C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, October 17, 2022 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Andrea Byer-Thomas with Community United Methodist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the September 19, 2022 regular meeting.

   b. Approval of minutes from the October 3, 2022 regular meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as

directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approval of Blanket Purchase Orders for the Police Department for FY2022-2023 for a total of $435,036.

b. Approval of the union contract between the City of Fort Pierce and the Teamsters Local Union Number 769 regarding wages.

12. **PUBLIC HEARINGS**

a. Quasi-Judicial Hearing Review and approval of an application for a Site Plan (Development and Design Review) with a Conditional Use to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements at or near 4515 Energy Lane in Fort Pierce, Florida, more specifically located at Parcel Control Number: 2431-422-0001-000-3.

b. Quasi-Judicial Hearing - Review and approval of an application for a Site Plan (Development and Design Review) approval to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements at or near 3300 and 3330 S US Highway 1 in Fort Pierce, Florida, more specifically located at Parcel Control Numbers: 2427-421-0001-000-7, 2427-421-0002-000-4.

c. Legislative Hearing - Ordinance No. 22-026 amending the Future Land Use Map of the Comprehensive Plan to change the designation of one (1) parcel generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway from RL, Low Density Residential to GC, General Commercial. SECOND READING

d. Legislative Hearing - Ordinance No. 22-029 **-** an ordinance rezoning the property generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway, from (R-1) Low Density Residential Zone to (CP-1) Commercial Parkway Zone. SECOND READING

e. Legislative Hearing - Ordinance 22-030 - Review and approval of an application for a voluntary annexation by property owners Canadian Corporation and applicant Jeremy Mears of the parcel at or near 3000 Virginia Avenue. Parcel ID: 2419-111-0002-000-7. SECOND READING

f. Legislative Hearing - Ordinance No. 22-031 - Annexing three (3) parcels at or near the northeast corner of South Kings Highway and White Road. SECOND READING

g. Legislative Hearing - Ordinance No. 22-033 changing Short Term and Vacation Rental renewal dates from September 30 to anniversary billing. FIRST READING

h. Legislative Hearing - Ordinance No. 22-034 creating an Affordable Housing Advisory Committee due to the larger allocation for the S.H.I.P. programs. FIRST READING

i. Legislative Hearing - Ordinance 22-035 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

13. **CITY COMMISSION**

a. Resolution 22-R40 appointing members to the Fort Pierce Youth Advisory Council

b. Resolution No. 22-R41 appointing David BuShea as Commissioner Curtis Johnson's representative to the Keep Fort Pierce Beautiful Board.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting - 5:05 pm **5. a.**

Meeting Date: 10/17/2022

Re:

Submitted For: City Clerk, Deputy City Clerk, City Clerk

SUBJECT:

Approval of minutes from the September 19, 2022 regular meeting.

Attachments

09.19.2022 Minutes

Form 8B

Form Review

Form Started By: Linda Cox Started On: 09/22/2022 09:13 AM

Final Approval Date: 09/28/2022

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY,SEPTEMBER 19, 2022.

1. CALL TO ORDER

Mayor Hudson called the August 19, 2022, Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Chris Fogal, Treasure Coast Christian Alliance

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Tanya Earley

5. APPROVAL OF MINUTES

a. Approval of the Minutes from the September 06, 2022 Regular Meeting and the September 12, 2022 Special Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Arnold Gaines to approve the minutes of the September 06, 2022 Regular Meeting and the September 12, 2022 Special Meeting.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Treasure Coast Day of Prayer

b. Constitution Week Proclamation

7. **LETTERS TO COMMISSION**

a. Thank note to Sharon Engle, Sunrise Theatre Director for her hospitality and support of End It's recent performance of High School Musical at the Sunrise Theatre.

b. Letter from Mark Music expressing his appreciation of Public Works Department's Kaitlyn Ballard, Engagement & Outreach Coordinator, and the entire Team for their contribution to the success of the Inlet Clean-up Dive.

c. Email from Erick Gill thanking the Public Works Solid Waste Division Team for exceptional garbage, vegetation, and recycling pickup services.

d. Jen Jerman, Production Administrator of Ryan Homes, sent an email commending the City Clerk for her assistance in facilitating the issuing of building permits.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the Agenda as set.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

9. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No public comments.

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

a. Approval of travel for Commissioner Arnold S. Gaines to attend the Institute for Elected Municipal Officials in St. Augustine, Florida January 19, 2022 to January 21, 2022 in the amount of $951.07.

b. Approval of PRP Construction Group, LLC Change Order No. 1, in the amount of $219,129.93, providing compensation for FPUA utility work; total amount will be reimbursed to the City from FPUA.

c. Approval of the Moore's Creek Boat Ramp Site Dedication to the public as a boating access facility for the use and benefit of the general public for a minimum period of twenty (20) years in accordance Florida Fish and Wildlife Conservation Commission (FWC) Florida Boating Improvement Program (FBIP) Grant Agreement No. 18069.

d. Approval to piggyback Sourcewell Contract #010521-LTS to purchase playground equipment for the Coach Fenn Park Project, in an amount not to exceed $174,469.79, from Miracle Recreation Equip Co., Monett, MO.

e. Approve Change order for PO 221317 The Pete Store, Fort Pierce, FL in an amount not to exceed $66,349.00.

f. Approval of Blanket Purchase Orders for the Public Works Department for Fiscal Year 2022-2023 to ensure efficient maintenance, service and repair of all City owned facilities, amenities and equipment, in the total budgeted amount of $3,658,139.42.

Commissioner Gaines pulled item 11d

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve items 11a, 11b, 11c, 11e and 11f.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to item 11d
Commissioner Gaines inquired if the requested equipment is for the water park.

City Manager Nick Mimms referred the question to Mike Reals, Public Works Director.

Mr. Reals explained that this approval is for playground amenities only.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve item 11d, contract #010521-LTS to purchase playground equipment for the Coach Fenn Park Project.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 22-020 levying and collecting taxes for Fiscal Year beginning October 1, 2022 and ending September 30, 2023, adopting final millage rate. SECOND READING

City Clerk Linda Cox introduced the Ordinance, into the record.

ORDINANCE NO. 22-020
AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2022-23 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING.

Mayor Hudson opened the public hearing
Seeing no one, she closed the public hearing

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 22-020.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 22-021 Adopting a Final Budget for Fiscal Year 2023, beginning October 1, 2022 and ending September 30, 2023. SECOND READING

City Clerk Linda Cox introduced the Ordinance, into the record.

ORDINANCE NO. 22-021
AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Ordinance No 22-021.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 22-019 amending Chapter 103, Article IX, Section 103-343 "Clean and Safe Community Initiative". SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22- 019
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103, ARTICLE IX, SECTION 103-343 “CLEAN AND SAFE COMMUNITY INITIATIVE”; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance No 22-019.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 22-022 - Review and approval of an application of a Future Land Use Map Amendment submitted by property owner Brent Moody of the Freedom Roads Property Company, LLC and applicant Alejandro Toro of the Engineering Design & Construction, Inc, to change the Future Land Use from General Commercial, GC to High Density Residential, RH at 2101 and 2151 S Jenkins Road Fort Pierce, fl 34947. Parcel IDs: 2313-800-0002-000-7 and 2313-800-0004-000-1. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-022
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT OR NEAR 2101 AND 2151 S JENKINS RD, FROM GENERAL COMMERCIAL, GC, TO HIGH DENSITY RESIDENTIAL, RH; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF

ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Ordinance No 22-022.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

e. Legislative Hearing - Ordinance 22-023 - Review and approval of an application of a Zoning Atlas Map Amendment submitted by property owner Brent Moody of the Freedom Roads Property Company, LLC and applicant Alejandro Toro of the Engineering Design & Construction, Inc, to change the Zoning from General Commercial, C-3, to High Density Residential, R-5, at 2101 and 2151 S Jenkins Road Fort Pierce, FL 34947. Parcel IDs: 2313-800-0002-000-7 and 2313-800-0004-000-1. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-023
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTIES GENERALLY LOCATED AT OR NEAR 2101 AND 2151 S JENKINS RD, FROM GENERAL COMMERCIAL (C-3) TO HIGH-DENSITY RESIDENTIAL (R-5); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance No 22-023.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

f. Legislative Hearing - Ordinance 22-024 - Review and approval of a Future Land Use Map Amendment by the City of Fort Pierce to change the future land use from Residential Medium Density, RM, to General Commercial, GC, at 2900 S Jenkins Road Fort Pierce, FL 34981. Parcel ID: 2419-333-0001-000-2. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-024
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT OR NEAR 2900 S JENKINS RD, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO GENERAL COMMERCIAL, GC; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN

EFFECTIVE DATE.

Ryan Altizer, Planner, presented the review and approval of a Future Land Use Map Amendment by the City of Fort Pierce to change the future land use from Residential Medium Density, RM, to General Commercial, GC, at 2900 S Jenkins Road Fort Pierce, FL 34981. Staff recommends approval of the proposed Future Land Use Map Amendment from Residential Medium Density (RM) to General Commercial (GC). Staff recommends approval.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance No 22-024.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

g. Quasi-Judicial Hearing - Ordinance 22-025 - Review and approval of an application of a Zoning Atlas Map Amendment submitted by the City of Fort Pierce to change the zoning from Single Family Intermediate Density, R-2, to General Commercial, C-3, at 2900 S Jenkins Road Fort Pierce, FL 34981. Parcel ID: 2419-333-0001-000-2 FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-025
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT OR NEAR 2900 S JENKINS RD, FROM SINGLE FAMILY INTERMEDIATE DENSITY (R-2) TO GENERAL COMMERCIAL (C-3); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.
FIRST READING

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Tanya Earley would read regarding Quasi-Judicial Hearings as they apply to subsequent Quasi-Judicial Hearings tonight. Tanya Earley, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Arnold Gaines - No
Commissioner Curtis Johnson Jr.- No
Commissioner Jeremiah Johnson – No
Commissioner Thomas Perona- No
Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.

Staff Presentation:
Ryan Altizer, Planner, presented the review and approval of an application of a Zoning Atlas Map Amendment submitted by the City of Fort Pierce to change the zoning from Single Family Intermediate Density, R-2, to General Commercial, C-3, at 2900 S Jenkins Road Fort Pierce, FL 34981. Staff recommends approval

of the proposed zoning change from Single-Family Intermediate Density (R-2) to General Commercial Zone (C-3). Staff recommends approval.

Questions of Staff:
None

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Arnold Gaines to approve Ordinance 22-025.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

h. Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use submitted by Tillman Infrastucture, Inc and applicant Telsula Morgan to build a 160-foot monopole communication tower at 1601 N. 25TH Street Fort Pierce FL 34957. Parcel ID: 2404-608-0095-050-9

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Arnold Gaines - Yes
Commissioner Curtis Johnson Jr.- Yes
Commissioner Jeremiah Johnson - Yes
Commissioner Thomas Perona- No
Mayor Hudson - Yes

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.

Staff Presentation:
Ryan Altizer, Planner, presented the review and approval of an application for a Conditional Use submitted by Tillman Infrastructure, Inc and applicant Telsula Morgan to build a 160-foot monopole communication tower at 1601 N. 25TH Street Fort Pierce FL 34957. Staff recommends approval with the condition that the applicant find a way to use a design that camouflages the pole.

Questions of Staff:
Commissioner Jeremiah Johnson inquired if the applicant provided alternatives to the pole design. Mr. Altzier commented that no other design options were provided.
Commissioner Curtis Johnson inquired on landscaping options and if all twelve questions of the Planning Board were answered. Mr. Altzier explained that they have provided landscape options that will be presented in their presentation and all twelve questions were answered.

Applicant Questions of Staff:
Telsula Morgan, Tillman Infrastructure, Inc, had no questions of staff.

Applicant Presentation:
Telsula Morgan and Tara Dewey, Tillman Infrastructure Inc, made a presentation and explained their proposed project.

Commissioner Jeremiah Johnson inquired on the zone of influence, if other

locations were considered, how back up power will be provided, challenges with the location due to existing foliage, the tree mitigation plan, and what are the plans for storm water mitigation. Mrs. Morgan explained that a study of this area determined a gap in coverage, so the FCC is requiring T-Mobile to provide seamless coverage, other locations were considered and one could not be located to provide the requirements; back up powered would be provided by an onsite generator, the placement of the tower is based on the lease agreement; a justification statement was provided to the City stating the applicant would keep the trees not within the lease area; and Ms. Dewey explained that general environmental requirements must be met, and any conditions provided would be followed.

Commissioner Curtis Johnson inquired on the impact of changing the current 4G tower to 5G, inquired on the two existing towers, and does this flagpole have an FAA emitting frequency. Ms. Morgan explained that the existing tower is not owned by Tillman Infrastructure. Ms. Dewey explained that if that been a viable option, it would have been considered. Ms. Morgan confirmed that all requirement for the FAA have been met.

Commissioner Gaines inquired if privately owned land was considered for this project, were the residents considered, and if discussion happened for placement at a different part of the location. Ms. Morgan explained that private property owners were considered for this project, but they were unable to find another location. Ms. Dewey added that proper zoning also played a part in the location. No community outreach was planned with citizens and considerations were given for the tower locations that met the preferred site characteristics. Ms. Dewey explained that the site was posted and notified as required in addition to checking with staff. Ms. Morgan stated that the parcel was presented with specifications for the towers' placement.

Commissioner Perona inquired on the report that the tower would collapse on to itself, the wind rating, if the galvanized steel structure will be treated to appear that way, and if this is the only available technology. Ms. Morgan commented that the report states that the structure would collapse on to its self, Ms. Dewey commented that she believes the previous report stated category 4 level. Ms. Morgan explained that the galvanized steel structure appears muted, they are clear on the expectations of maintenance and that this is the only technology available.

Commissioner Curtis Johnson inquired if the picture reflects what the actual pole will resemble. Ms. Morgan stated that it would resemble the picture.

Commissioner Jeremiah Johnson inquired on maintenance of the antenna, the life of the structure, that he is not convinced on stormwater concerns, and requested information on how deep the foundation will be as the information provided 30 feet 6 inches and 6 feet deep. Ms. Morgan explained that one truck will visit the structure quarterly, the pole will stay until requested removal and the antenna life is based on T-Mobile. Ms. Dewey expressed that any concerns can be addressed by the addition of conditions and commented that she does not have that information on the foundation, but it was provided in the engineer’s report in the applicant’s packet and offered to bring the engineers to answer any questions left unanswered.

Mayor Hudson inquired based on previous applications, if conversations where had with neighbors. Ms. Dewey stated that they intended to do so and offered, but public comment was not received.

Mayor Hudson opened the public hearing.
Michael Latimer – Location concern
Gloria Johnson-Scott – Location concern
Donald Scott – Location concern
Michelle Danaluk – Location and notification concerns
Samuel Gaines – Nonsupport

Comments from the Applicant:
Tara Dewey, Tillman Infrastructure Inc, commented that the applicant would be

willing to continue the hearing and bring the RF Engineers to answer questions; the tower is designed to fall into itself; the tower could withstand sustained winds of 158 and RF exposure; and that Federal standards prevent regulation based on perceived health risk from being considered at this hearing.

Mayor Hudson inquired as to the statement that Federal standards prevent discussion at this meeting. Ms. Morgan clarified that Federal standards prevent a state or local government from regulating facilities on the basis of perceived health threats, that the concerns of the community are understood, and they are willing to continue the proceeding until those concerns can be addressed.

Mayor Hudson closed the public hearing.

Comments from Staff:
Kevin Freeman, Planning Director, provided four items that would assist in the Commissions decision-making: Tillman Infrastructure installation involvement, confirm that 5G antennas can not be shielded to heating and installation restraints; will the 4G tower become obsolete and removed; confirm if multiple carriers where used would installation at ground require additional ground base cabinets.
Mayor Hudson inquired if Mr. Freeman required the answers to his questions tonight. Mr. Freeman commented that he did not believe these questions could be answered tonight.

Comments from the Commission:
Commissioner Gaines commented that there are many questions left unanswered and believes a motion to continue would be beneficial.

City Attorney Earley commented that there are two levels of analysis that would apply. The first, any federal rules or regulations that require the Commission to decide within a specific time frame, the shot clock, and the applicant is requesting a continuance through counsel waving the requirements of the quasi-judicial proceedings. A motion must be posed and voted on by the Commission to continue to a date certain.

Commissioner Curtis Johnson commented on the date certain specified by Mrs. Earley to ensure that proper timing is given to address the community, Commission concerns, and Commissioner Peronas' timeline. Mrs. Earley stated that it would be cleaner to continue to a date when Commissioner Perona will still hold office.

Commissioner Curtis Johnson impressed upon the community that the Commission does not take the decisions it makes lightly.

Commissioner Jeremiah Johnson commented that he appreciated staff for bringing questions to the attention of the Commission, and requested clarification on the shot clock. Mrs. Earley stated that she can not provide specifics on the shot clock timing because she is unaware when the application was submitted.

City Clerk Linda Cox recommended postponement to November 07, 2022, with the last potential date of November 21, 2022.

Commissioner Gaines commented that the applicants attorneys are present to agree to the date for continuance.

Ms. Dewey commented that November 7, 2022, would be an ideal date for the continuance and will provide an opportunity for community involvement.

Commissioner Jeremiah Johnson asked the applicant to reach out to the Commission through the City Clerk's office to have a conversation.

Mayor Hudson clarified that the Commission must decide based on evidence, and the applicant presentation should consider the neighborhood.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to continue the proceeding to November 07, 2022.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

i. Quasi-Judicial Hearing - Review and approval of an application for a Site Plan (Development and Design Review) approval to construct a 324-unit multi-family development with eight (8) multi-family buildings, a clubhouse with a pool and associated site improvements to construct a 324-unit multi-family development with eight (8) multi-family buildings, a clubhouse with a pool and associated site improvements at or near the southeast corner of S Jenkins Road and Graham Road, more specifically located at Parcel Control Numbers: 2418-322-0002-0000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Arnold Gaines - No
Commissioner Curtis Johnson Jr.- Yes
Commissioner Jeremiah Johnson - Yes
Commissioner Thomas Perona- Yes
Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.

Staff Presentation:

Questions of Staff:
Vennis Gilmore, Senior Planner, presented the review and approval of an application for a Site Plan (Development and Design Review) approval to construct a 324-unit multi-family development with eight (8) multi-family buildings, a clubhouse with a pool and associated site improvements to construct a 324-unit multi-family development with eight (8) multi-family buildings, a clubhouse with a pool and associated site improvements at or near the southeast corner of S Jenkins Road and Graham Road. Staff recommends approval of the requested applications with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site’s development/construction activity.

3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.

Mayor Hudson opened the public hearing.

Applicant Questions of Staff:
Commissioner Jeremiah Johnson inquired if the roads presented are connected, if there are plans for that in the future, and has the proposed plan been approved by engineering and South Florida Water Management. Mr. Gilmore explained that one road is private access.

Commissioner Curtis Johnson inquired if the access point is to the left. Mr. Gilmore explained that it is near Samuel Gaines School.

Questions of Applicant:
Mark Landsman, and Brad Currie, Engineering Design & Construction had no questions of Staff and answered the questions presented by the Commission. Mr. Landsman explained that the access to Celebration Point is a turn around, they don't propose connection to it, and that they are in communication with the County to offer a cross access easement with contingency for Jenkins Road access.

Commissioner Curtis Johnson inquired if the SW corner is across from Gander. Mr. Landsman stated that it is.

Commissioner Jeremiah Johnson inquired on the benefit of a cross connection on the south, the involvement of South Florida Water Management and Engineering, and drainage and connectivity. Mr. Landsman stated that it will provide full access. Mr. Currie clarified that there are three options offered: emergency access on the property to Jenkins Rd; easement from the south to Jenkins; or limited Gander access. In addition, Mr. Landsman explained that an application has not yet been submitted to South Florida Water Management, outfall is directly to the south, they have reached out to St. Lucie County's Engineer, they have researched the history of drainage to Five-Mile Creek, school bus pickup would be provided at the proposed roundabout, and sidewalks on Jenkins Road.

Mayor Hudson inquired if the roundabout is at the main entrance. Mr. Landsman stated that it is.

Commissioner Curtis Johnson inquired what happens to the sidewalk as they do not own the parcel next to it, if this is a mixed rental community, has design been considered for doorways and landscaping. Mr. Landsman stated that the sidewalk would end, there is no age restriction, doorways face inward, and landscaping will be present on Jenkins Road.

Commissioner Jeremiah Johnson inquired if staff had been consulted or discussion regarding sidewalks from this property to the School District property. Mr. Landsman commented that the conversation had not been had. Mr. Currie commented that the problem is that the right-of-way must be given.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the Site Plan with four (4) staff conditions.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution No. 22-R20 Amending the Rules of Procedure for Special Magistrate

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R20
A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING AMENDMENTS TO THE RULES OF PROCEDURE FOR THE SPECIAL MAGISTRATE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE

Peggy Arraiz, Director of Community Response, presented the amending of the rules and procedures for the Special Magistrate.

Mayor Hudson commented that the changes were to clean up the procedures and meet state requirements and inquired if the Magistrates were aware of the changes.
Mrs. Arraiz stated that they are aware the changes are coming to comply with state statues.

Commissioner Perona commented on the procedure to appeal decision to the City Commission as this happens infrequently. Mrs. Arraiz commented that part of that is due to the fast-track process and some are waiting on the changes to take place.

Mayor Hudson commented that many of the people who have gone through the special magistrate process appreciate it.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution 22-R20.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Resolution No. 22-R34 Adopting revisions to the City Of Fort Pierce Personnel Rules and Regulations.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R34
A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, ADOPTING REVISED CITY OF FORT PIERCE PERSONNEL RULES AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.

Kevin Browning, Human Resources Director, presented the revisions to the City of Fort Pierce Personnel Rules and Regulations.

Commissioner Curtis Johnson inquired if Section 26 gives the City Manager decision-making. Mr. Browning explained that the City Manager will determine when the policy begins and ends.

Mr. Mimms explained that it would be at his discretion to move forward with the emergency pay policy.

City Attorney Tanya Earley commented that the Mayor would determine the state of emergency and the City Manager would make the decision to enact the pay policy.

Mayor Hudson commented that this does not include all employees. Mr. Mimms clarified that this would pertain to essential employees.

Commissioner Jeremiah Johnson inquired if the policy was always six months for sick pay reimbursement, why was it changed from thirty to forty-five days, and

inquired on the days and hours verbiage. Mr. Browning explained that it has always been this way except for police officers who have one year for reimbursement, the change from thirty to forty-five days was in the collective bargaining agreement, and the verbiage is interchangeable from hours to days.

Mr. Mimms commented that he believes the verbiage should reflect hours because of the schedule variations.

Mayor Hudson requested that the verbiage be uniform and reflect hours rather than days.

Mayor Hudson inquired how smoking in the garage is affected by Section 19.09 pertaining to litter. Mr. Browning commented that distance to the building entrance was extended to account for those with health concerns, but they are limited to monitoring employees only, and cigarette disposal is available.

Mr. Mimms also clarified that cigarette disposal is available but based on the new ruling this will not fit requiring the disposals to be relocated.

Commissioner Curtis Johnson requested clarification on the one-hundred-foot placement of disposal as City property as this seems to eliminate the garage. Mr. Browning and Mr. Mimms explained the hundred feet must be from the entrances. Mr. Mimms explained that this does not eliminate the garage.

Commissioner Jeremiah Johnson commented that the parking garage is a City Building. Mr. Mimms commented that smoking in the parking garage can be eliminated.

Commissioner Curtis Johnson commented that from a legal standpoint smokers have rights as well, so clarification is required. Mr. Mimms commented that if the parking garage is considered a building, no smoking would be allowed there.

City Attorney Earley made two recommendations, leave policy as it is until designated areas can be identified, or work with the language to determine intent.

Commissioner Gaines commented that a designated area is best.

Commissioner Jeremiah Johnson commented that this is a challenge and inquired on State law and the change from fifty feet. Mr. Browning explained the change.

Mr. Mimms commented that anywhere on the campus would be affected by this change.

City Attorney Earley recommended not making any changes until there is a designated smoking location.

Mr. Mimms advised that this presentation be continued, and the decision be postponed.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to postpone Resolution 22-R34 to the October 03, 2022 Regular Meeting.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Resolution No. 22-R35 appointing Edward Dillon to the Parking Committee as Commissioner J. Johnson's representative.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R35
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKING COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Resolution 22-R35.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Resolution No. 22-R36 appointing members to the Communitywide Council.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R36
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITY WIDE COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Jeremiah Johnson notified the Commission of possible conflict as the appointee is his father-in-law.

City Attorney Earley advised that Chapter 112 gives the option to not vote due to conflict of interest.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Thomas Perona to approve Resolution 22-R36.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Thomas Perona, Mayor Linda Hudson

Other: Commissioner Jeremiah Johnson (ABSTAIN)

Passed

Commissioner Jeremiah Johnson filed for 8B as required.

e. Submittal of applications to serve on the Civil Service Appeals Board as Commission Appointees.

This item will come back for a vote at the next meeting.

14. COMMENTS FROM THE PUBLIC

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

Michelle Danaluk

15. COMMENTS FROM THE CITY MANAGER

September 22nd is the National Firefighter Competition, September 24th is the Community Clean Up, and September 25th is the National Day of Remembrance at Martin Luther King Dream Land Park near the memorial garden. Mr. Mimms also thanked the Commission for passing the budget.

City Clerk Linda Cox – No comments

City Attorney Tanya Earley – No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson has been meeting with the faith leaders for guidance concerning community resources, is appreciative of the direction of the FPUA but concerned with the number of applicants in the portal seeking assistance , wants the public to understand the governmental standpoint of the Commission, and attended the Florida League of Cities conference.

Commissioner Jeremiah Johnson is excited about the Firefighter Challenge.

Commissioner Gaines expressed concern with the continued need for FPUA assistance, asked for community support of the City youth groups, addressed the community concerns for the communication tower advising the community to show up and address concerns, requested a meeting with the City Attorney regarding short-term rentals for clarification, notified the Commission of the participation of the Northside Girls Softball Team participating in the Community Clean Up, and will also be at a retirement conference October 03, 2022 regular meeting.

Commissioner Perona commented that the City is three weeks out from the Jaycee Park build and needs volunteers and community support, and commended Home Depot and Kathy Gronkowski for their support.

Mayor Hudson inquired of the closing of theFPUA assistance and portal the procedure, FMPA is trying to mitigate price reliability, chaired her first Policy Committee, discussed several policy process topics, and Commissioner Jeremiah Johnson covered as Mayor Pro Tem for Coffee with the Mayor.

Mr. Mimms commented that the assistance portal may be reopened due to the need.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at 8:30 P.M.

ATTEST:

_____	_____
CITY CLERK	MAYOR COMMISSIONER

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Johnson, Jeremiah Kristopher	Fort Pierce City Commission
MAILING ADDRESS 1509 Thumb Point Dr	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Fort Pierce — COUNTY: St Lucie	NAME OF POLITICAL SUBDIVISION: City of Fort Pierce
DATE ON WHICH VOTE OCCURRED September 19, 2022	MY POSITION IS: ☑ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jeremiah K. Johnson, hereby disclose that on September 19, 20 22 :

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____ ;

X inured to the special gain or loss of my relative, Bernard W. McBee Jr. ;

___ inured to the special gain or loss of _____ , by whom I am retained; or

___ inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Item 13d - Appointment to the Community Wide Council included my Father in Law, Bernard McBee as an optional selection to the committee. While the advisory board may or may not deal with matters of financial interest, it appeared to be in the best interest of the city and myself, to abstain from voting on the appointment. Legal council also weighed in on the subject.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

September 21, 2022
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

City Commission Regular Meeting - 5:05 pm **5. b.**

Meeting Date: 10/17/2022

Re:

SUBJECT:

Approval of minutes from the October 3, 2022 regular meeting.

Attachments

Draft

Form Review

Form Started By: Linda Cox Started On: 10/12/2022 03:58 PM

Final Approval Date: 10/12/2022

D R A F T

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, OCTOBER 3, 2022.

1. CALL TO ORDER

Mayor Hudson called the October 03, 2022, Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Tim Barton with First United Methodist

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Tanya Earley

5. APPROVAL OF MINUTES

The approval of the September 19, 2022 minutes will take place during the October 17, 2022 Regular Meeting.

6. **PROCLAMATIONS**

a. Domestic Violence Awareness Month

7. **LETTERS TO COMMISSION**

a. Transcription of a voice message from Shawn Holt commending Jacolby Washington, Solid Waste Division Manager, for doing an awesome job.

b. Letter from Bishop William and Shirley Adderly and Rev. Dr. Kenneth Mill Sr. thanking the City of Fort Pierce for honoring Cee Cee Ross Lyles and all 9/11 heroes and acknowledging IT Director DeVoshay Johnson and Communication Specialist Joe Sweat's contributions to the program's success.

c. Complimentary email from Allie Comer in appreciation of the excellent customer service provided by the City Clerk and her staff in the Clerk's Office.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

City Manager Nick Mimms requested the addition of item 10 a, miscellaneous reports, the community response update on animal care services.

Item 13 a was pulled.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the agenda as amended.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Susan Parry

10. MISCELLANEOUS REPORTS

a. ADDED ON ITEM: Community Response Director update on Animal Shelter Services

Peggy Arraiz, Director of Community Response, presented an update on animal shelter services; addressed concerns regarding the high number of animals housed at the shelter; expressed that there is no consideration to euthanasia; explained the City's plans to work with individuals with knowledge of current welfare trends to promote adoptions; announced that staff recommended renaming the facility, and upcoming changes.

Commissioner Perona expressed the difficulty in transitioning the facility to the City's care; the dedication of City staff; inquired on the name change; the status required to accept contributions, and the programs long-term goals. Ms. Arraiz commented on the name change and the benefits of it; explained that they can currently accept donations; are working on creating a new 501c3 and the recommendation is to have the City as the primary facilitator for support and stability.

Commissioner Curtis Johnson inquired if the logo presented is official; if the current assets are adequate to sustain the animals; how long the existing supplies may last, and the goal to obtain 501c3 status. Mr. Mimms commented that the logo presented is a concept. Ms. Arraiz commented that food would be required but that they are working to obtain a partnership with a manufacturer to meet those needs with a supply of thirty days and reiterated the goal to obtain 501c3 status.

Commissioner Jeremiah Johnson thanked the staff for their hard work; inquired on the partnership with the Sunrise Humane Society and commented on the use of the word care in the presented logo. Ms. Arraiz commented that she has been advised that they are relocating their operation and that the long-term goal is to revisit animal care.

Mayor Hudson acquired on the budget implications. Mr. Mimms commented that Ms. Arraiz is working on a spending plan.

Commissioner Curtis Johnson inquired if and when additional animal services, including spay and neutering will resume and how is these services are currently addressed. Ms. Arraiz explained the services are currently tasked including emergency care.

Mayor Hudson presented to record that the animals were well cared for under the Sunrise Humane Society and continue to be.

Commissioner Gaines commented on the possible opportunity to work with the St. Lucie County School District as they offer a veterinary program.

Commissioner Perona inquired on the official transition date. Ms. Arraiz commented that October 04, 2022 is opening day and that communication has started with Fort Pierce Westwood Academy.

11. CONSENT AGENDA

a. Approve the Amended 2019 DEO Grant Funding Agreement extending the expenditure period to June 30, 2023.

b. Approval of the lease agreement between the Housing Authority of Fort Pierce and the City of Fort Pierce, for the premise is located at 2304 Avenue I (R.I.C.H. House).

c. Approval of travel for Mayor Linda Hudson to attend the Florida League of Cities 2022 Legislative Conference in Kissimmee, Florida from November 30, 2022 to December 02, 2022 in the amount of $821.15.

d. Approval to piggyback the Sourcewell Contract No. 101221-SCA for the purchase of a New 900-ECO 12 -YD Truck Mounted Combination Sewer Cleaner, in the amount of $475,000, from Jet-Vac Equipment Company, LLC, Apopka, FL.

e. Approve the emergency purchase of the Theatrical Dimming System for the Sunrise Theatre, from Rebekah's Dream, West Palm Beach, FL, in the amount of $66,111.00.

f. Approval of a First Amendment to the Service Agreement with the Sunrise Humane Society, amending the termination clause for an effective date of October 4, 2022.

g. Approval of a First Amendment to the Lease Agreement with the Sunrise Humane Society, amending the termination clause for an effective date of October 4, 2022.

h. Approval of Letter of engagement with GrayRobinson, P.A. for State Lobbyist Services in the amount of$ 54,000.00.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the consent agenda.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 22-024 - Review and approval of a Future Land Use Map Amendment by the City of Fort Pierce to change the future land use from Residential Medium Density, RM, to General Commercial, GC, at 2900 S Jenkins Road Fort Pierce, FL 34981. Parcel ID: 2419-333-0001-000-2. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-024
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT OR NEAR 2900 S JENKINS RD, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO GENERAL COMMERCIAL, GC; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Ordinance No. 22-024.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 22-025 - Review and approval of an application of a Zoning Atlas Map Amendment submitted by the City of Fort Pierce to change the zoning from Single Family Intermediate Density, R-2, to General Commercial, C-3, at 2900 S Jenkins Road Fort Pierce, FL 34981. Parcel ID: 2419-333-0001-000-2
SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-025
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT OR NEAR 2900 S JENKINS RD, FROM SINGLE FAMILY INTERMEDIATE DENSITY (R-2) TO GENERAL COMMERCIAL (C-3); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Ordinance No. 22-025.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 22-030 - Review and approval of an application for a voluntary annexation by property owners Canadian Corporation and applicant Jeremy Mears of the parcel at or near 3000 Virginia Avenue. Parcel ID: 2419-111-0002-000-7. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-030
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 3000 VIRGINIA AVENUE IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2023; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)

Ryan Altizer, Planner, presented the review and approval of an application for a voluntary annexation by property owners Canadian Corporation and applicant Jeremy Mears of the parcel at or near 3000 Virginia Avenue. Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.

Questions of Staff:
None

Applicant Presentation:
Lee Dobbins, Dean, Mead, Minton & Moore and Jeremy Mears, The Brownstone Group, explained the context of the annexation as they will also require a future land use and zoning change to accommodate affordable and workplace housing.

Questions of the Applicants:
None

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 22-030.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance No. 22-031 - Annexing three (3) parcels at or near the northeast corner of South Kings Highway and White Road. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-031
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS AT OR NEAR THE NORTHEAST CORNER OF SOUTH KINGS HIGHWAY AND WHITE ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2023; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION;

DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)

Vennis Gilmore, Senior Planner, presented the annexation of three (3) parcels at or near the northeast corner of South Kings Highway and White Road. Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of CP-1.

Questions of Staff:
Commissioner Jeremiah Jonson inquired on the CP-1 designation from County to City. Mr. Gilmore explained it abuts commercial parkway to the south.

Commissioner Perona inquired if this property is contiguous with the surrounding properties. Mr. Gilmore explained that properties to the south and east are requesting rezoning.

Mr. Mimms inquired if the County is taking a proactive approach to approve the existing roads. Kevin Freeman, Planning Director, commented that the County is aware of the activity and will receive impact fees; and has contacted an independent consultant to determine the impact to the roadway systems.

Mayor Hudson commented that an overlook is needed for the western corridor and recommend this be discussed at a conference agenda meeting. Mr. Mimms explained that there is a plan in place for the major roads but commented that there needs to be a City, County operation to understand the impact on the roads.

Commissioner Curtis Johnson agreed with Mayor Hudson that this topic be discussed in greater length during a conference agenda.

Commissioner Jeremiah Johnson commented that in addition to roadways, stormwater and zoning should be addressed.

Mayor Hudson opened the public hearing

Jeff Irvani, J.H.I. Inc, for the applicant, addressed Commission concerns regarding roadways and drainage.

Questions of the Applicant:
None

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance No. 22-031.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

e. Legislative Hearing - Ordinance No. 22-026 amending the Future Land Use Map of the Comprehensive Plan to change the designation of one (1) parcel generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway from RL, Low Density Residential to GC, General Commercial. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-026
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE SOUTH SIDE OF GRAHAM ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH KINGS HIGHWAY, FROM CITY OF FORT PIERCE (RL) LOW DENSITY RESIDENTIAL TO CITY OF FORT PIERCE (GC) GENERAL COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.(FIRST READING)

Vennis Gilmore, Senior Planner, presented amending the Future Land Use Map of the Comprehensive Plan to change the designation of one (1) parcel generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway from RL, Low Density Residential to GC, General Commercial. Staff recommends approval to the City Commission.

Mayor Hudson opened the public hearing.

Jeff Irvani, J.H.I. Inc., for the applicant, was available for questions.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 22-026.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

f. Quasi-Judicial Hearing - Ordinance No. 22-029 **-** an ordinance rezoning the property generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway, from (R-1) Low Density Residential Zone to (CP-1) Commercial Parkway Zone. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-029
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTH SIDE OF GRAHAM ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH KINGS HIGHWAY, FROM (R-1) LOW DENSITY RESIDENTIAL ZONE TO (CP-1) COMMERCIAL PARKWAY ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Tanya Earley would read regarding Quasi-Judicial Hearings as they apply to subsequent Quasi-Judicial Hearings tonight. Tanya Earley, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte

communications and asked City Clerk to call the roll:
Commissioner Arnold Gaines - No
Commissioner Curtis Johnson Jr.- No
Commissioner Jeremiah Johnson - Yes
Commissioner Thomas Perona- No
Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.

Staff Presentation:
Vennis Gilmore, Senior Planner, presented an ordinance rezoning the property generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway, from (R-1) Low Density Residential Zone to (CP-1) Commercial Parkway Zone. Staff recommends approval to the City Commission.

Questions of Staff:
None

Mayor Hudson opened the public hearing.

Questions of the Applicant:
Jeff Irvani, J.H.I. Inc, was available for questions.
Commissioner Jeremiah Johnson inquired on the proposed use of the property and connectivity. Mr. Irvani commented that the proposed use is office warehouse distribution; that the traffic impact study had been completed; there would be two driveways on Graham Road and White Road, and one driveway on Kings Highway.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 22-029.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

g. Quasi-Judicial Hearing - Review and approval of an application for Final Plat, submitted by Property Owner(s) Fort Pierce Redevelopment Agency and Applicant, OMCII LLC, to subdivide approximately 3 acres of land (more or less) for The Oaks at Moore's Creek (Phase II) located at or near 1206 Avenue B (Lot 1) and Lots 1-10 and 16-24, South of Moore's Creek and North of Avenue B in Fort Pierce, FL. The property is currently zoned Medium Density Residential (R-4) Parcel Control Number(s): 2409-518-0001-000-8, 2409-517-0033-000-8, 2409-517-0032-000-1, 2409-517-0031-000-4, 2409-517-0030-000-7, 2409-517-0029-000-7, 2409-517-0028-000-0, 2409-517-0027-000-3, 2409-517-0026-000-6, 2409-517-0025-000-9, 2409-517-0024-000-2, 2409-517-0038-000-3, 2409-517-0041-000-7, 2409-517-0043-000-1, 2409-517-0044-000-8, 2409-517-0045-000-5.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Arnold Gaines - No
Commissioner Curtis Johnson Jr.- No
Commissioner Jeremiah Johnson - No

Commissioner Thomas Perona- No
Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.

Vennis Gilmore, Senior Planner, presented the Review and approval of an application for Final Plat, submitted by Property Owner(s) Fort Pierce Redevelopment Agency and Applicant, OMCII LLC, to subdivide approximately 3 acres of land (more or less) for The Oaks at Moore's Creek (Phase II) located at or near 1206 Avenue B (Lot 1) and Lots 1-10 and 16-24, South of Moore's Creek and North of Avenue B in Fort Pierce, FL. The property is currently zoned Medium Density Residential (R-4). Staff recommends approval with one (1) condition:

1.The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

Questions of Staff:
None

Questions of the Applicant:
None

Corey O'Gorman, Principle, Place Planning & Design Inc. was available for questions.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Mr. Mimms commented that the FPUA is the co-applicant and concur with the statements of Mr. O'Gorman.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the application for Final Plat with one (1) condition.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. PULLED - Postponed from September 19, 2022 and being pulled at the request of staff - Resolution No. 22-R34 Adopting revisions to the City of Fort Pierce Personnel Rules and Regulations.

b. Resolution 22-R37 - establishing the conditions to be covered under the Clean & Safe Community Initiative and establishing an expiration date.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R37
A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING THE CONDITIONS AND PROGRAMS TO BE ADDRESSED UTILIZING THE CLEAN AND SAFE COMMUNITY INITIATIVE FUND; ESTABLISHING AN EXPIRATION DATE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Mimms commented that the Ordinance was recently amended to allow for the

addition of the Clean and Safe Community Initiative establishing eligible expenditures. Peggy Arraiz, Community Response Director, commented that the Resolution now has the expiration dated required by the Ordinance.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 22-R37.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Resolution 22-R38 Providing for the publication of polling places for the November 8, 2022 general election.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R38
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PROVIDING FOR PUBLICATION OF THE DESIGNATED PRECINCT POLLING PLACES IN THE CITY OF FORT PIERCE FOR THE GENERAL ELECTION TO BE HELD ON NOVEMBER 8, 2022; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 22-R38.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Resolution 22-R39 appointing members to the Civil Service Appeals Board.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R39
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE CIVIL SERVICE APPEALS BOARD; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox explained that the terms of the two appointees had expired.

Mayor Hudson inquired on the structure of the CSAB Board, as she would like to vote for both appointees. Ms. Cox explained the structure of the CSAB Board and that there are vacancies because all their terms have expired.

Kevin Browning, Human Resources Director, explained the CSAB Board structure and how selection takes place; the additional processes required and clarified the reason for the appointment is to replace Mr. J Gaines from the current pool of appointees.

Commissioner Perona inquired if the members can be appointed outside the City. Mr. Browning confirmed that they can be appointed within St. Lucie County.

Commissioner Gaines requested additional clarification on the appointing process. Mr. Browning clarified the process.

Commissioner Perona inquired if a chairman will be elected when the board

appointments are completed. Mr. Browning commented that one would be.

Appointee Ballot Results
Commissioner Gaines - Harry Williams and Edward Cox
Commissioner Curtis Johnson - Harry Williams and Edward Cox
Commissioner Jeremiah Johnson - Edward Cox and Harry Williams
Commissioner Perona - Edward Cox and Harry Williams

Mayor Hudson - Edward Cox and Harry Williams

Edward Cox is the regular appointee and Harry Williams is the alternate appointee.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Arnold Gaines to approve Resolution 22-R39.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

e. Request from In the Image of Christ, Inc. for three-year funding of Emergency Inclement Weather Shelter services in the amount of $16,762.50 annually.

Commissioner Curtis Johnson explained the request for funding in the event of inclement weather activating the Percy Peek Gymnasium as a shelter location.

Mayor Hudson inquired if the County will be participating. Commissioner Curtis Johnson commented that they will be contributing fifty percent.

Commissioner Jeremiah Johnson inquired if the funds will only be activated if the need arises. Commissioner Curtis Johnson commented that the funds would only be activated for the emergency of inclement weather.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the request from In the Image of Christ, Inc. for three-year funding of Emergency Inclement Weather Shelter services in the amount of $16,762.50 annually.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

No public comments.

15. COMMENTS FROM THE CITY MANAGER

a. Reports

Nick Mimms commented that the City is conducting damage assessments in response to hurricane Ian with restoration and recovery completed soon and commended the staff for their efforts.

City Clerk Linda Cox – No comments

City Attorney Tanya Earley – No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Gaines sent prayers to the west coast and thanked Mr. Mimms for his hard work in preparation for hurricane Ian.

Commissioner Perona reminded the City of the upcoming Jaycee Park build October 11th - 16th.

Commissioner Curtis Johnson commended Mr. Mimms and staff on their hard work in response to hurricane Ian; will be reaching out to Fort Myers City Council Member Teresa Watkins Brown and commented on the startling numbers on domestic violence in St. Lucie County.

Commissioner Jeremiah Johnson commended staff on their hard work; how help can be offered to the effected and the upcoming debate at the Sunrise Theatre. Mr. Mimms commented on the debate Wednesday, October 12th with plans to provided additional information as it is received.

Mayor Hudson commented that the FMIT will be assessing its insureds every three years and thanked Mr. Mimms, staff and the FPUA. In addition, on October 7th Hillcrest Memorial Gardens and River Walk Center will honor Poindexter Williams.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at 7:08 P.M.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 pm **11. a.**

Meeting Date: 10/17/2022

Re: Approval of Police Department Blanket Purchase Orders for FY2022-2023

SUBJECT:

Approval of Blanket Purchase Orders for the Police Department for FY2022-2023 for a total of $435,036.

SUMMARY:

All the Police Department Divisions will purchase equipment, services and materials from the vendors with the best prices and products to meet the specific needs of the Department. Please see the attached list for the vendors, amounts and descriptions of products/services.

RECOMMENDATION:

Staff recommends approval of this request.

ALTERNATIVES:

The alternative would be to issue individual purchase orders for every purchase, which would be very time-consuming and will lead to inefficiencies.

RESPONSIBLE STAFF:

Deputy Chief Robert Ridle
Lieutenant Jason Braun
Melissa Alexander

COORDINATED WITH:

Deputy Chief Robert Ridle
Lieutenant Jason Braun
Melissa Alexander
Nancy Barboza

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2023
Account:	001.3000.521.0000
Amount:	$435,036.00

FISCAL IMPACT:

All items are budgeted for in the Police Department's FY2023 budget. There are various account codes for the Police Department's Annual/Blanket Purchase Orders for FY2023.

Attachments

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/11/2022 05:05 PM
City Manager	Nick Mimms	10/12/2022 07:22 AM
Form Started By: Melissa Alexander		Started On: 10/05/2022 10:43 AM
Final Approval Date: 10/12/2022		

FY2023 Police Department Budget
Commission Agenda Request

Police – 3000

Indian River Crime Laboratory - Fort Pierce, FL **$167,736**
- Crime Laboratory Support – Bid # 4946 - Single Source

FirstNet/AT&T – **$195,300**
- Cellular Services – First Responder Broadband Network and Mobile Services Dedicated to Public Safety and wireless lines used to connect to the License Plate Readers & M2M Lines for cameras

Staples Advantage – Tampa, FL **$20,000**
- Office Supplies – FL State Contract Office & Educational Consumables 618-000-11-1

VCA Tri-County Animal Hospital – Fort Pierce, FL **$12,000**
- Medical services, preventive medicine, boarding and food for K-9's

Day Dreams Uniforms – Port St. Lucie, FL **$10,000**
- Police Uniforms – Single Source

Gall's – Lexington, KY **$30,000**
- Police Uniforms and duty gear

Total **$435,036**

City Commission Regular Meeting - 5:05 pm **11. b.**

Meeting Date: 10/17/2022

Re: CITY OF FORT PIERCE AND TEAMSTERS LOCAL 769 UNION CONTRACT

Submitted For: Kevin Browning, Human Resources Manager, Human Resources

---

SUBJECT:

Approval of the union contract between the City of Fort Pierce and the Teamsters Local Union Number 769 regarding wages.

SUMMARY:

The City of Fort Pierce and the Teamsters Local 769 Union have reached agreement on the wages for fiscal year 2023. The agreement is on a 5% increase or $1.22 per hour, whichever is highest.

RECOMMENDATION:

Recommend Approval.

ALTERNATIVES:

HR will proceed as the Commission directs.

RESPONSIBLE STAFF:

Kevin E. Browning - HR Director
Barbara G. Moore - HR Coordinator

COORDINATED WITH:

Steve Myers - Union Business Rep
Robert Ridle - Deputy Police Chief
Mike Reals - Director of Public Works

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2023
Amount: $330,000
OTHER INFORMATION:

The fiscal impact is a budgeted 5% for FY 2023

Attachments

Contract
Redlined Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/12/2022 07:24 AM

Form Started By: Kevin Browning
Started On: 10/05/2022 01:08 PM
Final Approval Date: 10/12/2022

CITY OF FORT PIERCE

AND THE

TEAMSTERS LOCAL UNION NUMBER 769

(GENERAL EMPLOYEE UNIT)

OCTOBER 1, 2020 to SEPTEMBER 30, 2023

Contract Ratified: **September 28, 2022**
City Commission Approval: **October 17, 2022**

CITY OF FORT PIERCE

UNION CONTRACT

WITH

TEAMSTERS LOCAL UNION NUMBER 769

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ARTICLE 1

PREAMBLE

SECTION 1.0

This Agreement is entered by and between the City of Fort Pierce, Florida, hereinafter referred to as the EMPLOYER and Teamsters Local #769, hereinafter referred to as the UNION. It is the purpose of this Agreement to achieve and maintain harmonious relations between the Employer and the Union; to insure the continuous, uninterrupted, efficient operations of the City; to provide prompt and peaceful adjustment of differences which may arise; and to establish the standards of wages, hours and other conditions of employment.

ARTICLE 2

RECOGNITION

SECTION 2.0

The City of Fort Pierce recognizes Teamsters Local #769, affiliated with the International Brotherhood of Teamsters, as the sole and exclusive bargaining agent for the job classifications in the unit designated by the Florida Public Employees Relations Commission in certification #287, excluding all other employees. Employees in an initial probationary period shall have no rights of appeal under the Agreement.

ARTICLE 3

MANAGEMENT RIGHTS

SECTION 3.0

Except as expressly provided for in this Agreement, the City retains the sole right to determine, and from time to time to re-determine how to manage its operations and direct the working force, including the rights to decide the scope of service to be performed, the method of service, the schedule of work time, the size and composition of work force; to contract and subcontract existing and future work; to determine whether and to what extent the work required in its operations or jobs, shall be performed by employees covered by this Agreement; to maintain ·order and efficiency in its work locations; to curtail or discontinue temporarily or permanently in whole or in part, operations whenever in the opinion of the City's good business judgment makes such curtailment or discontinuance advisable; to hire, layoff, assign, transfer, classify and reclassify, promote and determine the qualifications of employees; to determine the starting and quitting time and the number of hours to be worked.

SECTION 3.1

The City retains the sole right to discipline, suspend and discharge employees for just cause, including violations of any of the terms of this Agreement.

SECTION 3.2

The exercise of the above rights in Sections 3.0 and 3.1 does not preclude employees or their representatives from conferring or raising questions about the practical consequences that decisions on these matters may have on terms and conditions of employment. However, the exercise of the rights in Section 3.1 is subject to grievance arbitration.

SECTION 3.3

The above rights of the City in Sections 3.0 and 3.1 are not all-inclusive but indicates the type of matters of rights which belong to and are inherent to the City in its capacity as management of the City of Fort Pierce.

SECTION 3.4

If the City determines that a civil emergency condition exists, including but not limited to riots, civil disorders, hurricane conditions or similar catastrophes, the provisions of this Agreement may be suspended for a reasonable period of time during the time of the declared emergency. All pay provisions will continue in case of emergency condition.

ARTICLE 4

SUBCONTRACTING

SECTION 4.0

Subcontracting shall mean for the purpose of this contract, work which will be contracted out by the City to another agency, person, company, group, etc., which results in the direct displacement (layoff) of bargaining unit employees.

