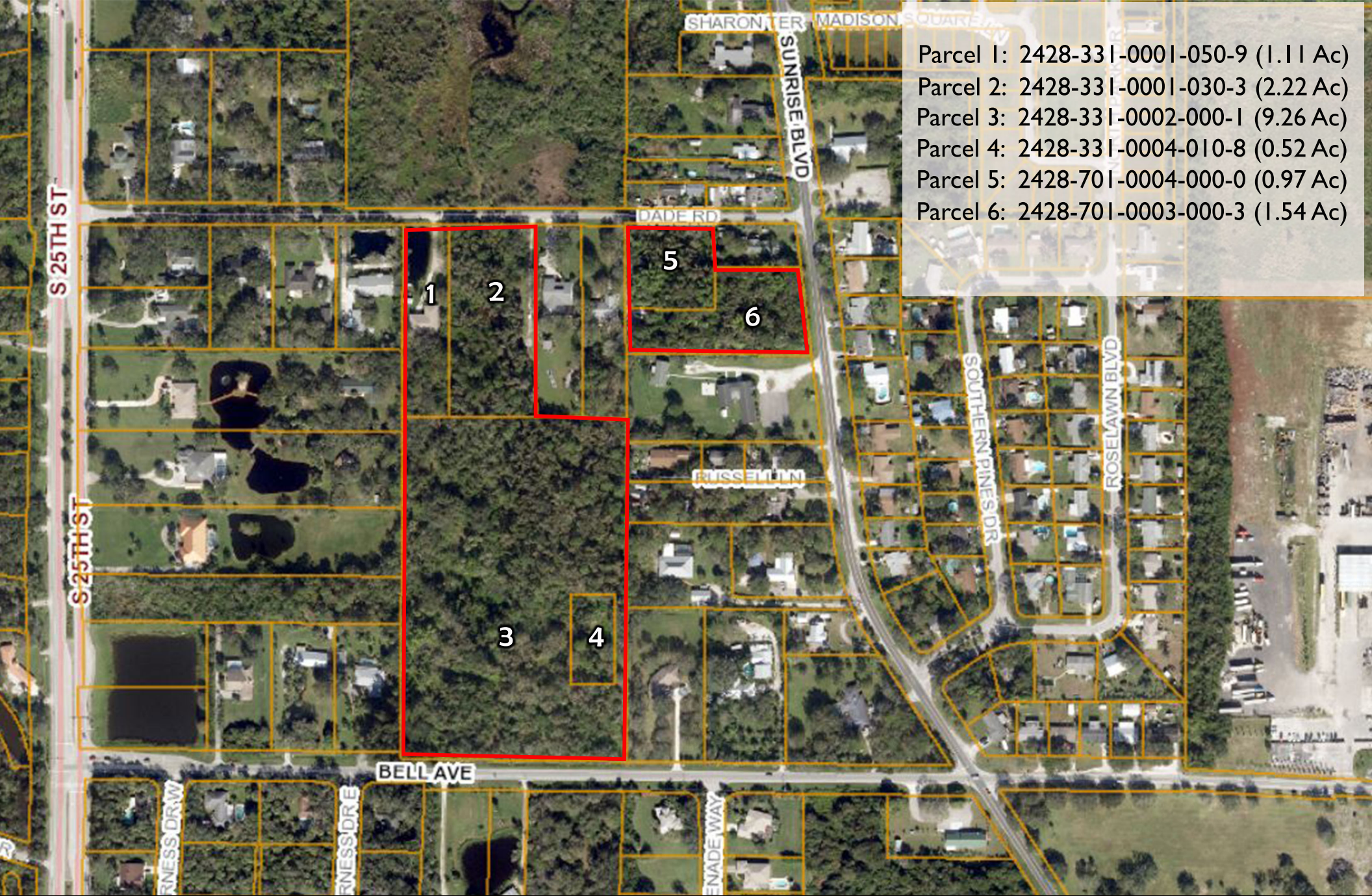
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FLORIDA DEPARTMENT OF TRANSPORTATION
 2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST. LUCIE

SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AAADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
8527	S 7TH STREET FROM SUNRISE BLVD TO GEORGIA AVE (N 800E S	900E	1700 F	9.0	51.0F	4.5P
8528	FLORESTA DR FROM PORT ST LUCIE BLVD TO WHITMORE	N 7300E S	7500E	14800 F	9.0	51.0F	5.9P
8529	FLORESTA DR FROM WHITMORE DR TO PRIMA VISTA BLVD	N 5000E S	4500E	9500 F	9.0	51.0F	5.6P
8530	WALTON ROAD FROM LENNARD RD TO GRAND AVE (COUNTY	E 3100 W	3400	6500 C	9.0	52.5F	4.6A
8531	WESTMORELAND BLVD FROM PT ST LUCIE BLVD TO MORNI	N 4000E S	4500E	8500 S	9.0	51.0F	4.3P
8532	SW CALIFORNIA BLVD - S OF SAVONA BLVD (HPMS)	E 6100 W	5700	11800 C	9.0	51.0F	6.0A
8533	CASHMERE BLVD FROM PLEASANT GROVE TO PEACOCK BLV	N 5400E S	5800E	11200 F	9.0	51.0F	4.1P
8534	DEL RIO BLVD. FROM PORT ST LUCIE BLVD TO NW CALI	N 5400E S	5400E	10800 F	9.0	51.0F	5.5P
8535	TIFFANY DR FROM US 1 TO TIFANNY CLUB (HPMS)	E 2200E W	2100E	4300 F	9.0	52.5F	4.3P
8536	MIDPORT RD FROM MORNING SIDE BLVD TO SE TRIUMPH	N 8400E S	6700E	15100 F	9.0	51.0F	6.2P
8537	MIDWAY RD FROM MC CARTY RD TO I-95 (HPMS)	E 2300E W	2300E	4600 S	9.5	54.3F	20.6P
8538	MIDWAY RD FROM GLADE RD TO FLORIDA TURNPIKE (HPM	E 8600E W	8000E	16600 F	9.0	51.0F	10.9P
8539	MIDWAY RD FROM SELVITZ RD TO WEST VIRGINIA DR (H	E 8200E W	8000E	16200 F	9.0	51.0F	10.8P
8540	MIDWAY RD FROM OLEANDER AVE MEVILLE RD (HPMS)	E 9300E W	8800E	18100 F	9.0	51.0F	7.8F
8541	OLEANDER AVE FROM FARMER MARKET RD TO KANNER DR	N 5300E S	4400E	9700 F	9.0	51.0F	8.5P
8542	OLEANDER AVE FROM ROSELYN AVE TO OSCEOLA AVE (HP	N 6000E S	3900E	9900 F	9.0	51.0F	5.3P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
 AAADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