SECTION 4.1

The employer reserves the right to subcontract work while recognizing the Union's obligation to represent regular unit employees' jobs who are presently employed. Should subcontracting occur, which displaces regular unit employees currently on the payroll, the Employer agrees to notify the Union at least seven (7) days prior to when the request to subcontract is put on the City Commission Agenda. Simultaneous with such notice to subcontract which displaces regular unit employees, those employees will be notified and permitted to accept vacant advertised budgeted positions of the same job classification within the City. The Union reserves the right to appear before the City Commission and express its position to the City Commission at the time the Commission considers the subcontracting agenda item. The City Commission's decision is final and not subject to appeal through the grievance arbitration procedure.

ARTICLE 5

STRIKES AND LOCKOUTS

SECTION 5.0

There will be no strikes, work stoppages, picket lines**, slowdowns, boycotts or concerted failure or refusal to perform assigned work by the employees or the Union and there will be no lockouts by the City for the duration of the Agreement. The Union supports the City fully in maintaining normal operations. It is recognized by the parties that the City is responsible for and engaged in activities which are the basis of the health and welfare of the citizens, that any violation of this section could give rise to irreparable damage to the City and to the public at large. Accordingly, it is understood and agreed that the union shall not be responsible for any act alleged to constitute a breach of the section if neither the Union or any of its officers instigated, authorized, condoned, sanctioned or ratified such action, and further, that the union and its officers have used every possible means to prevent or terminate such action. It is agreed that any violation of the section shall be grounds for discharge and shall not be subject to a grievance except to determine if the violations did in fact occur.

**Picketing, as used in this article, shall be defined as picketing to support a work stoppage.

SECTION 5.1

Employees shall be required to cross picket lines to perform their duties regardless of which labor organization or group is conducting the picketing.

ARTICLE 6

DISCRIMINATION

SECTION 6.0

Employer and the Union agree that there will be no discrimination against any employee covered by this Agreement because of race, color, creed, religion, national origin, sex, age or physical handicap. The Employer and the Union agree not to discriminate against any employee for his/her membership or non-membership in the Union.

ARTICLE 7

BULLETIN BOARDS

SECTION 7.0

The City agrees to furnish the below listed bulletin board space for the use of the Union. All Union notices will be approved and signed by a Union Representative prior to posting.

1) Public Work's Office (Hallway)

2) Streets Division

3) Building Maintenance

4) Parks Division

5) Garage Division

6) Solid Waste Department

7) Police Department

8) City Hall

ARTICLE 8

WORKING OUT OF CLASSIFICATION

SECTION 8.0

If an employee covered by this Agreement is temporarily assigned to a higher job classification than that which the employee occupies at the time of the temporary assignment, then the employee shall be paid a stipend of one (1) hour pay at time-and-a- half for each work day of the temporary assignment, beginning the first full work day of the assignment.

SECTION 8.1

An employee who temporarily performs work in a lower classification, totally different from his/her normally assigned tasks, shall not receive a reduction in pay for this period. Employees who are assigned this temporary duty shall not have the right to refuse to perform the work assigned.

ARTICLE 9

OVERTIME

SECTION 9.0

An employee covered by this Agreement shall be paid at the rate of one and one-half (1.5) times his/her regular hourly base rate for all hours worked over forty (40) hours per week.

SECTION 9.1

The City shall not change an employee's hours of work solely for the purpose of avoiding overtime pay to the employees.

SECTION 9.2

Leave, excused and unexcused absences, will not be computed as time worked. HOLIDAYS will be computed as time worked.

SECTION 9.3

Standby pay- An employee on standby duty, and who is required to be available for call out at any time during the standby duty period, shall receive one hour token pay at time and one-half his/her regular rate for each regular work day on such standby status, and two (2) times his regular rate for such standby status on the employees' day off, holidays included. In addition, such employee in standby status will be paid, at his/her regular rate of pay, for all work actually performed when called to work from standby status.

SECTION 9.4

All overtime shall be offered equally by classification using an overtime distribution list. The list shall include the number of hours worked and offered to each employee by classification. Such list shall be updated daily to insure proper distribution of overtime.

SECTION 9.5

Compensatory time may be granted in lieu of overtime cash payments (by written agreement between the employee and supervisor). Compensatory time will be computed in the same manner as financial compensation would otherwise be computed. Compensatory time off shall be taken under this article as provided by the Fair Labor Standards Act, if such provision continues to be applicable for local government employees.

ARTICLE 10

GRIEVANCE/ARBITRATION PROCEDURE

SECTION 10.0

It is agreed between the parties that this grievance procedure is to be used to settle all disputes or differences between the City and the Union or any of its members employed by the City as to the meaning and the application of the provisions of this Agreement.

SECTION 10.1 - STEP 1

An employee, his/her duly certified representative, or a designated member of a group having a grievance, who believes there has been a violation of this Agreement, shall reduce his/her complaint to writing on a form provided by the union, sign and date the form and file it with his immediate supervisor within five (5) working days from the date the alleged violation occurred. The written grievance shall contain the article(s) violated and a statement citing the complaint along with the remedy sought. The immediate supervisor shall answer the grievance in writing, within five (5) calendar days of the receipt of the grievance.

SECTION 10.2 – STEP 2

If the dispute is not resolved in Step 1, the member, through his/her steward, shall submit the grievance to the Department Head within five (5) working days of the receipt of the grievance in Step 2, the Department Head shall hold a meeting with the grievant, his/her representative(s), and any other person the Department Head feels is necessary to discuss the allegations contained in the grievance.

The Department Head shall answer the grievance, in writing, within five (5) calendar days of the meeting.

SECTION 10.3 - STEP 3

If the dispute is not resolved in Step 2, the Union may submit the written grievance to the City Manager within five (5) working days of receipt of the Step 2 answer. The City Manager shall schedule a meeting with the parties in Step 2 within five (5) working days of receipt of the grievance. The agenda of the meeting shall be limited to the matters raised in the original grievance. A final written decision on the dispute shall be given by the City Manager within ten (10) calendar days of the meeting described in this Step.

If the decision of the City Manager does not resolve the dispute, either the City or the union may request that the grievance be appealed to arbitration in the manner described below. The time limits established in the article may be extended by mutual agreement or the parties.

Notwithstanding the procedure provided herein, a grievance may be submitted directly into the second or third step by mutual agreement of the City and the Union.

It is agreed that any grievance involving discharge of a non-probationary employee will be filed directly to Step 3.

SECTION 10.4 ARBITRATION

Any grievance which is not resolved in any of the Steps provided above may be appealed to arbitration. The party desiring arbitration shall give written notice of its intent to the other party within thirty (30) days, excluding weekends and holidays, following the date the Union receives the written answer in Step 3.

The party requesting arbitration shall apply to the Federal Mediation and Conciliation Service (FMCS) for a panel of seven (7) arbitrators. As soon as possible after receipt of the panel, the City and the Union shall meet to select an arbitrator. The appealing party shall first strike the first name and then the parties shall strike names alternately until only one name remains, who shall be the Arbitrator.

The decision of the Arbitrator must be within the scope of his authority, as set forth herein, and confined to the grievance submitted for this determination.

A. The Arbitrator shall confine him/herself to the facts developed at the hearing and which are directly related to the matter at issue.

B. The Arbitrator shall not have the power to amend, modify, or delete any provision of the Agreement.

C. In making his/her ruling, the Arbitrator shall have due regard for the essential and proper rights and responsibilities of management and shall not interpret this Agreement so as to further restrict or limit those rights and responsibilities.

D. The Arbitrator may make no award which extends the period covered by the grievance.

E. The decision of the Arbitrator shall be final and binding.

F. If the Arbitrator finds he/she lacks authority to rule on the grievance, the matter shall be referred to the parties without decision or recommendation.

The parties shall each bear the cost for their own witnesses, other than the grievant, attending the hearing at their request. The losing party shall pay the cost of the Arbitrator's fees and expenses. Arbitrations shall be conducted at City facilities. The cost of transcript of the proceedings shall be borne by the party or parties requesting the transcript. Each party will pay its own Attorney's fees and expenses.

ARTICLE 11

CITY-WIDE SENIORITY

SECTION 11.0

City-Wide seniority is defined as the length of employment with the City. Such seniority shall be acquired by full-time employees after completion of a probationary period, at which time seniority shall be retroactive to the first day of employment.

SECTION 11.1 - DEPARTMENTAL SENIORITY

Departmental seniority is defined as the length of employment within the employee's current department. Departmental seniority shall accrue as of the first day of employment or transfer into a new department.

SECTION 11.2 - CLASSIFICATION SENIORITY

Classification seniority Is defined as the length of employment within a particular classification. Seniority shall accumulate during absences because of illness, injury, vacation or other authorized leave. Seniority will be lost when an employee:

A. Terminates voluntarily;

B. Is discharged for cause;

C. Exceeds an authorized leave of absence;

D. Fails to return from recall within ten (10) days after receipt of such notice of recall given by the City (Certified Mail/Return Receipt Requested).

ARTICLE 12

REDUCTION IN FORCE

SECTION 12.0

Should a reduction in the public employer's work force become necessary, termination by force reduction, hereinafter referred to as layoff, shall be accomplished in the following manner:

A. Layoff shall be by classification within a department. Upon establishing the number of employees to be laid *off* within a classification in a department, the employer shall layoff in accordance with qualifications, which reflects quality and quantity of work, work habits and classification and departmental seniority.

B. No regular employee shall be laid *off* while there is an emergency, temporary, part- time or probationary employee serving in the same classification within the same department.

C. The laid-off employee shall have the right to bump into a lower classification within the Department. This will be also based upon his/her qualifications and ability to do the work.

D. The laid-off employee shall have the right to utilize his/her City seniority as defined in this Agreement, to bump into an existing position previously held by the employee in a lower or equal classification. This bumping right shall be contingent upon the employee's qualifications and current ability to perform the work of the position. For the purposes of this Article, position is defined as a classification within a specific department.

E. The City will make available, annually, a seniority list of Bargaining Unit members.

F. The City will maintain a list of bargaining unit employees who were laid off by the City for two (2) years from their layoff date. The City will not hire any new employees for the positions shown on such layoff list without first notifying these laid off employee(s) of such job openings and offering the open position to them if they are currently qualified. The City shall notify the qualified laid off employee(s) of such open position(s) by regular mail. USPS postage prepaid, at their last known address on file with the City. The laid *off* employee(s) shall have ten (10) calendar days from the date such notice was mailed to notify the City in writing they are interested in and will accept the position.

ARTICLE 13

REGULAR PROMOTION AND PROBATIONARY PERIODS

SECTION 13.0

A. Whenever there are promotional opportunities, the City shall promote the most qualified employee based upon the following factors:

- Ability to perform all the available work in the classification.
- Ability to meet reasonable performance standards for quality and quantity of work.
- Length of continuous service with the City, or cumulative length of service in the classification, if applicable.
- Overall work record with the City, if relevant to the employee's suitability for the job.
- Prior formal education, apprenticeship programs, specialized training schools, military training and assignments, job experience and any other relevant qualifications the individual may possess.

Employees serving an initial probationary period will not be considered for promotions during this initial probationary period.

B. Employees serving an initial probationary period shall not have their initial period extended beyond the six (6) months period.

The City shall have the sole prerogative and right for determining whether the promotional vacancy shall be filled.

ARTICLE 14

INSURANCE

SECTION 14.0

A. The present or improved health insurance plans identified as Medical Plan 3559 (Basic Plan), Medical Plan 5901 and Medical Plan 0727 (Buy-Up Plan) will be continued until the end of the current BlueCross/BlueShield (BCBS) contract. Additionally, the present dental plans identified as Florida Combined Life will be continued.

B. At the beginning of each fiscal year, October 1, bargaining unit members electing any of the City's Medical Health Plans, Base Plan 3559, the "Buy-Up" Plan BCBS Medical Plan 0727, or the Affordable Care Act Plan 5901, shall be required to pay the CITY approved amount for employee only coverage. Currently, the City agrees to pay 91.25% and the employee will pay 8.75% for employee only coverage. If the bargaining unit member elects dependent coverage under either medical plan, the CITY agrees to pay at least 50% of the cost of all premiums. Any additional expenses incurred for improved coverage under any Buy-Up Plan shall be paid by the Bargaining Unit member.

C. The City will furnish life insurance coverage in the amount of $20,000 for all full-time regular bargaining unit members.

D. Should the City provide improved insurance coverage benefits. or offer the same benefit at a lesser cost, to any other bargaining unit or classified civil service employee then such benefit shall be offered to the bargaining unit members.

ARTICLE 15

CHECKOFF

SECTION 15.0

A. The City agrees to deduct monthly, from the earnings of the employees who have so authorized in writing, membership dues and initiation fees and remit same to the Union in an amount certified by the Union. Such authorization to be valid shall conform to applicable State and Federal law.

B. The Union shall indemnify the City and hold it harmless against any and all suits, claims, demands and liabilities which arise out of or by reason of any action taken or not taken by the City to comply with the provisions of this Article.

ARTICLE 16

UNION REPRESENTATIVES

SECTION 16.0

A written list of the Union Stewards shall be furnished to the City prior to the effective date of their assuming duties of office. The Union shall notify the City promptly of any changes of such Union Stewards. One of the Union Stewards may be designated to serve as Chief Shop Steward in the absence of another Steward; however, approval may be denied by the immediate supervisor for extenuating circumstances as shortage of help or disruption of work during a special work project.

SECTION 16.1

The following sections outline the duties and responsibilities of Stewards in performance of their functions as recognized Union representatives. In those cases which cannot be resolved otherwise, Union Stewards shall be granted reasonable time off during working hours to investigate and settle grievances on the job site which are within their jurisdiction, upon notifying and securing the approval of their immediate supervisor, without loss of pay. Productivity loss must be minimized. Union Stewards shall not investigate, present or adjust grievances or disputes on premium time. Upon returning to his/her work assignment, each Union Steward shall report to his immediate supervisor unless prior consent not to do so has been secured.

SECTION 16.2

It is agreed that all Union Stewards have productive work to perform as assigned by the City. The parties agree that each will cooperate with the other in reducing to a minimum the actual time spent by the Union Stewards in investigating, presenting and adjusting grievances or disputes. Solicitation of membership shall not be engaged in during working hours. No general Union membership meeting shall be held on city time.

SECTION 16.3

Union Stewards are subject to all City rules regarding the conduct of employees of the City.

SECTION 16.4

Upon request of the Union, employees may be granted leave without pay for Union business, with the approval of the City Manager.

SECTION 16.5

Any Bargaining Unit employee being disciplined shall be advised of their rights to representation.

ARTICLE 17

HOLIDAYS

SECTION 17.0

The following days will be observed as holidays for all employees, subject to this Agreement:

- January 1st
- Martin Luther King's Birthday
- President's Day
- Memorial Day
- June 19th
- July 4th
- Labor Day
- Veteran's Day
- Thanksgiving Day
- Day after Thanksgiving Day
- Christmas Eve
- Christmas Day

SECTION 17.1

Whenever a holiday falls on a Sunday, the following Monday shall be considered a holiday. When a designated holiday falls on a Saturday, the preceding Friday will be observed as a holiday.

SECTION 17.2

Holidays which occur during annual leave shall not be charged against vacation leave. An employee who is not on approved leave and fails to report on the day before or the day after a holiday shall not be paid for the holiday, unless excused by management.

SECTION 17.3

All employees shall receive holiday pay at their regular straight time rate for all recognized holidays. Should a holiday fall on an employees' regular day off, his/her next regularly scheduled work day shall be considered as his/her holiday.

SECTION 17.4

Any employee who performs work on a recognized holiday shall be compensated at the rate of one and one-half times his regular rate for all hours worked, if the hours worked total over forty (40) hours in a work week.

ARTICLE 18

VACATION LEAVE

SECTION 18.0

A. All full time, regular and provisional employees shall be entitled to earn and accrue vacation leave, with pay, which will be computed from the starting date of employment.

B. Temporary employees shall not be eligible for vacation leave.

C. Part-time employees who work 25 hours or more per week shall be entitled to accrue leave in proportion to the number of hours worked. An employee who normally works less than 25 hours per week shall not be entitled to any vacation leave.

D. Employees serving a probationary period, on an original appointment, shall accrue vacation leave, in accordance with the provisions of this section. If an employee serving a probationary period, on an original appointment, leaves the City's service without satisfactorily completing the probationary period, he/she shall not be compensated for any accrued vacation leave.

SECTION 18.1 - RATE AT WHICH LEAVE IS EARNED, ACCUMULATED AND PAID

A. All regular employees shall accumulate vacation leave as follows:

1. One (1) year of service, but less than five (5) years - 12 days/yr.

2. Five (5) years of service, but less than ten (10) years - 14 days/yr.

3. Ten (10) years of service but less than 15 years - 17 days/yr.

4. Fifteen (15) years of continuous service and over - 20 days/yr.

B. Earned vacation leave may be accumulated to a maximum, not to exceed forty-five (45) working days (effective October 1, 2012). Any accumulation over thirty (30) working days will be considered forfeited and lost at the beginning of the fiscal year. No employee can start with an accumulation of more than 30 days on October 1st. Vacation pay will be at the basic rate of pay for the normal work day.

SECTION 18.2 - USE OF VACATION LEAVE

A. Subsequent to the successful completion of the first six (6) months employment, vacation leave may be taken as earned, subject to the approval of the Department Head, who shall schedule vacation leave, so as to meet the operating requirements of the department. Vacation leave assignments will be made in accordance with the preference of the employee, whenever possible. However, leave must be taken at the convenience of the Department. The Department Head's decision as to when leave may or may not be taken will be final.

B. Vacation leave may be granted for the following purposes:

1. Vacation leave.

2. Absences for transaction of personal business which cannot be conducted during off-duty hours.

3. Religious holidays.

4. Sickness, once sick leave has been exhausted through illness.

5. Any absences from work not covered by other types of leave provisions established by these rules.

SECTION 18.3 - PAYMENT OF UNUSED VACATION LEAVE

Regular employees who have completed six (6) months or more service shall, upon leaving the City's service in good standing, be compensated for vacation leave accrued to the date of separation, but not to exceed forty-five (45) days.

ARTICLE 19

SICK LEAVE

SECTION 19.0

A. **RATE AT WHICH SICK LEAVE IS EARNED -** All bargaining unit employees earn sick leave credits, at the rate of one (1) working day per calendar month, or major portion thereof. Any employee who has taken sixteen (16) or more calendar days of sick leave, with or without pay in one month, shall not earn sick leave for that month.

B. **REQUEST FOR SICK LEAVE -** To receive compensation while absent on sick leave, the employee shall notify his/her immediate supervisor, division or department head prior to, or within two (2) hours after the time set for beginning the daily duties. An employee in a unit operating on a work schedule other than 8:00 a.m. to 5:00 p.m., must notify the Department within the time limit established by the appropriate Department Head.

C. **USE OF SICK LEAVE** - Sick leave may be granted for the following purposes:

1. Personal injury or illness not connected with work.

2. Pregnancy.

3. Necessary appointments with physicians or dentists.

4. Exposure to a contagious disease which would endanger others.

5. Illness of a member of the employee's household which requires the personal care and attention of the employee.

D. **ACCUMULATION OF SICK LEAVE -** The maximum number of accumulated sick leave hours shall be unlimited. Sick leave shall not be used within the first thirty (30) days of employment.

E. **CERTIFICATION BY A PHYSICIAN** - Whenever an employee uses sick leave in excess of two (2) consecutive days, they may be required by the Department Head to submit a certificate from a licensed physician. When it is determined that an employee's use of sick leave is not justified, the absent time may be deducted from the employee's pay or accrued vacation leave. Claiming sick leave, when physically fit, shall be cause for disciplinary action up to suspension or dismissal.

F. **UNUSED SICK LEAVE -** Employees who leave the City's service in good standing and have at least three (3) through nine (9) years of continuous service with the City, will receive pay for one-half (1/2) of their accumulated sick leave balance up to a maximum of forty-five (45) days.

G. Employees who leave the City's service in good standing and have at least ten (10) or more years of continuous service with the City, will receive pay for their accumulated sick leave balance up to a maximum of ninety (90) days.

H. Employees who do not use all their sick leave because of sickness or disability may use this toward early

retirement. At the employee's request for early retirement, the employer shall take the total hours of unused accumulated sick leave and divide this by the hours the employee works per week. This figure shall be the amount of time in weeks that the employee may be absent from the Department and continue to draw full pay, provided, however, such time shall not exceed ninety (90) days. The employee who requests and uses unused accumulated sick leave in this manner shall be considered retired when the sick leave time is exhausted. Said request shall be irrevocable.

ARTICLE 20

MAINTENANCE OF STANDARDS

SECTION 20.0

It is agreed that the specific benefits, rights and privileges enumerated in this Contract shall remain in force throughout the term of the Contract. Past practices of the employer, not contained in this Contract, shall not be a part of this Agreement. The following benefits, procedures and practices will be continued for the life of this Agreement; Standby duty, Pension, St. Lucie County Credit Union, City time for approved examinations and funeral leave (in accordance with the Personnel Rules and Regulations).

ARTICLE 21

EDUCATIONAL REIMBURSEMENT

SECTION 21.0

The CITY agrees to reimburse employees for tuition costs at the current state rate and books required in pursuing and achieving college degrees, from a college or university certified by an accreditation entity recognized by the U.S. Department of Education, for pre-approved, work- related courses. This reimbursement is based upon the student achieving a grade "C" or better. When the employee successfully completes and is reimbursed for a thirty (30) semester hour block, the employee shall agree to work at least two (2) years beyond this date or reimburse the CITY for any funds expended on tuition. The two (2) years applies to an employee who resigns. Employees in the DROP are not eligible for this program.

Bargaining Unit members who wish to participate in the educational reimbursement program should notify the department head no later than one month prior to the planned course enrollment date. Those who did not make the notification should be left out of the reimbursement program for the upcoming fiscal year.

Educational reimbursement should be limited to fifteen (15) credit hours per calendar year.

ARTICLE 22

WAGES

SECTION 22.0

A. Employees in the designated classification list in Attachment "A", who obtain certificates or licenses beyond those required, as a condition precedent for being employed in the position, will receive an additional percentage of their base salary or hourly wage for each additional certificate or license they obtain and maintain.

The City shall post and make available to the affected employees the incentive percentages, as well as the procedures and details of the incentive programs, as they apply to different departments.

B. For FY 2022-2023 the parties agree that the City will increase Teamsters bargaining Unit employees' wages by five percent (5%) or $1.22 per hour, whichever is greater, effective October 1, 2022. A bargaining unit employee who has reached the top of his / her pay range shall receive a one-time bonus in lieu of a wage increase, subject to the limitations set forth in section 22.0 (B), below.

C. Pay (wage) Increases will only be awarded to employees who were employed and on the payroll on October 1, 2022 and are currently working. Retroactive Pay shall only be awarded to unit members currently employed at the time the contract is approved by the CITY and implemented (paid) by payroll.

D. All employees in the following classifications will receive a two and one-half (2 ½) hour minimum call-out for call backs and court appearances: Police Aides, Crime Scene Investigators, Animal Control Officers, and Evidence Custodians. All other contract Articles will remain in force.

E. The City Manager can institute selective increases for Bargaining Unit members with the approval of the Union, without having to re-open the Collective Bargaining Unit Agreement.

EMERGENCY PAY

F. In the case of declared emergency, the rate of pay shall follow the City of Fort Pierce Emergency Pay Policies, which are in the City's Personnel Rules and Regulations.

ATTACHMENT A

INCENTIVES

Certification Compensation Schedule for all Departments (that have an agreed upon 5% incentive) *

1. First certification compensated at 5% pay increase
2. Second certification compensated at 5% pay increase
3. Third certification compensated at 5% pay increase
4. Fourth certification compensated at 3% pay increase
5. Fifth certification compensated at 3% pay increase
6. Sixth certification compensated at 3% pay increase
7. All additional certifications compensated at 1% pay increase

*Note: Each pay increase is contingent upon the employee's agreement to utilize each acquired certification, in performance of his/her duties as assigned by the Department Head, for a minimum of two calendar years from the date the certification is posted on the State DBPR website (for Building Department) or received by the employee for other Departments. This two-year period will be referred to as the employee retention period, the employee will be responsible to refund the Department for all expenses incurred, i.e.: testing, seminars, continuing education courses, study materials and training classes.

Certifications must be in the skills area provided by the City and a skill that is utilized by the employee in performing his/her essential job functions.

If a certificate was obtained by the individual, prior to employment by the City of Fort Pierce, and the employee was compensated above the minimum pay rate of the classification in which he/she works, an increase shall not be given.

Documentation must be provided within forty-five (45) calendar days of receiving the certification to the HR office.

No retro payment will be made if time elapses (45 days) between the employee receiving the certificate and notifying HR.

Certification must be maintained via Continuing Ed courses or by re-certifying (or the updated version) in order to be in compliance with the incentive.

In the event of a significant job/ duties change (one department to another) or promotion, the 5% certification process begins again.

DEPARTMENT: BUILDING

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Building Inspector	DBPR	5%
Electrical Inspector	DBPR	5%
Mechanical, Gas & Plumbing Inspector	DBPR	5%

Building Inspectors & Plan Reviewers:

Employees that strive for additional certifications enhance their value to the Department, thus obtaining additional certifications is encouraged. Below is a listing of the 16 certifications that may be obtained by a building inspector or plan reviewer:

INSPECTOR CLASSIFICATION	PLANS EXAM CLASSIFICATION
1 & 2 Fam. Dwelling Inspector	1&2 Fam. Dwelling Plans Examiner
Commercial Building Inspector	Commercial Building Plans Examiner
Commercial Electrical Inspector	Commercial Electrical Plans Examiner
Commercial Plumbing Inspector	Commercial Plumbing Plans Examiner
Commercial Mechanical Inspector	Commercial Mechanical Plans Examiner
Coastal Construction Inspector	
Certified Flood Plain Manager	PERMIT SPECIALIST / OFFICE PERSONNEL
Certified Building Official	ICC Permit Technician Certification
ICC Permit Technician Certification	Certified Flood Plain Manager
ICC Property Maintenance Inspector	ICC Property Maintenance Inspector

DEPARTMENT: PUBLIC WORKS

ASE Certification- five percent (5%) each for a limit of three (3) Certifications per employee.

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Mechanic, Garage Foreman	ASE	5%
Sr. Storekeeper (parts) Garage Foreman	Automotive Service Consultant ASE (C1)	5%
Sr. Storekeeper (parts) Garage Foreman	Parts Specialist Certification ASE Test P1, P2	5%
Parks	NPRA – Parks Recreation	5%
Streets	IMSA – Sign, pavement marking	5%
Fac. Maint., Streets, Parks	MOT – Maintenance of Traffic – TTC (Temporary Traffic Control)	5%
Streets	Stormwater Operator (FSA)	5%
Parks	Certified ISA Arborist	5%
Parks	Certified Irrigation Landscape Designer	5%
Parks	FNGLA Certified Landscape Maintenance	5%
Maintenance Personnel	Playground Maintenance Certification	5%
Parks and Recs Personnel	Master Gardener Certification	5%
Sanitation Drivers	SWANA (Solid Waste Association of North America	5%

Garbage drivers will receive 5% additional pay, if qualified to operate three vehicles (Grapple, Sideloader, Frontloader)

DEPARTMENT:	CODE COMPLIANCE & ANIMAL CONTROL	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Violations Inspector/ Code Compliance Officer	FACE, AACE	5%
	Parking Enforcement Specialist	5%
Animal Control Officer	Chemical Capture	2%
	Euthanasia	2%
	Animal Cruelty Investigations	2%
	FACA	5%
SWANA (must meet Recertification reqs)	Sanitation Drivers	5%

DEPARTMENT:	POLICE	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Investigative Assistant	NCIC/FCIC	3%
Crime Analyst	Crime Analyst Certification	3%
Crime Analyst	Crime Prevention Techniques	3%
Crime Scene Investigator	NCIC/FCIC- User	3%
Crime Scene Investigator	Fingerprint ID & Classification	5%
Crime Scene Investigator	IAI/ FDIA	3%
Records Specialist	NCIC/FCIC - Limited Access	3%
Records Specialist	NCIC/FCIC - User	3%
Records Specialist	Terminal Agency Coordinator (TAC)	3%
Community Service Officer	NCIC/FCIC	3%
Community Service Officer	Terminal Agency Coordinator (TAC)	3%
Community Service Officer (as assigned by the city)	Parking Enforcement Specialist	5%
Evidence Technician	NCIC/FCIC	3%
Secretary II	NCIC/FCIC	3%

ARTICLE 23

SEVERABILITY

SECTION 23.0

Should any final decision of any Court of competent jurisdiction affect any practice of provision of this Agreement, only the practice or provision so affected shall be come null and *void;* otherwise, all other provisions or practices under this Agreement shall remain in full force and effect.

ARTICLE 24

ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES

SECTION 24.0

The City reserves the right to require all employees to be tested for the use of alcohol, drugs or controlled substances (hereinafter referred to as "drugs", "drug testing", or "testing"). If a state or federal law or regulation requires random or other types of drug testing of any employee in this bargaining unit, the City will begin conducting such testing of employees, as soon as required, and as provided by the law. The City will provide a list to the Union of the job classifications identified. All testing will be done at Florida Health and Rehabilitative Services (HRS) approved facilities.

SECTION 24.1

The City reserves the right, at any time, to request any employee to take a drug test and/or physical examination based on reasonable suspicion. Reasonable suspicion is a belief that an employee is using or has used drugs in violation of this Article, drawn from specific, objective, and articulate facts and reasonable inferences drawn from those facts.

SECTION 24.2

The testing outlined for drugs in Sections 24.0 and 24.1 of this Article will be administered in accordance with the following provisions:

A. Any employee may be subject to an investigation which may include, but not limited to, drug detection and testing, urinalysis, saliva testing, or any other medically recognized testing procedure. Prior to being tested, the employee will be given the opportunity to present any evidence of legal substances he/she has taken which may affect the accuracy of the test results. The employee may consult with his/her Union Steward before being tested, providing such consultation does not delay the testing for more than thirty (30) minutes.

If the employee is ordered to be tested based upon reasonable suspicion or the City is advised of any positive test result, the City in its sole discretion, shall decide whether the employee should be returned to a limited duty capacity or relieved of duty pending the results of the testing. If relieved of duty, the employee will be suspended without pay. If permitted to continue working pending the results of the testing, the employee shall not be permitted to operate any equipment or perform any function that could present a danger to the health, safety, or welfare of the public, co-workers, or the employee, and shall not be permitted to operate a motor vehicle. If the test results are negative for the presence of drugs, an employee who has been suspended will be paid for time lost. Using the initial sample will be conducted to ensure accurate results.

B. An employee who is tested on a reasonable suspicion basis will be placed on an administrative *leave* with pay status, pending the outcome of the test(s). In those cases when a drug test is negative, departmental "field calendars" will not reflect an absence.

C. If the test result is negative, a second test will not be conducted, and the employee will be returned to work. If the first test is positive and the second test is negative, the employee will be returned to work. In the event either the first or second test is negative, no disciplinary action related to drug use will be taken, and no record will be placed in an employee's file that the drug testing occurred.

D. When an employee is suspected of using or being under the influence of drugs, as opposed to alcohol, a test will be conducted for the presence of drugs only.

SECTION 24.3

Employees suspected of using or being under the influence of alcohol will be subject to undergo a Breathalyzer examination only. This test will be administered by qualified personnel.

SECTION 24.4

An initial probationary employee who tests positive will be terminated and no appeal shall be permitted. Prior to being a subject for testing, a classified employee may seek assistance for drug/alcohol use or abuse and will not be disciplined. Any employee who uses this one-time option shall be subject to random testing, while on duty, for a period of two years. The City retains the right to discipline employees for other serious offenses that have been committed. The City will not pursue criminal prosecution as a routine part of its substance testing procedures.

The City is a zero-based drug/alcohol tolerance employer. An employee testing positive for drugs (as determined illegal by Federal or State Law) shall be terminated. Employees testing positive for alcohol concentration as low as 0.02 shall be terminated.

In the event the Employee Assistance Program is no longer offered, the employee must seek, either through self-referral or recommendation of a professional counselor/doctor or counseling service, the assistance of any medical facility or agency (i.e., various hospitals offering dependency programs, PAR, Inc., or similar agency) licensed to provide a comprehensive rehabilitative program(s) for individuals with substance use problems. The rest of this Section would continue to be applicable.

SECTION 24.5

In the recognition of the importance of having a drug-free work force worthy of the respect and trust of the public, the following shall be the policy for employees who are guilty or plead nolo contendere of misconduct related to the use, possession, or sale of drugs:

Employees who sell illegal drugs or controlled substances, whether on or off duty, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are in possession of or using illegal substances, or are consuming alcohol while on duty, including meal and rest periods, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are under the influence of illegal substances or alcohol while on duty shall be disciplined in accordance with the City's Code of Conduct, although other misconduct occurring at the same time may result in more severe discipline, depending upon the nature of the misconduct.

Employees who are in possession of illegal substances or drug paraphernalia while off duty, and said possession constitutes a misdemeanor, shall be disciplined (City's Code of Conduct) for the first offense and terminated for the second offense, unless a nexus exists between the employee's position and the drug possession, in which case the employee shall be terminated for the first offense.

Employees involved in an accident or employee(s) directly contributing to an accident (defined as a sudden unexpected event) that requires medical treatment from a Doctor or is involved in an accident that causes damage to City equipment or citizens property will be subject to drug and alcohol testing.

The policy contained in the City's Rules and Regulations regarding what occurs in the event an employee who is required to possess a driver's license for his/her position and who loses his/her driver's license shall apply to an employee who is off duty and driving under the influence.

SECTION 24.6

When an employee requests Union assistance, the City agrees to make a reasonable effort to contact a Union Officer, following the chain of command designated on the Union organizational chart. In no instance will the City delay the substance test for more than half an hour while attempting to contact a Union Official.

SECTION 24.7

At the time of implementation of this Contract, all employees shall be put on notice that the City is committed to employing a drug-free work force. Said notice will also include encouragement for employees, who may have a substance use or abuse problem, to seek professional assistance on a confidential basis from the City's Employee Assistance Program or a source of their own choosing. The penalties for both on or off-duty use, possession, or sale of illegal substances, controlled substances, or alcohol contained in this Article shall also be communicated to employees.

SECTION 24.8

To ensure that illegal contraband (drugs, alcohol, etc.,) do not enter or affect the workplace, the City of Fort Pierce reserves the right to search all City vehicles, containers, lockers or other items on City of Fort Pierce's property. In furtherance of this policy, individuals may be required to display personal property for visual inspection upon the City of Fort Pierce's request. Failure to consent to a search or display of personal property for visual inspection will be grounds for discharge and denial of access to City premises.

SECTION 24.9

In the event of invalidation of this Article, or Section of this Article, both the Employer and Union agree to meet within thirty (30) days of such determination for the purpose of arriving at a mutually satisfactory replacement for said Article or Section.

SECTION 24.10

All civilian employees, who work in the Evidence Section or as Crime Scene Investigators of the Police Department, will be subject to random drug testing on the same basis currently in use for certified law enforcement personnel.

ARTICLE 25

SAFETY

SECTION 25.0

The City and the Union agree that the safety of employees and the public at large is of primary concern. To that end, no employee shall be required to operate unsafe equipment or vehicles. If the employee has reason to believe the equipment or vehicles are unsafe, he/she will immediately contact the Supervisor, who will examine or have the equipment or vehicle examined, to determine its usable condition.

SECTION 25.1

The appropriate departmental Steward will be permitted to sit as a member of the Accident Review Committee and will provide necessary input in discussing situations concerning his/her Department.

ARTICLE 26

BEREAVEMENT LEAVE

SECTION 26.0

The employee may be granted up to three (3) days bereavement leave for death in their immediate family, without charge to any other accrued leave time. Immediate family is defined as the employee's father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, half-sister, grandfather, grandmother, grandson, granddaughter, great-grand parents, grandparents-in-law, step grandparents, foster parents, and foster children. Employees must use the bereavement leave within 30 calendar days of the immediate family member's death.

For the purpose of funeral flowers, immediate family is defined as the employee's father, mother, son, daughter, husband, wife, stepfather, stepmother, stepson, stepdaughter, grandson, and granddaughter. Maximum amount is not to exceed $50.00 in US funds (including tax and shipping).

ARTICLE 27

RETIREMENT PLAN

SECTION 27.0

The ordinance pertaining to the City of Fort Pierce Retirement and Benefit System will be amended to provide for a benefit accrual rate of three percent (3%) for Teamsters members employed by the City who are subject to collective bargaining. This change will be effective upon final adoption of the ordinance amendment.

Below are the changes for new employees only effective October 1, 2012:

1. Change the vesting period from 5 to 10 years
2. Capping the 3.0 percent multiplier to a maximum ceiling of 75 percent. The first 25 years of service covers the 75 percent with an annual maximum pension payment not to exceed $100,000.
3. Overtime hours used in the calculation of pension benefits are capped at 300 hours. The first 300 hours in a fiscal year.
4. Accrued unused vacation and sick cannot be used in the calculation of pension benefits.

Below are the changes for current members:

1. The annual maximum pension payment cannot exceed $100,000.
2. The maximum of 300 overtime hours can be used in the calculation of pension benefits annually. The first 300 hours in a fiscal year only.
3. Accrued unused vacation and sick leave under the current policy through September 30, 2012 can be used in the calculation of pension benefits; those hours earned after September 30, 2012 cannot be used in the benefit calculations.

dd

SECTION 27.1

1. Change the vesting period from 10 years to 5 years effective November 5, 2018.
2. The parties agree to the 2019 – 2020 amendment to Section 13-36 in the Code of Ordinances referring to Disability Retirement – all other bargaining units must agree to the changes also.

ARTICLE 28

DURATION OF AGREEMENT

SECTION 28.0

This Agreement shall take effect October 1, 2020 and shall continue in full force and effect until midnight of September 30, 2023.

SECTION 28.1

The parties agree to open this Contract for wage negotiations for the 2021-2022 fiscal year no later than the end of June 2021 .

The parties also agree to open this Contract for wage negotiations for the 2022-2023 fiscal year no later than the end of June 2022.

The parties also agree to open this entire Contract for negotiations no later than the end of June 2023.

FOR THE CITY OF FORT PIERCE	**FOR TEAMSTERS LOCAL UNION 769**
Linda Hudson **Date** **Mayor**	**Steve Myers** **Union Representative** **Date**
Nicholas C. Mimms **Date** **City Manager**	**Union Steward** **Date**
Barbara G. Moore **Date** **Witness**	**Witness** **Date**
Kevin E. Browning **Date** **Chief Negotiator**	

APPROVED AS TO FORM AND CORRECTNESS

BY: _____

Tanya Earley, Esq.
CITY ATTORNEY

CITY OF FORT PIERCE

AND THE

TEAMSTERS LOCAL UNION NUMBER 769

(GENERAL EMPLOYEE UNIT)

OCTOBER 1, 2020 to SEPTEMBER 30, 2023

Contract Ratified: **September 28, 2022**
City Commission Approval: **October 17, 2022**

CITY OF FORT PIERCE

UNION CONTRACT

WITH

TEAMSTERS LOCAL UNION NUMBER 769

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ARTICLE 1

PREAMBLE

SECTION 1.0

This Agreement is entered by and between the City of Fort Pierce, Florida, hereinafter referred to as the EMPLOYER and Teamsters Local #769, hereinafter referred to as the UNION. It is the purpose of this Agreement to achieve and maintain harmonious relations between the Employer and the Union; to insure the continuous, uninterrupted, efficient operations of the City; to provide prompt and peaceful adjustment of differences which may arise; and to establish the standards of wages, hours and other conditions of employment.

ARTICLE 2

RECOGNITION

SECTION 2.0

The City of Fort Pierce recognizes Teamsters Local #769, affiliated with the International Brotherhood of Teamsters, as the sole and exclusive bargaining agent for the job classifications in the unit designated by the Florida Public Employees Relations Commission in certification #287, excluding all other employees. Employees in an initial probationary period shall have no rights of appeal under the Agreement.

ARTICLE 3

MANAGEMENT RIGHTS

SECTION 3.0

Except as expressly provided for in this Agreement, the City retains the sole right to determine, and from time to time to re-determine how to manage its operations and direct the working force, including the rights to decide the scope of service to be performed, the method of service, the schedule of work time, the size and composition of work force; to contract and subcontract existing and future work; to determine whether and to what extent the work required in its operations or jobs, shall be performed by employees covered by this Agreement; to maintain ·order and efficiency in its work locations; to curtail or discontinue temporarily or permanently in whole or in part, operations whenever in the opinion of the City's good business judgment makes such curtailment or discontinuance advisable; to hire, layoff, assign, transfer, classify and reclassify, promote and determine the qualifications of employees; to determine the starting and quitting time and the number of hours to be worked.

SECTION 3.1

The City retains the sole right to discipline, suspend and discharge employees for just cause, including violations of any of the terms of this Agreement.

SECTION 3.2

The exercise of the above rights in Sections 3.0 and 3.1 does not preclude employees or their representatives from conferring or raising questions about the practical consequences that decisions on these matters may have on terms and conditions of employment. However, the exercise of the rights in Section 3.1 is subject to grievance arbitration.

SECTION 3.3

The above rights of the City in Sections 3.0 and 3.1 are not all-inclusive but indicates the type of matters of rights which belong to and are inherent to the City in its capacity as management of the City of Fort Pierce.

SECTION 3.4

If the City determines that a civil emergency condition exists, including but not limited to riots, civil disorders, hurricane conditions or similar catastrophes, the provisions of this Agreement may be suspended for a reasonable period of time during the time of the declared emergency. All pay provisions will continue in case of emergency condition.

ARTICLE 4

SUBCONTRACTING

SECTION 4.0

Subcontracting shall mean for the purpose of this contract, work which will be contracted out by the City to another agency, person, company, group, etc., which results in the direct displacement (layoff) of bargaining unit employees.

SECTION 4.1

The employer reserves the right to subcontract work while recognizing the Union's obligation to represent regular unit employees' jobs who are presently employed. Should subcontracting occur, which displaces regular unit employees currently on the payroll, the Employer agrees to notify the Union at least seven (7) days prior to when the request to subcontract is put on the City Commission Agenda. Simultaneous with such notice to subcontract which displaces regular unit employees, those employees will be notified and permitted to accept vacant advertised budgeted positions of the same job classification within the City. The Union reserves the right to appear before the City Commission and express its position to the City Commission at the time the Commission considers the subcontracting agenda item. The City Commission's decision is final and not subject to appeal through the grievance arbitration procedure.

ARTICLE 5

STRIKES AND LOCKOUTS

SECTION 5.0

There will be no strikes, work stoppages, picket lines**, slowdowns, boycotts or concerted failure or refusal to perform assigned work by the employees or the Union and there will be no lockouts by the City for the duration of the Agreement. The Union supports the City fully in maintaining normal operations. It is recognized by the parties that the City is responsible for and engaged in activities which are the basis of the health and welfare of the citizens, that any violation of this section could give rise to irreparable damage to the City and to the public at large. Accordingly, it is understood and agreed that the union shall not be responsible for any act alleged to constitute a breach of the section if neither the Union or any of its officers instigated, authorized, condoned, sanctioned or ratified such action, and further, that the union and its officers have used every possible means to prevent or terminate such action. It is agreed that any violation of the section shall be grounds for discharge and shall not be subject to a grievance except to determine if the violations did in fact occur.

**Picketing, as used in this article, shall be defined as picketing to support a work stoppage.

SECTION 5.1

Employees shall be required to cross picket lines to perform their duties regardless of which labor organization or group is conducting the picketing.

ARTICLE 6

DISCRIMINATION

SECTION 6.0

Employer and the Union agree that there will be no discrimination against any employee covered by this Agreement because of race, color, creed, religion, national origin, sex, age or physical handicap. The Employer and the Union agree not to discriminate against any employee for his/her membership or non-membership in the Union.

ARTICLE 7

BULLETIN BOARDS

SECTION 7.0

The City agrees to furnish the below listed bulletin board space for the use of the Union. All Union notices will be approved and signed by a Union Representative prior to posting.

1) Public Work's Office (Hallway)

2) Streets Division

3) Building Maintenance

4) Parks Division

5) Garage Division

6) Solid Waste Department

7) Police Department

8) City Hall

ARTICLE 8

WORKING OUT OF CLASSIFICATION

SECTION 8.0

If an employee covered by this Agreement is temporarily assigned to a higher job classification than that which the employee occupies at the time of the temporary assignment, then the employee shall be paid a stipend of one (1) hour pay at time-and-a- half for each work day of the temporary assignment, beginning the first full work day of the assignment.

SECTION 8.1

An employee who temporarily performs work in a lower classification, totally different from his/her normally assigned tasks, shall not receive a reduction in pay for this period. Employees who are assigned this temporary duty shall not have the right to refuse to perform the work assigned.

ARTICLE 9

OVERTIME

SECTION 9.0

An employee covered by this Agreement shall be paid at the rate of one and one-half (1.5) times his/her regular hourly base rate for all hours worked over forty (40) hours per week.

SECTION 9.1

The City shall not change an employee's hours of work solely for the purpose of avoiding overtime pay to the employees.

SECTION 9.2

Leave, excused and unexcused absences, will not be computed as time worked. HOLIDAYS will be computed as time worked.

SECTION 9.3

Standby pay- An employee on standby duty, and who is required to be available for call out at any time during the standby duty period, shall receive one hour token pay at time and one-half his/her regular rate for each regular work day on such standby status, and two (2) times his regular rate for such standby status on the employees' day off, holidays included. In addition, such employee in standby status will be paid, at his/her regular rate of pay, for all work actually performed when called to work from standby status.

SECTION 9.4

All overtime shall be offered equally by classification using an overtime distribution list. The list shall include the number of hours worked and offered to each employee by classification. Such list shall be updated daily to insure proper distribution of overtime.

SECTION 9.5

Compensatory time may be granted in lieu of overtime cash payments (by written agreement between the employee and supervisor). Compensatory time will be computed in the same manner as financial compensation would otherwise be computed. Compensatory time off shall be taken under this article as provided by the Fair Labor Standards Act, if such provision continues to be applicable for local government employees.

ARTICLE 10

GRIEVANCE/ARBITRATION PROCEDURE

SECTION 10.0

It is agreed between the parties that this grievance procedure is to be used to settle all disputes or differences between the City and the Union or any of its members employed by the City as to the meaning and the application of the provisions of this Agreement.

SECTION 10.1 - STEP 1

An employee, his/her duly certified representative, or a designated member of a group having a grievance, who believes there has been a violation of this Agreement, shall reduce his/her complaint to writing on a form provided by the union, sign and date the form and file it with his immediate supervisor within five (5) working days from the date the alleged violation occurred. The written grievance shall contain the article(s) violated and a statement citing the complaint along with the remedy sought. The immediate supervisor shall answer the grievance in writing, within five (5) calendar days of the receipt of the grievance.

SECTION 10.2 – STEP 2

If the dispute is not resolved in Step 1, the member, through his/her steward, shall submit the grievance to the Department Head within five (5) working days of the receipt of the grievance in Step 2, the Department Head shall hold a meeting with the grievant, his/her representative(s), and any other person the Department Head feels is necessary to discuss the allegations contained in the grievance.

The Department Head shall answer the grievance, in writing, within five (5) calendar days of the meeting.

SECTION 10.3 - STEP 3

If the dispute is not resolved in Step 2, the Union may submit the written grievance to the City Manager within five (5) working days of receipt of the Step 2 answer. The City Manager shall schedule a meeting with the parties in Step 2 within five (5) working days of receipt of the grievance. The agenda of the meeting shall be limited to the matters raised in the original grievance. A final written decision on the dispute shall be given by the City Manager within ten (10) calendar days of the meeting described in this Step.

If the decision of the City Manager does not resolve the dispute, either the City or the union may request that the grievance be appealed to arbitration in the manner described below. The time limits established in the article may be extended by mutual agreement or the parties.

Notwithstanding the procedure provided herein, a grievance may be submitted directly into the second or third step by mutual agreement of the City and the Union.

It is agreed that any grievance involving discharge of a non-probationary employee will be filed directly to Step 3.

SECTION 10.4 ARBITRATION

Any grievance which is not resolved in any of the Steps provided above may be appealed to arbitration. The party desiring arbitration shall give written notice of its intent to the other party within thirty (30) days, excluding weekends and holidays, following the date the Union receives the written answer in Step 3.

The party requesting arbitration shall apply to the Federal Mediation and Conciliation Service (FMCS) for a panel of seven (7) arbitrators. As soon as possible after receipt of the panel, the City and the Union shall meet to select an arbitrator. The appealing party shall first strike the first name and then the parties shall strike names alternately until only one name remains, who shall be the Arbitrator.

The decision of the Arbitrator must be within the scope of his authority, as set forth herein, and confined to the grievance submitted for this determination.

A. The Arbitrator shall confine him/herself to the facts developed at the hearing and which are directly related to the matter at issue.

B. The Arbitrator shall not have the power to amend, modify, or delete any provision of the Agreement.

C. In making his/her ruling, the Arbitrator shall have due regard for the essential and proper rights and responsibilities of management and shall not interpret this Agreement so as to further restrict or limit those rights and responsibilities.

D. The Arbitrator may make no award which extends the period covered by the grievance.

E. The decision of the Arbitrator shall be final and binding.

F. If the Arbitrator finds he/she lacks authority to rule on the grievance, the matter shall be referred to the parties without decision or recommendation.

The parties shall each bear the cost for their own witnesses, other than the grievant, attending the hearing at their request. The losing party shall pay the cost of the Arbitrator's fees and expenses. Arbitrations shall be conducted at City facilities. The cost of transcript of the proceedings shall be borne by the party or parties requesting the transcript. Each party will pay its own Attorney's fees and expenses.

ARTICLE 11

CITY-WIDE SENIORITY

SECTION 11.0

City-Wide seniority is defined as the length of employment with the City. Such seniority shall be acquired by full-time employees after completion of a probationary period, at which time seniority shall be retroactive to the first day of employment.

SECTION 11.1 - DEPARTMENTAL SENIORITY

Departmental seniority is defined as the length of employment within the employee's current department. Departmental seniority shall accrue as of the first day of employment or transfer into a new department.

SECTION 11.2 - CLASSIFICATION SENIORITY

Classification seniority Is defined as the length of employment within a particular classification. Seniority shall accumulate during absences because of illness, injury, vacation or other authorized leave. Seniority will be lost when an employee:

A. Terminates voluntarily;

B. Is discharged for cause;

C. Exceeds an authorized leave of absence;

D. Fails to return from recall within ten (10) days after receipt of such notice of recall given by the City (Certified Mail/Return Receipt Requested).

ARTICLE 12

REDUCTION IN FORCE

SECTION 12.0

Should a reduction in the public employer's work force become necessary, termination by force reduction, hereinafter referred to as layoff, shall be accomplished in the following manner:

A. Layoff shall be by classification within a department. Upon establishing the number of employees to be laid *off* within a classification in a department, the employer shall layoff in accordance with qualifications, which reflects quality and quantity of work, work habits and classification and departmental seniority.

B. No regular employee shall be laid *off* while there is an emergency, temporary, part- time or probationary employee serving in the same classification within the same department.

C. The laid-off employee shall have the right to bump into a lower classification within the Department. This will be also based upon his/her qualifications and ability to do the work.

D. The laid-off employee shall have the right to utilize his/her City seniority as defined in this Agreement, to bump into an existing position previously held by the employee in a lower or equal classification. This bumping right shall be contingent upon the employee's qualifications and current ability to perform the work of the position. For the purposes of this Article, position is defined as a classification within a specific department.

E. The City will make available, annually, a seniority list of Bargaining Unit members.

F. The City will maintain a list of bargaining unit employees who were laid off by the City for two (2) years from their layoff date. The City will not hire any new employees for the positions shown on such layoff list without first notifying these laid off employee(s) of such job openings and offering the open position to them if they are currently qualified. The City shall notify the qualified laid off employee(s) of such open position(s) by regular mail. USPS postage prepaid, at their last known address on file with the City. The laid *off* employee(s) shall have ten (10) calendar days from the date such notice was mailed to notify the City in writing they are interested in and will accept the position.

ARTICLE 13

REGULAR PROMOTION AND PROBATIONARY PERIODS

SECTION 13.0

A. Whenever there are promotional opportunities, the City shall promote the most qualified employee based upon the following factors:

- Ability to perform all the available work in the classification.
- Ability to meet reasonable performance standards for quality and quantity of work.
- Length of continuous service with the City, or cumulative length of service in the classification, if applicable.
- Overall work record with the City, if relevant to the employee's suitability for the job.
- Prior formal education, apprenticeship programs, specialized training schools, military training and assignments, job experience and any other relevant qualifications the individual may possess.

Employees serving an initial probationary period will not be considered for promotions during this initial probationary period.

B. Employees serving an initial probationary period shall not have their initial period extended beyond the six (6) months period.

The City shall have the sole prerogative and right for determining whether the promotional vacancy shall be filled.

ARTICLE 14

INSURANCE

SECTION 14.0

A. The present or improved health insurance plans identified as Medical Plan 3559 (Basic Plan), Medical Plan 5901 and Medical Plan 0727 (Buy-Up Plan) will be continued until the end of the current BlueCross/BlueShield (BCBS) contract. Additionally, the present dental plans identified as Florida Combined Life will be continued.

B. At the beginning of each fiscal year, October 1, bargaining unit members electing any of the City's Medical Health Plans, Base Plan 3559, the "Buy-Up" Plan BCBS Medical Plan 0727, or the Affordable Care Act Plan 5901, shall be required to pay the CITY approved amount for employee only coverage. Currently, the City agrees to pay 91.25% and the employee will pay 8.75% for employee only coverage. If the bargaining unit member elects dependent coverage under either medical plan, the CITY agrees to pay at least 50% of the cost of all premiums. Any additional expenses incurred for improved coverage under any Buy-Up Plan shall be paid by the Bargaining Unit member.

C. The City will furnish life insurance coverage in the amount of $20,000 for all full-time regular bargaining unit members.

D. Should the City provide improved insurance coverage benefits. or offer the same benefit at a lesser cost, to any other bargaining unit or classified civil service employee then such benefit shall be offered to the bargaining unit members.

ARTICLE 15

CHECKOFF

SECTION 15.0

A. The City agrees to deduct monthly, from the earnings of the employees who have so authorized in writing, membership dues and initiation fees and remit same to the Union in an amount certified by the Union. Such authorization to be valid shall conform to applicable State and Federal law.

B. The Union shall indemnify the City and hold it harmless against any and all suits, claims, demands and liabilities which arise out of or by reason of any action taken or not taken by the City to comply with the provisions of this Article.

ARTICLE 16

UNION REPRESENTATIVES

SECTION 16.0

A written list of the Union Stewards shall be furnished to the City prior to the effective date of their assuming duties of office. The Union shall notify the City promptly of any changes of such Union Stewards. One of the Union Stewards may be designated to serve as Chief Shop Steward in the absence of another Steward; however, approval may be denied by the immediate supervisor for extenuating circumstances as shortage of help or disruption of work during a special work project.

SECTION 16.1

The following sections outline the duties and responsibilities of Stewards in performance of their functions as recognized Union representatives. In those cases which cannot be resolved otherwise, Union Stewards shall be granted reasonable time off during working hours to investigate and settle grievances on the job site which are within their jurisdiction, upon notifying and securing the approval of their immediate supervisor, without loss of pay. Productivity loss must be minimized. Union Stewards shall not investigate, present or adjust grievances or disputes on premium time. Upon returning to his/her work assignment, each Union Steward shall report to his immediate supervisor unless prior consent not to do so has been secured.

SECTION 16.2

It is agreed that all Union Stewards have productive work to perform as assigned by the City. The parties agree that each will cooperate with the other in reducing to a minimum the actual time spent by the Union Stewards in investigating, presenting and adjusting grievances or disputes. Solicitation of membership shall not be engaged in during working hours. No general Union membership meeting shall be held on city time.

SECTION 16.3

Union Stewards are subject to all City rules regarding the conduct of employees of the City.

SECTION 16.4

Upon request of the Union, employees may be granted leave without pay for Union business, with the approval of the City Manager.

SECTION 16.5

Any Bargaining Unit employee being disciplined shall be advised of their rights to representation.

ARTICLE 17

HOLIDAYS

SECTION 17.0

The following days will be observed as holidays for all employees, subject to this Agreement:

- January 1st
- Martin Luther King's Birthday
- President's Day
- Memorial Day
- June 19th
- July 4th
- Labor Day
- Veteran's Day
- Thanksgiving Day
- Day after Thanksgiving Day
- Christmas Eve
- Christmas Day

SECTION 17.1

Whenever a holiday falls on a Sunday, the following Monday shall be considered a holiday. When a designated holiday falls on a Saturday, the preceding Friday will be observed as a holiday.

SECTION 17.2

Holidays which occur during annual leave shall not be charged against vacation leave. An employee who is not on approved leave and fails to report on the day before or the day after a holiday shall not be paid for the holiday, unless excused by management.

SECTION 17.3

All employees shall receive holiday pay at their regular straight time rate for all recognized holidays. Should a holiday fall on an employees' regular day off, his/her next regularly scheduled work day shall be considered as his/her holiday.

SECTION 17.4

Any employee who performs work on a recognized holiday shall be compensated at the rate of one and one-half times his regular rate for all hours worked, if the hours worked total over forty (40) hours in a work week.

ARTICLE 18

VACATION LEAVE

SECTION 18.0

A. All full time, regular and provisional employees shall be entitled to earn and accrue vacation leave, with pay, which will be computed from the starting date of employment.

B. Temporary employees shall not be eligible for vacation leave.

C. Part-time employees who work 25 hours or more per week shall be entitled to accrue leave in proportion to the number of hours worked. An employee who normally works less than 25 hours per week shall not be entitled to any vacation leave.

D. Employees serving a probationary period, on an original appointment, shall accrue vacation leave, in accordance with the provisions of this section. If an employee serving a probationary period, on an original appointment, leaves the City's service without satisfactorily completing the probationary period, he/she shall not be compensated for any accrued vacation leave.

SECTION 18.1 - RATE AT WHICH LEAVE IS EARNED, ACCUMULATED AND PAID

A. All regular employees shall accumulate vacation leave as follows:

1. One (1) year of service, but less than five (5) years - 12 days/yr.

2. Five (5) years of service, but less than ten (10) years - 14 days/yr.

3. Ten (10) years of service but less than 15 years - 17 days/yr.

4. Fifteen (15) years of continuous service and over - 20 days/yr.

B. Earned vacation leave may be accumulated to a maximum, not to exceed forty-five (45) working days (effective October 1, 2012). Any accumulation over thirty (30) working days will be considered forfeited and lost at the beginning of the fiscal year. No employee can start with an accumulation of more than 30 days on October 1st. Vacation pay will be at the basic rate of pay for the normal work day.

SECTION 18.2 - USE OF VACATION LEAVE

A. Subsequent to the successful completion of the first six (6) months employment, vacation leave may be taken as earned, subject to the approval of the Department Head, who shall schedule vacation leave, so as to meet the operating requirements of the department. Vacation leave assignments will be made in accordance with the preference of the employee, whenever possible. However, leave must be taken at the convenience of the Department. The Department Head's decision as to when leave may or may not be taken will be final.

B. Vacation leave may be granted for the following purposes:

1. Vacation leave.

2. Absences for transaction of personal business which cannot be conducted during off-duty hours.

3. Religious holidays.

4. Sickness, once sick leave has been exhausted through illness.

5. Any absences from work not covered by other types of leave provisions established by these rules.

SECTION 18.3 - PAYMENT OF UNUSED VACATION LEAVE

Regular employees who have completed six (6) months or more service shall, upon leaving the City's service in good standing, be compensated for vacation leave accrued to the date of separation, but not to exceed forty-five (45) days.

ARTICLE 19

SICK LEAVE

SECTION 19.0

A. **RATE AT WHICH SICK LEAVE IS EARNED -** All bargaining unit employees earn sick leave credits, at the rate of one (1) working day per calendar month, or major portion thereof. Any employee who has taken sixteen (16) or more calendar days of sick leave, with or without pay in one month, shall not earn sick leave for that month.

B. **REQUEST FOR SICK LEAVE -** To receive compensation while absent on sick leave, the employee shall notify his/her immediate supervisor, division or department head prior to, or within two (2) hours after the time set for beginning the daily duties. An employee in a unit operating on a work schedule other than 8:00 a.m. to 5:00 p.m., must notify the Department within the time limit established by the appropriate Department Head.

C. **USE OF SICK LEAVE** - Sick leave may be granted for the following purposes:

1. Personal injury or illness not connected with work.

2. Pregnancy.

3. Necessary appointments with physicians or dentists.

4. Exposure to a contagious disease which would endanger others.

5. Illness of a member of the employee's household which requires the personal care and attention of the employee.

D. **ACCUMULATION OF SICK LEAVE -** The maximum number of accumulated sick leave hours shall be unlimited. Sick leave shall not be used within the first thirty (30) days of employment.

E. **CERTIFICATION BY A PHYSICIAN** - Whenever an employee uses sick leave in excess of two (2) consecutive days, they may be required by the Department Head to submit a certificate from a licensed physician. When it is determined that an employee's use of sick leave is not justified, the absent time may be deducted from the employee's pay or accrued vacation leave. Claiming sick leave, when physically fit, shall be cause for disciplinary action up to suspension or dismissal.

F. **UNUSED SICK LEAVE -** Employees who leave the City's service in good standing and have at least three (3) through nine (9) years of continuous service with the City, will receive pay for one-half (1/2) of their accumulated sick leave balance up to a maximum of forty-five (45) days.

G. Employees who leave the City's service in good standing and have at least ten (10) or more years of continuous service with the City, will receive pay for their accumulated sick leave balance up to a maximum of ninety (90) days.

H. Employees who do not use all their sick leave because of sickness or disability may use this toward early

retirement. At the employee's request for early retirement, the employer shall take the total hours of unused accumulated sick leave and divide this by the hours the employee works per week. This figure shall be the amount of time in weeks that the employee may be absent from the Department and continue to draw full pay, provided, however, such time shall not exceed ninety (90) days. The employee who requests and uses unused accumulated sick leave in this manner shall be considered retired when the sick leave time is exhausted. Said request shall be irrevocable.

ARTICLE 20

MAINTENANCE OF STANDARDS

SECTION 20.0

It is agreed that the specific benefits, rights and privileges enumerated in this Contract shall remain in force throughout the term of the Contract. Past practices of the employer, not contained in this Contract, shall not be a part of this Agreement. The following benefits, procedures and practices will be continued for the life of this Agreement; Standby duty, Pension, St. Lucie County Credit Union, City time for approved examinations and funeral leave (in accordance with the Personnel Rules and Regulations).

ARTICLE 21

EDUCATIONAL REIMBURSEMENT

SECTION 21.0

The CITY agrees to reimburse employees for tuition costs at the current state rate and books required in pursuing and achieving college degrees, from a college or university certified by an accreditation entity recognized by the U.S. Department of Education, for pre-approved, work- related courses. This reimbursement is based upon the student achieving a grade "C" or better. When the employee successfully completes and is reimbursed for a thirty (30) semester hour block, the employee shall agree to work at least two (2) years beyond this date or reimburse the CITY for any funds expended on tuition. The two (2) years applies to an employee who resigns. Employees in the DROP are not eligible for this program.

Bargaining Unit members who wish to participate in the educational reimbursement program should notify the department head no later than one month prior to the planned course enrollment date. Those who did not make the notification should be left out of the reimbursement program for the upcoming fiscal year.

Educational reimbursement should be limited to fifteen (15) credit hours per calendar year.

ARTICLE 22

WAGES

SECTION 22.0

A. Employees in the designated classification list in Attachment "A", who obtain certificates or licenses beyond those required, as a condition precedent for being employed in the position, will receive an additional percentage of their base salary or hourly wage for each additional certificate or license they obtain and maintain.

The City shall post and make available to the affected employees the incentive percentages, as well as the procedures and details of the incentive programs, as they apply to different departments.

For FY ~~2021 – 2022~~ 2022-2023 the parties agree that the City will increase Teamsters bargaining Unit employees' wages by five percent (5%) or $1.22 per hour, whichever is greater, effective ~~October 1, 2021~~ October 1, 2022. A bargaining unit employee who has reached the top of his / her pay range shall receive a one-time bonus in lieu of a wage increase, subject to the limitations set forth in section 22.0 (B), below.

B. Pay (wage) Increases will only be awarded to employees who were employed and on the payroll on ~~October 1, 2021~~ October 1, 2022 and are currently working. Retroactive Pay shall only be awarded to unit members currently employed at the time the contract is approved by the CITY and implemented (paid) by payroll.

C. All employees in the following classifications will receive a two and one-half (2 ½) hour minimum call-out for call backs and court appearances: Police Aides, Crime Scene Investigators, Animal Control Officers, and Evidence Custodians. All other contract Articles will remain in force.

D. The City Manager can institute selective increases for Bargaining Unit members with the approval of the Union, without having to re-open the Collective Bargaining Unit Agreement.

EMERGENCY PAY

E. In the case of declared emergency, the rate of pay shall follow the City of Fort Pierce Emergency Pay Policies, which are in the City's Personnel Rules and Regulations.

ATTACHMENT A

INCENTIVES

Certification Compensation Schedule for all Departments (that have an agreed upon 5% incentive) *

1. First certification compensated at 5% pay increase
2. Second certification compensated at 5% pay increase
3. Third certification compensated at 5% pay increase
4. Fourth certification compensated at 3% pay increase
5. Fifth certification compensated at 3% pay increase
6. Sixth certification compensated at 3% pay increase
7. All additional certifications compensated at 1% pay increase

*Note: Each pay increase is contingent upon the employee's agreement to utilize each acquired certification, in performance of his/her duties as assigned by the Department Head, for a minimum of two calendar years from the date the certification is posted on the State DBPR website (for Building Department) or received by the employee for other Departments. This two-year period will be referred to as the employee retention period, the employee will be responsible to refund the Department for all expenses incurred, i.e.: testing, seminars, continuing education courses, study materials and training classes.

Certifications must be in the skills area provided by the City and a skill that is utilized by the employee in performing his/her essential job functions.

If a certificate was obtained by the individual, prior to employment by the City of Fort Pierce, and the employee was compensated above the minimum pay rate of the classification in which he/she works, an increase shall not be given.

Documentation must be provided within forty-five (45) calendar days of receiving the certification to the HR office.

No retro payment will be made if time elapses (45 days) between the employee receiving the certificate and notifying HR.

Certification must be maintained via Continuing Ed courses or by re-certifying (or the updated version) in order to be in compliance with the incentive.

In the event of a significant job/ duties change (one department to another) or promotion, the 5% certification process begins again.

DEPARTMENT: BUILDING

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Building Inspector	DBPR	5%
Electrical Inspector	DBPR	5%
Mechanical, Gas & Plumbing Inspector	DBPR	5%

Building Inspectors & Plan Reviewers:

Employees that strive for additional certifications enhance their value to the Department, thus obtaining additional certifications is encouraged. Below is a listing of the 16 certifications that may be obtained by a building inspector or plan reviewer:

INSPECTOR CLASSIFICATION	PLANS EXAM CLASSIFICATION
1 & 2 Fam. Dwelling Inspector	1&2 Fam. Dwelling Plans Examiner
Commercial Building Inspector	Commercial Building Plans Examiner
Commercial Electrical Inspector	Commercial Electrical Plans Examiner
Commercial Plumbing Inspector	Commercial Plumbing Plans Examiner
Commercial Mechanical Inspector	Commercial Mechanical Plans Examiner
Coastal Construction Inspector	
Certified Flood Plain Manager	PERMIT SPECIALIST / OFFICE PERSONNEL
Certified Building Official	ICC Permit Technician Certification
ICC Permit Technician Certification	Certified Flood Plain Manager
ICC Property Maintenance Inspector	ICC Property Maintenance Inspector

DEPARTMENT: PUBLIC WORKS

ASE Certification- five percent (5%) each for a limit of three (3) Certifications per employee.

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Mechanic, Garage Foreman	ASE	5%
Sr. Storekeeper (parts) Garage Foreman	Automotive Service Consultant ASE (C1)	5%
Sr. Storekeeper (parts) Garage Foreman	Parts Specialist Certification ASE Test P1, P2	5%
Parks	NPRA – Parks Recreation	5%
Streets	IMSA – Sign, pavement marking	5%
Fac. Maint., Streets, Parks	MOT – Maintenance of Traffic – TTC (Temporary Traffic Control)	5%
Streets	Stormwater Operator (FSA)	5%
Parks	Certified ISA Arborist	5%
Parks	Certified Irrigation Landscape Designer	5%
Parks	FNGLA Certified Landscape Maintenance	5%
Maintenance Personnel	Playground Maintenance Certification	5%
Parks and Recs Personnel	Master Gardener Certification	5%
Sanitation Drivers	SWANA (Solid Waste Association of North America	5%

Garbage drivers will receive 5% additional pay, if qualified to operate three vehicles (Grapple, Sideloader, Frontloader)

DEPARTMENT:	CODE COMPLIANCE & ANIMAL CONTROL	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Violations Inspector/ Code Compliance Officer	FACE, AACE	5%
	Parking Enforcement Specialist	5%
Animal Control Officer	Chemical Capture	2%
	Euthanasia	2%
	Animal Cruelty Investigations	2%
	FACA	5%
SWANA (must meet Recertification reqs)	Sanitation Drivers	5%

DEPARTMENT:	POLICE	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Investigative Assistant	NCIC/FCIC	3%
Crime Analyst	Crime Analyst Certification	3%
Crime Analyst	Crime Prevention Techniques	3%
Crime Scene Investigator	NCIC/FCIC- User	3%
Crime Scene Investigator	Fingerprint ID & Classification	5%
Crime Scene Investigator	IAI/ FDIA	3%
Records Specialist	NCIC/FCIC - Limited Access	3%
Records Specialist	NCIC/FCIC - User	3%
Records Specialist	Terminal Agency Coordinator (TAC)	3%
Community Service Officer	NCIC/FCIC	3%
Community Service Officer	Terminal Agency Coordinator (TAC)	3%
Community Service Officer (as assigned by the city)	Parking Enforcement Specialist	5%
Evidence Technician	NCIC/FCIC	3%
Secretary II	NCIC/FCIC	3%

ARTICLE 23

SEVERABILITY

SECTION 23.0

Should any final decision of any Court of competent jurisdiction affect any practice of provision of this Agreement, only the practice or provision so affected shall be come null and *void;* otherwise, all other provisions or practices under this Agreement shall remain in full force and effect.

ARTICLE 24

ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES

SECTION 24.0

The City reserves the right to require all employees to be tested for the use of alcohol, drugs or controlled substances (hereinafter referred to as "drugs", "drug testing", or "testing"). If a state or federal law or regulation requires random or other types of drug testing of any employee in this bargaining unit, the City will begin conducting such testing of employees, as soon as required, and as provided by the law. The City will provide a list to the Union of the job classifications identified. All testing will be done at Florida Health and Rehabilitative Services (HRS) approved facilities.

SECTION 24.1

The City reserves the right, at any time, to request any employee to take a drug test and/or physical examination based on reasonable suspicion. Reasonable suspicion is a belief that an employee is using or has used drugs in violation of this Article, drawn from specific, objective, and articulate facts and reasonable inferences drawn from those facts.

SECTION 24.2

The testing outlined for drugs in Sections 24.0 and 24.1 of this Article will be administered in accordance with the following provisions:

A. Any employee may be subject to an investigation which may include, but not limited to, drug detection and testing, urinalysis, saliva testing, or any other medically recognized testing procedure. Prior to being tested, the employee will be given the opportunity to present any evidence of legal substances he/she has taken which may affect the accuracy of the test results. The employee may consult with his/her Union Steward before being tested, providing such consultation does not delay the testing for more than thirty (30) minutes.

If the employee is ordered to be tested based upon reasonable suspicion or the City is advised of any positive test result, the City in its sole discretion, shall decide whether the employee should be returned to a limited duty capacity or relieved of duty pending the results of the testing. If relieved of duty, the employee will be suspended without pay. If permitted to continue working pending the results of the testing, the employee shall not be permitted to operate any equipment or perform any function that could present a danger to the health, safety, or welfare of the public, co-workers, or the employee, and shall not be permitted to operate a motor vehicle. If the test results are negative for the presence of drugs, an employee who has been suspended will be paid for time lost. Using the initial sample will be conducted to ensure accurate results.

B. An employee who is tested on a reasonable suspicion basis will be placed on an administrative *leave* with pay status, pending the outcome of the test(s). In those cases when a drug test is negative, departmental "field calendars" will not reflect an absence.

C. If the test result is negative, a second test will not be conducted, and the employee will be returned to work. If the first test is positive and the second test is negative, the employee will be returned to work. In the event either the first or second test is negative, no disciplinary action related to drug use will be taken, and no record will be placed in an employee's file that the drug testing occurred.

D. When an employee is suspected of using or being under the influence of drugs, as opposed to alcohol, a test will be conducted for the presence of drugs only.

SECTION 24.3

Employees suspected of using or being under the influence of alcohol will be subject to undergo a Breathalyzer examination only. This test will be administered by qualified personnel.

SECTION 24.4

An initial probationary employee who tests positive will be terminated and no appeal shall be permitted. Prior to being a subject for testing, a classified employee may seek assistance for drug/alcohol use or abuse and will not be disciplined. Any employee who uses this one-time option shall be subject to random testing, while on duty, for a period of two years. The City retains the right to discipline employees for other serious offenses that have been committed. The City will not pursue criminal prosecution as a routine part of its substance testing procedures.

The City is a zero-based drug/alcohol tolerance employer. An employee testing positive for drugs (as determined illegal by Federal or State Law) shall be terminated. Employees testing positive for alcohol concentration as low as 0.02 shall be terminated.

In the event the Employee Assistance Program is no longer offered, the employee must seek, either through self-referral or recommendation of a professional counselor/doctor or counseling service, the assistance of any medical facility or agency (i.e., various hospitals offering dependency programs, PAR, Inc., or similar agency) licensed to provide a comprehensive rehabilitative program(s) for individuals with substance use problems. The rest of this Section would continue to be applicable.

SECTION 24.5

In the recognition of the importance of having a drug-free work force worthy of the respect and trust of the public, the following shall be the policy for employees who are guilty or plead nolo contendere of misconduct related to the use, possession, or sale of drugs:

Employees who sell illegal drugs or controlled substances, whether on or off duty, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are in possession of or using illegal substances, or are consuming alcohol while on duty, including meal and rest periods, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are under the influence of illegal substances or alcohol while on duty shall be disciplined in accordance with the City's Code of Conduct, although other misconduct occurring at the same time may result in more severe discipline, depending upon the nature of the misconduct.

Employees who are in possession of illegal substances or drug paraphernalia while off duty, and said possession constitutes a misdemeanor, shall be disciplined (City's Code of Conduct) for the first offense and terminated for the second offense, unless a nexus exists between the employee's position and the drug possession, in which case the employee shall be terminated for the first offense.

Employees involved in an accident or employee(s) directly contributing to an accident (defined as a sudden unexpected event) that requires medical treatment from a Doctor or is involved in an accident that causes damage to City equipment or citizens property will be subject to drug and alcohol testing.

The policy contained in the City's Rules and Regulations regarding what occurs in the event an employee who is required to possess a driver's license for his/her position and who loses his/her driver's license shall apply to an employee who is off duty and driving under the influence.

SECTION 24.6

When an employee requests Union assistance, the City agrees to make a reasonable effort to contact a Union Officer, following the chain of command designated on the Union organizational chart. In no instance will the City delay the substance test for more than half an hour while attempting to contact a Union Official.

SECTION 24.7

At the time of implementation of this Contract, all employees shall be put on notice that the City is committed to employing a drug-free work force. Said notice will also include encouragement for employees, who may have a substance use or abuse problem, to seek professional assistance on a confidential basis from the City's Employee Assistance Program or a source of their own choosing. The penalties for both on or off-duty use, possession, or sale of illegal substances, controlled substances, or alcohol contained in this Article shall also be communicated to employees.

SECTION 24.8

To ensure that illegal contraband (drugs, alcohol, etc.,) do not enter or affect the workplace, the City of Fort Pierce reserves the right to search all City vehicles, containers, lockers or other items on City of Fort Pierce's property. In furtherance of this policy, individuals may be required to display personal property for visual inspection upon the City of Fort Pierce's request. Failure to consent to a search or display of personal property for visual inspection will be grounds for discharge and denial of access to City premises.

SECTION 24.9

In the event of invalidation of this Article, or Section of this Article, both the Employer and Union agree to meet within thirty (30) days of such determination for the purpose of arriving at a mutually satisfactory replacement for said Article or Section.

SECTION 24.10

All civilian employees, who work in the Evidence Section or as Crime Scene Investigators of the Police Department, will be subject to random drug testing on the same basis currently in use for certified law enforcement personnel.

ARTICLE 25

SAFETY

SECTION 25.0

The City and the Union agree that the safety of employees and the public at large is of primary concern. To that end, no employee shall be required to operate unsafe equipment or vehicles. If the employee has reason to believe the equipment or vehicles are unsafe, he/she will immediately contact the Supervisor, who will examine or have the equipment or vehicle examined, to determine its usable condition.

SECTION 25.1

The appropriate departmental Steward will be permitted to sit as a member of the Accident Review Committee and will provide necessary input in discussing situations concerning his/her Department.

ARTICLE 26

BEREAVEMENT LEAVE

SECTION 26.0

The employee may be granted up to three (3) days bereavement leave for death in their immediate family, without charge to any other accrued leave time. Immediate family is defined as the employee's father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, half-sister, grandfather, grandmother, grandson, granddaughter, great-grand parents, grandparents-in-law, step grandparents, foster parents, and foster children. Employees must use the bereavement leave within 30 calendar days of the immediate family member's death.

For the purpose of funeral flowers, immediate family is defined as the employee's father, mother, son, daughter, husband, wife, stepfather, stepmother, stepson, stepdaughter, grandson, and granddaughter. Maximum amount is not to exceed $50.00 in US funds (including tax and shipping).

ARTICLE 27

RETIREMENT PLAN

SECTION 27.0

The ordinance pertaining to the City of Fort Pierce Retirement and Benefit System will be amended to provide for a benefit accrual rate of three percent (3%) for Teamsters members employed by the City who are subject to collective bargaining. This change will be effective upon final adoption of the ordinance amendment.

Below are the changes for new employees only effective October 1, 2012:

1. Change the vesting period from 5 to 10 years
2. Capping the 3.0 percent multiplier to a maximum ceiling of 75 percent. The first 25 years of service covers the 75 percent with an annual maximum pension payment not to exceed $100,000.
3. Overtime hours used in the calculation of pension benefits are capped at 300 hours. The first 300 hours in a fiscal year.
4. Accrued unused vacation and sick cannot be used in the calculation of pension benefits.

Below are the changes for current members:

1. The annual maximum pension payment cannot exceed $100,000.
2. The maximum of 300 overtime hours can be used in the calculation of pension benefits annually. The first 300 hours in a fiscal year only.
3. Accrued unused vacation and sick leave under the current policy through September 30, 2012 can be used in the calculation of pension benefits; those hours earned after September 30, 2012 cannot be used in the benefit calculations.

dd

SECTION 27.1

1. Change the vesting period from 10 years to 5 years effective November 5, 2018.
2. The parties agree to the 2019 – 2020 amendment to Section 13-36 in the Code of Ordinances referring to Disability Retirement – all other bargaining units must agree to the changes also.

ARTICLE 28

DURATION OF AGREEMENT

SECTION 28.0

This Agreement shall take effect October 1, 2020 and shall continue in full force and effect until midnight of September 30, 2023.

SECTION 28.1

The parties agree to open this Contract for wage negotiations for the 2021-2022 fiscal year no later than the end of June 2021 .

The parties also agree to open this Contract for wage negotiations for the 2022-2023 fiscal year no later than the end of June 2022.

The parties also agree to open this entire Contract for negotiations no later than the end of June 2023.

FOR THE CITY OF FORT PIERCE	**FOR TEAMSTERS LOCAL UNION 769**
Linda Hudson **Date** **Mayor**	**Steve Myers** **Union Representative** **Date**
Nicholas C. Mimms **Date** **City Manager**	**Union Steward** **Date**
Barbara G. Moore **Date** **Witness**	**Witness** **Date**
Kevin E. Browning **Date** **Chief Negotiator**	

APPROVED AS TO FORM AND CORRECTNESS

BY: _____

Tanya Earley, Esq.
CITY ATTORNEY

City Commission Regular Meeting - 5:05 pm **12. a.**

Meeting Date: 10/17/2022

Re: Conditional Use and Site Plan (Development Review and Design Review) - Fort Pierce Utilities Authority Water Reclamation Facility - 4515 Energy Lane

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

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SUBJECT:

Quasi-Judicial Hearing Review and approval of an application for a Site Plan (Development and Design Review) with a Conditional Use to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements at or near 4515 Energy Lane in Fort Pierce, Florida, more specifically located at Parcel Control Number: 2431-422-0001-000-3.

SUMMARY:

In accordance with Sections 125-37, 125-313, 125-314 and 125-237 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements.

RECOMMENDATION:

The proposed Site Plan (Development and Design Review) and Conditional Use applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:
Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/12/2022 07:21 AM

Form Started By: Vennis Gilmore
Started On: 10/04/2022 05:09 PM
Final Approval Date: 10/12/2022



- **Fort Pierce Utilities Authority Water Reclamation Facility**
- **Site Plan – (Development Review and Design Review) & Conditional Use**
- **4515 Energy Lane**

Location Map

Approx. 25.03 acres

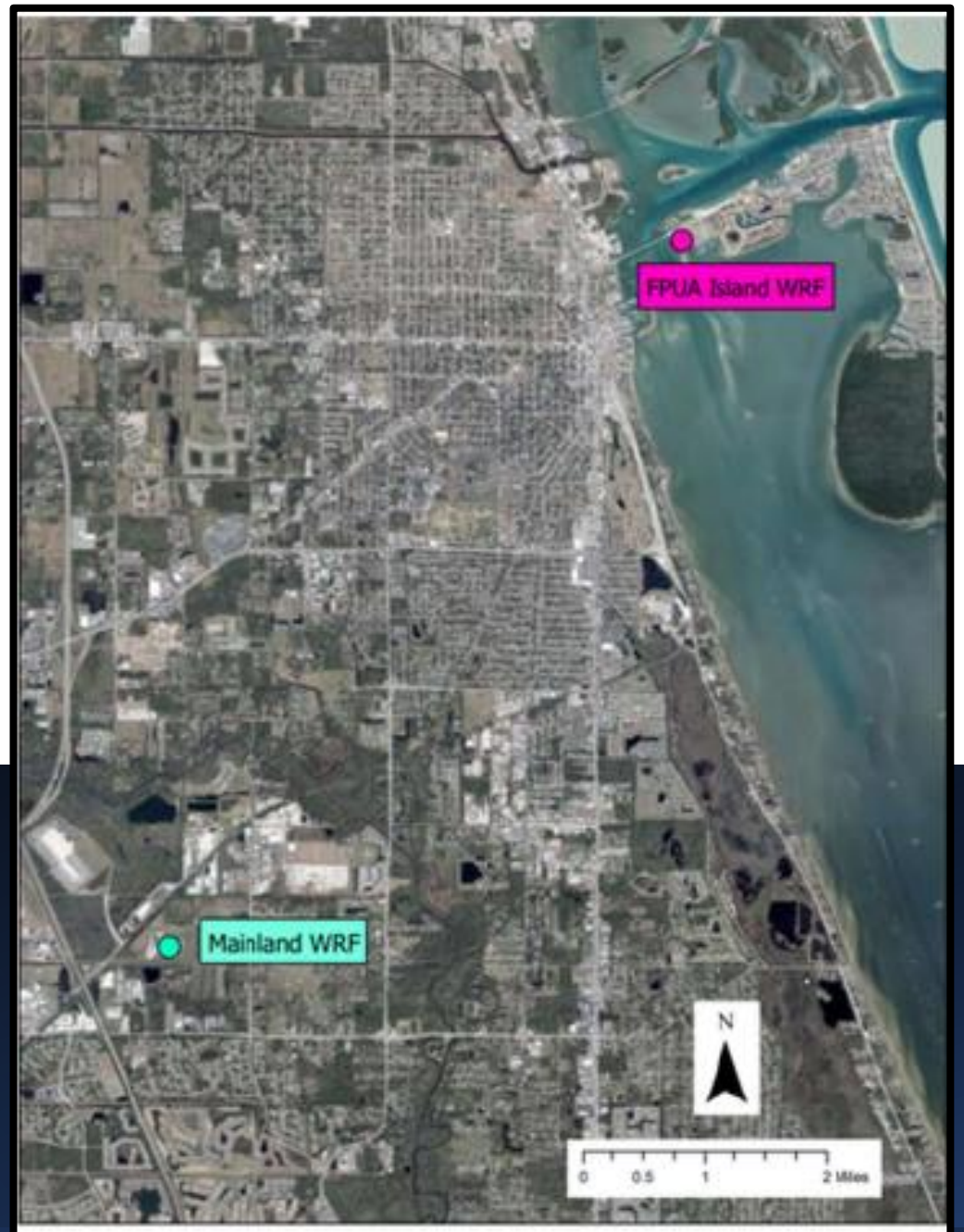


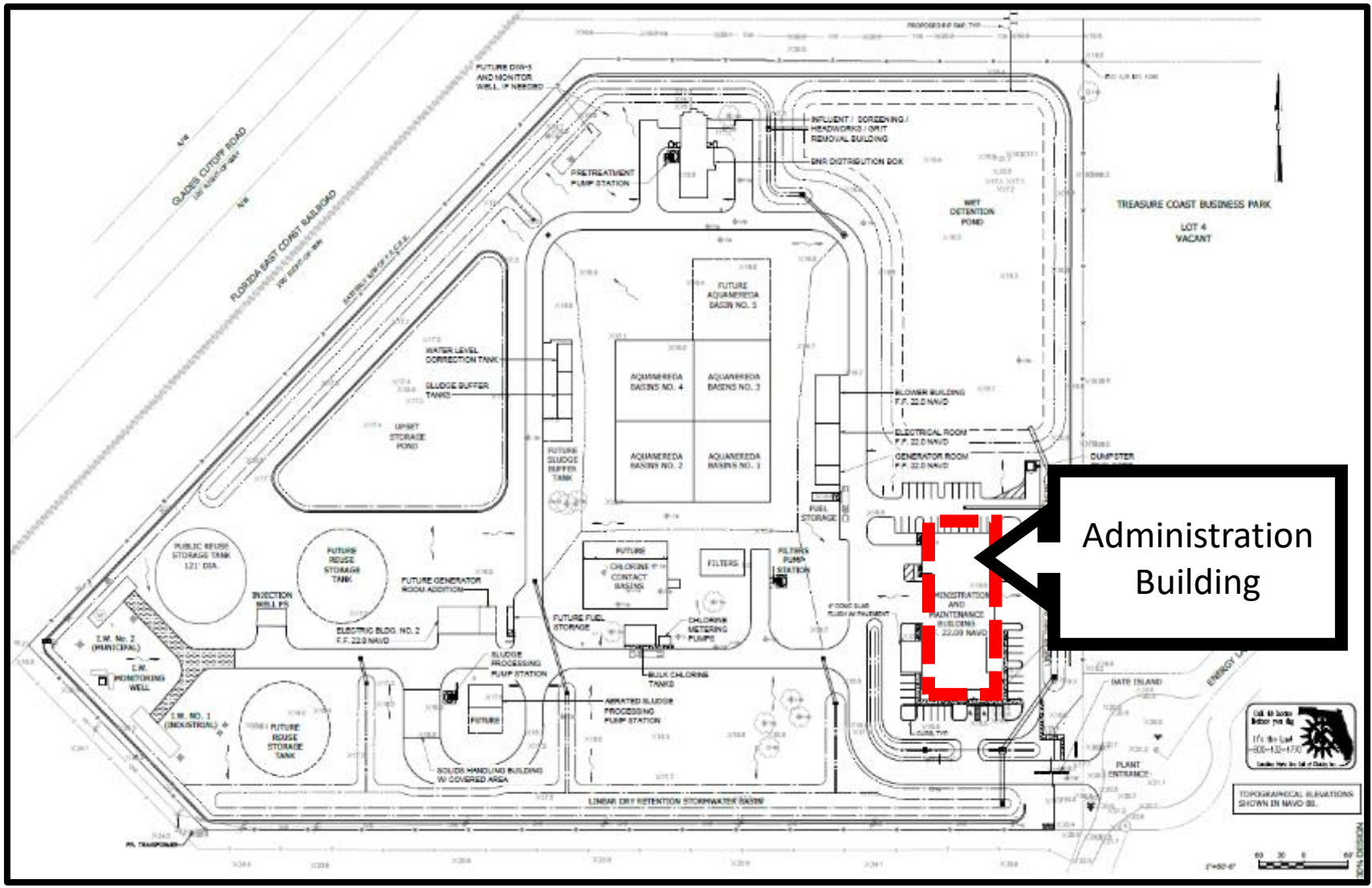
Figure 1: Location of the FPUA Island WRF and Mainland WRF

FLU/Zoning Map

I/I-1



Site Plan

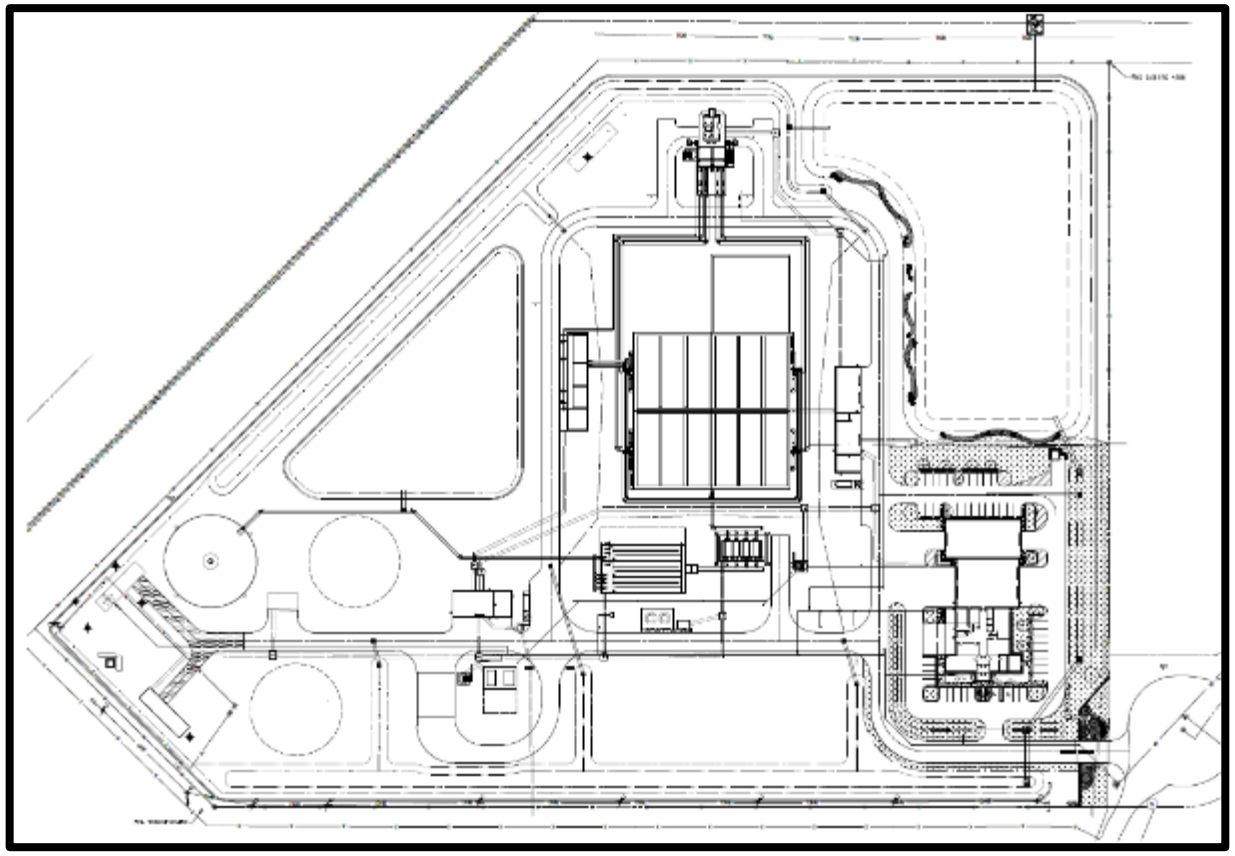


- approximately 78,408 square foot closed-roof Water Reclamation Facility
- one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins
- site Improvements

Site Data Chart

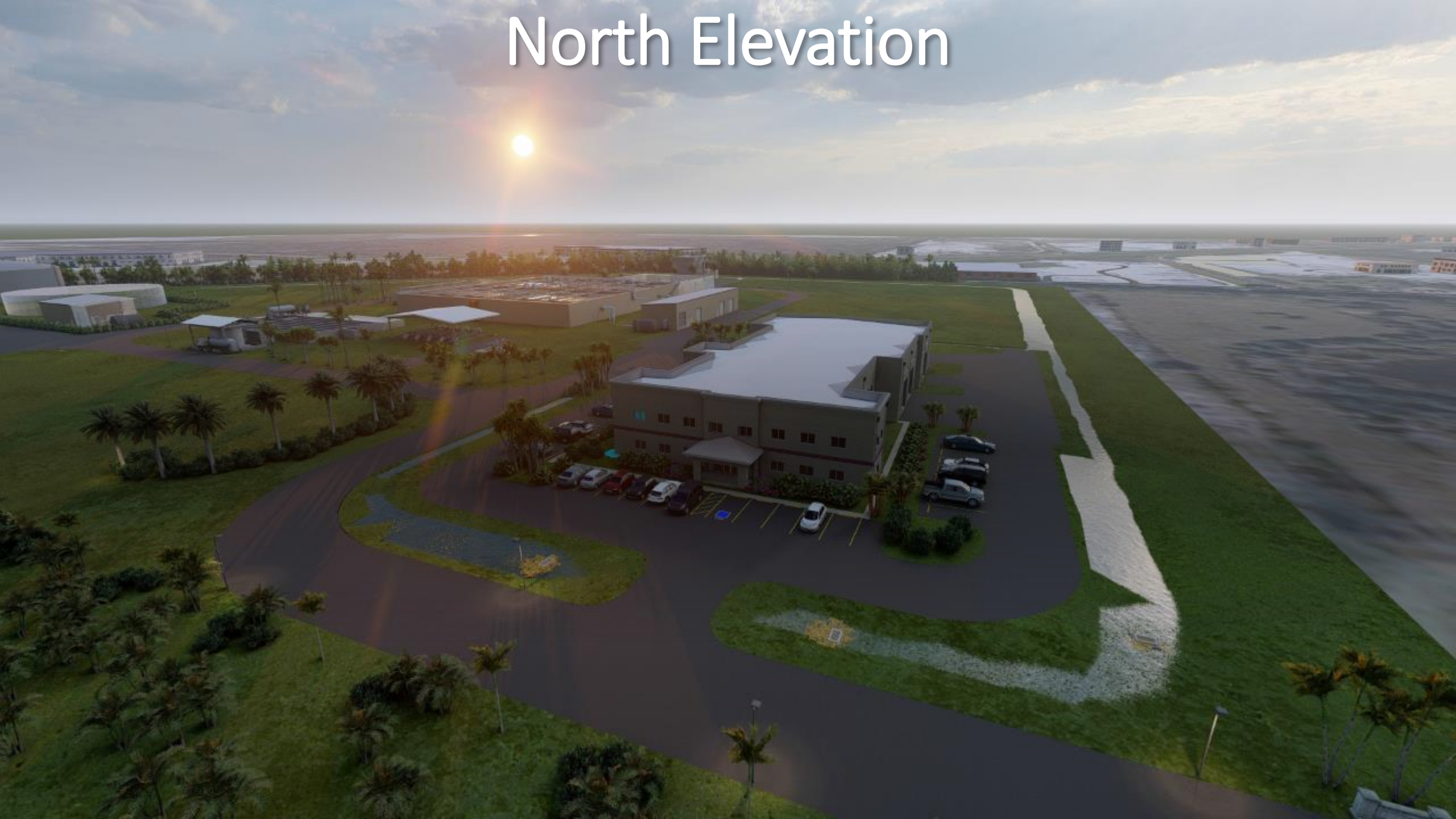
PROJECT DATA		
Name of Owner	Fort Pierce Utility Authority	
Project Address	4515 Energy Lane, Fort Pierce, St. Lucie County, Florida	
Parcel ID	2431-422-0001-000-3	
Hazen Project Number	41163-000	
Name of Development	Fort Pierce Utility Authority (FPUA), Mainland Wastewater Reclamation Facility	
Prop. Use	Utility (Conditional Use)	
Zoning District	I1	
Land Use	Light Industrial	
Section, Township, Range	Section 31; Township 35 South; Range 40 East	
No. of Stories/Floors	2	
Base Flood Elevation	"X" zone designation as shown on Flood Rate Panel Map Numbers 12111C0169 J and 12111C0188 K	
EXISTING SITE DATA	**SQ. FT.**	**ACRES**
Total Site Area	1,090,306.8	25.03 acres
Existing Building Area	0	0 (Vacant Lot)
PARKING CALCULATIONS		
Gross 1st Floor Area (Operations Building)	7,232.00	0.17
Gross 2nd Floor Area (Operations Building)	7,232.00	0.17
Gross Maintenance Area(Operations Building)	10,687.00	0.25
Gross Square Feet Total	25,151.00	0.58
Parking Required	25,151 GSF x 1 sp./600 GSF = 42 spaces	
Proposed Parking Spaces	42.00	
Proposed H.C. Spaces	2.00	
PROPOSED CONDITIONS	**SQ. FT**	**ACRES**
Gross Site Area	1,090,306.80	25.03
Open Roof Plant Processes	*-152,895.60*	*-3.51*
Net Site Area	*937,411.20*	*21.52*
Closed Roof Building Coverage	78,408.00	1.80
Impervious Area	140,698.80	3.23
Pervious Area	606,790.80	13.93
Wet Detention	111,513.60	2.56
Max Building Height (Operations Building)	24 FT + 6 FT Parapet = 30 Ft Max.	

Landscape Plan



- Trees to be planted are (9) Crape Myrtle, and (9) Southern Live Oak.
- Palms to be planted are (4) Cabbage Palmetto.
- Shrubs proposed for the site include (12) Queen Emma Crinum Lily, (22) Golden Dewdrops, (59) Firebush, (81) Blue Flag Iris, (154) Sweet Viburnum, (281) Green Island Indian Laurel Fig, (185) Pink Muhly Grass, (258) Pickerel Weed, and (170) Sand Cordgrass.
- Ground Covers proposed for the site include Argentine Bahia Sod.
- New Irrigation will be installed.

North Elevation



East Elevation



West Elevation



PB Recommendation

The Planning Board, at their September12th, 2022 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation

Staff recommends **APPROVAL** with (4) Conditions:

1. **A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.**

2. **Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.**

3. **Install a green vinyl-coated chain link fence around the perimeter with no slats.**

4. **Prior to the issuance of any building permits, provide a landscaping plan that exhibits landscaping throughout the site and adheres to City Code 123-37. – General Landscaping Requirements.**

CC Actions

- **Possible actions of the City Commission:**

- APPROVAL of the proposed Site Plan – (Development Review and Design Review) & Conditional Use, and no changes

- APPROVAL of the proposed Site Plan – (Development Review and Design Review) & Conditional Use with changes

- DISAPPROVAL of the proposed Site Plan – (Development Review and Design Review) & Conditional Use

Staff Recommendation

Staff recommends **APPROVAL** with (4) Conditions:

1. **A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.**

2. **Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.**

3. **Install a green vinyl-coated chain link fence around the perimeter with no slats.**

4. **Prior to the issuance of any building permits, provide a landscaping plan that exhibits landscaping throughout the site and adheres to City Code 123-37. – General Landscaping Requirements.**



- **Fort Pierce Utilities Authority Water Reclamation Facility**
- **Site Plan – (Development Review and Design Review) & Conditional Use**
- **4515 Energy Lane**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Assistant Planning Director
RE:	**Site Plan (Development and Design Review) & Conditional Use – Fort Pierce Utilities Authority Water Reclamation Facility 4515 Energy Lane**
BOARD DATE:	October 17, 2022

STAFF REPORT

Owner:	City of Fort Pierce **(**Fort Pierce Utilities Authority) 206 S 6th Street Fort Pierce, FL 34950
Representative:	Hazen and Sawyer 2101 NW Corporate Boulevard Boca Raton, FL 33431
Applicant's Request:	Approval of a Site Plan (Development Review and Design Review) and Conditional Use to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements.
Location:	4515 Energy Lane
Parcel ID:	2431-422-0001-000-3
Future Land Use:	Industrial (I)
Current Zoning:	Light Industrial Zone (I-1)

Surrounding FLU:

North	East	South	West
I (FP)	I (FP)	INST (FP)	CI (SLC)

Surrounding Zoning:

North	East	South	West
I-3 (FP)	I-1 (FP)	I-1 (FP)	I-3 (FP)

Staff Analysis:

Request
In accordance with Sections 125-37, 125-313, 125-314 and 125-237 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements.

Development Review (Site Plan)
As displayed on the following page, the project is proposed on the approximately 25.03 acres of land in the Treasure Coast Business Park, consisting of one (1) parcel of land located at or near just west of the Energy Lane cul-de-sac and approximately 2,207 feet west of Selvitz Road in Fort Pierce, FL. The site plan consists of an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements. City of Fort Pierce Code Section 125-315 requires 1 parking space for each 600 square feet of gross floor area, the applicant is only providing parking for the administration and maintenance building. The required parking spaces for the administration and maintenance building is 42 spaces; the applicant has provided those spaces with two (2) of those spaces being designated as handicap.