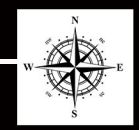


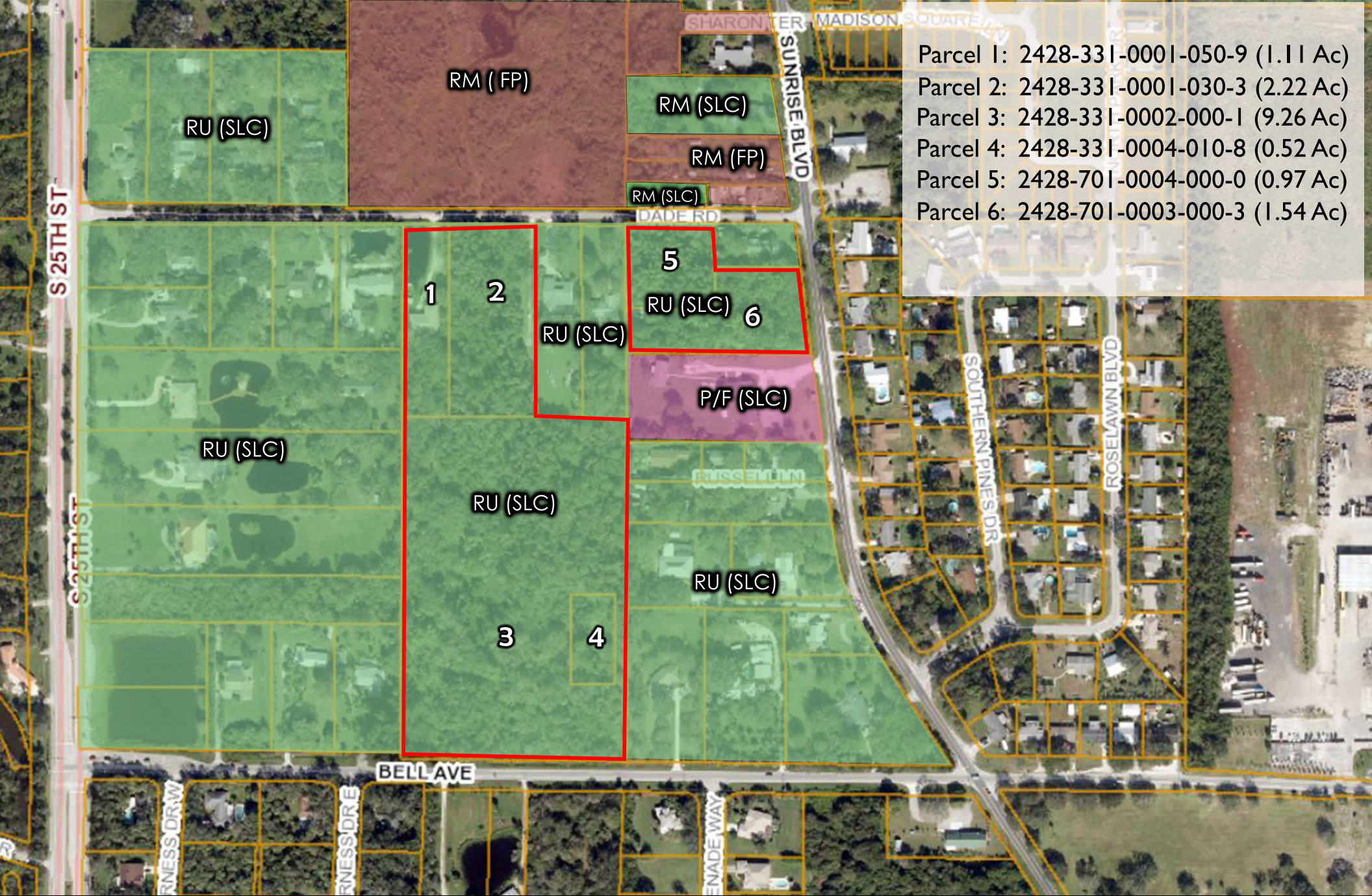
- Parcel 1: 2428-331-0001-050-9 (1.11 Ac)
- Parcel 2: 2428-331-0001-030-3 (2.22 Ac)
- Parcel 3: 2428-331-0002-000-1 (9.26 Ac)
- Parcel 4: 2428-331-0004-010-8 (0.52 Ac)
- Parcel 5: 2428-701-0004-000-0 (0.97 Ac)
- Parcel 6: 2428-701-0003-000-3 (1.54 Ac)

Privilege Development - South

Location Map

Fort Pierce, FL





- Parcel 1: 2428-331-0001-050-9 (1.11 Ac)
- Parcel 2: 2428-331-0001-030-3 (2.22 Ac)
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Privilege Development - South

Future Land Use Map

Fort Pierce, FL





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

July 27, 2021

Tony Adams
Sr. Biologist | Certified Arborist | Environmental



In response to your request on July 27, 2021, the Florida Master Site File lists no cultural resources recorded for the designated area north of Dade Road, east of S 25th Street in St. Lucie County, Florida.