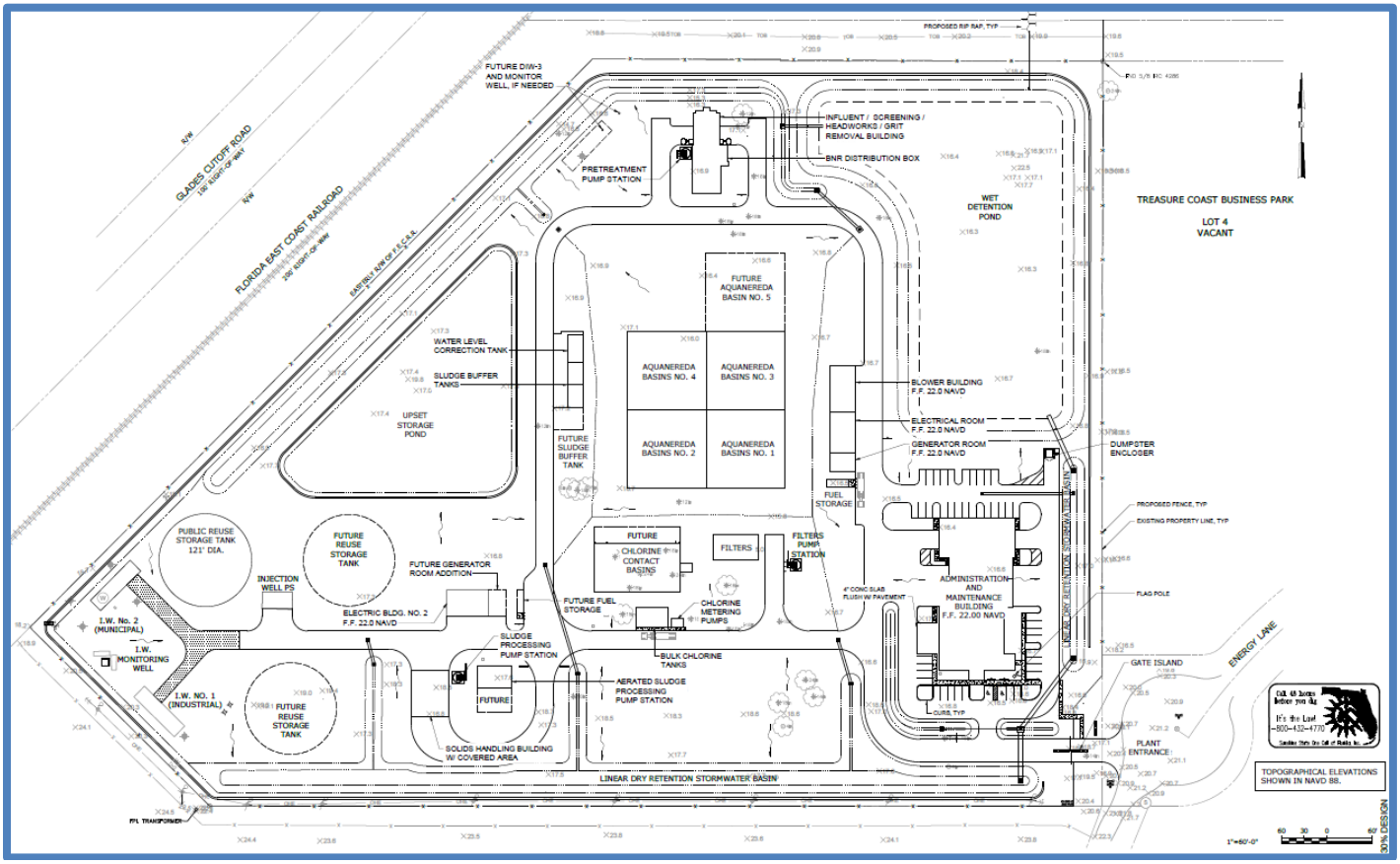
The Fort Pierce Utilities Authority (FPUA) will decommission the Island Water Reclamation Facility (Island WRF), located on South Hutchinson Island, and build a new WRF on FPUA owned property adjacent to the Treasure Coast Energy Center (TECE) in Fort Pierce, FL. The Island WRF has been in its current configuration since 1986 and would require significant upgrades if not relocated. Flow from the FPUA Island WRF service area will be redirected to the new facility, referred to as the Mainland WRF herein. **Figure 1** shows the location of the existing Island WRF and the new Mainland WRF.



Figure 1: Location of the FPUA Island WRF and Mainland WRF

Site Data Chart

PROJECT DATA		
Name of Owner	Fort Pierce Utility Authority	
Project Address	4515 Energy Lane, Fort Pierce, St. Lucie County, Florida	
Parcel ID	2431-422-0001-000-3	
Hazen Project Number	41163-000	
Name of Development	Fort Pierce Utility Authority (FPUA), Mainland Wastewater Reclamation Facility	
Prop. Use	Utility (Conditional Use)	
Zoning District	I1	
Land Use	Light Industrial	
Section, Township, Range	Section 31; Township 35 South; Range 40 East	
No. of Stories/Floors	2	
Base Flood Elevation	"X" zone designation as shown on Flood Rate Panel Map Numbers 12111C0169 J and 12111C0188 K	
EXISTING SITE DATA	**SQ. FT.**	**ACRES**
Total Site Area	1,090,306.8	25.03 acres
Existing Building Area	0	0 (Vacant Lot)
PARKING CALCULATIONS		
Gross 1st Floor Area (Operations Building)	7,232.00	0.17
Gross 2nd Floor Area (Operations Building)	7,232.00	0.17
Gross Maintenance Area(Operations Building)	10,687.00	0.25
Gross Square Feet Total	25,151.00	0.58
Parking Required	25,151 GSF x 1 sp./600 GSF = 42 spaces	
Proposed Parking Spaces	42.00	
Proposed H.C. Spaces	2.00	
PROPOSED CONDITIONS	**SQ. FT**	**ACRES**
Gross Site Area	1,090,306.80	25.03
Open Roof Plant Processes	*-152,895.60*	*-3.51*
Net Site Area	*937,411.20*	*21.52*
Closed Roof Building Coverage	78,408.00	1.80
Impervious Area	140,698.80	3.23
Pervious Area	606,790.80	13.93
Wet Detention	111,513.60	2.56
Max Building Height (Operations Building)	24 FT + 6 FT Parapet = 30 Ft Max.	

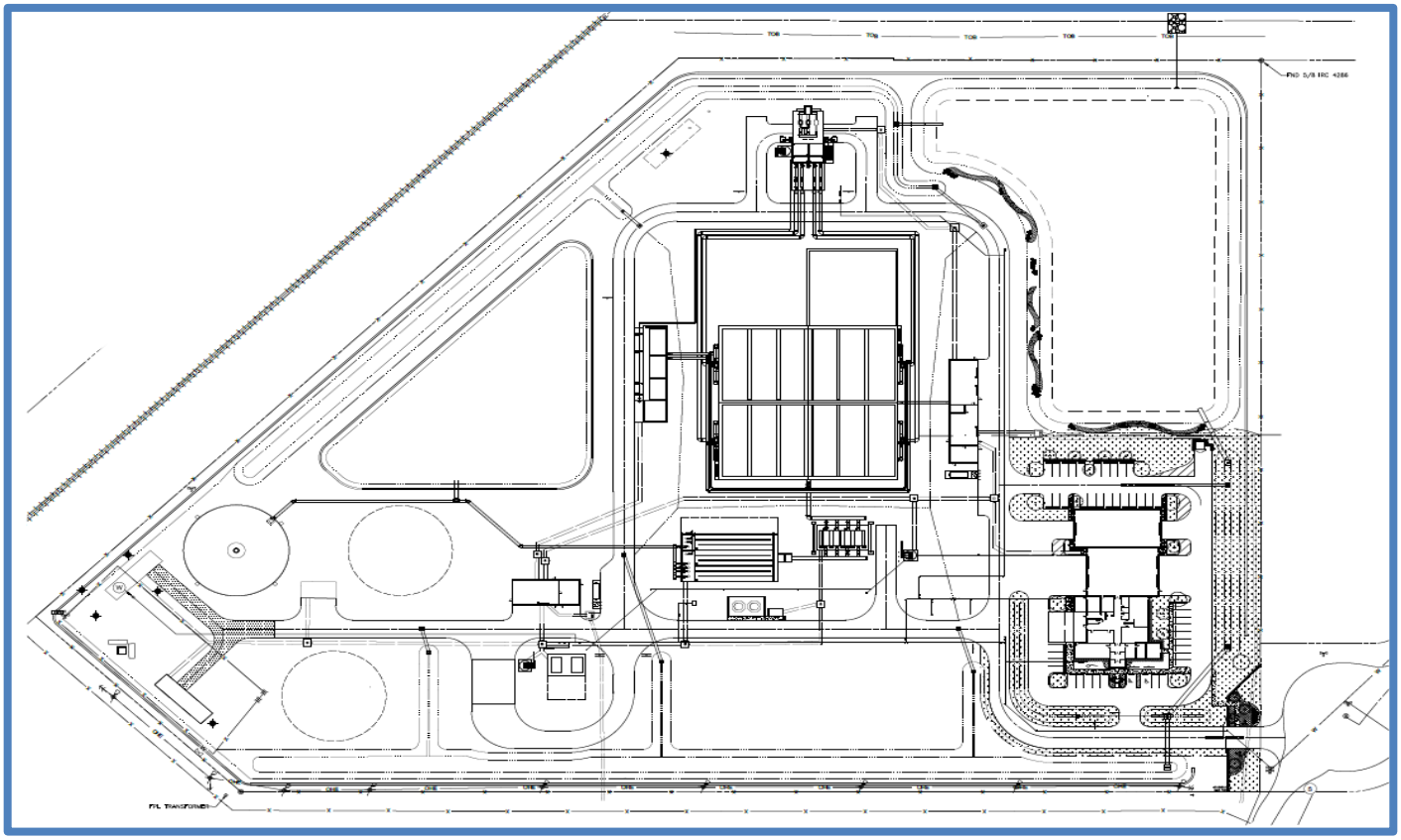


Proposed Site Plan

Development Review (Landscaping)

The plant list that the applicant is proposing consists of a total of 18 trees, 4 palms, and 1,222 shrubs. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees to be planted are (9) Crape Myrtle, and (9) Southern Live Oak.
- Palms to be planted are (4) Cabbage Palmetto.
- Shrubs proposed for the site include (12) Queen Emma Crinum Lily, (22) Golden Dewdrops, (59) Firebush, (81) Blue Flag Iris, (154) Sweet Viburnum, (281) Green Island Indian Laurel Fig, (185) Pink Muhly Grass, (258) Pickerel Weed, and (170) Sand Cordgrass.
- Ground Covers proposed for the site include Argentine Bahia Sod.
- New Irrigation will be installed.



Proposed Landscape Plan

Design Review (Architecture)

The project is situated at or near just west of the Energy Lane cul-de-sac and approximately 2,207 feet west of Selvitz Road and is part of the Treasure Coast Business Park (an Industrial Business Park). The site is also next to a major north-south corridor consisting of mostly industrial, commercial, and residential developments from Edwards Road to the north and Midway Road to the south. The industrial-commercial-residential corridor reflects older and newer structures of varying architectural styles developed over the past several years. The subject site plan architecture will subsequently have a neutral design to accommodate their co-habitation.

The subject project's administration and maintenance structure has a standard office facility look using a combination of a flat roof and parapet. The industrial and office development will allow engagement with the interior from parking and street views. The standard brick architecture along with covered entryways, provide shade and weather protection at fenestrations. Finish materials reflect commonly used products in Florida. The applicant has not provided a color scheme.



North Proposed Elevation



East Proposed Elevation

Technical Review Committee
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) and Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board Recommendation
The Planning Board, at their September 12th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation
The proposed Site Plan (Development and Design Review) and Conditional Use applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Install a green vinyl-coated chain link fence around the perimeter with no slats.

4. Prior to the issuance of any building permits, provide a landscaping plan that exhibits landscaping throughout the site and adheres to City Code 123-37. – General Landscaping Requirements.


Glades Cut Off Rd
709
South Central Florida Express
Glades Cut Off Rd
Selvitz Rd
Prosperity Dr
Fort Pierce
Selvitz Rd

August 18, 2022

City of Fort Pierce Planning Department TRC Comments (Aug. 2022)

- Minor comments may be forthcoming and discussed at TRC meeting. All comments will be received by 8/19/22.

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: FPUA Mainland Water Reclamation Facility

REVIEW DATE: 8/16/2022

PLANNER: PLANNING DEPARTMENT

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: ___X_____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
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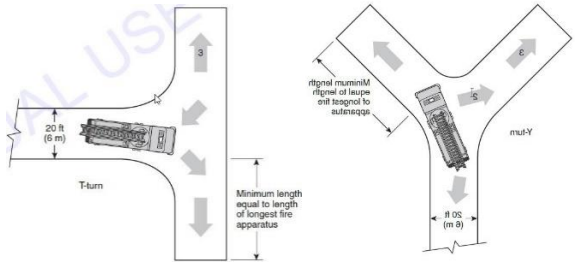
16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

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

7. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**

8. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

9. **Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.**



10. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

11. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction.**

The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

12. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

13. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**

14. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

15. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**

16. **Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.**

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

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 8.18.22
Property Address: Site Plan and Conditional Use - FPUA Mainland Water Reclamation Facility - 4515 Energy Lane

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

- ☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☐ 2. Pre-construction meeting with the City's Building Department is requested.
- ☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
- ☐ 4. Means of egress is required.
- ☐ 5. Means of ingress is required.
- ☐ 6. Must meet the following Accessibility requirements:
  - ☐ Accessible route
  - ☐ Handicapped parking spaces
  - ☐ Means of egress
- ☐ 7. Change of Use required
  - ☐ to include a signed and sealed Life Safety Plan
  - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☐ 9. Flood Development Permit required.
- ☑ 10. Building Permit required.
- ☑ 11. Signed and sealed construction drawings required.
- ☑ 12. Will need to meet the Fire Code.
- ☐ 13. Sprinkler system is required.
- ☐ 14. Smoke alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 8/15/22

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

Technical Review Committee meeting

August 18, 2022

Case # 22-07000014

Planner: City of Ft. Pierce Planning Department

Site plan and conditional use

FPUA Mainland water reclamation facility, 4515 Energy Lane, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, SEPTEMBER 12, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Prior to roll call, Chairman Burdge introduced the new Planning Board member, Anthony Kreisl and Mr. Kreisl told the Board a little about himself.

Present: Alexander Edwards; Michael Broderick; Nichelle Clemons; Bob Burdge; Harold Albury; Anton Kreisl; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Planner
Alicia Rosenthal, Planning & Development Organizer

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the August 8, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the August 8, 2022 meeting.

AYE: Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Michael Broderick, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

7. NEW BUSINESS

a. **Zoning Atlas Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

b. **Conditional Use and Site Plan - Fort Pierce Utilities Authority Water Reclamation Facility - 4515 Energy Lane**

Mr. Gilmore gave an overview of the application.The applicant is requesting the review and approval for a Site Plan to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements. Mr. Gilmore stated Fort Pierce Utilities Authority (FPUA) will decommission the Hutchinson Island Water Reclamation facility and build a new Water Reclamation facility on the mainland adjacent to the Treasure Coast Energy Center. Mr. Gilmore answered questions from the Board on landscape buffering and adjacent property owners. Mr. Freeman said he had discussions with the neighboring business park about the odor and noxious activity concerns and the landscape buffer did not come into conversation. Mr. Freeman said the applicant has requested to go with the minimum landscaping. Mr. Freeman stated he prefers a landscape buffer around the entire development.

Mr. Broderick stated he would like to see the landscape buffer and the applicant needs to meet the landscape code. Mr. Broderick also expressed safety concerns with no perimeter enclosure.

Joe Franko, Applicant Representative and Project Manager from Hazen and Sawyer, stated there will be a perimeter security fence with a two to three foot berm, that is required for the Environmental Resource Permit. Mr. Franko said there will be no landscaping around the perimeter fence due to maintenance. He said landscape is difficult with the berm and the security fence will be similar to the fence around the island facility. Mr. Franko noted the administration building, located on the east side of the property, has plenty of landscaping.

Board discussion ensued on the applicant meeting the landscape code and fulfilling all the requirements.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of approval with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Install a green vinyl coated chain link fence around the perimeter with no slats.
4. The landscaping throughout the site needs to meet the landscape code.

AYE: Anton Kreisl, Alexander Edwards, Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Chairman Frank Creyaufmiller

Passed

c. **Site Plan - Bev Smith North - 3300 and 3330 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval for a Site Plan to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements. The applicant intends to subdivide the property and create two (2) new commercial out parcels with a possible new access tract between the newly created parcels.

Chairman Creyaufmiller noted that the property holds water, and he is not sure if it is classified as wetlands. He stated he did not see a specific stormwater report from the city's Engineering department, and he has concerns of where the water goes as it moves south.

Billl Pittsley, Applicant Representative from MBV Engineering, stated they have to work with several agencies on stormwater approvals. He said the stormwater will discharge to a ditch offsite and there are no wetlands on the site but their will be a dry retention pond on site. Mr. Pittsley added that crosswalks are in the design for access to the Bev Smith parcel to the south.

Mr. Burdge asked if the East Palatka Holly tree variety being used is susceptible to disease.

Mr. Freeman asked the applicant if the current conditions on the site contain no water control structures or management on site and if there are no restrictions on the topography of the site of where the water can flow to. He also asked the applicant if the design is putting in control measures which are not existing at the moment and if those control measures will meet or exceed the design requirements.

Mr. Pittsley answered yes to Mr. Freeman's question, and he added the ponds are oversize for additional development in the future for the out parcels up front.

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required

mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125- 314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.
4. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.
5. Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).
6. A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north shall be provided when the site plan for the north parcel is submitted.
7. Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001- 000-3) parcels.
8. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

AYE: Alexander Edwards, Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

8. ELECTION OF CHAIR AND VICE CHAIR

Mr. Broderick nominated Frank Creyaufmiller as Chair. Mr. Burdge closed the nominations.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to elect Frank Creyaufmiller as Chair.

AYE: Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Alexander Edwards to elect Nichelle Clemons as Vice-Chair.

AYE: Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Michael Broderick, Chairman Frank Creyaufmiller

Passed

9. COMMENTS FROM THE PUBLIC

There were no comments from the public.

10. DIRECTOR'S REPORT

Mr. Freeman gave an overview of the Impact Fee Moratorium that was presented at the Conference Agenda Meeting on Monday morning, September 12, 2022. He stated that the data from year to year was similar and there were no pros or cons for the Fort Pierce Redevelopment Agency. He said the moratorium will continue with the challenge to city staff to move the redevelopment of attainable housing into the Central Business District

(CBD) downtown. He noted that only 4% of the overall development was in the Community Redevelopment Area (CRA). Mr. Freeman said he is focusing on developing workforce housing, code amendments with incentives for the CBD, expansion of the CBD, engagement in the Peacock Arts District, helping existing citizens in the area to see improvement, maintain local involvement in the communities and consolidate redevelopment in the redevelopment area. He highlighted that the City Commission is looking to get better quality and a wider spectrum of housing.

11. BOARD COMMENTS

Chairman Creyaufmiller thanked the Planning Board members for the continued endorsement each year. Chairman Creyaufmiller stated he participated in a panel with other Planning Board agencies and the other agencies have problems with a lack participation and not able to have a quorum. He stated that the City of Fort Pierce Planning Board does not have any of those issues, and it says a lot about the dedication of the Board members.

Mr. Freeman stated he heard feed back regarding the conference Chairman Creyaufmiller attended from staff he had worked with in the past. They noted how impressed they were with the City of Fort Pierce Planning Board, and they asked why can't we have a Planning Board like the City of Fort Pierce.

Mr. Broderick asked about the status of the Savannah Preserve project. Mr. Broderick mentioned keeping the 10,000-foot view of the Jenkins Road, Kings Highway interchange in the forefront of everyone's mind.

Mr. Burdge asked if the Planning Department knew anything about the realignment on Peterson Road.

Chairman Creyaufmiller asked if there had been any discussion with the city attorney's office regarding a workshop on the Sunshine Law and recusal process.

12. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4515 Energy Lane

Parcel ID #(s): 2431-422-0001-000-3

Project description: FPUA Mainland WRF - Utility as a Conditional Use

Application Type

☐ Site Plan ☒ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 1,090,306.80 total site Site Acreage: 25.03

Residential: Proposed Units: N/A Proposed Sq. Ft.: N/A Site Acreage: N/A

Fort Pierce Utilities Authority
Property Owner(s)

206 S 6th St
Street Address

Fort Pierce FL 34950
City State Zip

(772) 466-1600
Phone Number

jcisneros@fpua.com
Email Address

Hazen and Sawyer
Applicant/Representative, Title, Company

2101 NW Corporate Blvd
Street Address

Boca Raton FL 33431
City State Zip

(772) 979-4893
Phone Number

jfranko@hazenandsawyer.com
Email Address

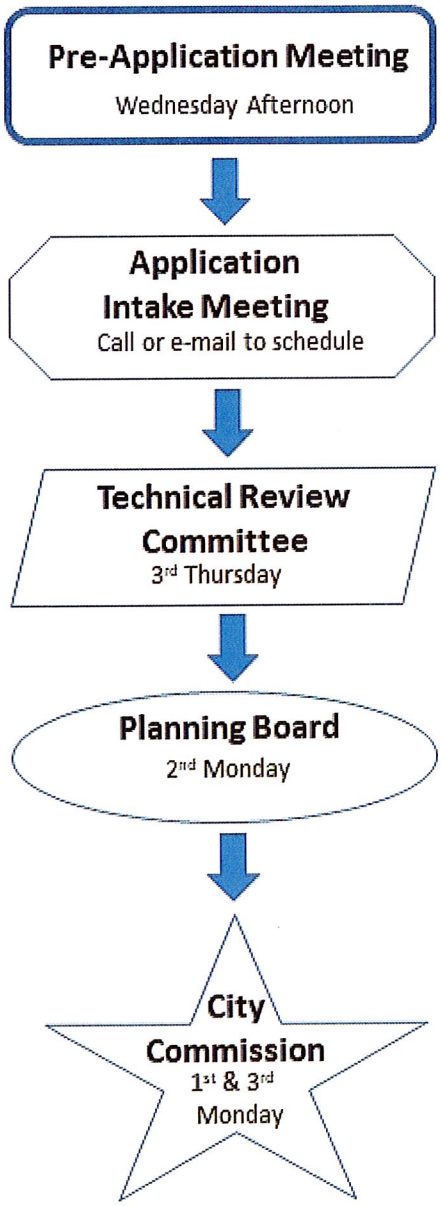
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: 4515 Energy Lane

Parcel ID #(s): 2431-422-0001-000-3

Project description: Utility as a Conditional Use

Fort Pierce Utilities Authority	Hazen and Sawyer
Property Owner(s)	**Applicant/Representative, Title, Company**
206 S 6th St	2101 NW Corporate Blvd
Street Address	Street Address
Fort Pierce FL 34950	Boca Raton FL 33431
City State Zip	City State Zip
(772) 466-1600	(772) 979-4893
Phone Number	Phone Number
jcisneros@fpua.com	jfranko@hazenandsawyer.com
Email Address	Email Address

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James Simms

Property Owner(s) Signature(s)

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Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Planning Department Fees

Exhibit A (Resolution 15-R37, Adopted August 15, 2016)

APPLICATION TYPE	FEES
Non-Residential Site Plans	
Conceptual Site Plan	$500
4,001 – 10,000 sq. ft.	$1,890
10,000 – 30, 000 sq. ft.	$3,775
➢ 30,000 sq. ft.	$6,995 +$95 each 1000 additional sq. ft.
Residential Site Plans	
Conceptual Site Plan	$500
21 to 50 Units	$1,645
51 to 300 Units	$3,775
➢ 300 units	$3,775 + $455 each additional units
Conditional Use	
Conditional Use, no new construction Conditional Use, with new construction	$100 $250
PD/PUD/PUR	
PD/PUD/PUR Zoning Change & Plan Approval	$3,960 + $40 per acre
Subdivision	
Preliminary Plat	
3 – 5 Lots	$945
5 – 50 Lots	$1,635
Greater than 50 Lots	$3,535
Minor Replat	$1,000
Final Plat	$500
Amendments	
Zoning Text Amendment	$3,980
Zoning Map Amendment	
Single Family Dwelling	$100
Multifamily and Non-Residential	$2,115 + $40 per acre
Comprehensive Plan Map Amendment	
Single Family Dwelling	$100
Multifamily and Non-Residential	$3,960 + $40 per acre
Comprehensive Plan Text Amendment	$3,960
Minor Amendment to Site Plan	$500
Major Amendment to Site Plan	$1,000
Minor Amendment to Design Review	$100
Site Plan Extensions	½ Original Fee

Landscaping	
Landscape Permit	$50
Land Clearing Permit < 2 acres	$100
Land Clearing Permit > 2 acres	$25 for each acre above 2 acres
Tree Removal Permit	$35
Tree Mitigation Per Inch DBH	$250
Adult Entertainment	
Adult Bookstore/Video Store	$800
Adult Performance Establishment/Dance	$2,000
Adult Theatre	$40 per booth, $5 per seat, $5 for each parking space for viewing outside in vehicle
Commercial Physical Contact Parlor	$800
Escort Service	$578
Motel	$800
Miscellaneous	
Abandonment	$400 + 100% of appraised value
Address Assignment/Change	
Residential	$25
Non-Residential	$50
Advertising Fee	Actual Cost – Due prior to final approval
After the Fact Development Application	Double Fee
Appeal of Administrative Officer	$500
Annexation Agreement	$1,000
Arcade	
Amusement Arcade (3-49 machines)	$87 per machine
Arcade Amusement Center (50+ machines)	$50 per machine
Arcade Background Check (Police Department)	$100
Compiling Mailing List and Prepare Notice	$35
Concurrency Appeal	$500
Concurrency Review/Certificate	$2,000
Concurrent Staggered Review	$1,285
Copies	
Black and White (letter or legal)	See Public Records Request form
Color (letter or legal)	See Public Records Request form
Large Format Size Document	See Public Records Request form
Data CD/DVD (Digital format files only)	See Public Records Request form
Design Review Fee	
Site Plan	$515
Building Permit	$100
Development of Regional Impact, New ADA or Substantial Development (DRI)	$10,000
Development Agreement	$1,000
Dog Friendly Outdoor Dining	
Annual Permit	$50
Additional Inspections	$30
Failure to Renew/Late Fee	$25
Field Inspection/CO or Final Inspection	$100
Handling and Mailing of Notification	$2.50 per address

Liquor License Signoff	$25
Maps/Documents	
Future Land Use Map	$25
Zoning Map	$25
Copy of Zoning Code or (LDR's)	$35
Copy of Comprehensive Plan	$85
No Show TRC/Planning Board	$250
Nonconforming Structure Special Exception	$300
News Rack	$18.75 per news rack
News Rack Impoundment & Storage Fee	$10 per day-max 30 days
Parking Space, Fee-in-Lieu	$6,000 per space
Plan Assembly and Collation	$50
Plan Review Resubmittal	25% of initial fee after 1st resubmittal
Planning Director Opinion Letter	$480
Postage Fee	Current USPS rate – Due prior to final approval
Posting of Property	$40
Pre-Application Meeting	$250
Pre-Application Meeting Cancellation	$250
Research Records & Permits Per Hour	See Public Records Request form
Sidewalk, Fee-in-Lieu	$16.46 per linear foot
Sidewalk Café Permit	$50
Sign Permit (per sign, not including building permit fees)	$65
Street Name Change	$500 plus cost of sign
Telecommunications Towers	$5,000
Temporary Use	$500
Variance	$1,000
Waiver of Distance – Alcoholic Beverage	$100
Zoning Verification Letter	$100

*Development applications tabled by either the applicant, Technical Review Committee, Planning Board or City Commission, and are inactive for three (3) months and have failed to provide the necessary changes or information, will be charged a new fee to be processed for review. Items withdrawn or tabled (at any stage of the development review process) can be reactivated within three (3) months at no charge. After three (3) months the application is considered to have expired and a new review fee is required. Fees for amendments to previously approved site plans shall be based on minor amendment fees unless the proposed change is significant in size to require major review fees.

Applications that do not obtain approval by the final required board of commission within 12 months from the date of the initial submittal shall be required to pay a new application fee. This fee is the full application fee identified by the application category.

Public Notice Fees	
Compiling Mailing List and Prepare Notice	$35
Handling and Mailing of Notification	$2.50 per address
Postage Fee	Current USPS rate
Posting of Property	$40
Newspaper Advertising Fees	
Annexation	$630.00
Certificate of Appropriateness (COA)	$50.00
Certificate of Appropriateness (COA) with Variance	$100.00
Future Land Use Map Amendment (FLUMA) - Small Scale	$630.00
Future Land Use Map Amendment (FLUMA) - Large Scale	$945.00
Conditional Use	$100.00
Plat	$125.00
Rezoning	$150.00
Site Plan	$100.00
Special Exception	$100.00
Variance	$100.00

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Heavy Industrial	I, Industrial	I-3, Heavy Industrial
South	Heavy Industrial	INST, Industrial	I-1, Light Industrial
East	Undeveloped	I, Industrial	I-1, Light Industrial
West	Heavy Industrial	CI, Industial	I-3, Heavy Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Undeveloped	I-1, Light Industrial	Other: 0 sq.ft.	25.03 ac.	"X"
****Proposed**	Conditional Use, Utility	Conditional Use, Utility	Other: 25,151 sq.ft.	25.03 ac.	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 0.125gpd x 25,151 sq.ft. = 3,144g
Demand Analysis	Maximum 2.5 peaking factor = 3,144gpd x 2.5 = 7,860gpd
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 0.125gpd x 25,151 sq.ft. = 3,144g
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

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

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

Impact	

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

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

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: N/A	Single Family: N/A	Multifamily: N/A	
Non-residential (square footage): 25,151 sq.ft. Admin. Bldg.			
Mixed-use (describe use): N/A			
(If this is a single phase project, name it Phase I – Total) 25,151 sq.ft.			

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Administration Bldg.	1	25,151	0.58	1/1/2023	9/1/2023

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: N/A

** Complete section if requesting a change in zoning, future land use, or expanding

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

Property Identification

Site Address: 4515 Energy LN
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-422-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 134528
Map ID: 24/31S
Zoning: Light Indu

Ownership

Ft Pierce City Of
Ft Pierce Utilities Authority
PO Box 3191
Fort Pierce, FL 34948

Legal Description

31 35 40 COMM AT NE COR OF SE 1/4 RUN S 89 DEG 59 MIN 33 SEC W2215 FT, TH S 00 DEG 03 MIN 55 SEC W 53.50 FT TO S R/W NSLWMD CANAL #101 AND POB, TH CONT S 00 DEG 03 MIN 55 SEC W 983.17 FT, THS 89 DEG 59 MIN 33 SEC W 1180.27FT, TH N 45 DEG 15 MIN 45 SEC W 334.68 FT TO SLY R/W FEC RR, TH N44 DEG 44 MIN 15 SEC E ALG SD SLY R/W 1055.12 FT TO S R/W OF SD CANAL #1, TH N 89 DEG 59 MIN 33 SEC E ALG SD S R/W 250.18 FT, TH S 00 DEG 02 MIN 19 SEC W 3FT, TH N 89 DEG 59 MIN 33 SEC E 426.29 FT TO POB (25.02 AC) (OR 816-1135, 1137)



Current Values

Just/Market Value:	$875,700
Assessed Value:	$875,700
Exemptions:	$875,700
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	25.02
Land Size (SF):	1,089,871.2

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 9, 1992	0816 / 1137	XX01	WD	FORT PIERCE CITY OF FBO	$562,500
Nov 9, 1992	0816 / 1135	XX01	WD		$562,500

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$875,700
Just/Market:	$875,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$875,700
Exemption(s):	$875,700
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2021		8000	City of Ft Pierce	$875,700

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	9.5	Fort Pierce Stormwater Charge	$655.50

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$875,700	$875,700	$875,700	$0
2020	$875,700	$875,700	$875,700	$0
2019	$875,700	$875,700	$875,700	$0
2018	$875,700	$875,700	$875,700	$0

Permits

Number	Issue Date	Description	Amount	Fee
0700001457	Oct 16, 2007	Concrete	$110,000	$1,325

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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(close,self-addressed stamped envelope)

FRANK H. FEE, III
COURTHOUSE BOX #25

ment Prepared by:
FRANK H. FEE, III, Esquire
P. O. Box 1000
Fort Pierce, FL 34954

Appraisers Parcel Identification (Folio) Number(s):

S.S. #(s):

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WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

* Doc Assump:	$	0.00
* Doc Tax :	$	3937.50
* Int Tax :	$	0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 9th *day of* November *A.D. 19* 92 *by* THOMAS C. JONES *hereinafter called the grantor, to* THE CITY OF FORT PIERCE, for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY,

whose post office address is P. O. Box 3191 - Fort Pierce, FL 34948

hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in* St. Lucie *County, State of* Florida *, viz:*

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

GRANTOR COVENANTS TO AND WITH GRANTEE THAT THE REAL PROPERTY CONVEYED HEREBY IS NOT NOW, NOR HAS IT EVER BEEN, HIS HOMESTEAD, AND THAT HE RESIDES OUTSIDE THE STATE OF FLORIDA.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 91 .

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

Signed, sealed and delivered in the presence of:

(3) Gail Morrison
Signature
Gail Morrison
Printed Signature

(4) Tracy Greek
Signature
Tracy Greek
Printed Signature

Signature
Printed Signature

Signature
Printed Signature

(1) Thomas C. Jones L.S.
Signature
THOMAS C. JONES
Printed Signature
P. O. Box 1094 - Thomasville, GA 31799
Post Office Address

L.S.
Signature
Printed Signature
Post Office Address

STATE OF GEORGIA)
COUNTY OF (8) Thomas)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared THOMAS C. JONES known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: _____ and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

(7) Notary Public, State of Georgia at Large
My Commission Expires Sept. 14, 1994

Witness my hand and official seal in the County and State last aforesaid this 21st day of October, A.D. 1992.

(5) Gail Morrison
Notary Signature
Gail Morrison
Printed Notary Signature

(6) My Commission Expires: 9-14-94

DESCRIPTION
Parcel East of Glades Cut - Off-Road

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:

A portion of the South 1/2 of Section 31, Township 35 South, Range 40 East, St. Lucie County, Florida, said portion being more particularly described as follows:

Commencing (P.O.C.) at the Northeast corner of the South 1/2 of said Section 31, thence South 89°59'33" West along the North line of the South 1/2 of said Section 31, a distance of 2215.00 feet to the Northwest corner of the East 2215.00 feet (said East 2215.00 feet measured at right angles to the East line of the South 1/2 of said Section 31) of the South 1/2 of said Section 31; thence South 00°03'55" West along the West line of the said East 2215.00 feet of the South 1/2 of said Section 31, a distance of 53.50 feet to the South right-of-way line of the North St. Lucie River Water Control District Canal No. 101 and the POINT OF BEGINNING (P.O.B.) of the herein described parcel:

From the said POINT OF BEGINNING thence continue South 00°03'55" West along the West line of the East 2215.00 feet of the South 1/2 of said Section 31, a distance of 983.17 feet; thence South 89°59'33" West parallel with the North line of the South 1/2 of said Section 31, a distance of 1180.27 feet; thence North 45°15'45" West, a distance of 334.68 feet to the Easterly right-of-way line of a 200 foot wide right-of-way for the Florida East Coast Railroad; thence North 44°44'15" East along said Easterly right-of-way line, a distance of 1055.12 feet to the South right-of-way line of said Canal No. 101; thence North 89°59'33" East along said South right-of-way line, a distance of 250.18 feet to the East line of the Southwest 1/4 of said Section 31; thence South 00°02'19" West along the East line of the Southwest 1/4 of said Section 31 and along the South right-of-way line of said Canal No. 101, a distance of 3.00 feet; thence North 89°59'33" East along the South right-of-way line of said Canal No. 101, a distance of 426.29 feet to the POINT OF BEGINNING.
Containing 25.02 acres more or less by calculation of this legal description.

EXHIBIT "A"

Project Description

The Fort Pierce Utilities Authority (FPUA) will decommission the Island Water Reclamation Facility (Island WRF), located on South Hutchinson Island, and build a new WRF on FPUA owned property adjacent to the Treasure Coast Energy Center (TECE) in Fort Pierce, FL. The Island WRF has been in its current configuration since 1986 and would require significant upgrades if not relocated. Flow from the FPUA Island WRF service area will be redirected to the new facility, referred to as the Mainland WRF herein. **Figure 1** shows the location of the existing Island WRF and the new Mainland WRF.

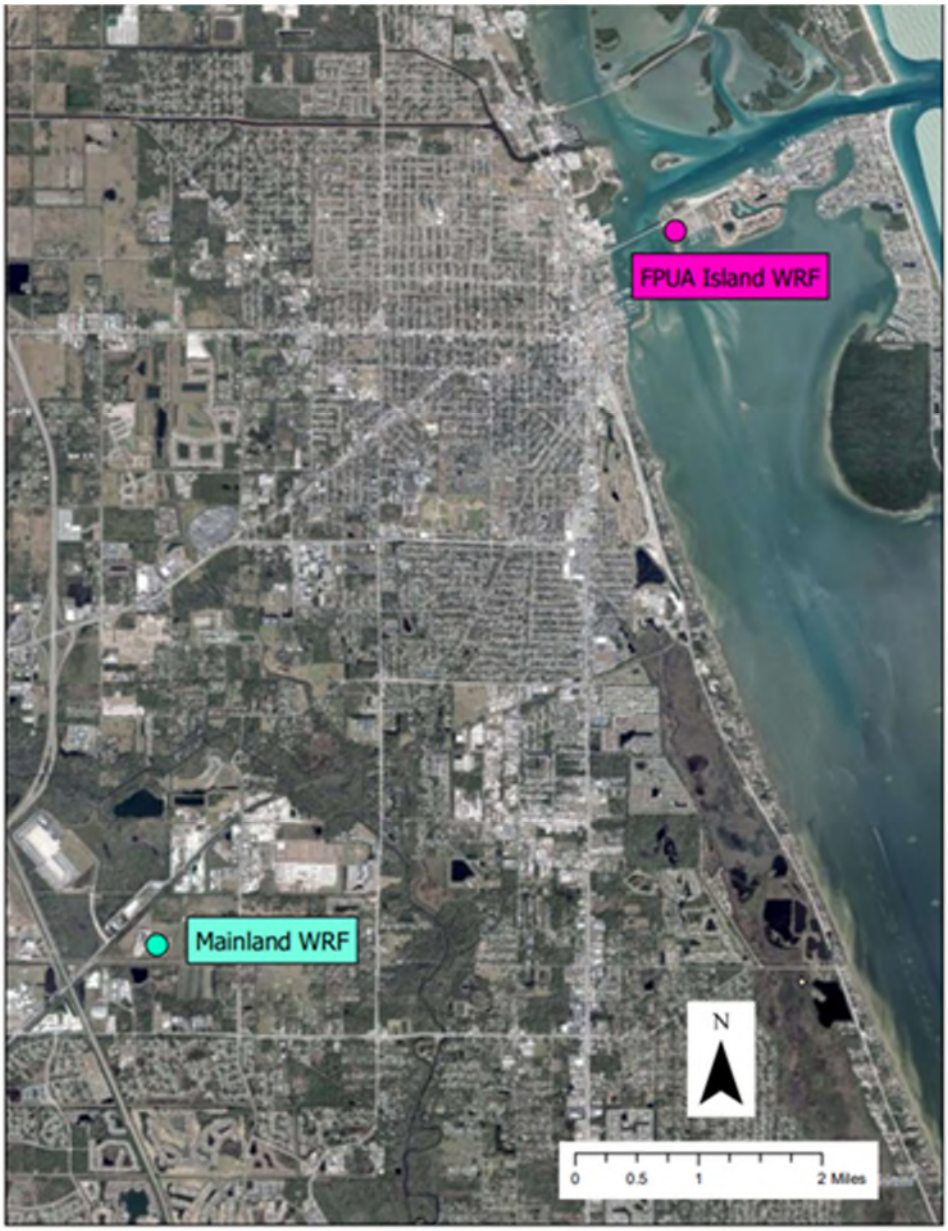

Figure 1: Location of the FPUA Island WRF and Mainland WRF

The Mainland WRF will be located at 4515 Energy Lane, Fort Pierce, St. Lucie County, Florida in Section 31; Township 35 South; Range 40 East. The site consists of approximately 25.02 acres and is bordered on its east and west by the Midway Industrial Park and FEC Railroad, respectively and is bordered on its north and south by the North St. Lucie River Control District's (NSLRWCD) Canal No. 101 and Florida Municipal Power Agency (Treasure Coast Energy Center, TCEC), respectively.

The existing site is zoned I1 (Light Industrial). This zoning allows uses associated with Utilities as a Conditional Use. The setback requirements and building heights within I1 are as follows:

- Front – 15 feet
- Side – 15 feet
- Rear – 15 feet
- Building Height – Unlimited

The proposed civil site work will include but is not limited to clearing, grubbing and removal of organic materials and replacement with compacted select fill material from an off-site borrow pit and or on-site proposed wet/dry retention/detention system; backfill with compacted suitable fill material; installation of asphalt pavement in parking areas and roadways; installation of inlets, manholes, baffles, pipes, roof leaders, splash pads, and swales necessary to convey stormwater runoff to on-site wet/dry retention areas; the installation of electrical duct banks; process piping; and extension of existing utilities into the site in support of the proposed project.

The Site Development requirements shall comply with the standards in the Florida Department of Transportation (FDOT), Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook), the American Association of Highway and Traffic Officials (AASHTO) Standards, the Federal Highway Administration (FHWA), the rules of the City of Fort Pierce (COFP) Technical Specifications and Details and any other statutory regulations that may affect the design of such facilities. Where a conflict occurs, the more stringent provision shall apply.

All interior roads will be designed in accordance with the AASHTO Standards. All roads will be designed to the FDOT Type-SP Asphaltic Concrete standards for heavy vehicle traffic and will be designed for a 20-year life. The proposed roads will be designed for a WB-50 AASHTO design vehicle (intermediate semitrailers). This design vehicle includes normal chemical and material delivery vehicles, normal sludge hauling vehicles, and occasional septage and FOG hauling vehicles. All roads and potential turning clearances will be laid out using turning radius templates developed by FDOT and the FHWA.

Per North St Lucie River Water Control District (NSLRWCD) criteria, the minimum site perimeter elevations shall be at least the 25 year-three-day zero discharge stage. Site runoff up to such stage level may not overflow into any adjacent property unless a permanent drainage easement is obtained.

Off-site discharge shall be limited to 2-inches per day per acre per a 24-hour period calculated by NSLRWCD methods and accepted by the SFWMD and FDEP. Additionally, for all drainage connections, the project must recover to the design control elevation within 12 days of a storm event.

When completed, the site will consist of approximately over 3.7 acres of open and closed roof spaces, 4.6 acres of roadways, parking and sidewalks, and 16.7 acres of green space/water management areas to support

multiple processes on the site including an Administration and Maintenance Building, Pretreatment (Influent Screening and Grit Removal), Secondary Treatment (SBR Process), Blower Building with common wall electrical and generator rooms, Tertiary Filters, Chlorine Contact Chambers, Chemical Storage Facility (Bulk Sodium Hypochlorite), Aerated Sludge Holding, Biosolids Processing, High Level Disinfection (HLD) Reuse Storage Tank (for cooling tower blowdown and onsite plant service water), and Industrial and Municipal Deep Wells with Pump Station.

The architectural design will include a new combined Operations and Maintenance (O&M) Building with additional Blower, Electrical and other ancillary structures. The buildings at the FPUA Mainland WRF site will be designed to serve the specific needs of each facility while using unifying simple geometries, highly durable materials, flat roofs, and similarly designed exterior façade treatments. Each building will be constructed of integrally colored concrete masonry unit (CMU) walls with horizontal accent bands in conjunction with smooth-face and split-face CMU finishes. Doors and windows will be anodized aluminum, hollow metal, or fiber reinforced plastic (FRP) in coordinating colors. Windows will be low-e, insulated, and tinted in a coordinating accent color. Roofs for each facility will be a low-slope membrane roofing with overhanging eaves. Fascia, soffit and gutter, and downspout materials will coordinate with roof and wall colors and be made of prefinished metals.

The governing building code used for the FPUA Mainland Water Reclamation Facility Project is the Florida Building Code, 2020 edition with St. Lucie County amendments, and the Florida Fire Prevention Code, 2020 edition. The design will provide the strength, serviceability, or quality standards as required by the governing code. The Florida Building Code consists of the Building Code, Residential Code, Existing Building Code, Plumbing Code, Fuel Gas Code, Mechanical Code, Test Protocols, Accessibility Code, and Energy Conservation Code. Structures for this project will be designed to meet the Building Code requirements as well as the St. Lucie County Code of Ordinances.

The operations portion of the O&M Building will be accessed by employees and visitors. Therefore, spaces and elements will be designed to be inclusive and be approached, entered, and exit by everyone. Design will meet ANSI, OSHA, the ADA standards, and the Florida Accessibility Building Code requirements. The maintenance portion of the O&M Building will not be accessed by the public. Although this portion may not be required to be accessible, all entry/egress doors will be sized to meet accessibility codes and level landings will be installed outside the exterior doors.

The typical building materials and components are listed below:

1. <u>Exterior Walls</u>

    - CMU insulated cavity wall system with split-faced and ground-faced integrally colored CMU veneer, with accent bands
    - Precast concrete windowsills

2. <u>Roofs</u>

    - Low-Slope
        - Hollow-core concrete plank panels
        - Single-slope, membrane roofing over cover board & rigid insulation

    - Prefinished aluminum soffit, gutters, and downspouts
    - Aluminum self-draining canopy systems at entry area and exterior ice machine area
  - Prefinished metal canopies at exterior doors

3. Exterior Doors
   - Aluminum doors and frames: insulated and impact-resistant
   - Prefinished metal overhead coiling doors: insulated with vision lights (may not meet impact-resistance requirements) Manually operated
   - Door Hardware: Access control via electronic card readers, per FPUA's security standards
4. Exterior Windows & Louvers
   - Vision Windows: Impact-resistant, tinted insulated, low-e glass in prefinished metal or aluminum frame
   - Translucent Windows: Impact-resistant translucent lights in high-bay areas
   - Louvers: Impact-resistant prefinished metal louvers with bird screens

The items as requested in the Design Review Application Checklist are included along with this application. In general, The Mainland WRF will be located in an existing industrial park. The proposed Architecture of the facility will be an enhancement to the existing power plant and cement batch plant. The only existing structures on the property are the two existing deep injection wells. One of which is in operation and being utilized by the TCEC and St. Lucie County. These wells are required for the disposal of reuse water that can not be utilized by the TCEC for cooling tower blowdown.

LEGEND

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RGE. = RANGE
T.O.B. = TOP OF BANK
TWP. = TOWNSHIP
(7) = TITLE EXCEPTION NO. (TYPICAL)
= MONUMENT AS NOTED
= CONCRETE MONUMENT AS NOTED
= SET 5/8" IR WITH 3" ALUMINUM CAP L.B. 4286-CONTROL POINT
= SECTION CORNER
= 1/4 SECTION CORNER
= CONCRETE POWER POLE
= WOOD POWER POLE
(W) = MONITORING WELL
—OE— = OVERHEAD UTILITIES
—X— = FENCE
= PALM TREE
= OAK TREE
= WATER METER
= SANITARY VALVE
= GUY ANCHOR
= WATER VALVE
= SEWER MANHOLE

GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 60'

NORTH

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY
R/W LINE
R/W LINE

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
Parcel ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD
EASTERLY R/W OF F.E.C.R.R.
N44°45'21"E 1056.77' (M.)
N44°45'15"E 1055.12' (D.)
RAILROAD TRACKS

CANAL NO. 101
106' RIGHT-OF-WAY
SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101

T.O.B.
N89°59'33"E 250.18' (D.)
FND NAIL IN STUMP
SET 5/8" IR/C LB 4286
S89°59'21"E 248.80' (M.)
S0°03'25"W 3.00' (M.)
S0°02'19"W 3.00' (D.)
T.O.B.
N89°59'33"E 426.29' (D.)
S89°59'21"E 426.29' (M.)
P.O.B.
S0°04'15"W 53.50' (M.)
S0°03'55"W 53.50' (D.)
FND 5/8 IRC 4286
10" RUBBER PIPE TOP EL.=16.37'
10" RUBBER PIPE TOP EL.=16.41'

N.W. CORNER OF THE EAST 2,215 FEET
NORTH LINE OF THE SOUTH 1/2 OF SECTION 31
N89°59'21"W 2215.00' (M.)
S89°59'33"W 2215.00' (D.)
POC
N.E. CORNER OF S. 1/2 OF SECTION 31
EAST LINE OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST
WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31
S0°04'15"W 983.17' (M.)(BEARING BASE)
S0°03'55"W 983.17' (D.)

PANEL NO. 1211C0169 J
PANEL NO. 1211C0188 K

Monitoring Well
TEST BORE-1
TEST BORE-2
TEST BORE-3
TEST BORE-4
TEST BORE-5
TEST BORE-6
TEST BORE-7
TEST BORE-8
TEST BORE-9
TEST BORE-10
TEST BORE-11
TEST BORE-12
TEST BORE-13
12' DIRT ROAD

TREASURE COAST BUISNESS PARK
PLAT BOOK 64, PGS 36 THROUGH 42
LOT 4
VACANT

Parcel ID: 2431-422-0001-000-3
CITY OF FORT PIERCE
FORT PIERCE UTILITIES AUTHORIY
O.R. Book 816, Page 1137
VACANT
CONTAINING 25.03 ACRES
(1,090,410.91 SQ. FT)
MORE OR LESS

WATER PAINT MARK (TYPICAL)
7' CHAIN LINK FENCE 19.88'S.E.
Monitoring Well (TYPICAL)
WELL
FND NAIL IN WOOD POST 1.4'E., 2.6'N.
ELECTRIC PAD EL.=22.1'
LIFT STATION EL.=22.1'
WELL PAD EL.=22.1'
7' CHAIN LINK FENCE
7' CHAIN LINK FENCE 26.0'S.W.
CONC. PUMP PAD EL.=22.2'
GATE
N45°14'39"W 334.68' (M.)
N45°15'45"W 334.68' (D.)
7' CHAIN LINK FENCE 13.63' N.E.
SET 5\8 IRC 4286 BENCHMARK EL.=20.01'
4IN PVC TOP EL.=18.54"
4IN PVC BEND TOP EL.=17.84'
4" WATER LINE
4IN PVC TOP EL.=17.62'
4IN PVC TOP EL.=18.22'
4" WATER PIPE
4IN PVC TOP EL.=17.46'
OVERHEAD ELECTRICAL
FPL TRANSFORMER
SET 5/8" IR/C LB 4286
N89°59'21"W 1180.27' (M.)
S89°59'33"W 1180.27' (D.)
7' CHAIN LINK FENCE 26.44'S.

Parcel ID: 2431-331-0001-000-4
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2009, Page 463

Parcel ID: 2431-341-0001-000-5
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2111, Page 1046

WEST LIMITS OF PLAT

fnd pkd pcp 4286
N61°17'01"E 89.51'
FND PKD PCP 4286
ENERGY LANE (POSTED)
ENERGY DRIVE (PLATTED)
80' RIGHT-OF-WAY
R=750.00'
Δ=2°39'08"
L=361.97'
FND 5/8 IRC 4286
N56°22'06"W 17.31'
FND PKD PCP 4286
FND 4x4 CM 4286
PAVEMENT
LOT 6
VACANT

Site Plan Photo Key Map

Graphics

COMPUTER FILE REF.	FIELD BK./PG.
22-017 Energy Ln -	2201-15
Boundary Topo.dwg	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	GA	2-28-22
CALCS.	–	
DRAWN	JDJ	3-9-22
DETAILED	LEH	3-11-22
CHECKED	JDJ	3-16-22
APPROVED	TPK	3-16-22

Boundary, Topographic & Tree Survey

PREPARED FOR

Florida Power & Light Company

DATE: 3/16/2022
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-017
SHEET 2 of 2


NO
TAILGATING
TAILGATING WILL
RESULT IN VEHICLE
DAMAGE BY GATE ARM

Photo 1


Photo 2


Photo 3



Photo 4


Photo 5


Photo 6


Photo 7


Photo 8


Photo 9


Photo 10


Photo 11

BOUNDARY, TOPORAPHIC & TREE SURVEY

PREPARED FOR

FPUA
COMMUNITY PROUD

FORT PIERCE UTILITIES AUTHORITY

LYING IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

PROPERTY ADDRESS:
4515 Energy Lane, Fort Pierce, FL 34981

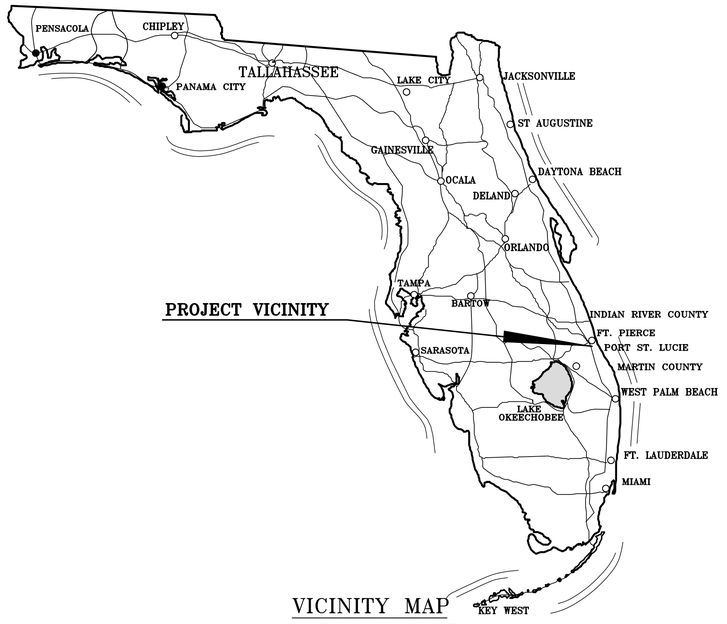
LEGAL DESCRIPTION:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 31, THENCE SOUTH 89°59'33" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 2215.00 FEET TO THE NORTHWEST CORNER OF THE EAST 2215.00 FEET (SAID EASE 2215.00 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 31), OF THE SOUTH 1/2 OF SAID SECTION 31; THENCE SOUTH 00°03'55" WEST ALONG THE WEST LINE OF THE SAID EAST 2215.00 FEET OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 53.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101 AND THE POINT OF BEGINNING (P.O.B.) OF THE HEREIN DESCRIBED PARCEL:

FROM THE SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 00°03'55" WEST ALONG THE WEST LINE OF THE EAST 2215.00 FEET OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 983.17 FEET; THENCE SOUTH 89°59'33" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 1180.27 FEET; THENCE NORTH 45°15'45" WEST, A DISTANCE OF 334.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 200 FOOT WIDE RIGHT-OF-WAY FOR THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 44°44'15" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1055.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 101; THENCE NORTH 89°59'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.18 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°02'19" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 101, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°59'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LING OF SAID CANAL NO. 101, A DISTANCE OF 426.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.03 ACRES MORE OR LESS BY CALCULATION OF THIS LEGAL DESCRIPTION.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) The last date of data acquisition was February 28, 2022
2) This survey was prepared in accordance with the "Standards of Practice:, as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code. Additional scope may be required for submittal to jurisdictional agencies.
3) This survey map and/or report or copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida Licensed Surveyor and Mapper.
4) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5) The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, ease zone, North American Datum of 1983. The bearings shown hereon are based on the West line of Lot 4, Treasure Coast Business Park, recorded in Plat Book 64, Page 36, St. Lucie County having a bearing of South 00°04'15" West.
6) Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88), as established by St. Lucie County benchmark "Roger" (Saint Lucie County 1999 vertical control disk in concrete 42 feet plus or minus east of the east edge of pavement of Selvitz Road, mark is located at the intersection of Glades Cutoff and Selvitz Road.), having a published elevation of 13.69'. Local site Benchmark is the top of a 5/8" iron rod and cap "LB4286", located 50'± north of the southwest property corner of the subject parcel. Based on NOAA's NGS Coordinate Conversion and Transformation Tool add 1.50' to convert to NGVD29.
7) All distances shown hereon are in U.S. Survey Feet.
8) Aerial imagery shown hereon was obtained from FDOT and is shown for information purposes. The imagery was acquired in 2021.
9) This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute of a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10) The description of the land contained in this boundary survey is based on the description recorded in Official Records Book 816, Page 1137.
11) This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
12) Underground improvements, if any, were not located except as shown.
13) Interior improvements, if any, were not located except as shown.
14) Symbols shown hereon are not to scale.
15) The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common (oak, palm, pine, etc.). Consult with an arborist for further classification.
16) The property shown hereon is located within areas having Flood Zone Designation of "X", as shown on Flood Rate Map Number 12111C0169 J, map revised February 16, 2012, and 12111C0188 K, map revised February 19, 2020, St. Lucie County, State of Florida, which are the current Flood Insurance Rate Maps for the community in which said premises is situated.
17) The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for an expected horizontal accuracy of 0.10'.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

FILE NAME: 22-017 4515 Energy Ln - Boundary Topo.dwg

LEGEND

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RGE. = RANGE
T.O.B. = TOP OF BANK
TWP. = TOWNSHIP
(7) = TITLE EXCEPTION NO. (TYPICAL)
= MONUMENT AS NOTED
= CONCRETE MONUMENT AS NOTED
= SET 5/8" IR WITH 3" ALUMINUM CAP L.B. 4286-CONTROL POINT
= SECTION CORNER
= 1/4 SECTION CORNER
= CONCRETE POWER POLE
= WOOD POWER POLE
(W) = MONITORING WELL
—OE— = OVERHEAD UTILITIES
—X— = FENCE
= PALM TREE
= OAK TREE
= WATER METER
= SANITARY VALVE
= GUY ANCHOR
= WATER VALVE
(S) = SEWER MANHOLE

GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 60'

NORTH

CANAL NO. 101
106' RIGHT-OF-WAY

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
Parcel ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD

EASTERLY R/W OF F.E.C.R.R.

N44°45'21"E 1056.77' (M.)
N44°45'21"E 1055.12' (D.)

RAILROAD TRACKS

POC
N.E. CORNER OF S. 1/2 OF SECTION 31

N.W. CORNER OF THE EAST 2,215 FEET

NORTH LINE OF THE SOUTH 1/2 OF SECTION 31
N89°59'21"W 2215.00' (M.)
S89°59'33"W 2215.00' (D.)

S0°04'15"W 53.50' (M.)
S0°03'55"W 53.50' (D.)

SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101

FND 5/8 IRC 4286

EAST LINE OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST

WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31

S0°04'15"W 983.17' (M.)(BEARING BASE)
S0°03'55"W 983.17' (D.)

WEST LIMITS OF PLAT

T.O.B.
N89°59'33"E 250.18' (D.)

SET 5/8" IR/C LB 4286
FND NAIL IN STUMP
S89°59'21"E 248.80' (M.)

S0°03'25"W 3.00' (M.)
S0°02'19"W 3.00' (D.)

T.O.B.
N89°59'33"E 426.29' (D.)
S89°59'21"E 426.29' (M.)

P.O.B.

10" RUBBER PIPE TOP EL.=16.37

10" RUBBER PIPE TOP EL.=16.41

Monitoring Well

TEST BORE-1
TEST BORE-2
TEST BORE-3
TEST BORE-4
TEST BORE-5
TEST BORE-6
TEST BORE-7
TEST BORE-8
TEST BORE-9
TEST BORE-10
TEST BORE-11
TEST BORE-12
TEST BORE-13

PANEL NO. 1211C0169 J
PANEL NO. 1211C0188 K

TREASURE COAST BUISNESS PARK
PLAT BOOK 64, PGS 36 THROUGH 42

LOT 4
VACANT

Parcel ID: 2431-422-0001-000-3
CITY OF FORT PIERCE
FORT PIERCE UTILITIES AUTHORIY
O.R. Book 816, Page 1137

VACANT
CONTAINING 25.03 ACRES
(1,090,410.91 SQ. FT)
MORE OR LESS

WATER PAINT MARK (TYPICAL)

7' CHAIN LINK FENCE 19.88'S.E.

FND NAIL IN WOOD POST 1.4'E., 2.6'N.

Monitoring Well (TYPICAL)

ELECTRIC PAD EL.=22.1'

LIFT STATION EL.=22.1'

WELL PAD EL.=22.1'

CONC. PUMP PAD EL.=22.2'

7' CHAIN LINK FENCE

7' CHAIN LINK FENCE 26.0'S.W.

GATE

N45°14'39"W 334.68' (M.)
N45°15'45"W 334.68' (D.)

7' CHAIN LINK FENCE 13.63' N.E.

SET 5\8 IRC 4286 BENCHMARK EL.=20.01'

4IN PVC TOP EL.=18.54"

4IN PVC BEND TOP EL.=17.84'

4" WATER LINE

4IN PVC TOP EL.=17.62'

4IN PVC TOP EL.=18.22'

4" WATER PIPE

4IN PVC TOP EL.=17.46'

OVERHEAD ELECTRICAL

12' DIRT ROAD

FPL TRANSFORMER

SET 5/8" IR/C LB 4286

N89°59'21"W 1180.27' (M.)
S89°59'33"W 1180.27' (D.)

7' CHAIN LINK FENCE 26.44'S.

Parcel ID: 2431-331-0001-000-4
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2009, Page 463

Parcel ID: 2431-341-0001-000-5
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2111, Page 1046

fnd pkd pcp 4286
N61°17'01"E 89.51'
FND PKD PCP 4286

ENERGY LANE (POSTED)
ENERGY DRIVE (PLATTED)
80' RIGHT-OF-WAY

R=750.00'
Δ=27°39'08"
L=361.97'

FND 5/8 IRC 4286

PAVEMENT

N56°22'06"W 17.31'
FND PKD PCP 4286

SAN MH

FND 4x4 CM 4286

LOT 6
VACANT

Graphics

COMPUTER FILE REF.	FIELD BK./PG.
22-017 Energy Ln - Boundary Topo.dwg	2201-15

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	GA	2-28-22
CALCS.	–	
DRAWN	JDJ	3-9-22
DETAILED	LEH	3-11-22
CHECKED	JDJ	3-16-22
APPROVED	TPK	3-16-22

Boundary, Topographic & Tree Survey

PREPARED FOR

Florida Power & Light Company

DATE: 3/16/2022
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-017
SHEET 2 of 2

FORT PIERCE UTILITY AUTHORITIES
FORT PIERCE, FLORIDA

FPUA COMMUNITY PROUD

FORT PIERCE UTILITIES AUTHORITY

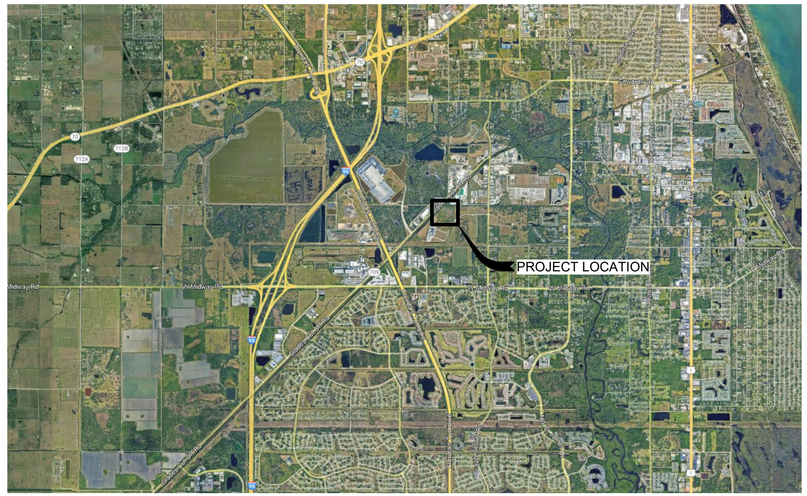
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL

JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

HAZEN CONTRACT NO. 41163-000

JULY 2022



LOCATION PLAN

NOT TO SCALE

DRAWING INDEX

GENERAL:

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G-00-04	AQUANEREDA BASINS PROCESS FLOW DIAGRAM
G-00-05	DISC FILTERS PROCESS FLOW DIAGRAM
G-00-06	CHLORINE CONTACT CHAMBER PROCESS FLOW DIAGRAM
G-00-07	DISINFECTION FACILITY PROCESS FLOW DIAGRAM
G-00-08	RECLAIMED WATER STORAGE AND PUMPING PROCESS FLOW DIAGRAM
G-00-09	AERATED SLUDGE HOLDING TANK PROCESS FLOW DIAGRAM
G-00-10	SLUDGE DEWATERING PROCESS FLOW DIAGRAM
G-00-11	GST AND DEEP INJECTION WELL PS PROCESS FLOW DIAGRAM
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A-80-12	OPERATIONS AND MAINTENANCE BUILDING - PARTIAL FLOOR PLAN OPERATIONS 1ST
A-80-13	OPERATIONS AND MAINTENANCE BUILDING - PARTIAL FLOOR PLAN OPERATIONS 2ND
A-80-14	OPERATIONS AND MAINTENANCE BUILDING - ROOF PLAN
A-80-20	OPERATIONS AND MAINTENANCE BUILDING - ELEVATIONS
A-80-21	OPERATIONS AND MAINTENANCE BUILDING - ELEVATIONS
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E-25-02	BLOWER BUILDING - ELECTRICAL ROOM PLAN
E-25-03	BLOWER BUILDING - GENERATOR ROOM PLAN
E-25-04	SWGR-MAIN SINGLE LINE AND ELEVATION
E-25-05	MCC-MAIN SINGLE LINE AND ELEVATION
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E-60-01	SWBD-SLDS SINGLE LINE AND ELEVATION
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INSTRUMENTATION:

I-00-01	CONTROL SYSTEM ARCHITECTURE
I-00-02	CONTROL SYSTEM SITE PLAN

GLOBALTECH A DESIGN BUILD COMPANY

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

HASKELL ARCHITECTS AND ENGINEERS, P.A.

30% DESGN - DO NOT USE FOR CONSTRUCTION

ABBREVIATIONS

GENERAL

A/C	AIR CONDITIONER
AB	ANCHOR BOLT
AC	ASBESTOS CEMENT
ACP	AIR COMPRESSOR
ACT-MR	ACOUSTICAL CEILING TILE, MOISTURE RESISTANT
AD	AREA DRAIN
ADH	ADHESIVE
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AH	AIR HEATER
AHU	AIR HANDLING UNIT
AL, ALUM	ALUMINUM
ALLOW	ALLOWANCE/ALLOWABLE
ALT	ALTERNATE
APPROX	APPROXIMATE
AR	AIR RECEIVER
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
AT	ASPHALT TILE
ATF	AIR TERMINAL UNIT (FAN POWERED)
ATS	AUTOMATIC TRANSFER SWITCH
ATU	AIR TERMINAL UNIT
B	BORING
BC	BOILER CHEMICALS
BD	BOARD
BDD	BACKDRAFT DAMPER
BF	BLIND FLANGE
BFE	BOTTOM OF FITTING ELEV
BH	BASEBOARD HEATER
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK	BLOCK
BLW	BLOWER
BM	BENCH MARK
BOC	BACK OF CURB
BOM	BOTTOM OF MASONRY
BOT	BOTTOM
BRC	BRIDGE CRANE
BRG	BEARING
BRK	BRICK
BRL	BUILDING RESTRICTION LINE
BRZ	BRONZE
BT	BOLT
CB	CATCH BASIN
CBD	COUNTERBALANCE BACKDRAFT DAMPER
CC	COOLING COIL
C/C	CENTER TO CENTER
CCP	CIRCULATING PUMP
CD	CONTROL DAMPER
CDWP	CONDENSER WATER PUMP
CE	CONSTRUCTION EASEMENT
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CL	CENTERLINE
CLKG	CAULKING
CPLG	COUPLING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CON	CONCENTRIC
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUATION
CONTR	CONTRACTOR
CORP	CORPORATION
CP	CONCRETE PLANK OR CONTROL PANEL, OR CONTROL POINT
CPT	CONTROL POWER TRANSFORMER
CR	CONTROL RELAY
CRS	COURSE
CSP	CHEMICAL SERVICE PUMP
CSSP	CHEMICAL SERVICE SUMP PUMP
CST	CHEMICAL STORAGE TANK
CT	CERAMIC TILE
CTJ	CONTROL JOINT
CU	COPPER OR CONDENSING UNIT
CY	CUBIC YARD
DAD	DESICCANT AIR DRYER
DD	DESICCANT DRYER
DEC	DECANT
DEH	DEHUMIDIFIER
DEM	DEMISTER
DET	DETAIL
DF	DUCT FAN OR DRINKING FOUNTAIN
DIA OR Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISC	DISCONNECT
DISCH	DISCHARGE
DIST	DISTRIBUTION
DJ	DISMANTLING JOINT
DKC	DOOR OPERATOR (ELECTRIC)
DL	DEAD LOAD
DN	DOWN
DOZ	DOZEN
DP	DISTRIBUTION PANEL
DS	DISCONNECT SWITCH
D/S	DOWNSTREAM
DT	DAY TANK
DWG(S)	DRAWING(S)
DWL	DOWEL
EA	EACH
ECC	ECCENTRIC
ECH	ELECTRIC CABINET HEATER
ED	EQUIPMENT DRAIN
EDH	ELECTRIC DUCT HEATER
EDP	EMERGENCY DISTRIBUTION PANEL
EE	EACH END
EEW	EMERGENCY EYE WASH
EF	EACH FACE OR EXHAUST FAN
EFF	EFFLUENT
EHH	ELECTRICAL HANDHOLE
EL	ELEVATION
ELEC	ELECTRICAL
ELP	EMERGENCY LIGHTING PANEL
EMH	ELECTRICAL MANHOLE
ENGR	ENGINEER
ENT	ENTRANCE
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
EPP	EMERGENCY POWER PANEL
EPX	EPOXY
EQ	EQUAL
EQPT	EQUIPMENT
ERH	ELECTRIC WIRE ROPE HOIST
ES	EMERGENCY SHOWER OR EMERGENCY SWITCH
ES/EEW	EMERGENCY SHOWER AND EYEWASH
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXIST/EX	EXISTING
EXC	EXCAVATE
EXH	EXHAUST
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	FAN
FAB	FABRICATE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FC	FLUSHING CONNECTION
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER/FLOW ELEMENT
FEF	FUME EXHAUST FAN
FH	FIRE HYDRANT
FIG	FIGURE
FIN	FINISH
FIX	FIXTURE
FL	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FLXC	FLEXIBLE CONNECTION
FM	FLOW METER
FOC	FIBER OPTICS CABLE
FPRF	FIREPROOF
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET OR FIN TUBE HEATER
FTG	FITTING
FURR	FURRING OR FURRED
G	GATE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GIH	GAS INFRARED HEATER
GPM	GALLONS PER MINUTE
GR	GRADE
GRTG	GRATING
GUH	GAS UNIT HEATER
GW	GUY WIRE
GWH	GAS WATER HEATER
GYP	GYPSUM
HB	HOSE BIBB
HC	HEATING COIL
HCP	HORIZONTAL END SUCTION CENTRIFUGAL PUMP
HDW	HARDWARE
HE	HEAT EXCHANGER
HEX	HEXAGONAL
HHRG	HYBRID HIGH RESISTANCE GROUNDING
HORIZ	HORIZONTAL
HP	HORSEPOWER OR HEAT PUMP
HPT	HIGH POINT
HRU	HEAT RECOVERY UNIT
HRG	HIGH RESISTANCE GROUNDING
HSCP	HORIZONTAL SPLIT CASE PUMP
HUM	HUMIDIFIER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HEADWALL
HWB	HEATING WATER BOILER
HWCH	HEATING WATER CABINET HEATER
HWL	HIGH WATER LEVEL
HWP	HEATING WATER PUMP
HWY	HIGHWAY
HYD	HYDRAULIC
I	IRON
I&C	INSTRUMENTATION AND CONTROLS
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDED
INF	INFLUENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
IPP	INSTRUMENT POWER PANEL
JB	JUNCTION BOX
JCT	JUNCTION
JT	JOINT
L	LENGTH/ANGLE
LA	LINE AHEAD
LAB	LABORATORY
LAM	LAMINATED
LAT	LATERAL
LAV	LAVATORY
LB	POUND OR LINE BACK
LD	COMBINATION LOUVER/DAMPER
LF	LINEAR FEET
LG	LONG
LI	LEVEL INDICATOR
LIP	LIGHTING INDICATING PANEL
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
LPT	LOW POINT
LRG	LOW RESISTANCE GROUNDING
LS	LEVEL SWITCH
LTG	LIGHTING
LVR	LOUVER
LWL	LOW WATER LEVEL
MAINT	MAINTENANCE
MANUF	MANUFACTURER
MATL	MATERIAL
MAU	MAKE UP AIR HANDLING UNIT
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MCLU	MOTOR CONTROL LINE-UP
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER
MFM	MAGNETIC FLOW METER
MG	MILLION GALLONS
MGD	MILLION GALLONS PER DAY
MJ	MECHANICAL JOINT
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MOD	MODIFY OR MODIFIED
MON	MONUMENT
MOPO	MAINTENANCE OF PLANT OPERATIONS
MOV	MOTOR OPERATED VALVE
MTD	MOUNTED
MTG	MOUNTING
MULT	MULTIPLE
N	NORTH
NA	NOT APPLICABLE
NAD '83	NORTH AMERICAN DATUM OF 1983
NAVD '88	NORTH AMERICAN VERTICAL DATUM OF 1988
NC	NORMALLY CLOSED
NF	NEAR FACE
NGVD '29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NIC	NOT IN CONTRACT
No.	NUMBER
NO	NORMALLY OPEN
NOM	NOMINAL
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERHEAD DOOR
OF	OUTSIDE FACE
OHE	OVERHEAD ELECTRIC
OML	OIL MIST LUBRICATOR
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORF	OIL REMOVAL FILTER
ORIG	ORIGINAL
P&ID	PROCESS AND INSTRUMENTAION DIAGRAM
PAC	PACKAGED AIR CONDITIONING UNIT
PAR	PARALLEL
PC	POINT OF CURVE OR PIECE OR PERSONAL COMPUTER
PCC	POINT OF COMPOUND CURVE
PCF	POUNDS PER CUBIC FOOT
PE	PLAIN END
PERF	PERFORATED
PERP	PERPENDICULAR
PF	PROPELLER FAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE OR PLATE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PLMB	PLUMBING
PNL	PANEL
PP	POWER PANEL OR POWER POLE
PREFAB	PREFABRICATED
PROP	PROPOSED
PRVN	POWER ROOF VENTILATOR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSU	POWER SUPPLY UNIT
PVMT	PAVEMENT
QTY	QUANTITY
RAD	RADIUS
RECIR	RECIRCULATION
RECT	RECTANGULAR
RED	REDUCER
REF	REFERENCE
REG	REGISTER
REINF	REINFORCING
REM	REMOVE
REQD	REQUIRED
REST	RESTRAINED
REV	REVISE
RFD	REFRIGERANT AIR DRYER
RH	ROOF HOOD
RIO	REMOTE INPUT/OUTPUT
RJ	RESTRAINED JOINT
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RPZ	REDUCED PRESSURE ZONE ASSEMBLY
RR	RAILROAD
RT	RIGHT
RTU	REMOTE TERMINAL UNIT
R/W OR ROW	RIGHT OF WAY
S	SOUTH OR SLOPE
SB	SOIL BORING
SBL	SURVEY BASELINE
SBMP	SODIUM BISULFITE METERING PUMP
SCH	SCHEDULE
SCG	SLUICE GATE
SCR	SELECTIVE CATALYTIC REDUCTION
SDG	SLIDE GATE
SECT	SECTION
SERV	SERVICE
SF	SQUARE FEET
SG	SWITCH GEAR
SHT(S)	SHEET(S)
SI	SQUARE INCH
SIL	SILENCER
SIM	SIMILAR
SMH	STORM MANHOLE
SP	SUMP PUMP
SPEC	SPECIFICATION
SQ	SQUARE
SSP	SUBMERSIBLE SUMP PUMP
SST	STAINLESS STEEL
STA	STATION OR STACK
STD	STANDARD
STG	STORAGE OR STOP GATE (LOG)
STIR	STIRRUP
STL	STEEL
STRU	STRUCTURAL
SUB	SUBSTITUTE
SUCT	SUCTION
SUPT	SUPERINTENDENT
SUR	SURFACE
SUSP	SUSPENDED
SWD	SIDE WATER DEPTH
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TAN	TANGENT
TBA	TO BE ABANDONED
TBCN	TRAVELING BRIDGE CRANE
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TCP	TEMPERATURE CONTROL PANEL
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPERATURE
TG	TEMPERED GLASS
THD	THREADED
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY/MANHOLE
TOS	TOP OF SLAB/ TOP OF STEEL
TOW	TOP OF WALL
TOL	TOLERANCE
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGG	UNDERGROUND GAS
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
U/S	UPSTREAM
UTIL	UTILITY
VAC	VACUUM
VACP	VACUUM PUMP
VAP	VAPORIZER
VAV	VARIABLE AIR VOLUME UNIT
VCD	VOLUME CONTROL DAMPER
VEL	VELOCITY
VENT	VENTILATING OR VENTILATION
VERT	VERTICAL
VF	VANE AXIAL FAN
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WEST OR WIDTH
W/	WITH
WF	WALL FAN
WG	WIRE GLASS
WH	WALL HYDRANT OR WALL HEATER
WL	WATER LEVEL
WM	WATER METER
W/O	WITHOUT
WP	WATERPROOF
WPFG	WATER PROOFING
WSEL	WATER SURFACE ELEVATION
WSP	WEATHER STRIP
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWTP	WASTEWATER TREATMENT PLANT
XFMR	TRANSFORMER
XMH	EXISTING MANHOLE
YH	YARD HYDRANT
YI	YARD INLET
YD	YARD
YR	YEAR

VALVE DESIGNATIONS

AAV	AIR ADMITTANCE VALVE
ARV	AIR RELIEF VALVE
BFPV	BACKFLOW PREVENTION VALVE
BFV-CP	CPVC BUTTERFLY VALVE
BFV-CS	CARBON STEEL BUTTERFLY VALVE
BFV-DI	CAST OR DUCTILE IRON BUTTERFLY VALVE
BFV-P	PVC BUTTERFLY VALVE
BFV-SS	STAINLESS STEEL BUTTERFLY VALVE
BLV-2S	2-PIECE STAINLESS STEEL BALL VALVE
BLV-3S	3-PIECE STAINLESS STEEL BALL VALVE
BLV-C	CPVC BALL VALVE
BLV-MS	METAL SEATED BALL VALVE
BLV-P	PVC BALL VALVE
CRV	COMBINATION AIR/VACUUM RELIEVE VALVE
CV-BFC	CPVC BUTTERFLY CHECK VALVE
CV-BFP	PVC BUTTERFLY CHECK VALVE
CV-BS	BRONZE SWING CHECK VALVE
CV-CB	CPVC BALL CHECK VALVE
CV-CS	CPVC SWING CHECK VALVE
CV-DB	DUCKBILL CHECK VALVE
CV-DD	DOUBLE DOOR CHECK VALVE
CV-DI	DUCTILE IRON CHECK VALVE
CV-PB	PVC BALL CHECK VALVE
CV-PS	PVC SWING CHECK VALVE
CV-RF	RUBBER FLAPPER CHECK VALVE
CV-SB	STEEL BALL CHECK VALVE
CV-TD	TILTING DISC CHECK VALVE
DV-C	CPVC DIAPHRAGM VALVE
DV-P	PVC DIAPHRAGM VALVE
GLV	GLOBE VALVE
GV-DD	DOUBLE DISK GATE VALVE
GV-HK	HIGH PERFORMANCE KNIFE GATE VALVE
GV-MS	METAL SEATED GATE VALVE
GV-RD	ROTATING DISC GATE VALVE
GV-RW	RESILIENT WEDGE GATE VALVE
GV-SK	STANDARD KNIFE GATE VALVE
MDV	MUD VALVE
NV	NEEDLE VALVE
PNV-B	BONNETED PINCH VALVE
PNV-O	OPEN PINCH VALVE
PV-FP	FULL PORT PLUG VALVE
PV-SP	STANDARD PORT PLUG VALVE
PRGV	PRESSURE REGULATING VALVE
PRV	PRESSURE RELIEF VALVE
SRV	SURGE RELIEF VALVE
SV	SOLENOID VALVE
TV	TELESCOPING VALVE

PIPING MATERIALS

CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CU	COPPER PIPE
DIP	DUCTILE IRON PIPE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
FRP	FIBERGLASS REINFORCED PIPE
GSP	GALVANIZED STEEL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PE LINING	POLYETHYLENE LINING
RCP	REINFORCED CONCRETE PIPE
SSP	STAINLESS STEEL PIPE
IPS	IRON PIPE SIZE
PVC	POLYVINYLCHLORIDE
PCCP	PRESTRESSED CONCRETE CYLINDER PIPE
VCP	VITRIFIED CLAY PIPE

PROCESS PIPING

ABI	AQUANEREDA BASIN INFLUENT
PA	PROCESS AIR
PTE	PRELIMINARY TREATMENT EFFLUENT
SBTR	SLUDGE BUFFER RETURN
SE	SECONDARY EFFLUENT
TWAS	THICKENED WASTE ACTIVATED SLUDGE
WAS	WASTE ACTIVATED SLUDGE
WSEL	WATER SURFACE ELEVATION CORRECTION

LEGEND

SYMBOLS

- BALL VALVE
- BALL CHECK VALVE
- BUTTERFLY VALVE
- SWING CHECK VALVE
- CONTROL VALVE
- DIAPHRAGM VALVE
- FLUSHING CONNECTION
- GATE VALVE
- GLOBE VALVE (GL)
- MOTOR OPERATED VALVE (M)
- PINCH VALVE
- PLUG VALVE
- PRESSURE REDUCING VALVE
- PRESSURE RELIEF VALVE
- PRESSURE RELIEF/VACUUM BREAKER VALVE (VB)
- QUICK CONNECT COUPLING
- SOLENOID VALVE (S)
- STRAINER
- UNION
- HOSE BIBB
- REDUCER
- PARTITION TYPE (##)
- DOOR SCHEDULE (###)
- LOUVER TYPE (L#)
- WALL PENETRATION
- FLEXIBLE HOSE
  - SINGLE LINE DRAWINGS
  - DOUBLE LINE DRAWINGS
- MECHANICAL COUPLING
- WELDED JOINT
- FLANGED JOINT
- MECHANICAL, PUSH-ON OR RESTRAINED JOINT
- HARNESSED FLANGED ADAPTER
- SLEEVE TYPE COUPLING
- HARNESSED SLEEVE TYPE COUPLING
- DISMANTLING JOINT
- EXPANSION JOINT
- FE FIRE EXTINGUISHER
- ES/EEW

MATERIALS

- GRADE OR EARTH
- CAST IRON
- STEEL
- INSULATION
- WATER SURFACE
- GRATING
- CHECKERED PLATE
- GLASS
- WOOD BLOCKING
- CONCRETE FILL MASONRY UNIT
- BRICK
- GRAVEL
- CONCRETE

SHEET INDEX CODE DESCRIPTIONS

FACILITY CODE	FACILITY NAME/DESCRIPTION
00	GENERAL NOTES/LEGENDS
01	BURIED UTILITIES
02	PAVING AND GRADING
05	HEADWORKS
10	BNR DISTRIBUTION BOX
15	AQUANEREDA BASINS
20	SLUDGE BUFFER TANKS
25	BLOWER BUILDING
35	TERITIARY FILTERS
40	CHLORINE CONTACT CHAMBERS
45	DISINFECTION FACILITY
50	RECLAIMED WATER STORAGE AND PUMPING
55	AERATED SLUDGE STORAGE AND BLOWERS
60	SLUDGE DEWATERING
65	PLANT DRAIN
70	DEEP INJECTION WELLS
75	MAIN ELECTRICAL BUILDING
76	ELECTRICAL BUILDING NO. 2
77	GENERATOR BUILDING & FUEL STORAGE TANK
80	ADMINISTRATION & MAINTENANCE BUILDING
90	REJECT STORAGE AND LIFT STATION
98	SCHEDULES, DIAGRAMS, MSC
99	STANDARD/TYPICAL DETAILS

SECTION AND DETAIL KEYING

DRAWINGS ARE CROSS REFERENCED IN THE FOLLOWING METHOD:

SECTION CUT ON DRAWING IS IDENTIFIED AS FOLLOWS:

A — SECTION LETTER
M-XX-01 — DRAWING WHERE SECTION IS SHOWN

SECTION SHOWN ON DRAWING IS IDENTIFIED AS FOLLOWS:

SECTION A — SECTION LETTER
SCALE — M-XX-02 — DRAWING FROM WHERE SECTION WAS TAKEN

DETAILS ARE CROSS REFERENCED IN A SIMILAR MANNER, EXCEPT DETAILS ARE IDENTIFIED BY A SQUARE WITH A NUMBER IN THE UPPER HALF.

1 — DETAIL NUMBER
M-99-XX — DRAWING WHERE DETAIL IS SHOWN

DETAIL 1 — DETAIL NUMBER
SCALE — M-99-XX — DRAWING WHERE DETAIL IS LOCATED

STANDARD DETAILS ARE REFERENCED BY A UNIQUE SEVEN DIGIT NUMBER AND ARE SHOWN ON THE CONTRACT DRAWINGS BY ONE OF TWO METHODS:

M-99-01 → REFERENCED ITEM

OR:

SEE M-99-01 → REFERENCED ITEM

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
ABBREVIATIONS AND LEGEND

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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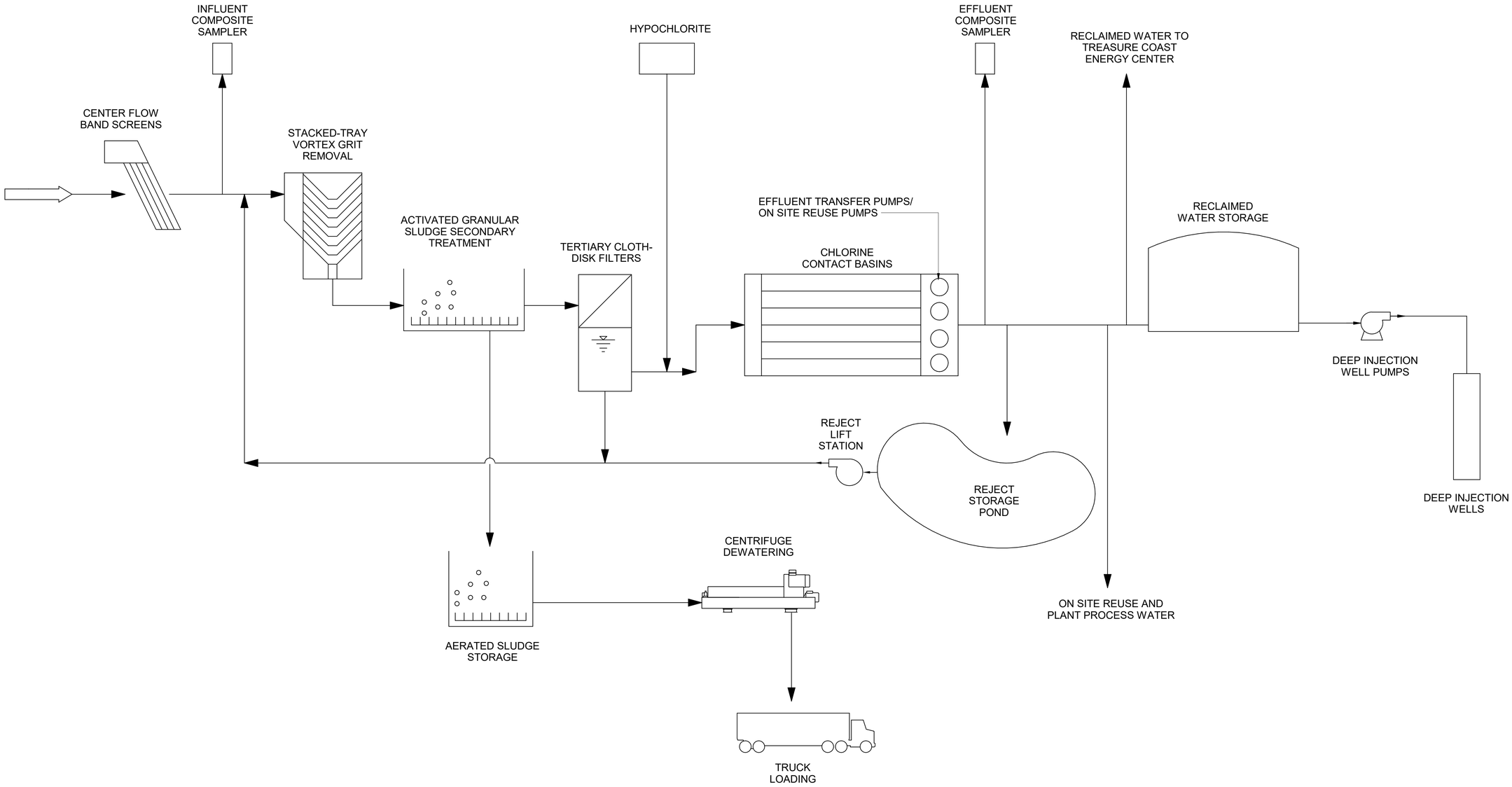

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	K. PFEFFER
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL OVERALL PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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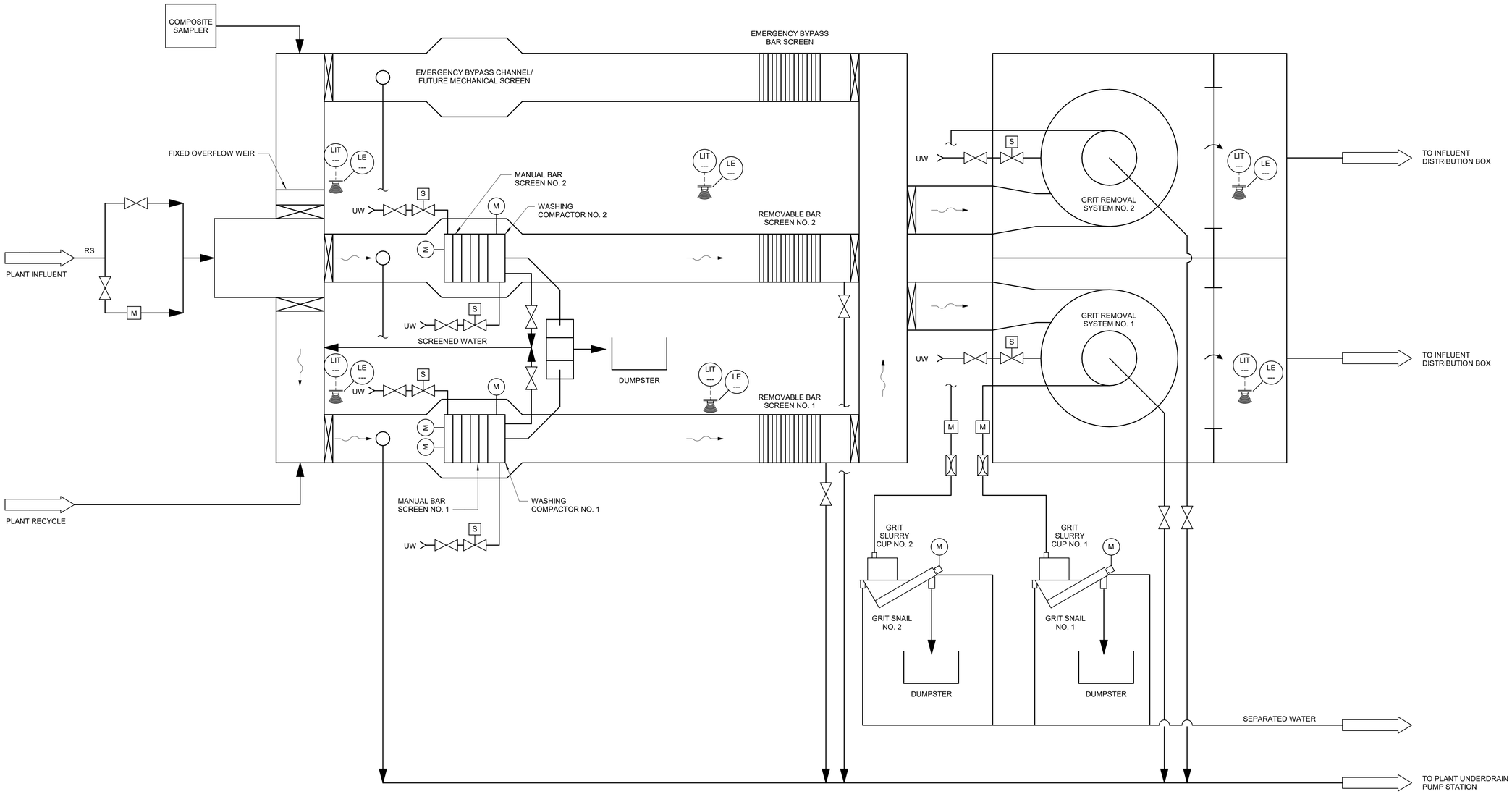

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
PRELIMINARY TREATMENT
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-03

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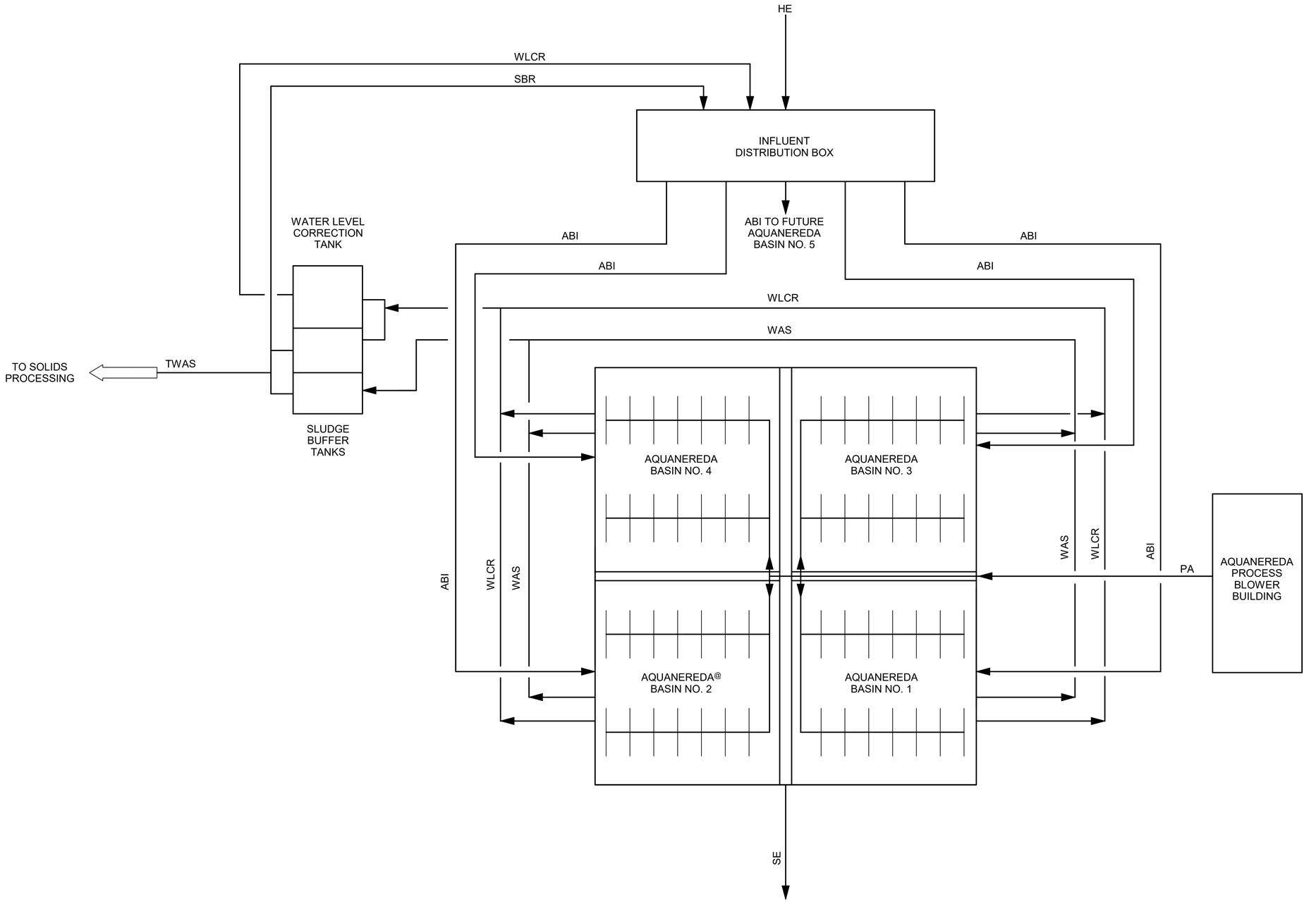

LEGEND

HE - HEADWORKS EFFLUENT
ABI - AQUANEREDA BASIN INFLUENT
PA - PROCESS AIR
SBR - SLUDGE BUFFER RETURN
WAS - WASTE ACTIVATED SLUDGE
TWAS - THICKENED WASTE ACTIVATED SLUDGE
WLCR - WATER LEVEL CORRECTION RETURN
SE - SECONDARY EFFLUENT

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
AQUANEREDA BASINS
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-04

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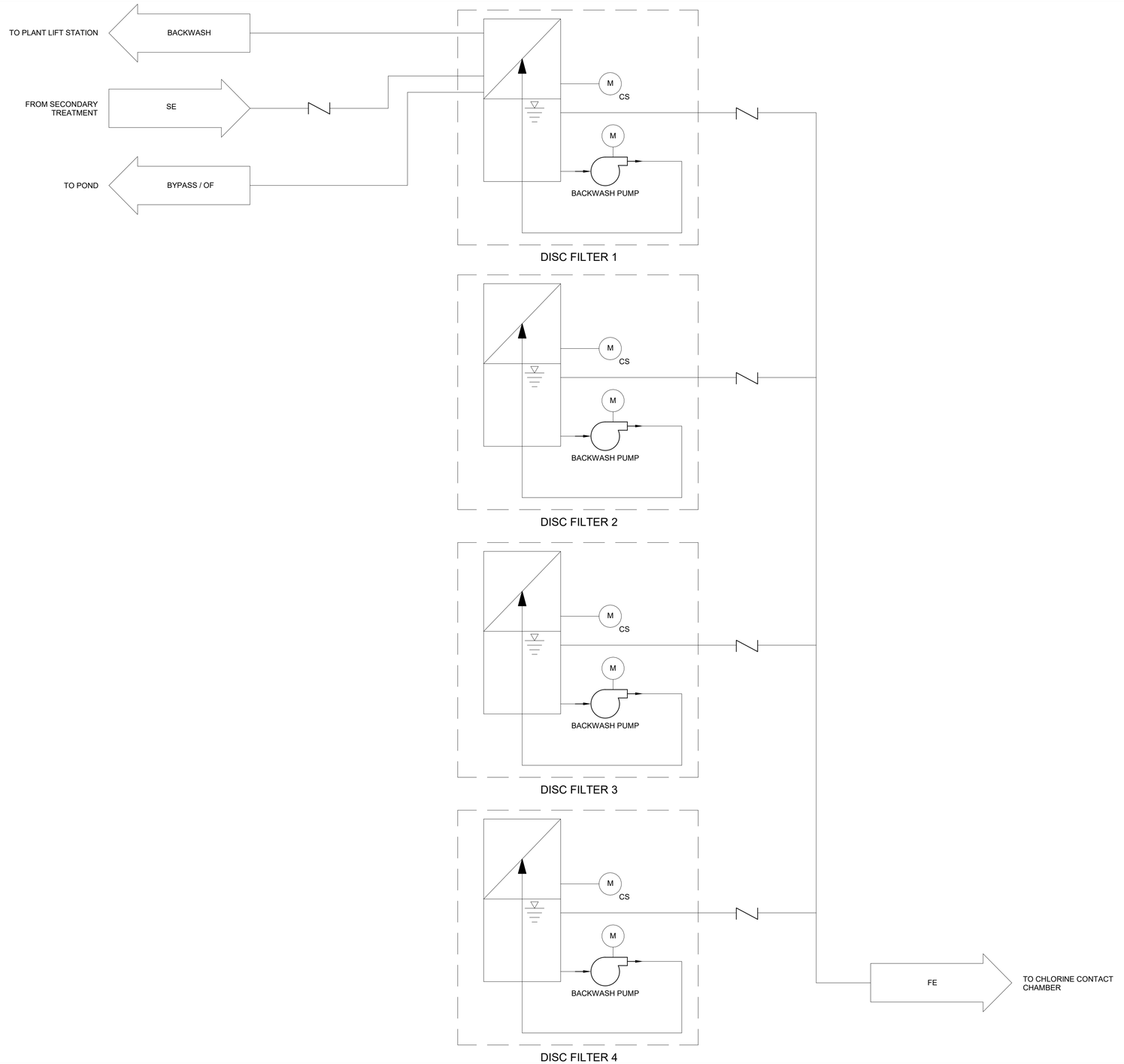

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DISC FILTERS
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-05