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

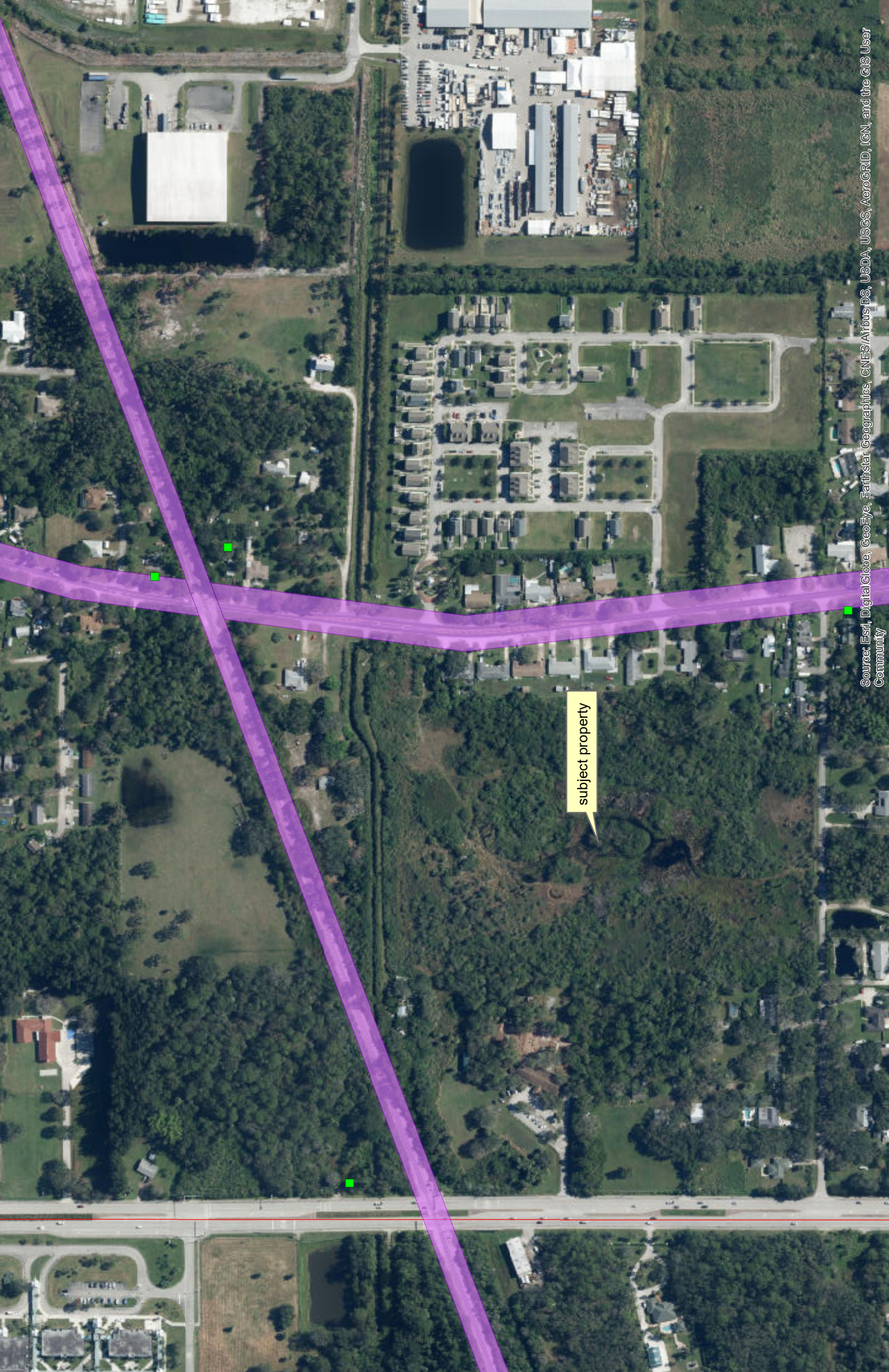
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- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit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

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

Sincerely,

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



subject property