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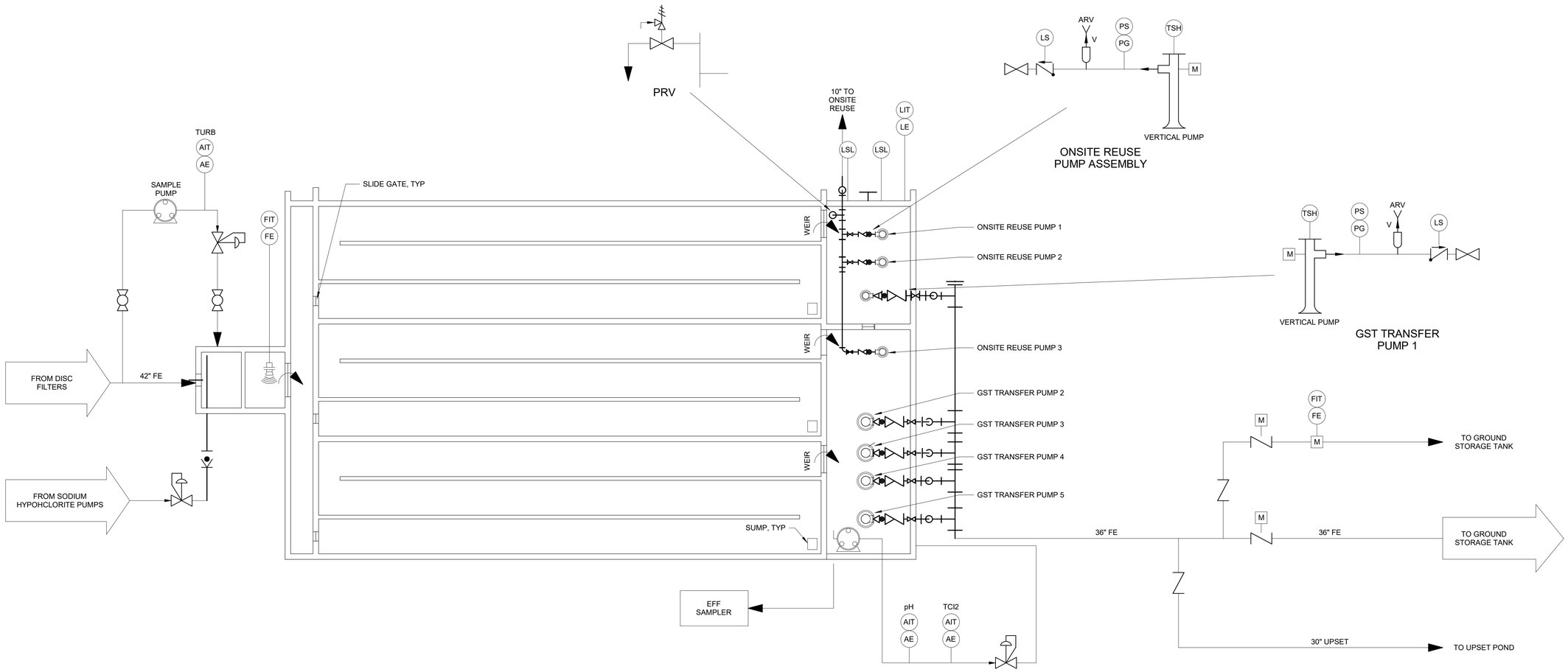

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
CHLORINE CONTACT CHAMBER
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-06

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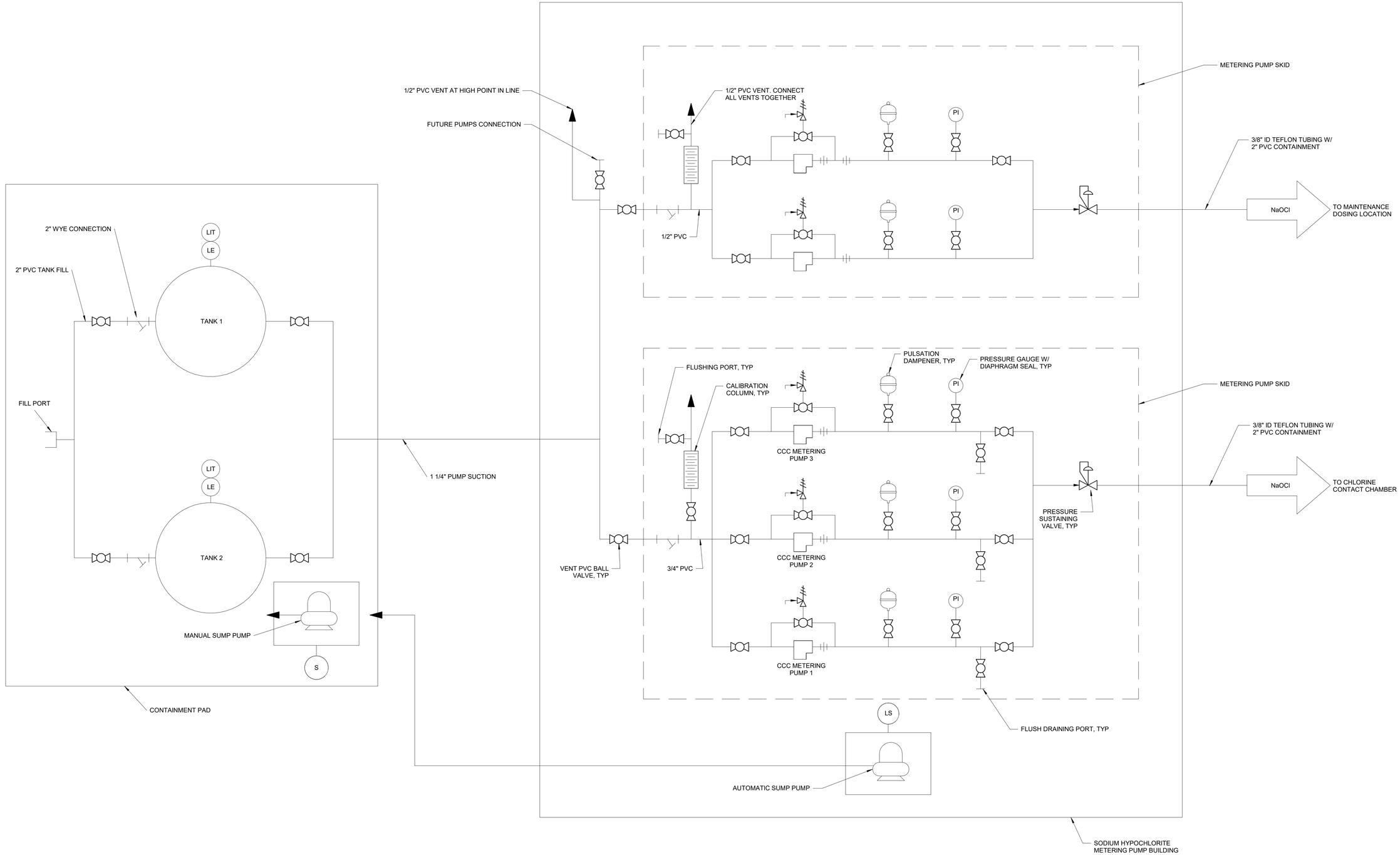

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DISINFECTION FACILITY
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-07

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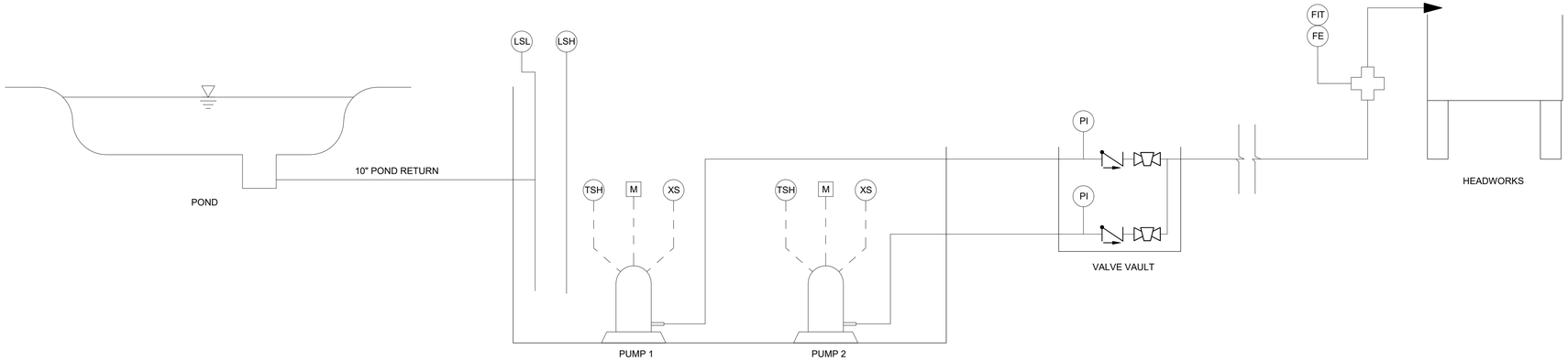

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-08

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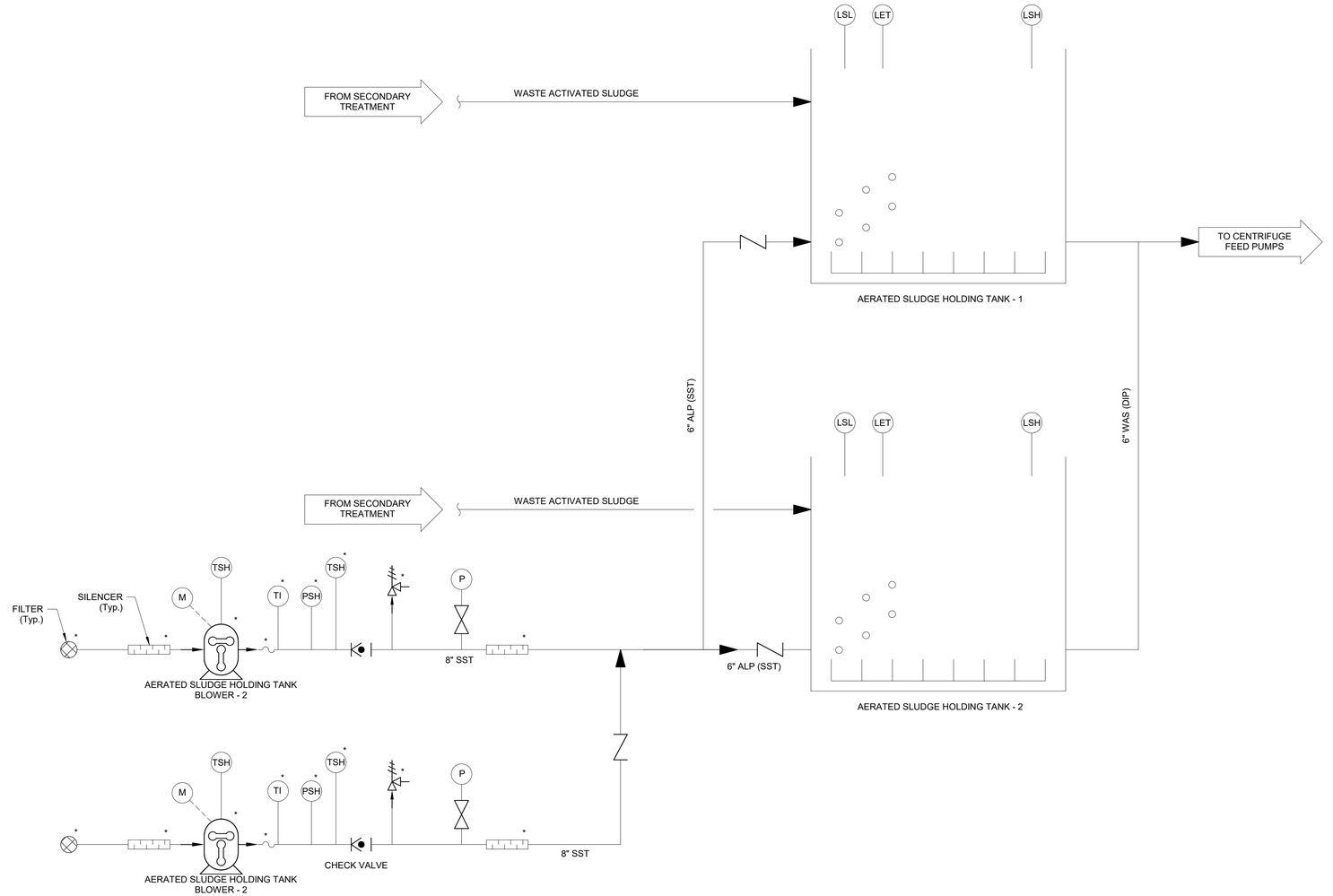

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AERATED SLUDGE HOLDING TANK
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-09

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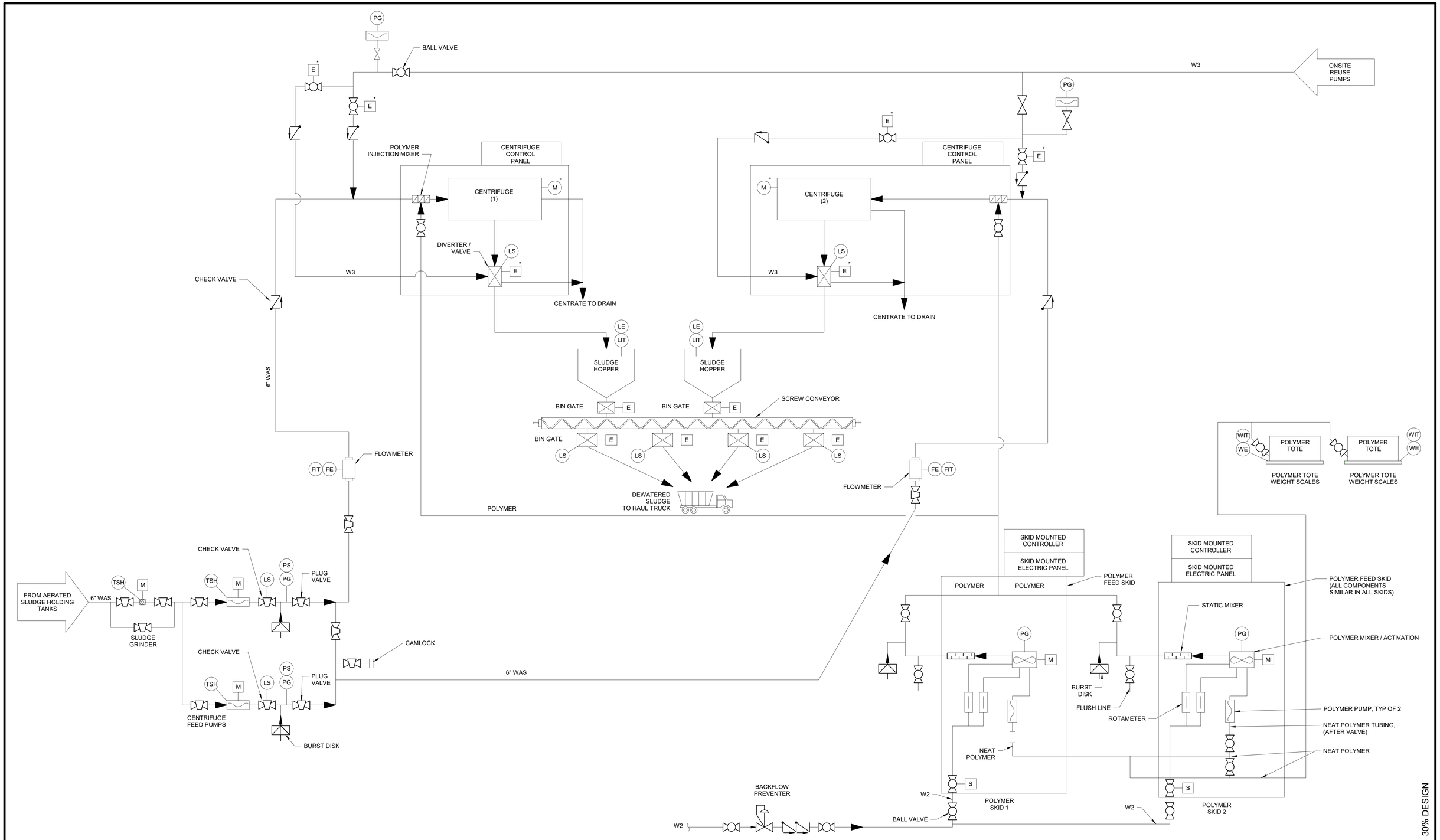

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-10

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GT-GEN.rvt
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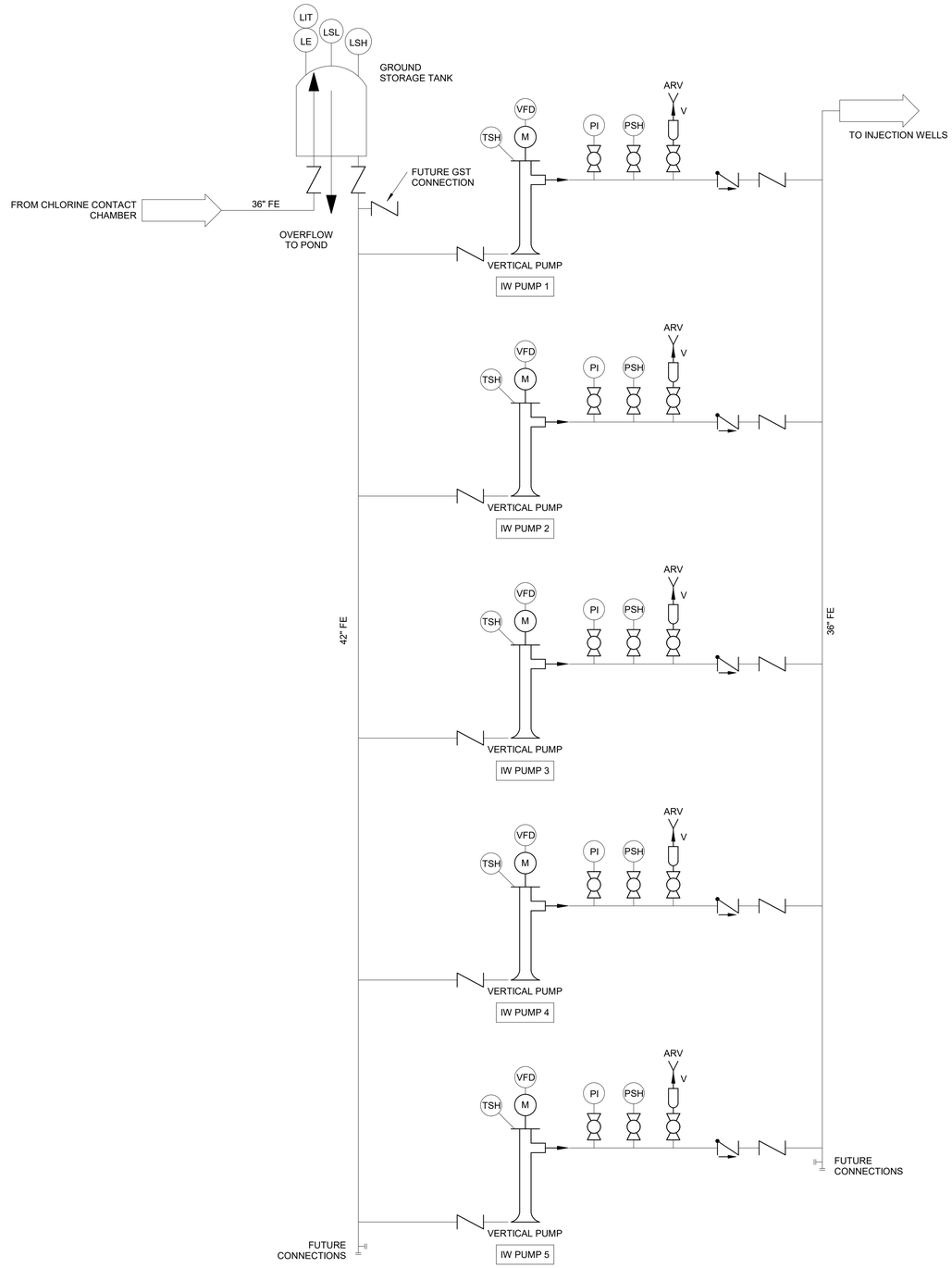

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D, SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DEEP INJECTION WELL PUMP STATION, GST AND INJECTION WELL
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-11

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GT-GEN.rvt
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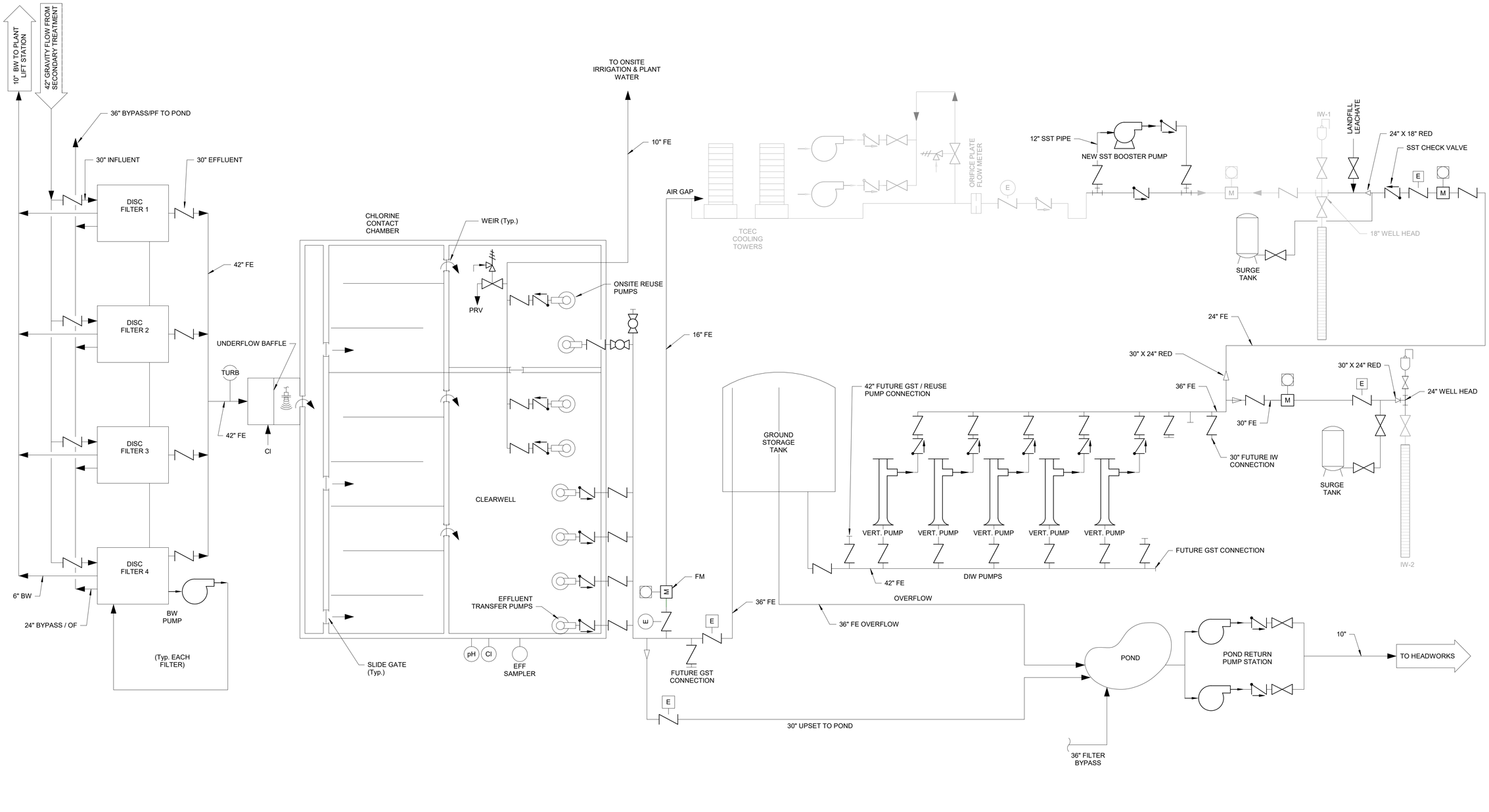

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
TREATED EFFLUENT
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-12

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1\41163-000-GT-GEN.rvt
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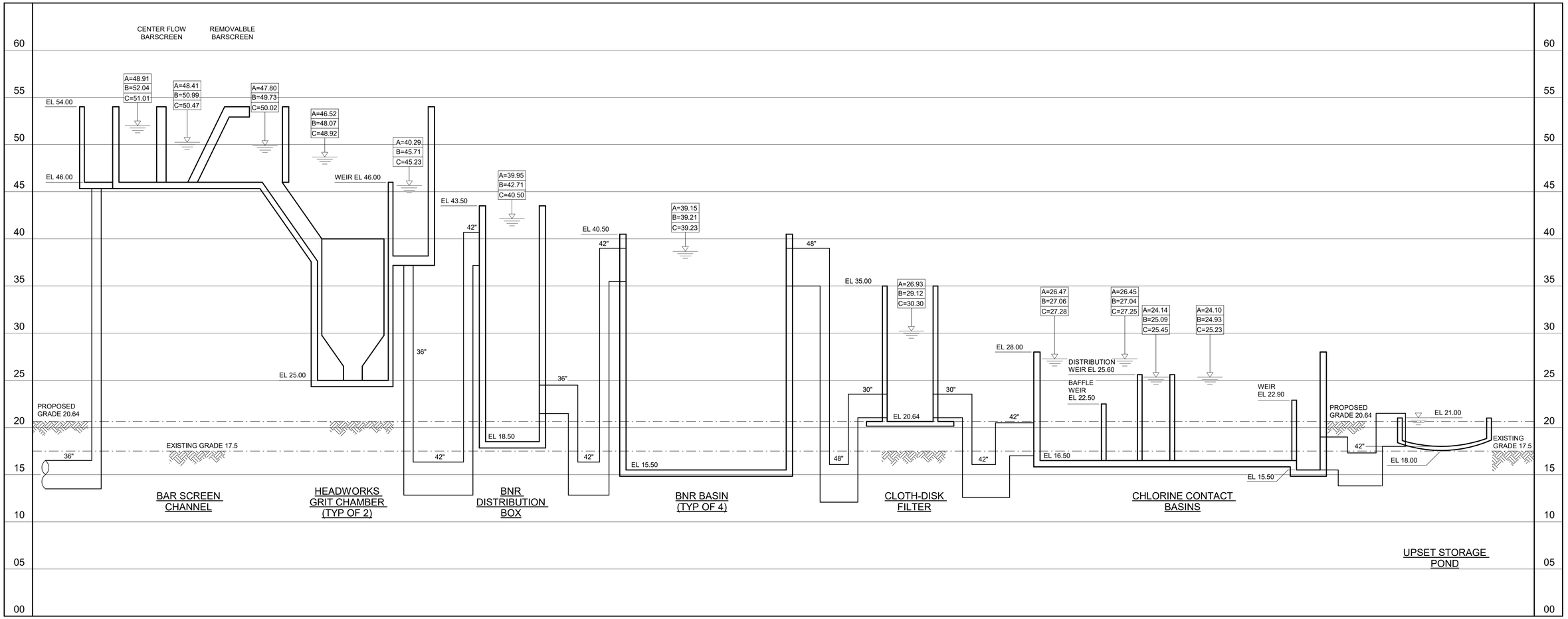
A	INITIAL ADF	8 MGD
B	INITIAL PHF	24 MGD
C	FUTURE PHF	30 MGD

NOTE: ELEVATIONS IN NAVD



DETAIL 1
3/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	B. PARBUS
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
HYDRAULIC PROFILE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-13

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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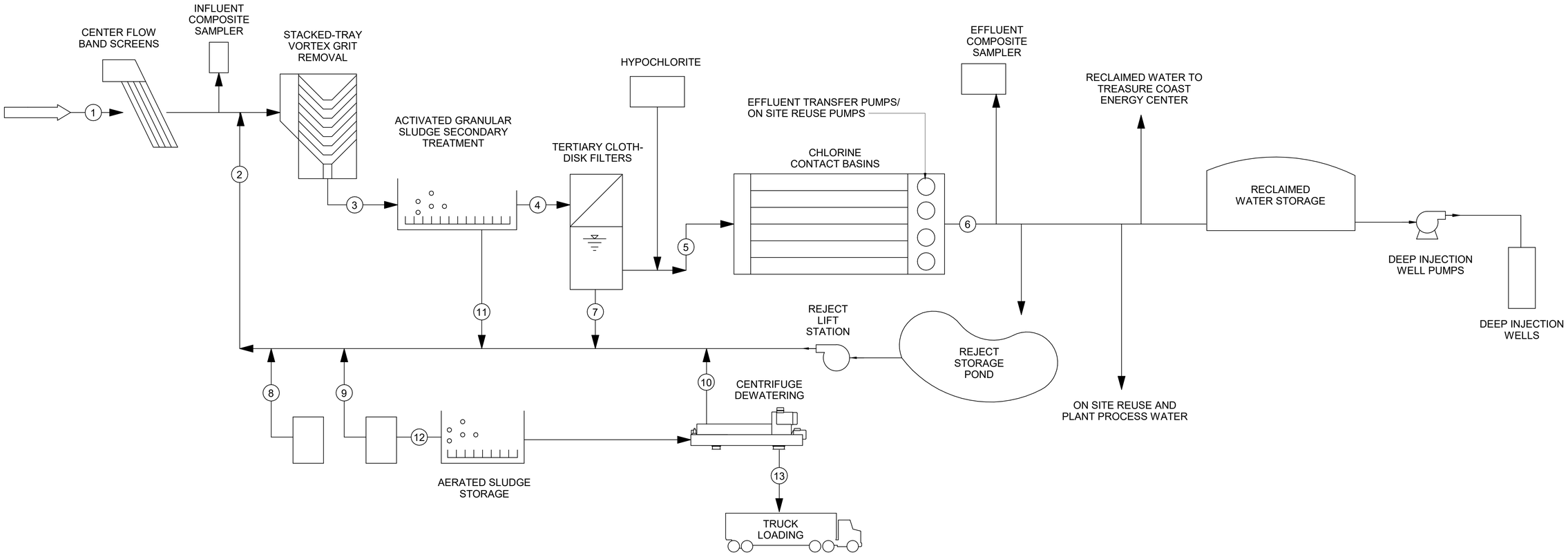
NODES	SYMBOLS	DESCRIPTION	FLOW RATE		COD				BOD_5				TSS				TN				TP			
			AADF	MMADF	AADF		MMADF		AADF		MMADF		AADF		MMADF		AADF		MMADF		AADF		MMADF	
LIQUIDS			MGD	MGD	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY
1	RW	INFLUENT	8.0	12.0	490	32,693	460	46,037	200	13,344	180	18,014	210	14,011	210	21,017	40	2,669	37	3,703	7	467	6.7	671
2	RW	COMBINED RECYCLES	1.9	2.2	346	5,459	369	6,655	76	1,199	89	1,597	213	3,365	257	4,634	38	601	38	687	10	159	14	245
3	RW	INFLUENT + RECYCLES	9.9	14.2	462	38,152	446	52,692	176	14,543	166	19,611	211	17,376	217	25,651	40	3,270	37	4,390	8	626	8	916
4	SE	SECONDARY EFFLUENT	8.4	12.4	69	4,820	60	6,237	10 (1)	700	10 (1)	1,033	20 (1)	1,400	20 (1)	2,067	12	820	11	1,120	1.5 (1)	105	1.5 (1)	177
5	FE	FILTER EFFLUENT	8.0	12.0	33	2,224	32	3,201	5 (1)	333	5 (1)	500	5 (1)	333	5 (1)	500	7	435	7	692	0.5	33	0.5	50
6	PE	PLANT EFFLUENT	8.0	12.0	33	2,224	32	3,201	5	333	5	500	5	333	5	500	7	435	7	692	0.5	33	0.5	50
7	BW	FILTER BACKWASH	0.40	0.4	778	2,596	910	3,036	110	367	160	533	320	1,067	470	1,567	115	384	128	428	21	72	38	127
8	WSC	WATER SURFACE CORRECTION	0.74	0.7	69	425	60	373	10	62	10	62	20	123	20	123	12	72	11	67	1.5	9	1.5	9
9	SBS	SLUDGE BUFFER - SUPERNATANT	0.62	0.8	324	1,682	318	2,239	102	532	98	691	289	1,500	288	2,030	19	100	19	132	10	54	11	75
10	CENT	CENTRATE	0.13	0.2	702	757	692	1,007	222	239	213	311	626	675	627	914	42	45	41	59	23	24	23	34
SOLIDS																								
11	WAS	WASTE ACTIVATED SLUDGE	0.76	1.03	2,653	16,816	2,606	22,386	839	5,316	804	6,907	2,367	15,000 (1)	2,363	20,300 (1)	157	996	154	1,321	85	541	87	751
12	TWAS	THICKENED WASTE ACTIVATED SLUDGE	0.14	0.19	13,245	15,134	13,058	20,147	4,187	4,784	4,029	6,217	11,815	13,500	11,841	18,270	784	896	771	1,189	426	487	438	676
13	CAKE	DEWATERED SLUDGE CAKE	0.008	0.010	224,208	14,377	220,883	19,140	70,874	4,545	68,156	5,906	200,000	12,825	200,000	17,357	13,276	851	13,034	1,129	7,217	463	7,408	642

(1) PROVIDED BY AQUANEREDA



30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BIEBER
DRAWN BY:	J. JOHNSON
CHECKED BY:	H&S

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
MASS BALANCE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-14

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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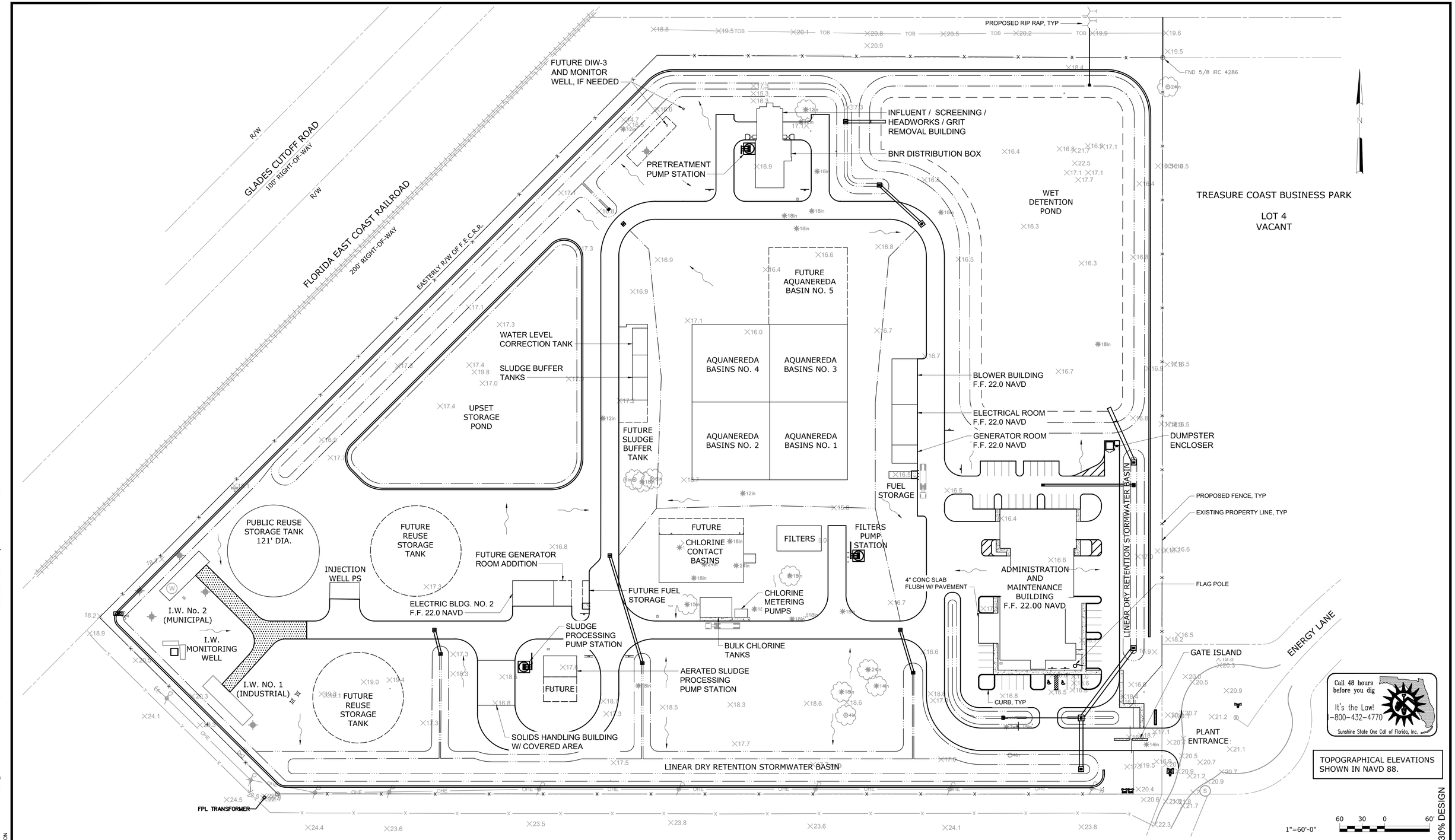

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

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2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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WATER RECLAMATION FACILITY

OVERALL SITE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-03

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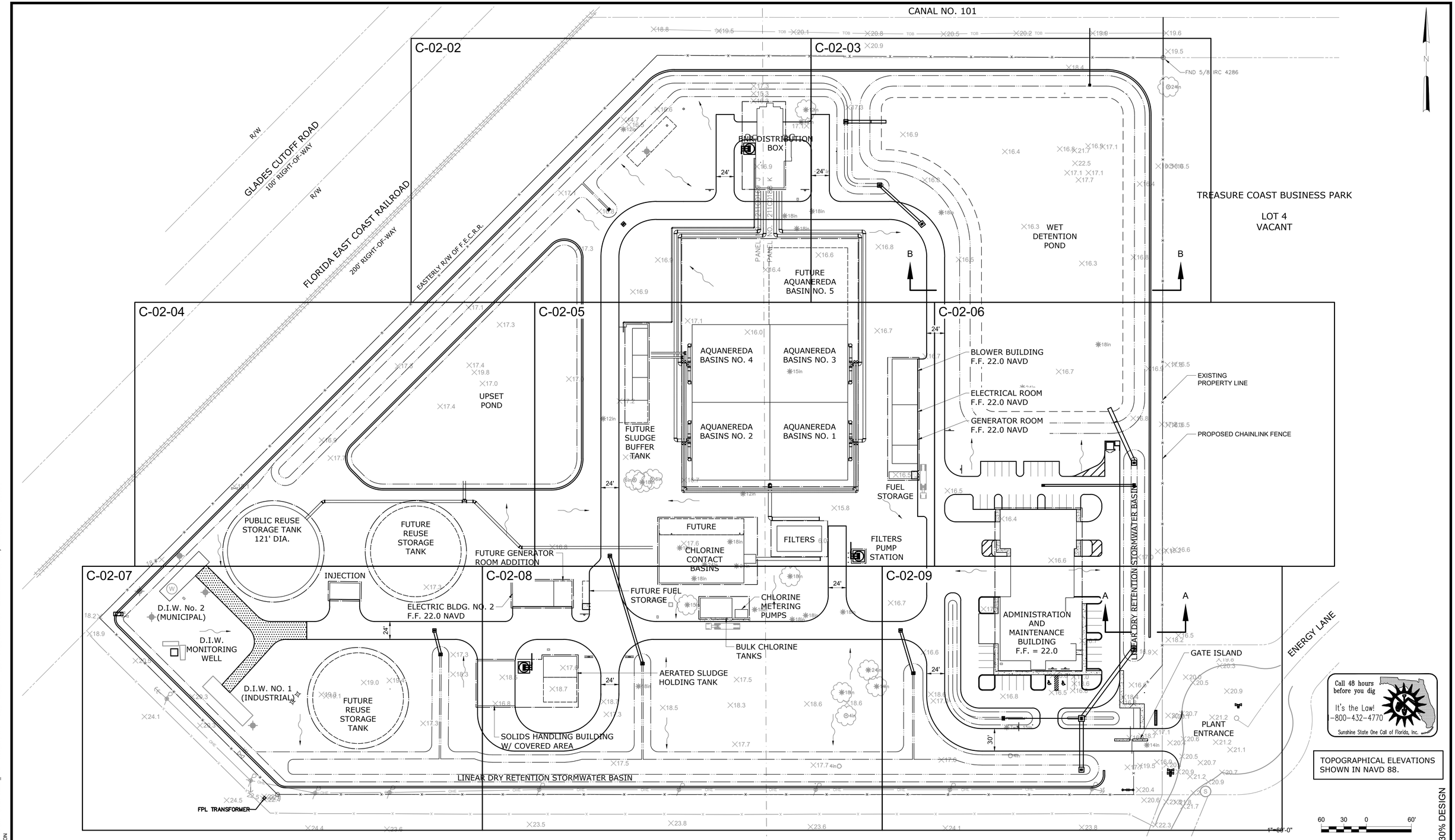

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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OVERALL GRADING AND PAVING PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-01

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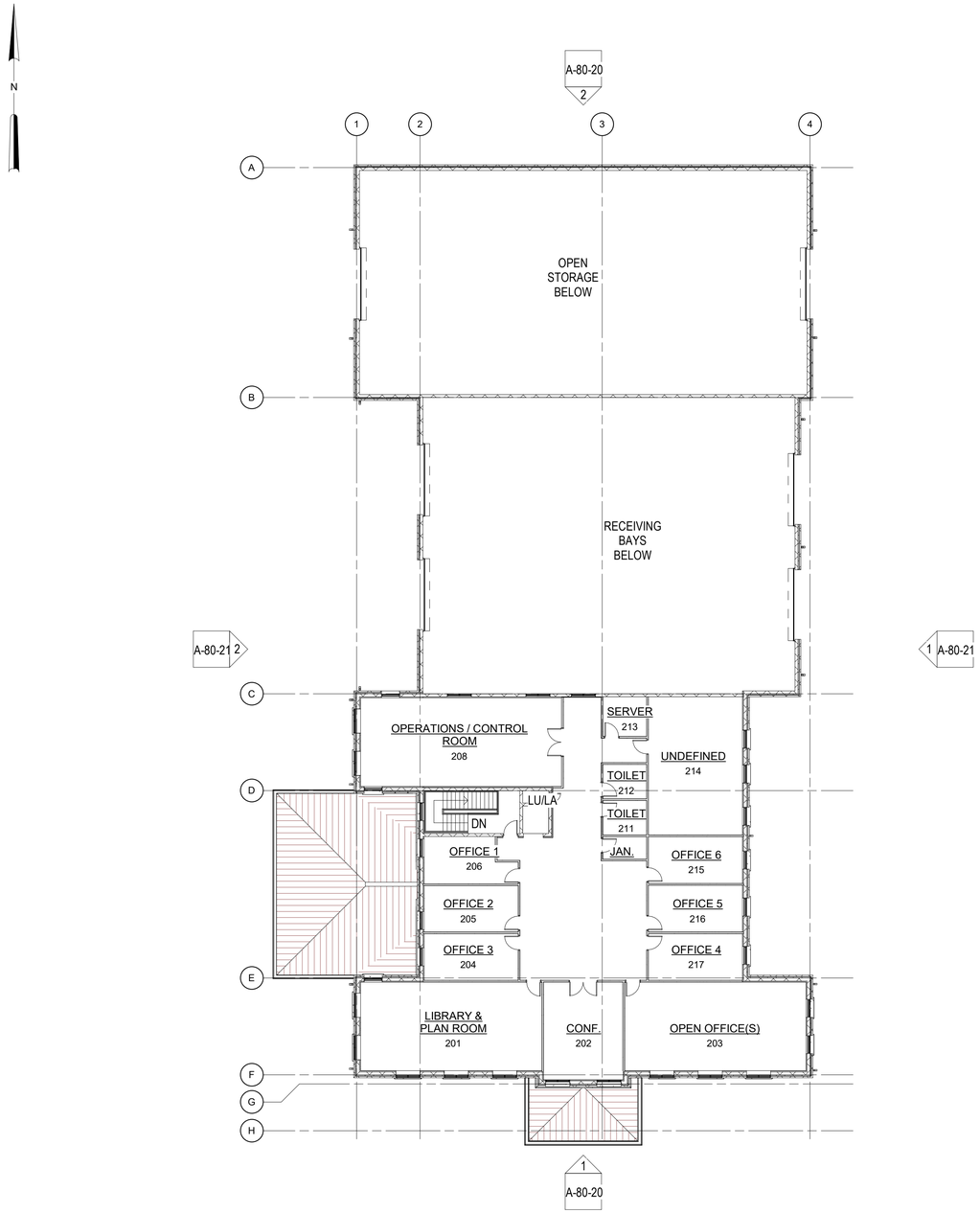
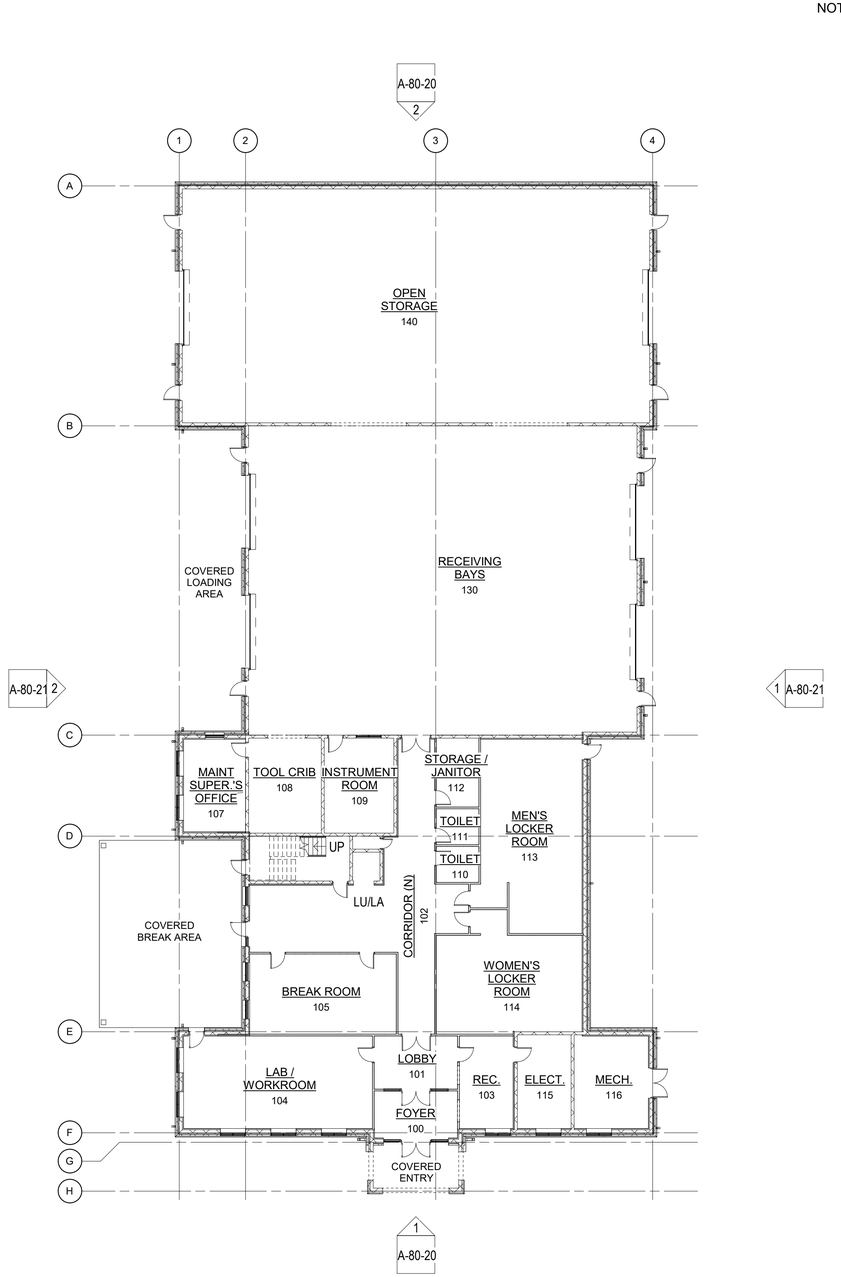
Dahlberg Comments
6/23/22



OVERALL FLOOR PLAN 2nd
1/16" = 1'-0"



OVERALL FLOOR PLAN 1st
1/16" = 1'-0"

7,193 GSF OPERATIONS 1st
7,193 GSF OPERATIONS 2nd
10,740 GSF MAINTENANCE
25,126 GSF TOTAL

1/16" = 1'-0"

16 8 0 16'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY
1	30% DESIGN - REVISED	6/23/22	

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	PZ
CHECKED BY:	MED

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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ARCHITECTURAL
ADMINISTRATION & MAINTENANCE BUILDING
OVERALL FLOOR PLANS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-10

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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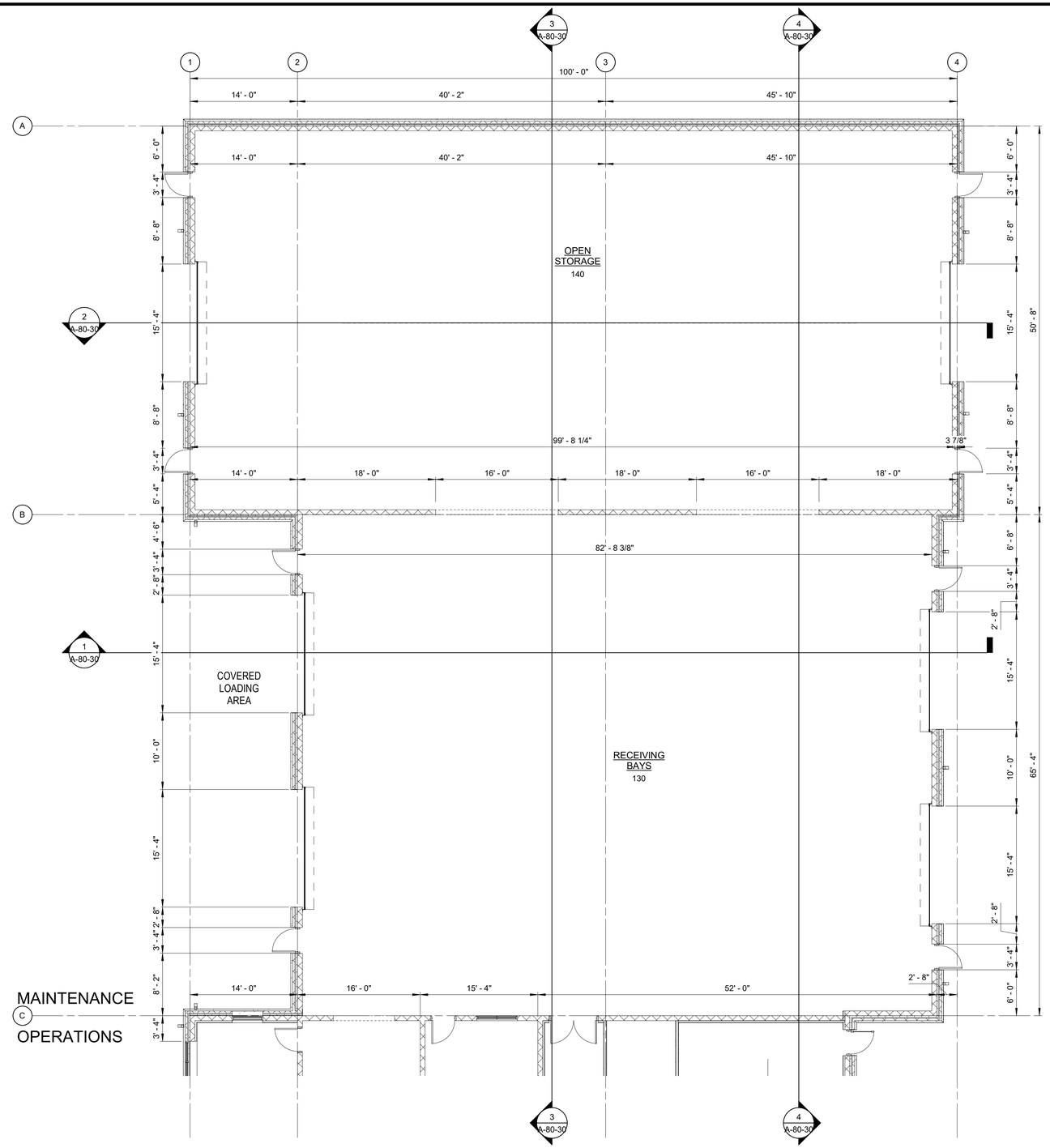

PARTIAL FLOOR PLAN MAINTENANCE 1st

1/8" = 1'-0"

10,740 GSF MAINTENANCE

1/8" = 1'-0"

8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

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DO NOT USE FOR CONSTRUCTION

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ADMINISTRATION & MAINTENANCE BUILDING
PARTIAL FLOOR PLAN MAINTENANCE 1st

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-11

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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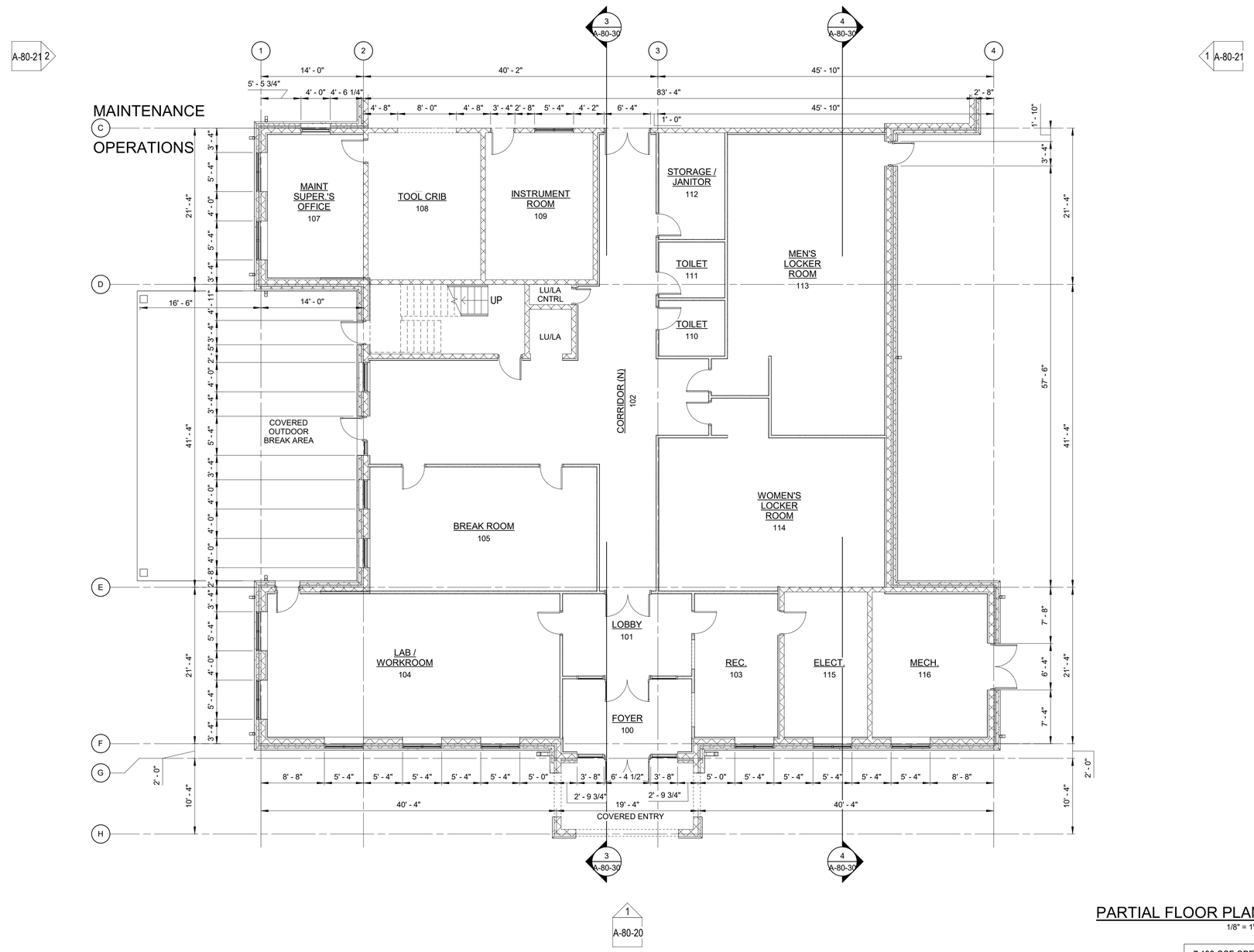

PARTIAL FLOOR PLAN OPERATIONS 1st

1/8" = 1'-0"

7,193 GSF OPERATIONS 1st

1/8" = 1'-0"

8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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PARTIAL FLOOR PLAN OPERATIONS 1st

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-12

Autodesk Docs://41163-000_FPUA Mainland VRF Phase 1/41163-000-AMB-A.rvt
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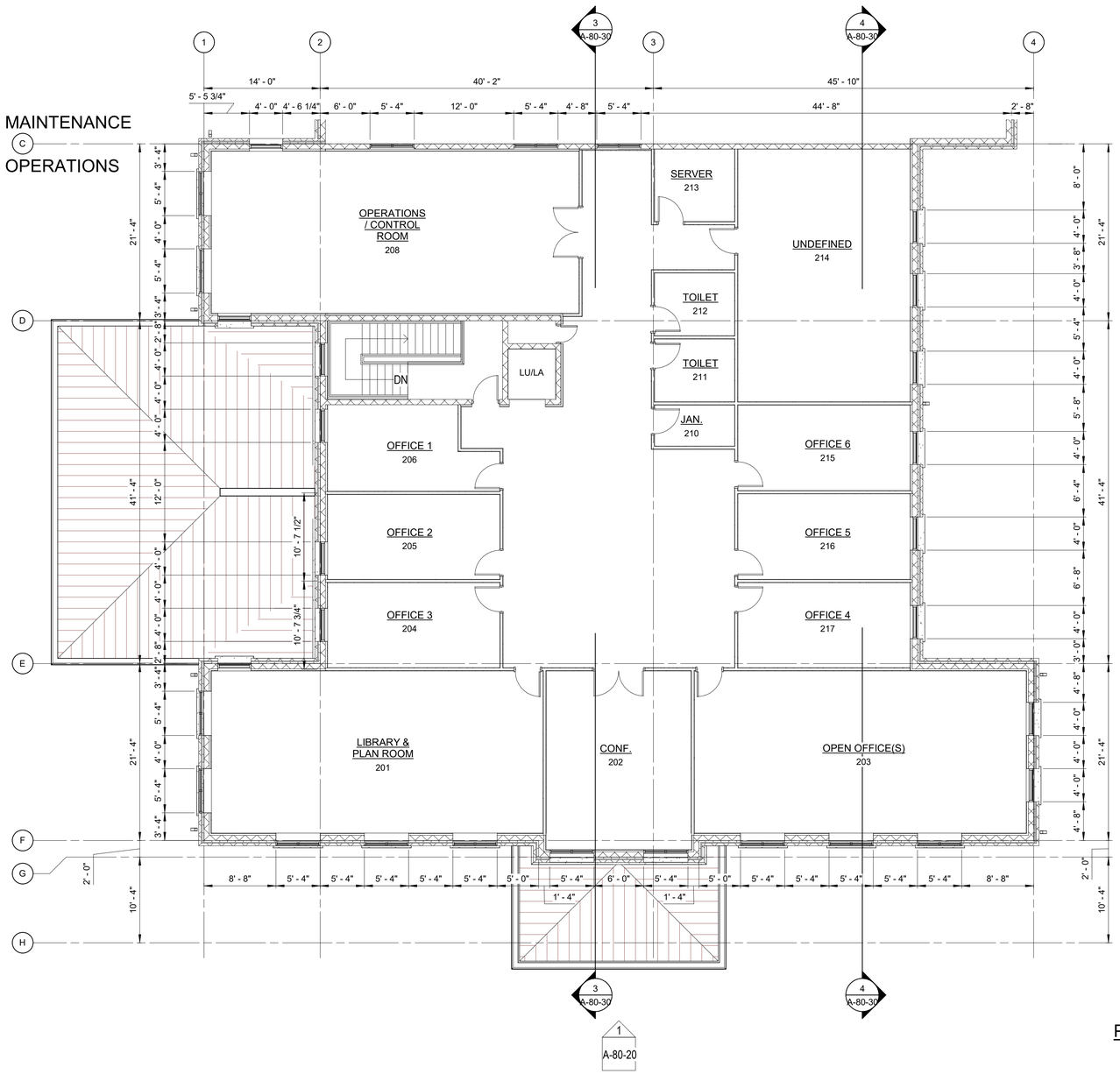

PARTIAL FLOOR PLAN OPERATIONS 2nd

1/8" = 1'-0"

7,193 GSF OPERATIONS 2nd

1/8" = 1'-0"

8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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PARTIAL FLOOR PLAN OPERATIONS 2nd

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-13

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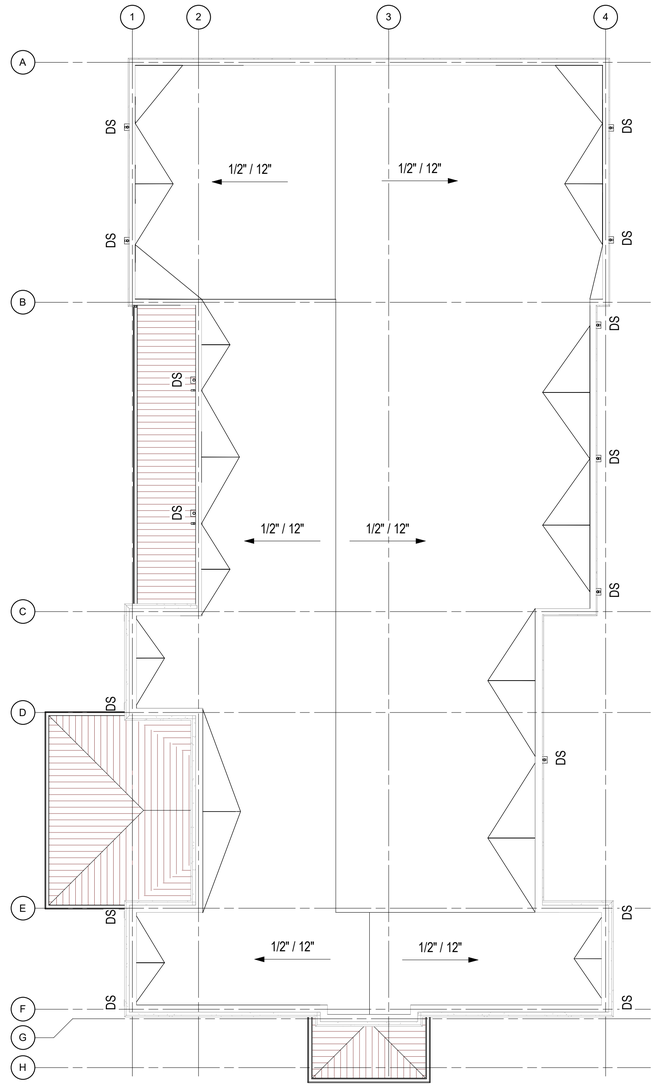

ROOF PLAN
1/16" = 1'-0"

1/16" = 1'-0"

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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WATER RECLAMATION FACILITY

ARCHITECTURAL
ADMINISTRATION & MAINTENANCE BUILDING
ROOF PLAN

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-14

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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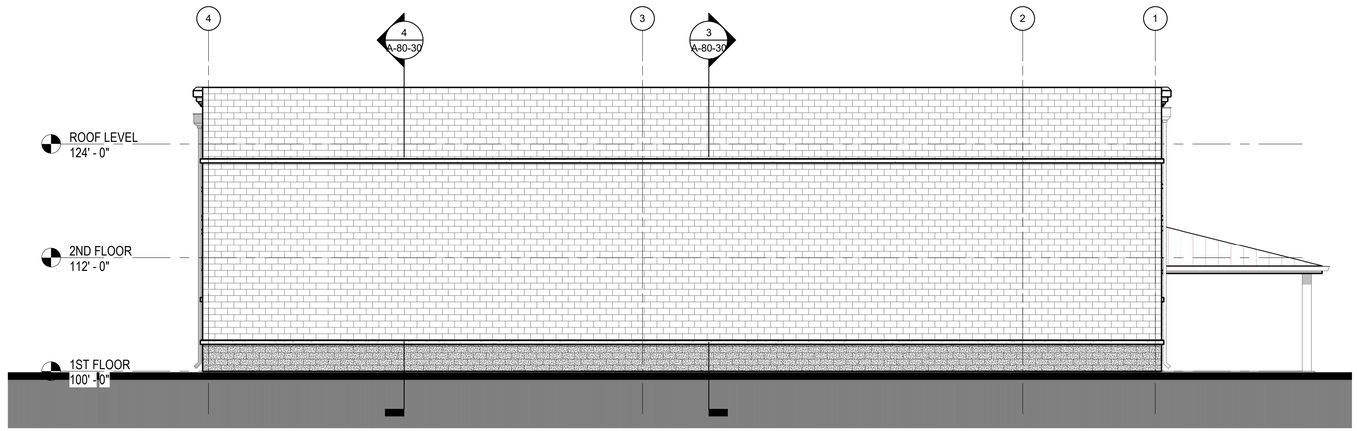
NOTES:



OVERALL BUILDING ELEVATION - SOUTH

1/8" = 1'-0"



OVERALL BUILDING ELEVATION - NORTH

1/8" = 1'-0"

1/8" = 1'-0" 8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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WATER RECLAMATION FACILITY

ARCHITECTURAL
ADMINISTRATION AND MAINTENANCE BUILDING
BUILDING ELEVATIONS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-20

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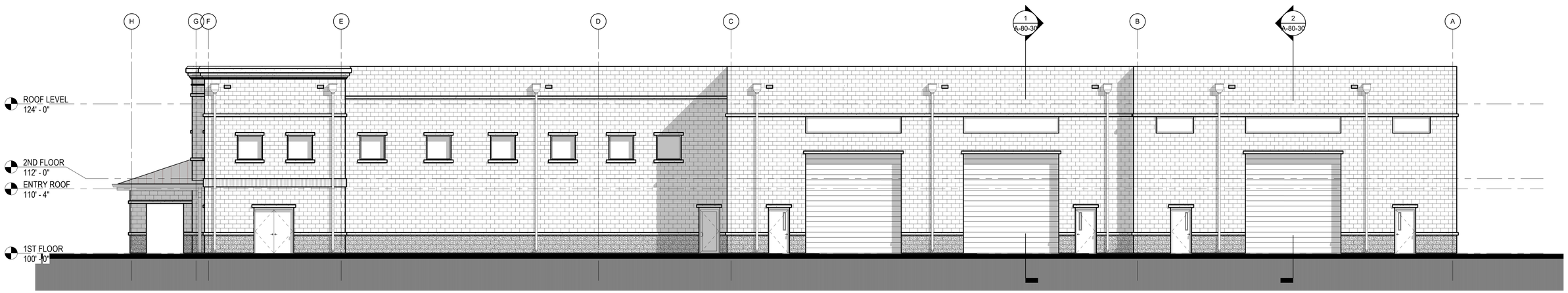
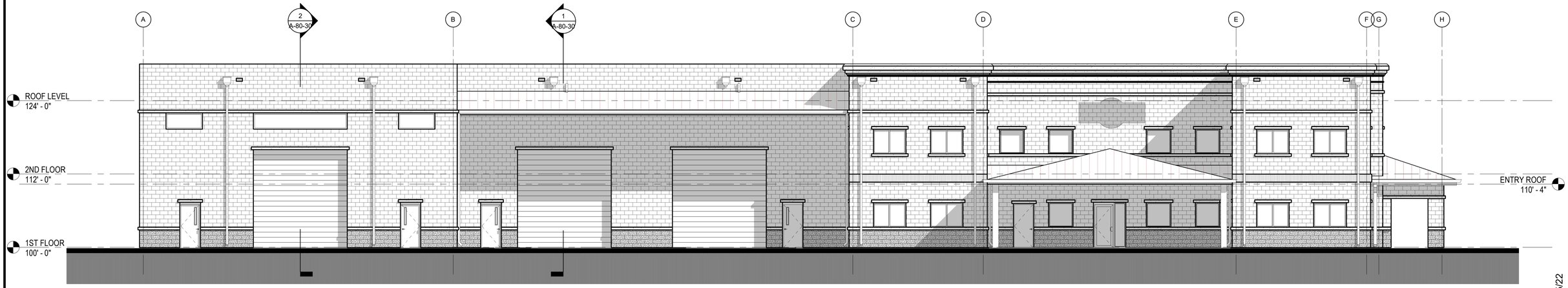


OVERALL BUILDING ELEVATION - EAST

1/8" = 1'-0"



OVERALL BUILDING ELEVATION - WEST

1/8" = 1'-0"

30% DESIGN - REVISED - 7/15/22

1/8" = 1'-0" 8 6 4 2 0 8'

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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ADMINISTRATION AND MAINTENANCE BUILDING
BUILDING ELEVATIONS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-21

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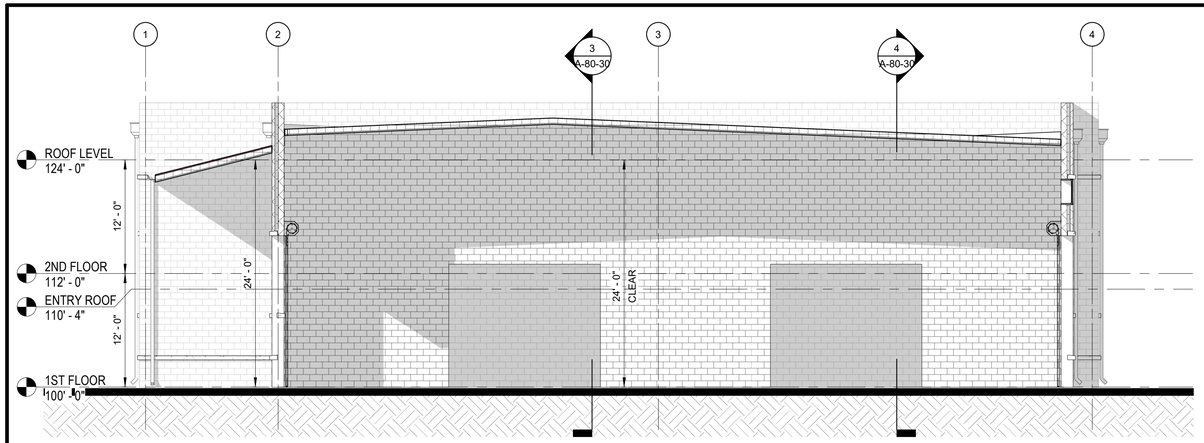
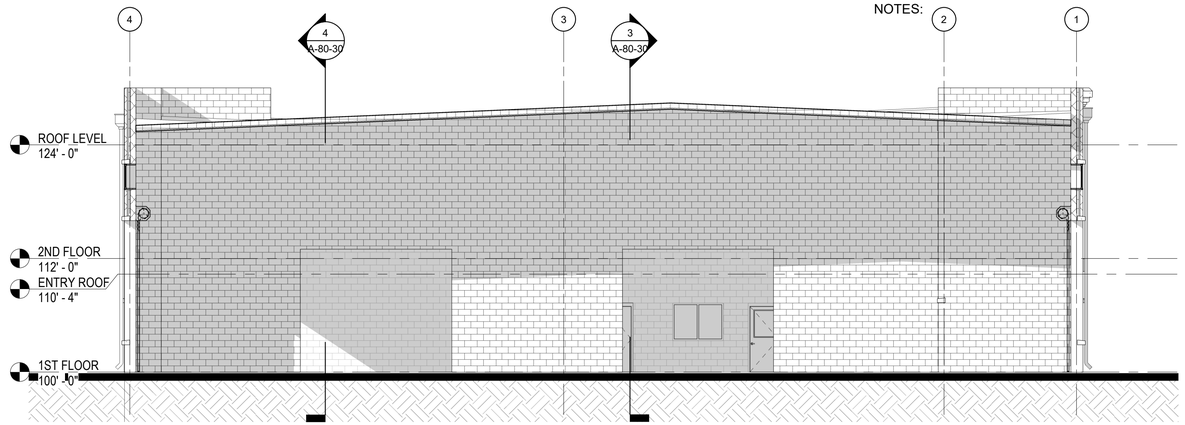


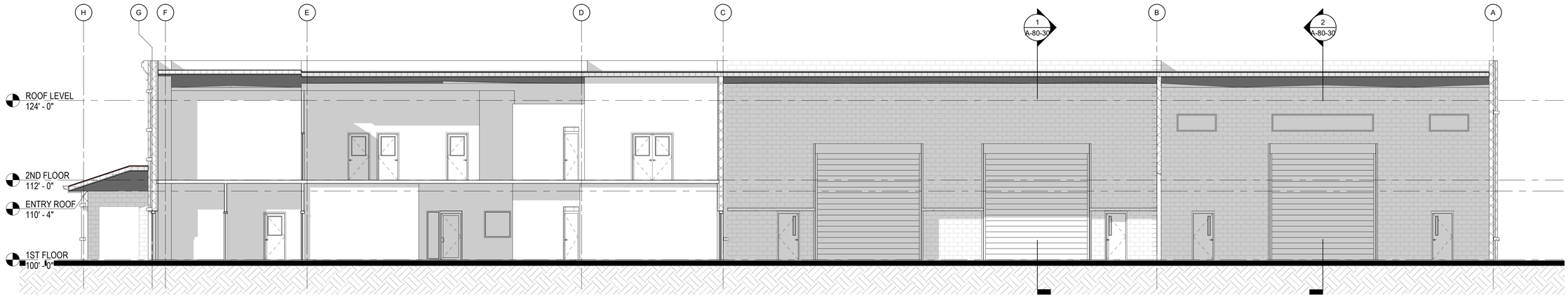
BUILDING SECTION 1 (E-W)

1/8" = 1'-0"



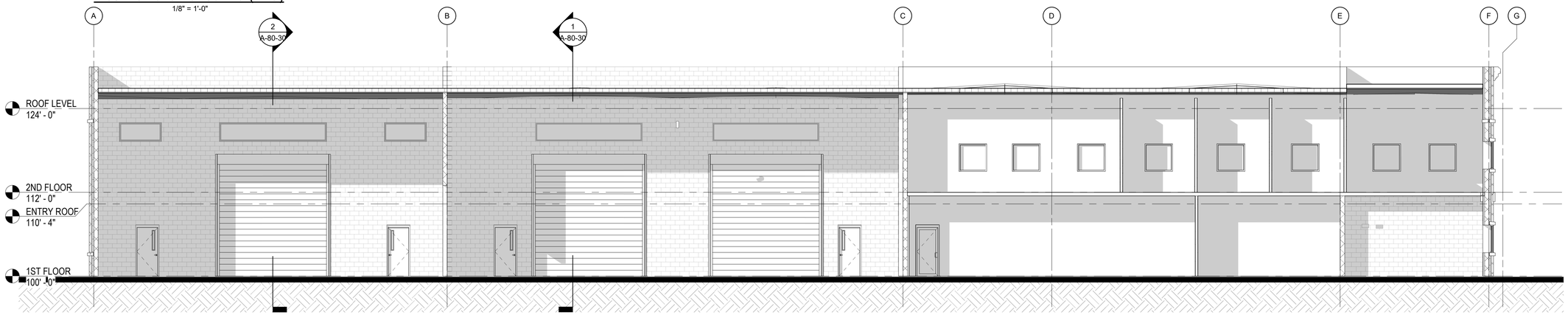
BUILDING SECTION 2 (E-W)

1/8" = 1'-0"



BUILDING SECTION 3 (N-S)

1/8" = 1'-0"



BUILDING SECTION 4 (N-S)

1/8" = 1'-0"

1/8" = 1'-0" 8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

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PRELIMINARY DRAWING
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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ARCHITECTURAL
ADMINISTRATION AND MAINTENANCE BUILDING
BUILDING SECTIONS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-30

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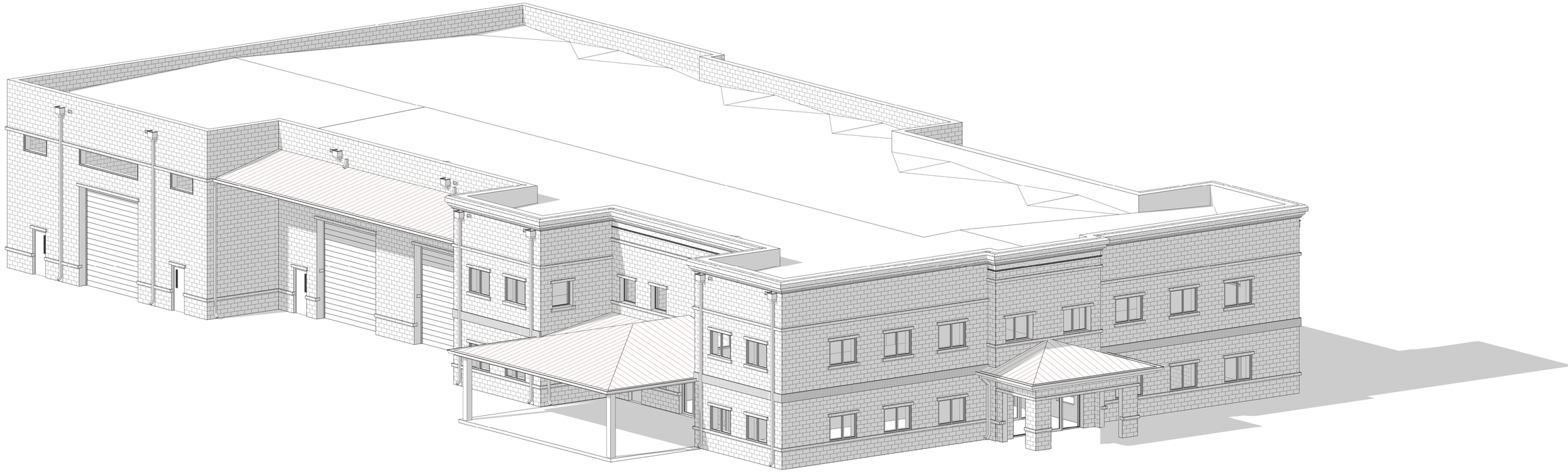

1 3D VIEW - SW CORNER

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

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WATER RECLAMATION FACILITY

ARCHITECTURAL
3D VIEWS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-40

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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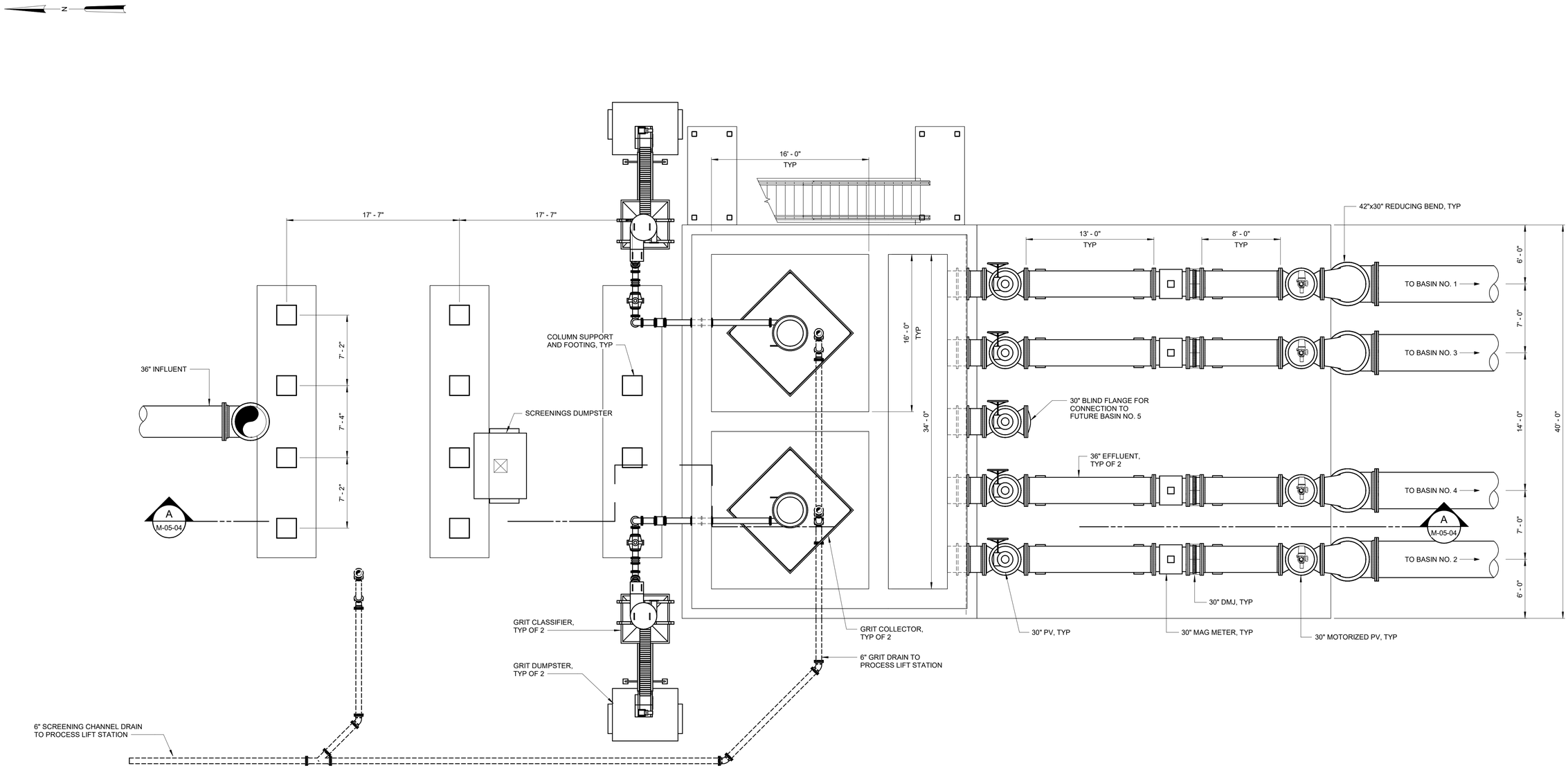

BOTTOM PLAN

3/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
BOTTOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-01

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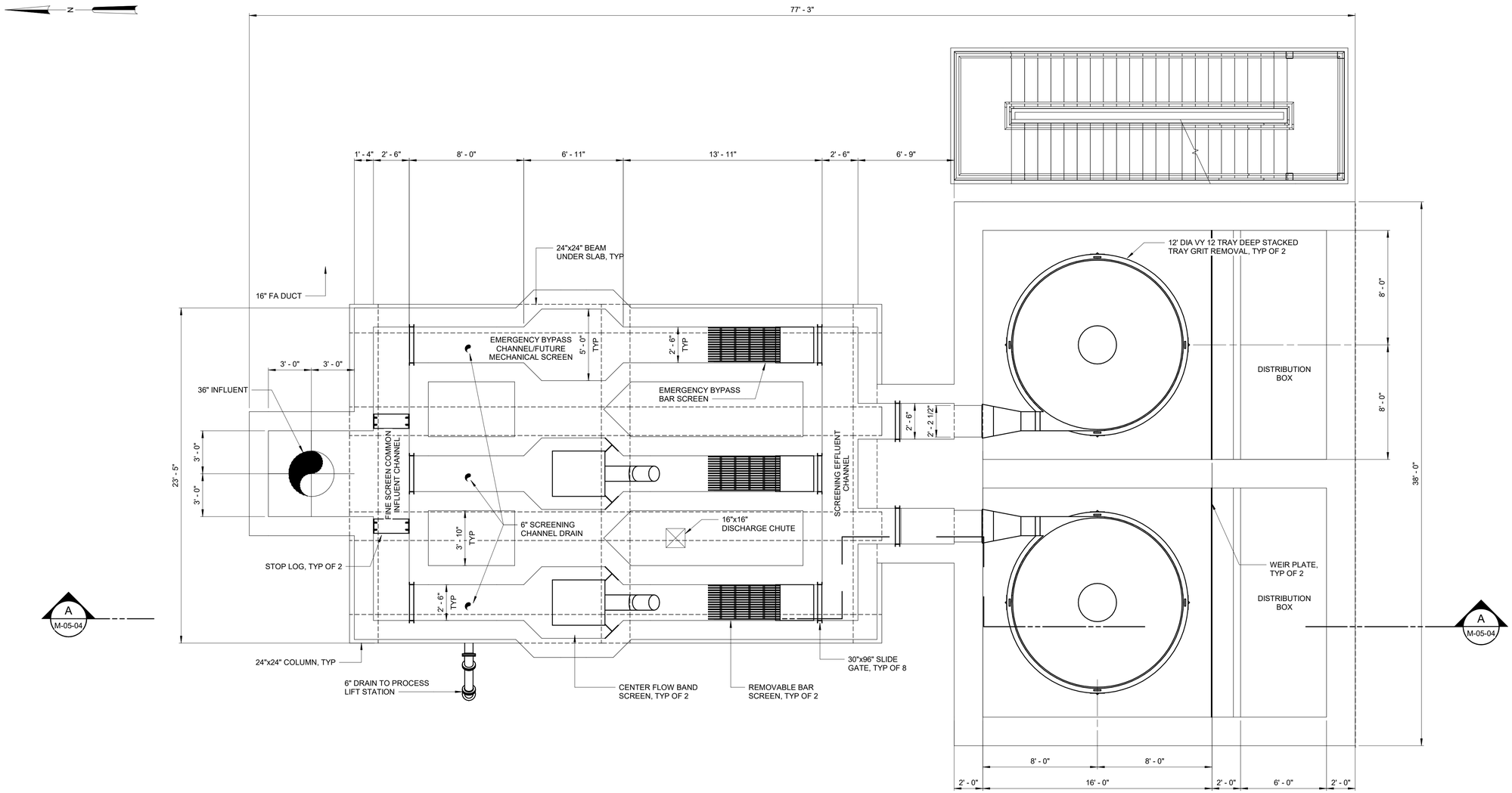

INTERMEDIATE PLAN

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 — 1/2" — 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
INTERMEDIATE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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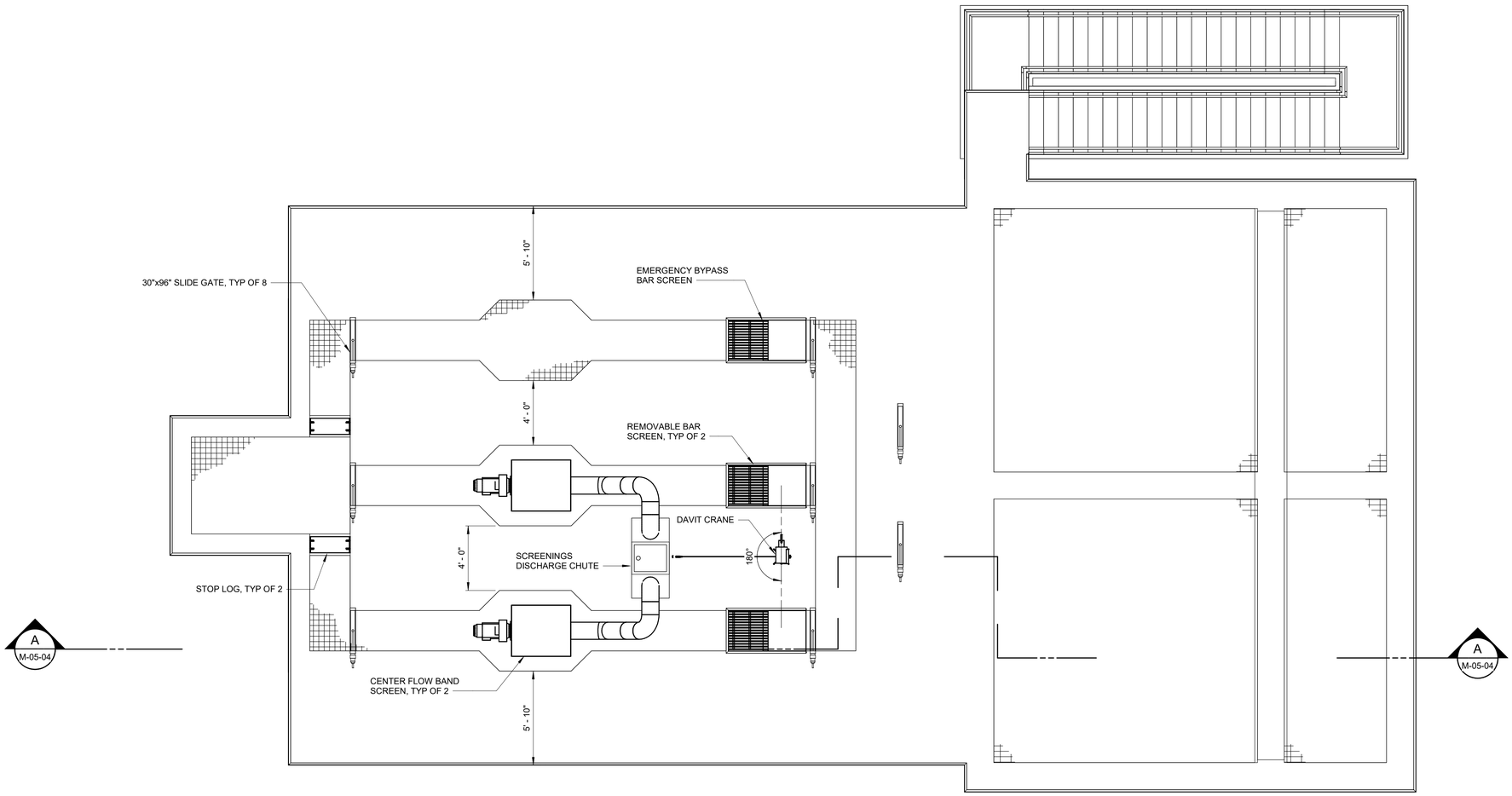

TOP PLAN
1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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HAZEN AND SAWYER
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BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
TOP PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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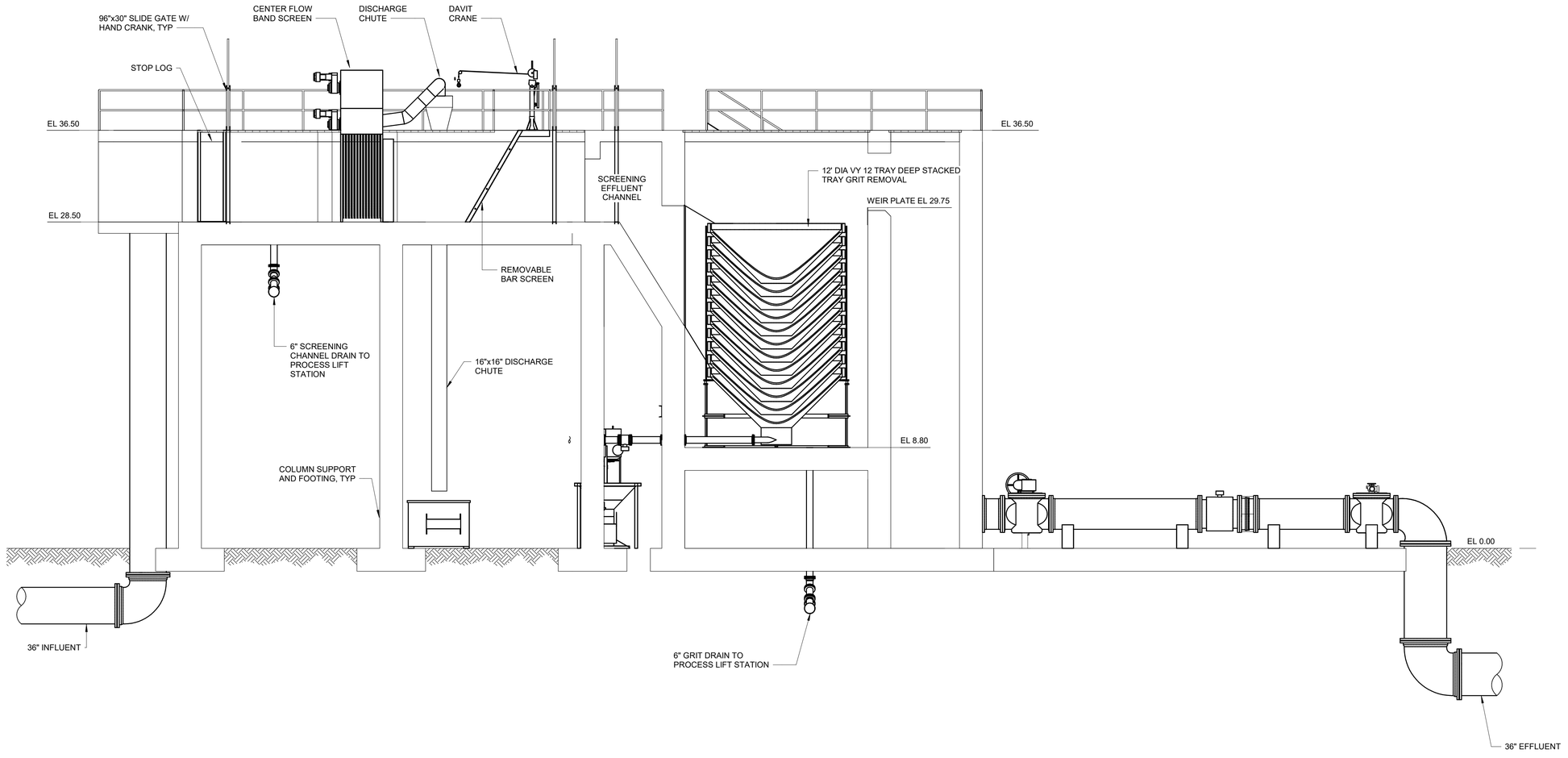
1. ELEVATIONS BASDED ON ASSUMPTION OF 0.00 AT GRADE.



SECTION A
3/16" = 1'-0"
M-05-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
SECTION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-04

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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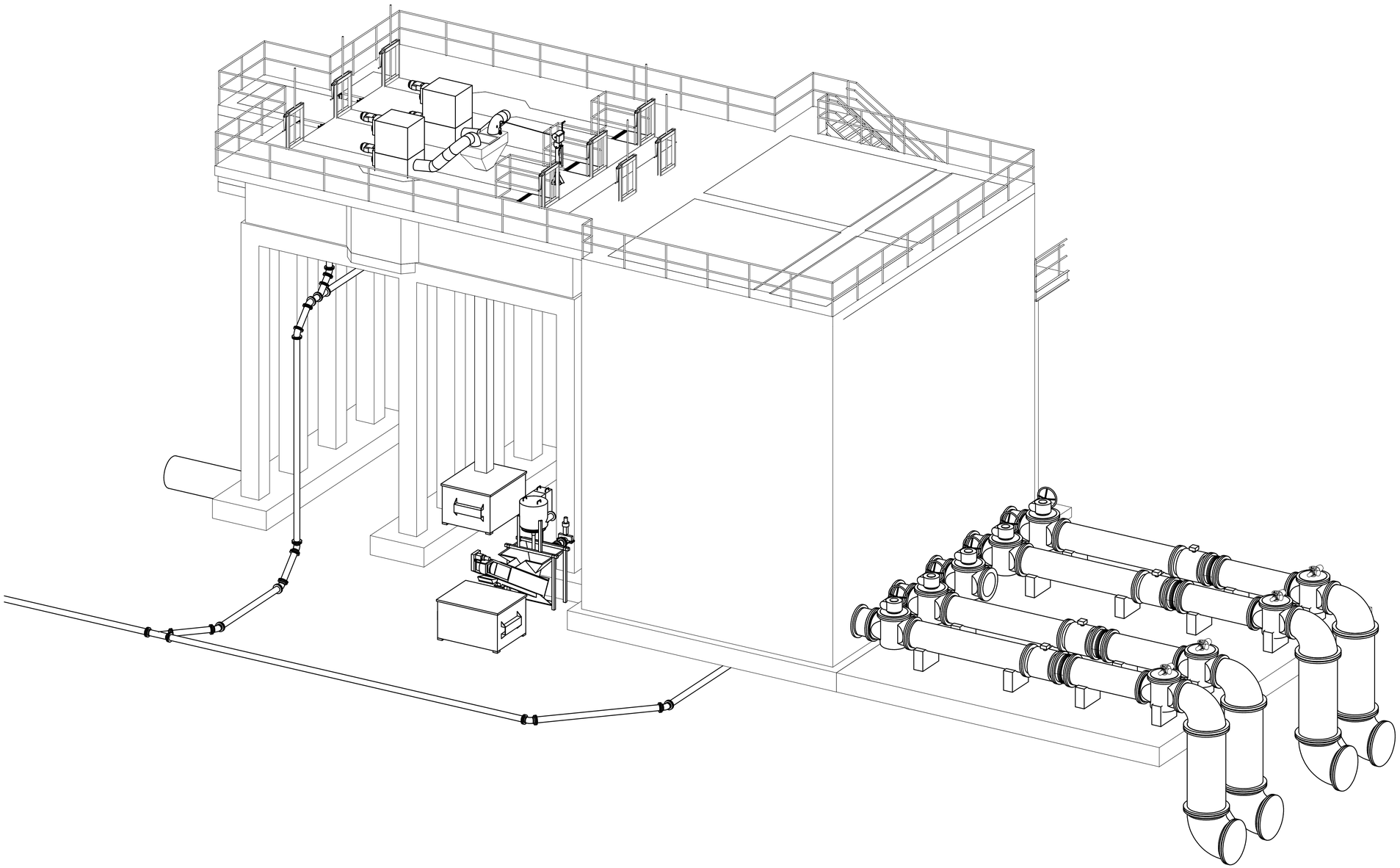

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
ISOMETRIC VEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-05

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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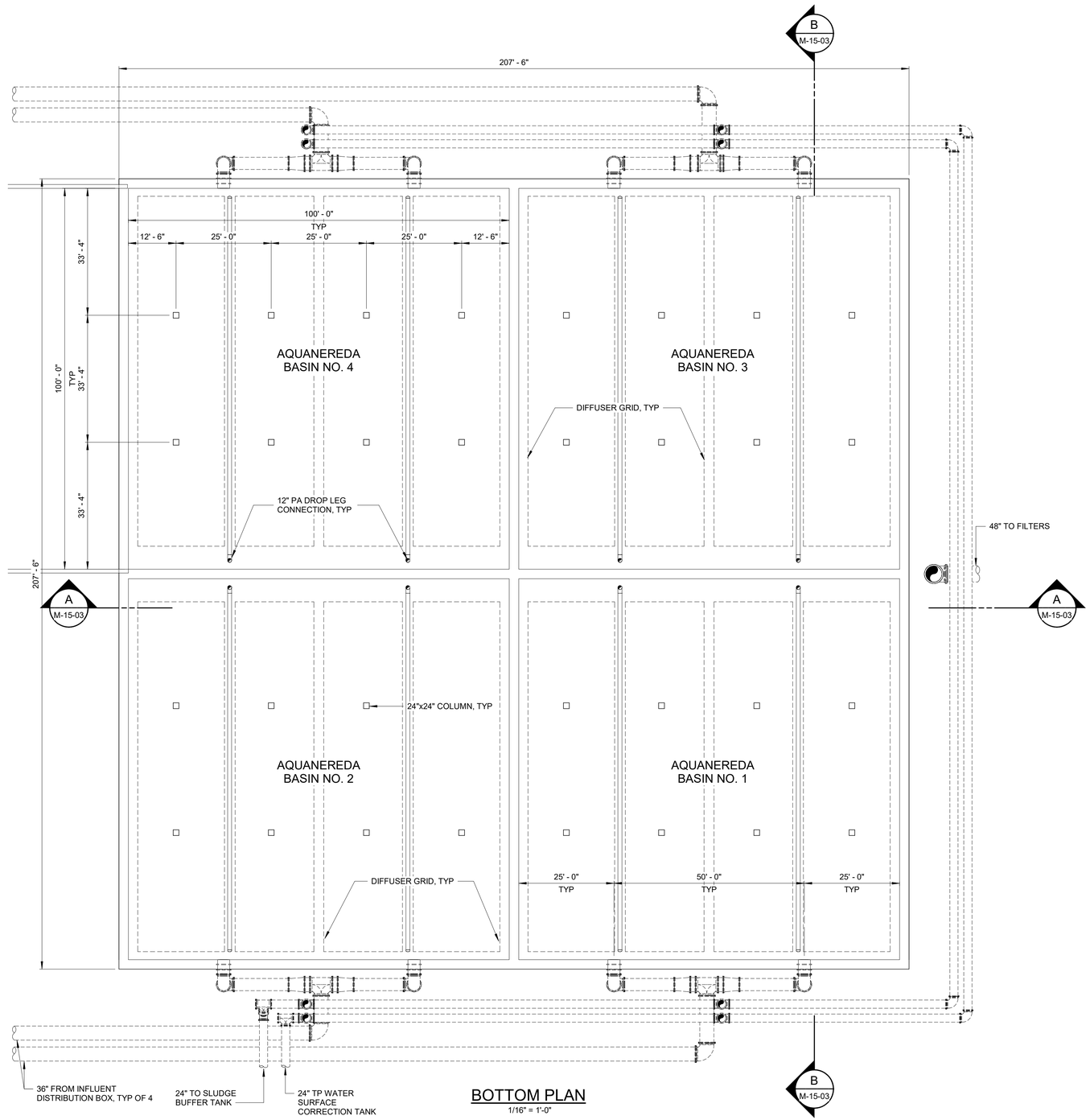

BOTTOM PLAN

1/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL

JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
BOTTOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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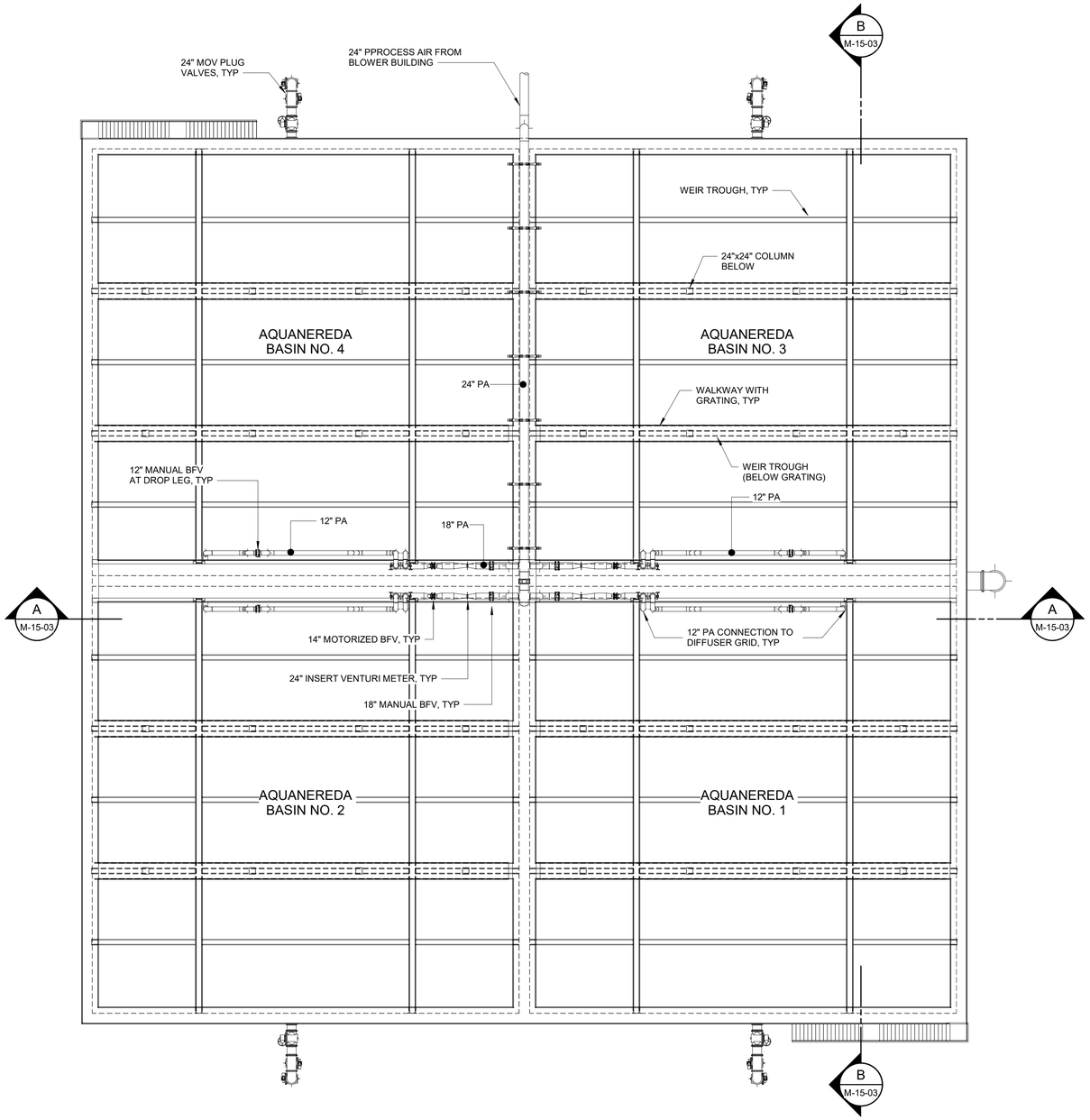

TOP PLAN
1/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
TOP PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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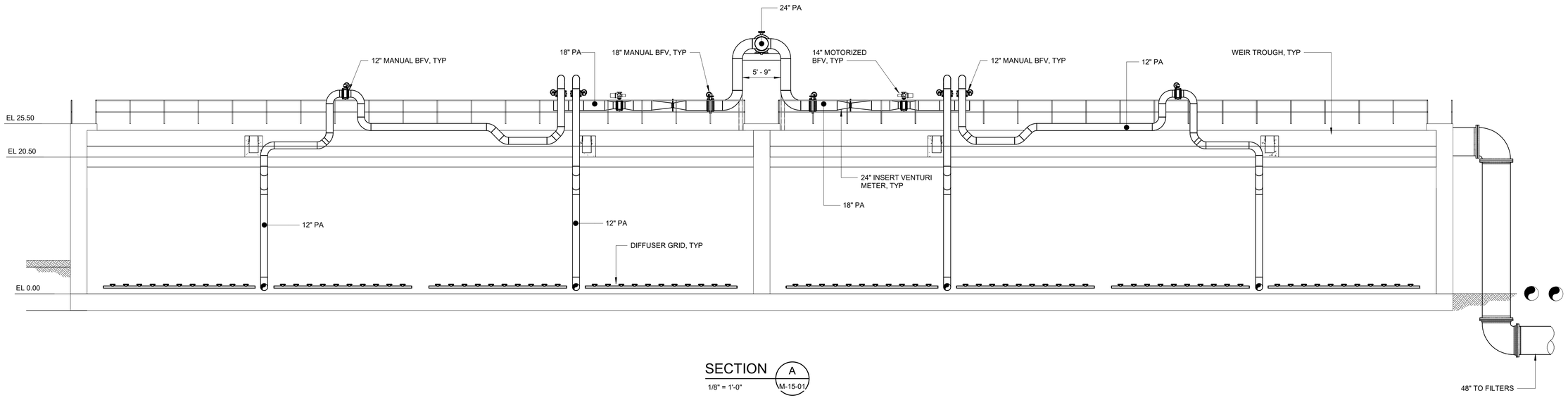
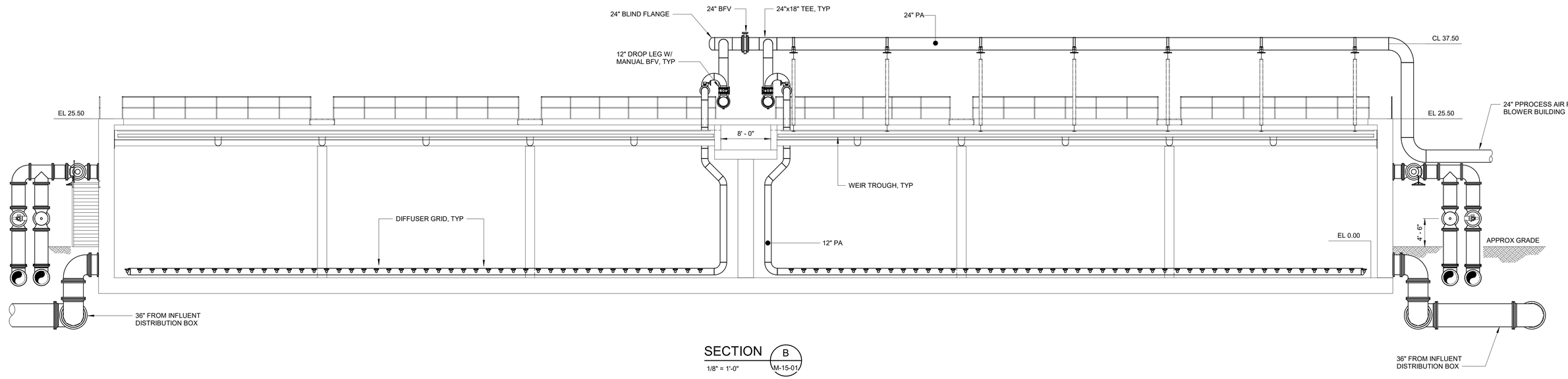


SECTION A
1/8" = 1'-0"
M-15-01



SECTION B
1/8" = 1'-0"
M-15-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
SECTIONS I

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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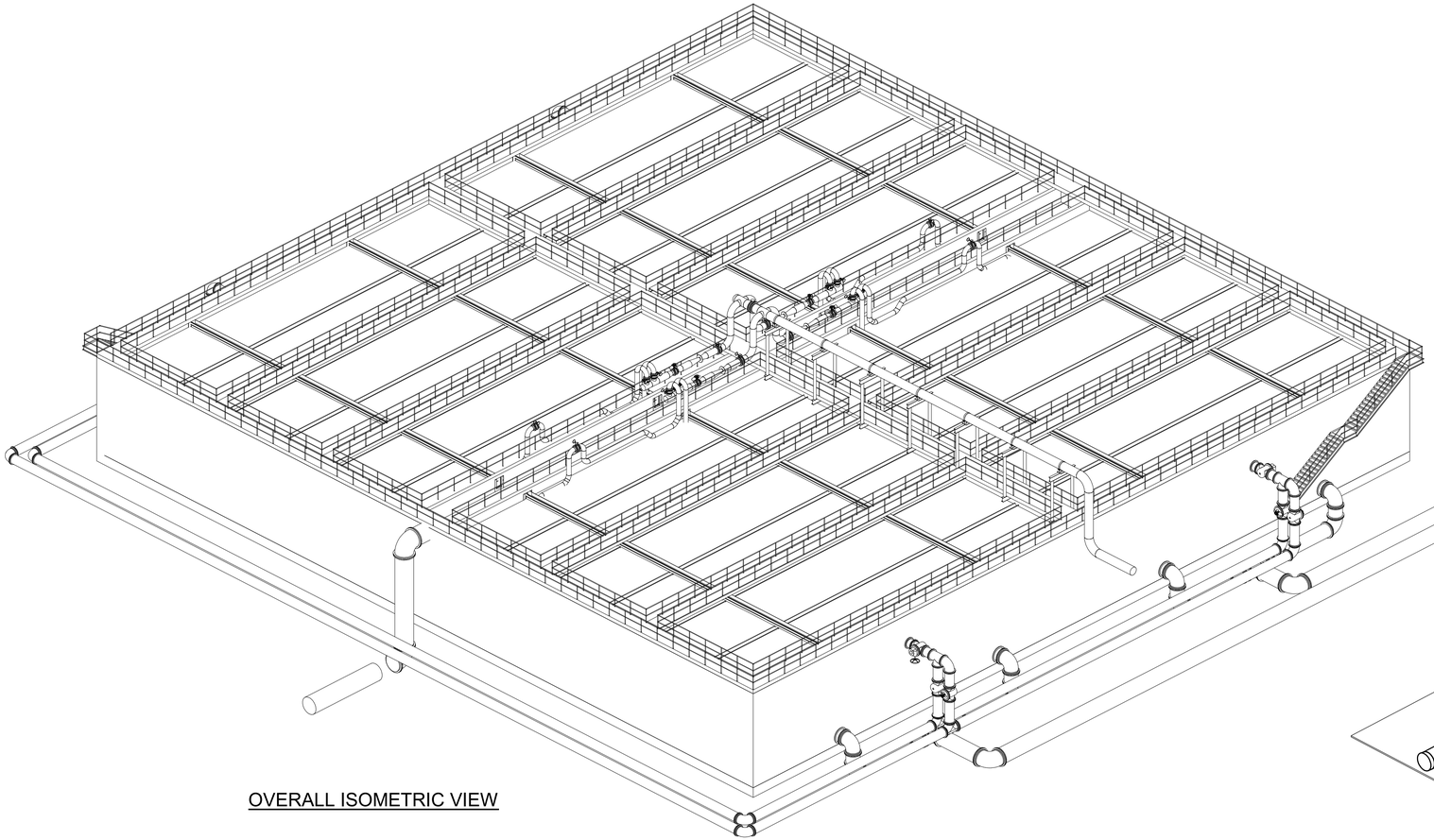
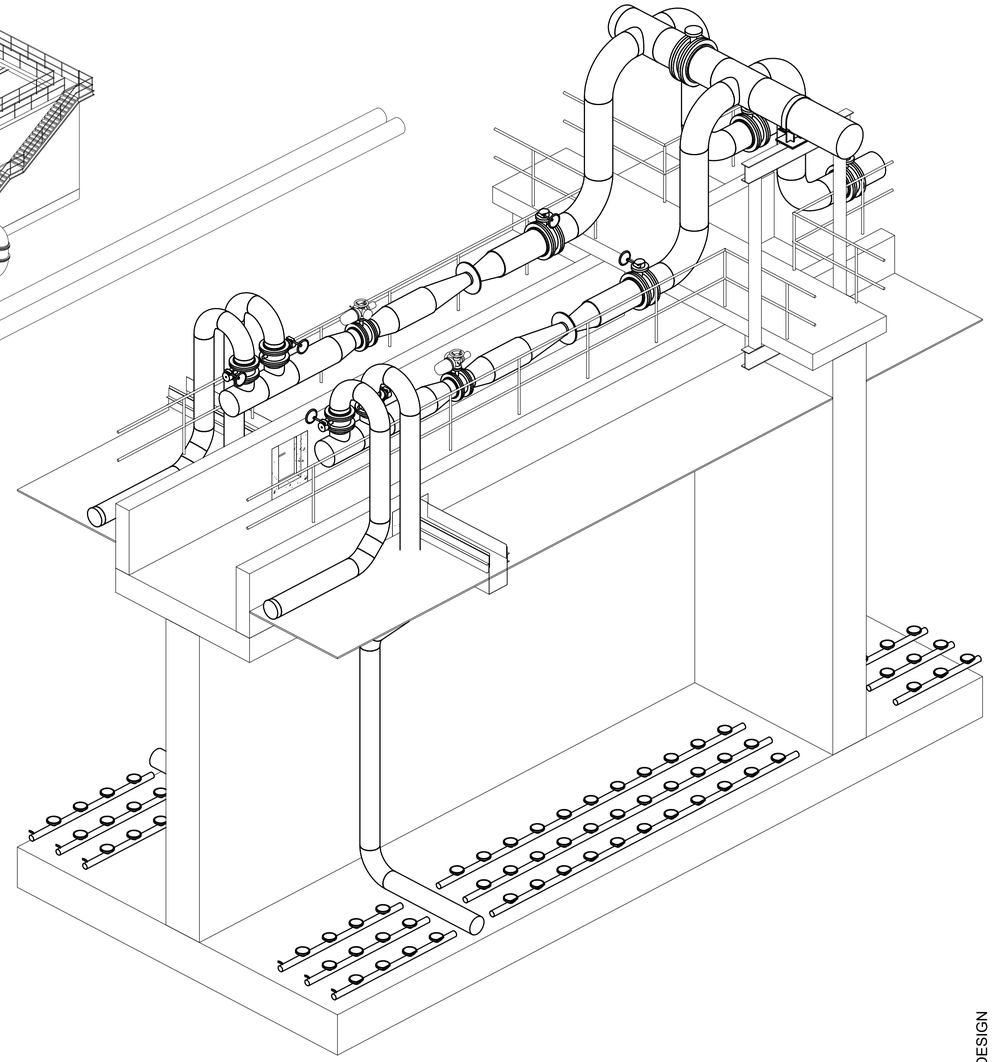


OVERALL ISOMETRIC VIEW



ENLARGED ISOMETRIC VIEW

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
ISOMETRIC VIEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-04

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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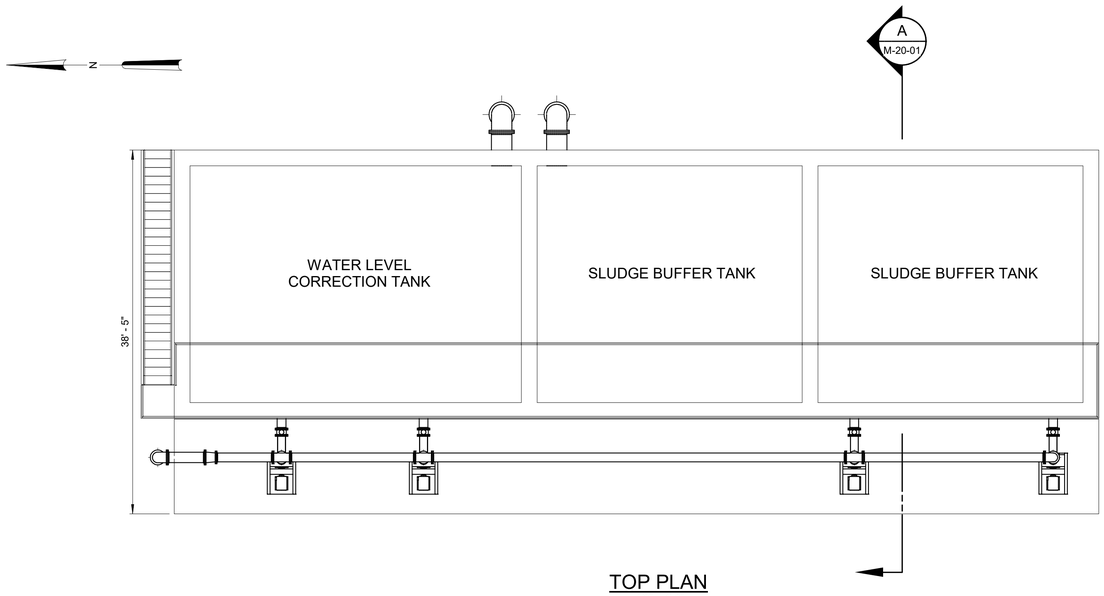
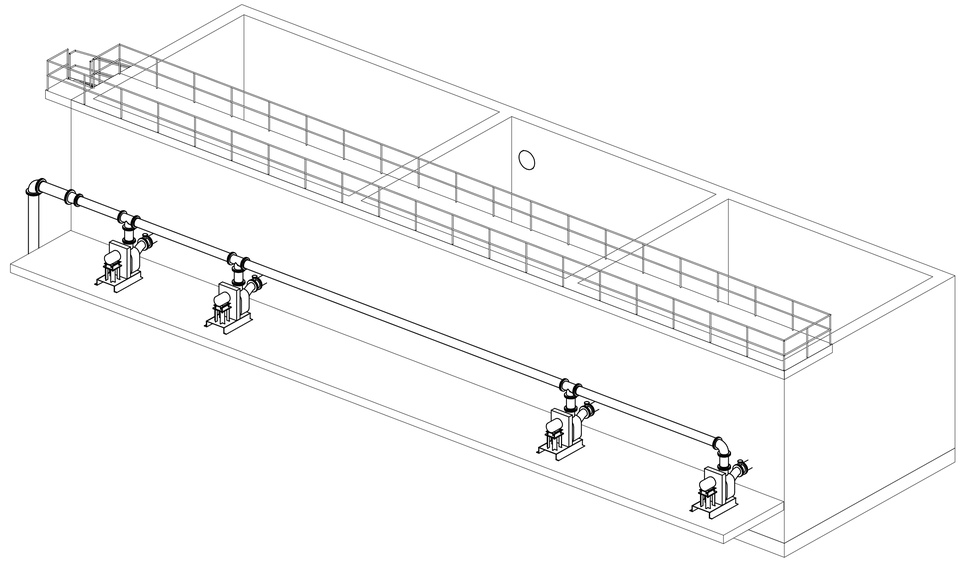
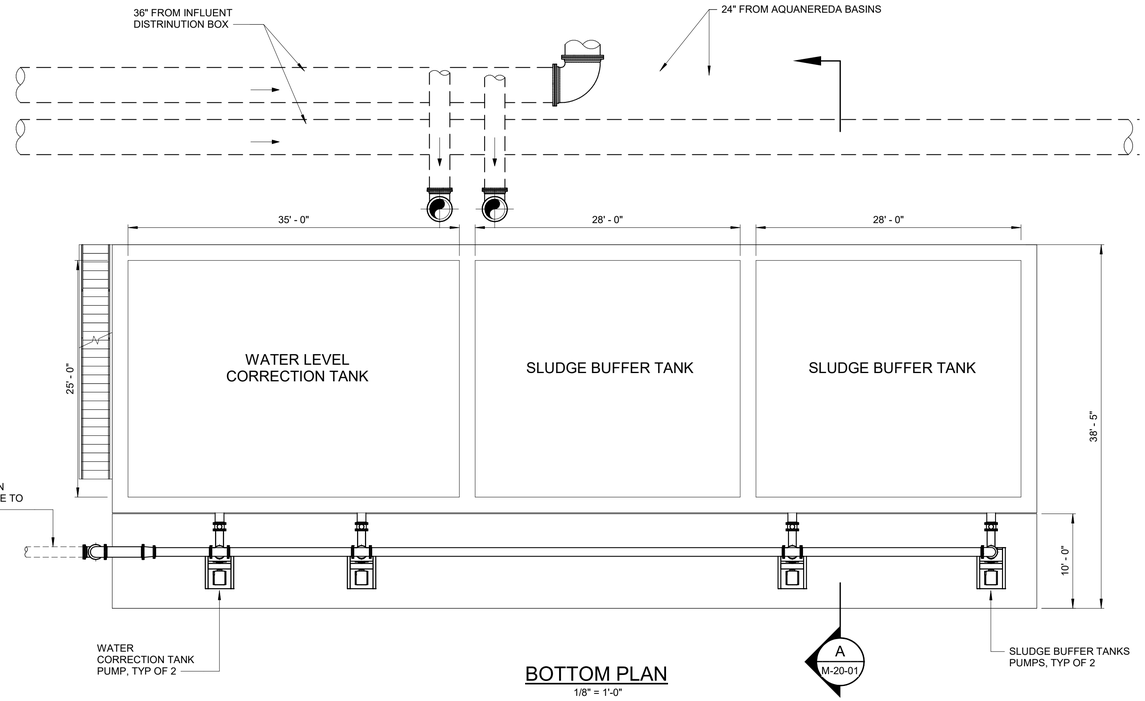


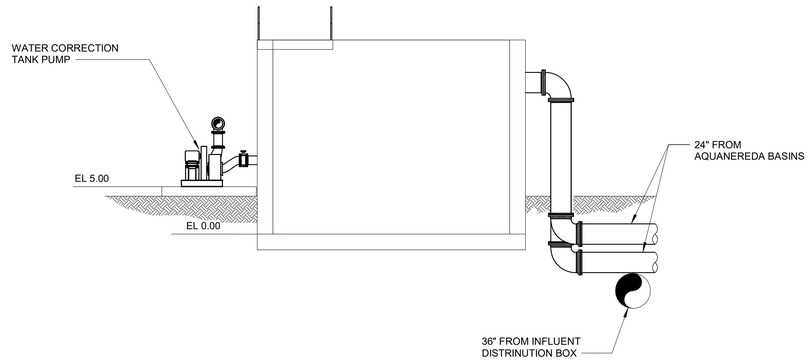
TOP PLAN
1/8" = 1'-0"



ISOMETRIC VIEW



BOTTOM PLAN
1/8" = 1'-0"



SECTION A
1/8" = 1'-0" M-20-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	D. BIEBER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
WATER LEVEL CORRECTION/SLUDGE BUFFER TANKS
PLANS, SECTION AND ISOMETRIC VIEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-20-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SBT-M.rvt
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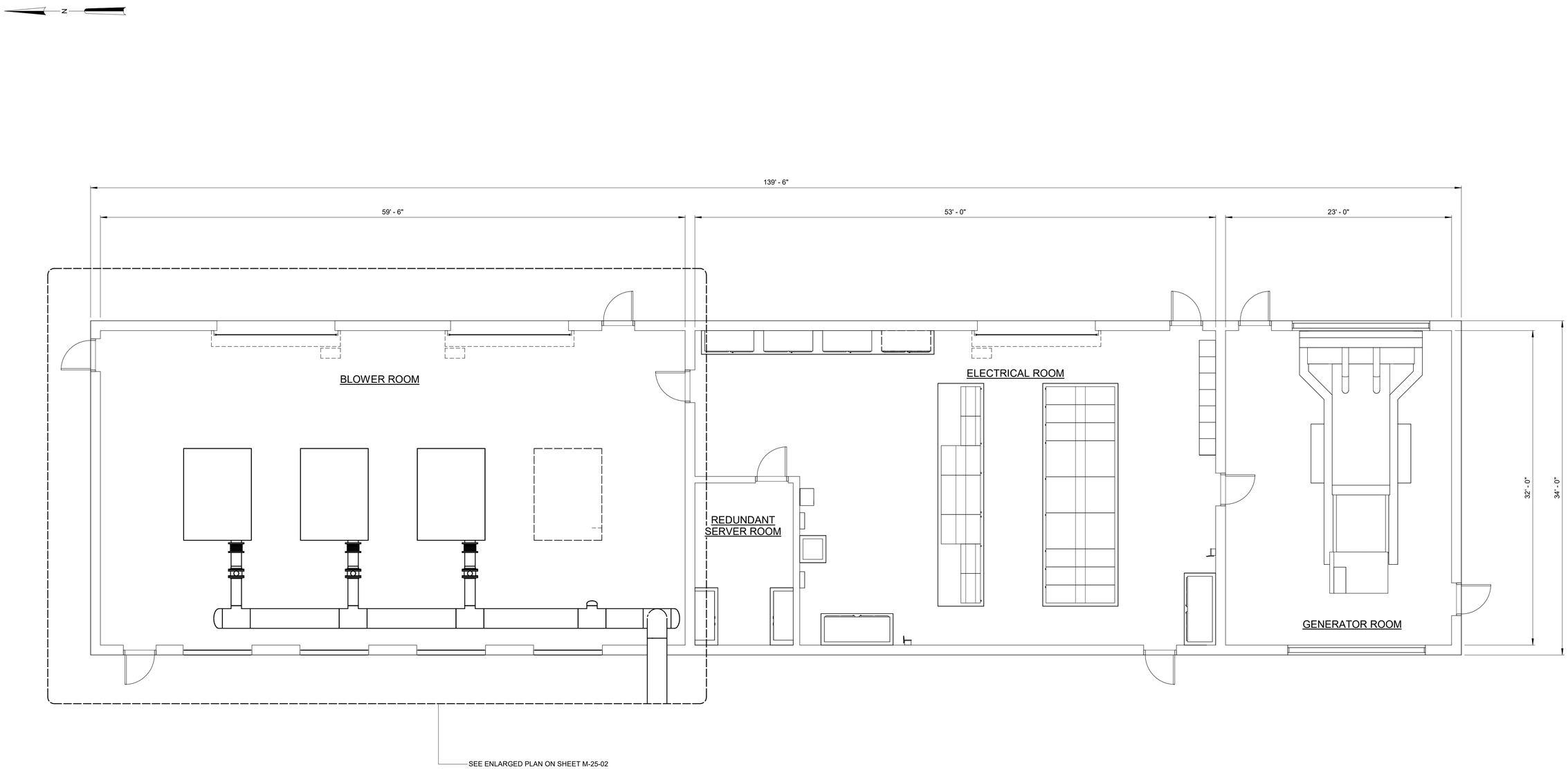

OVERALL PLAN

3/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
OVERALL PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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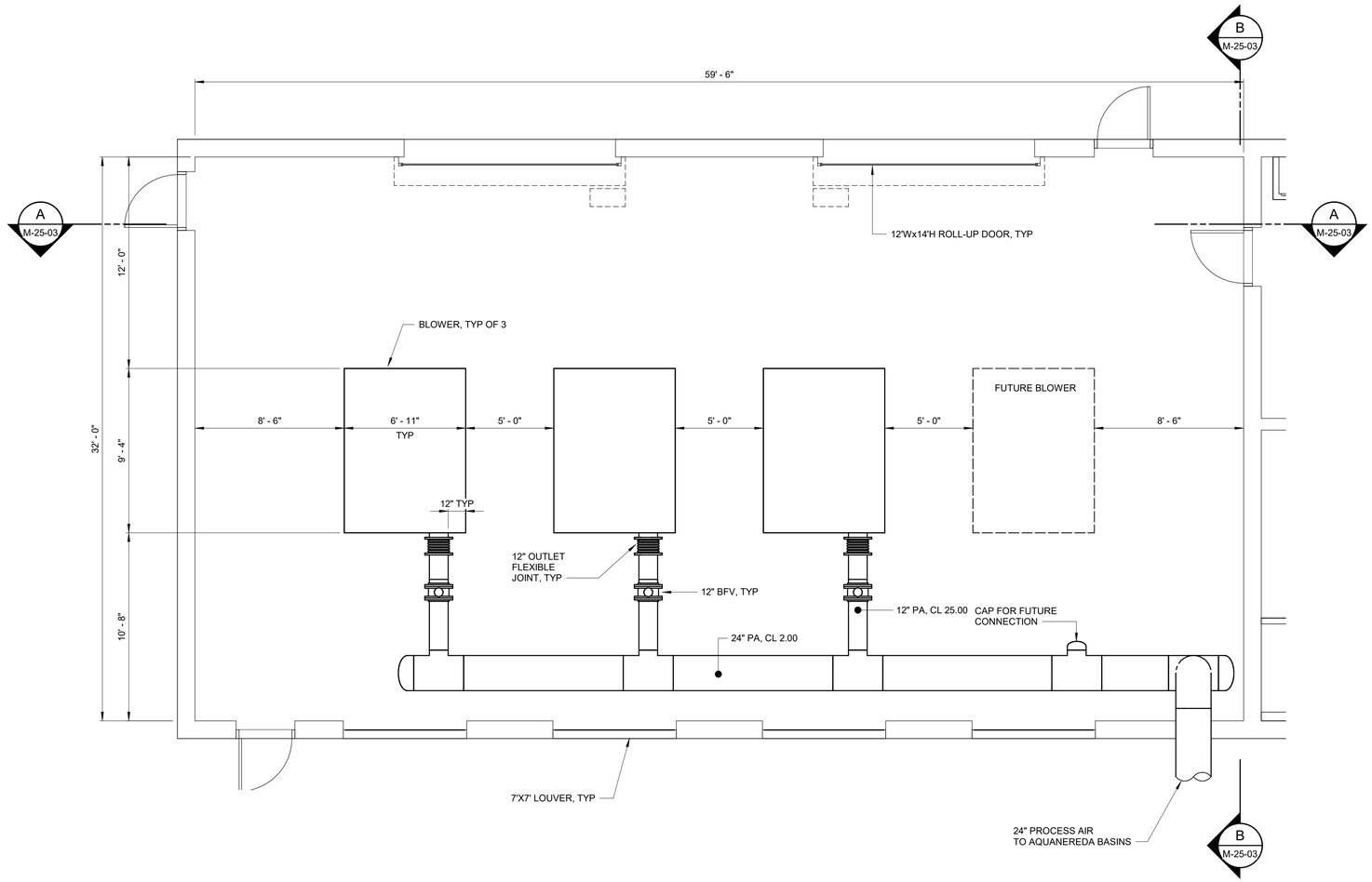

ENLARGED PLAN

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
BLOWER ROOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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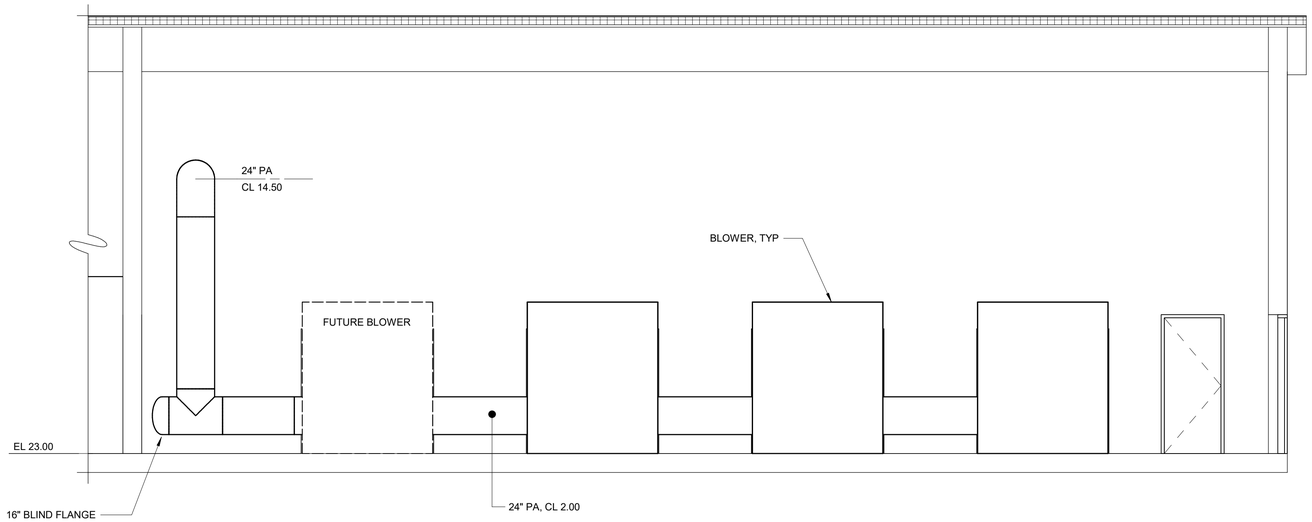
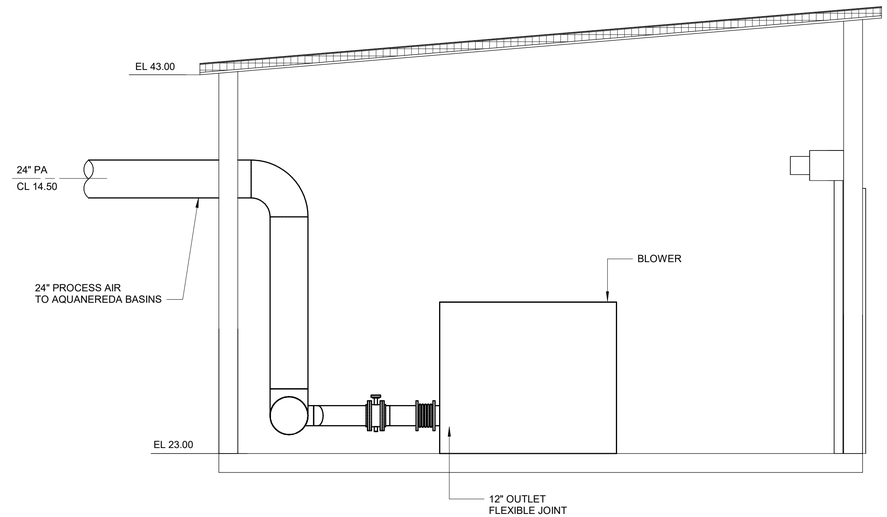


SECTION A
1/4" = 1'-0"
M-25-02



SECTION B
1/4" = 1'-0"
M-25-02

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
SECTIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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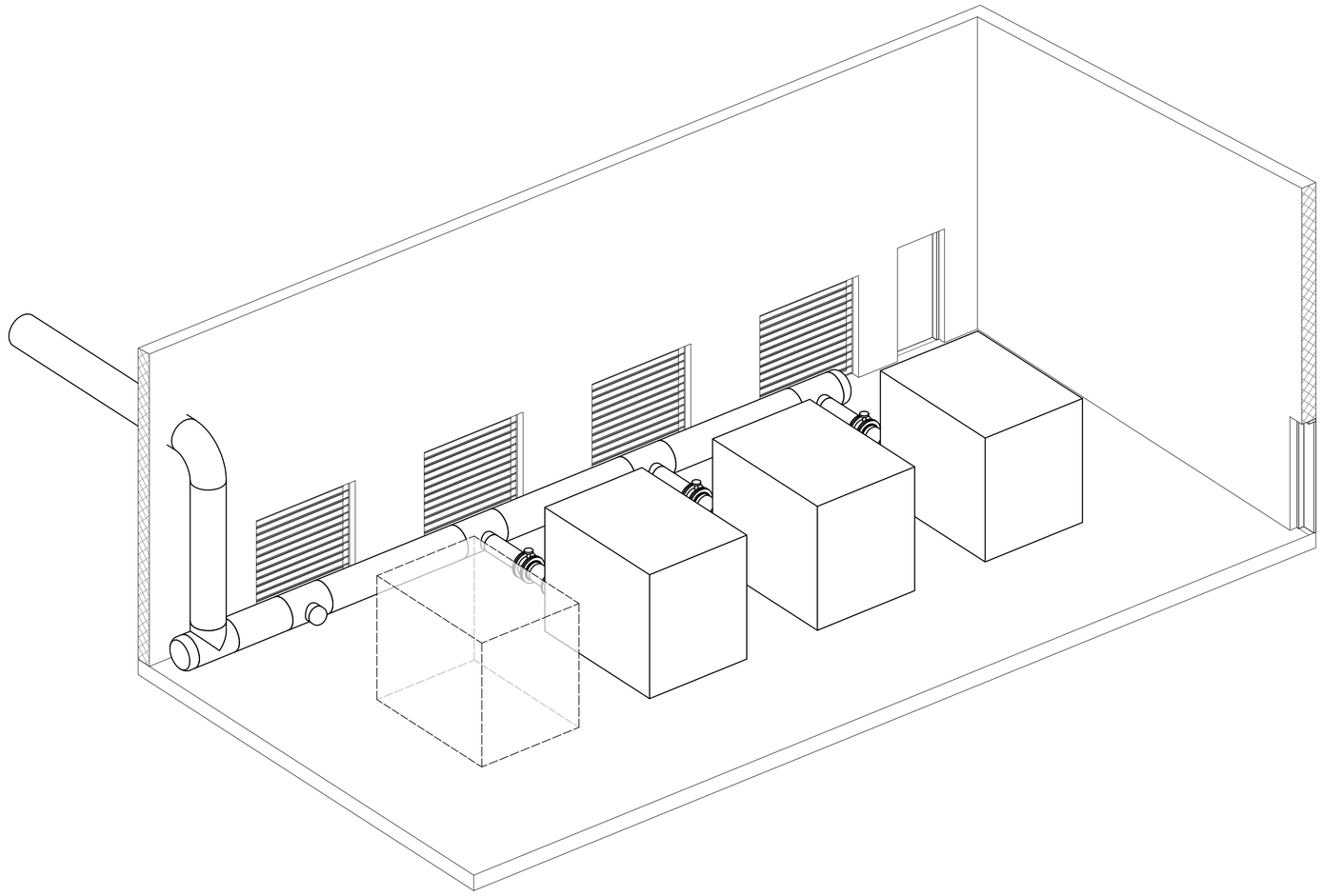

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
ISOMETRIC VIEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-04

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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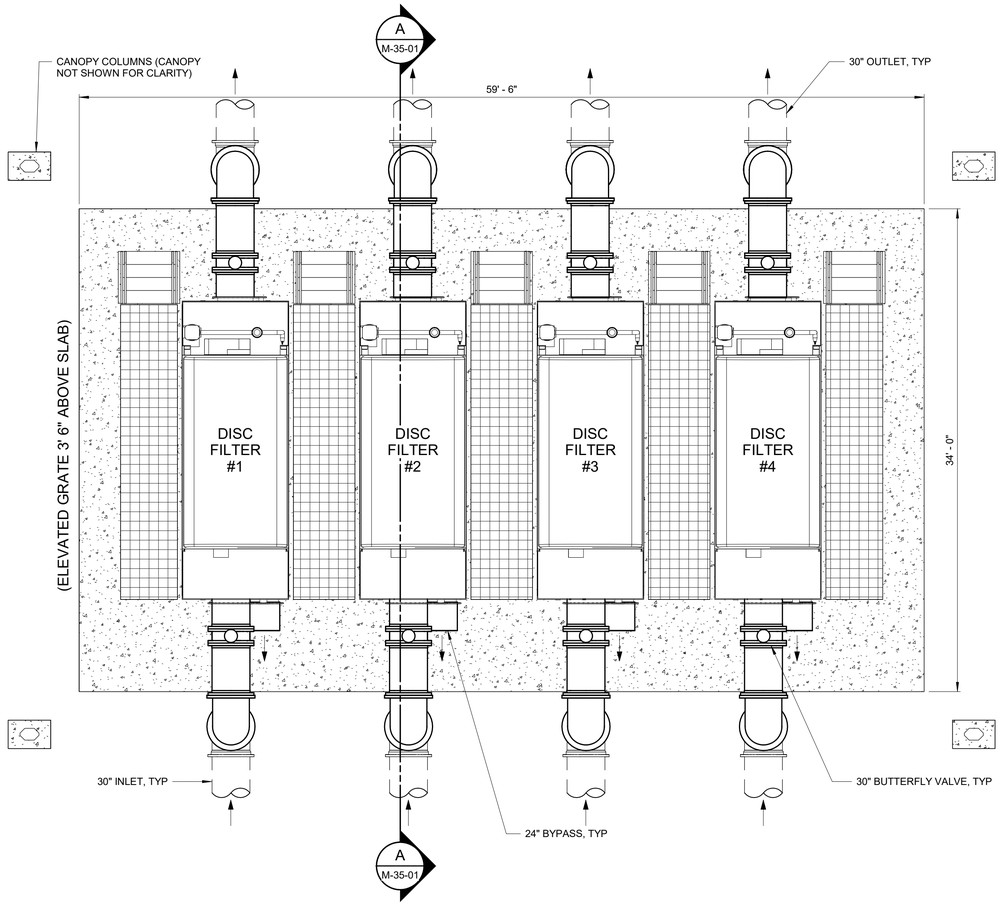
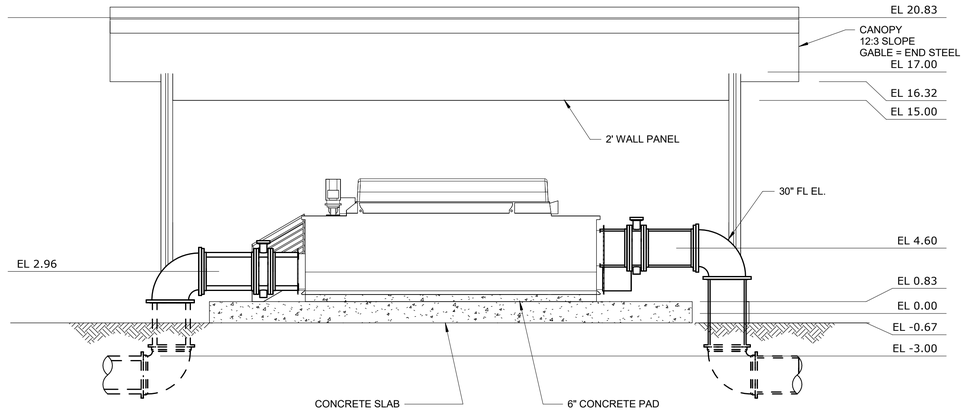


PLAN
3/16" = 1'-0"



SECTION
3/16" = 1'-0"
A
M-35-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
TERTIARY FILTERS
EFFLUENT DISC FILTERS PLAN AND SECTION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-35-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-TEF-M.rvt
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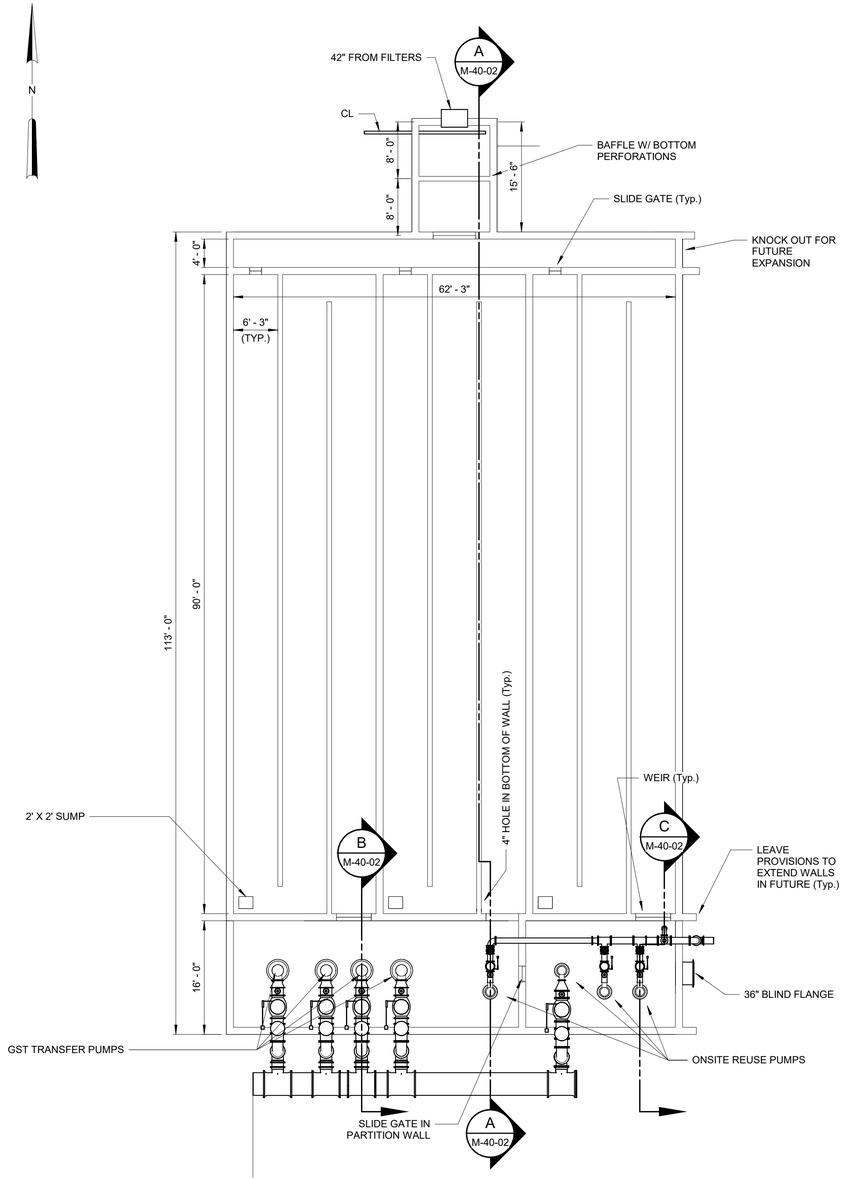
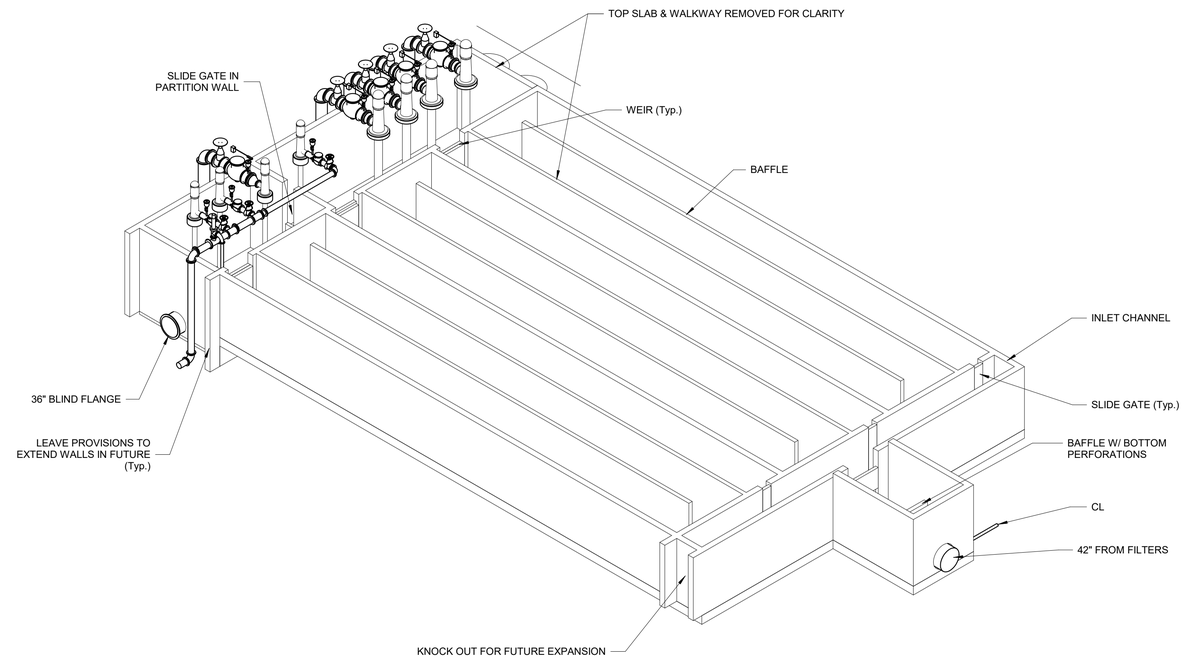


CHLORINE CONTACT CHAMBER PLAN

3/32" = 1'-0"



ISOMETRIC VIEW

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G.BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
CHLORINE CONTACT CHAMBER
PLAN AND ISOMETRIC

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-40-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1\41163-000-CCC-M.rvt
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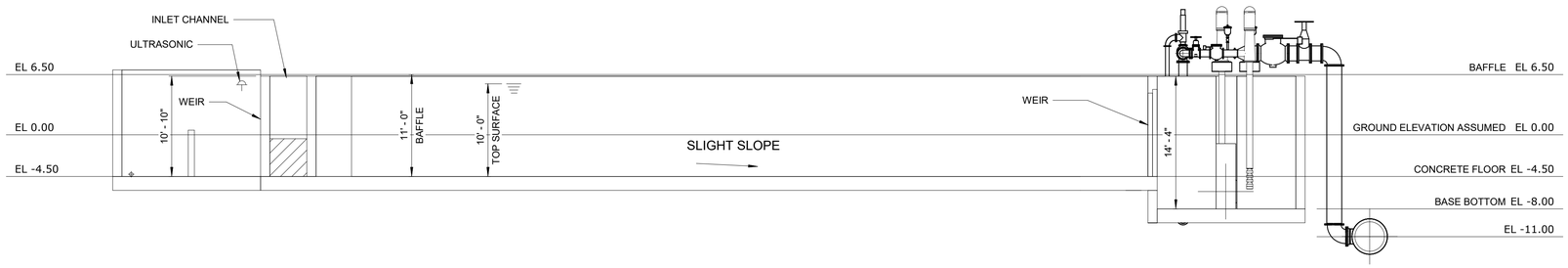
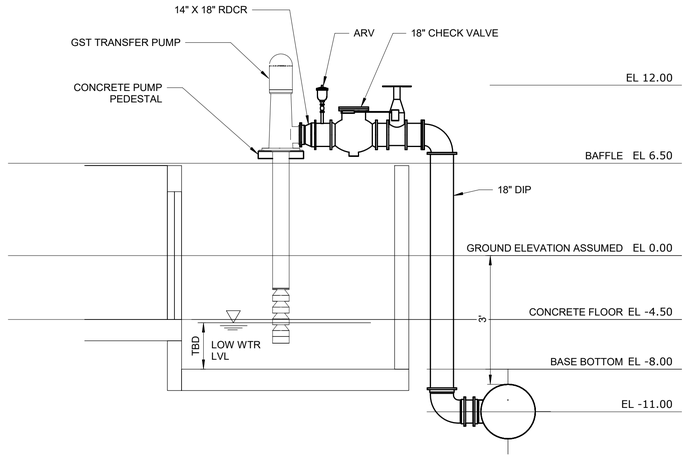


SECTION A
1/8" = 1'-0" M-40-01



SECTION B
3/16" = 1'-0" M-40-01

SECTION C
3/16" = 1'-0" M-40-01

30% DESIGN

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-CCC-M.rvt
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REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G.BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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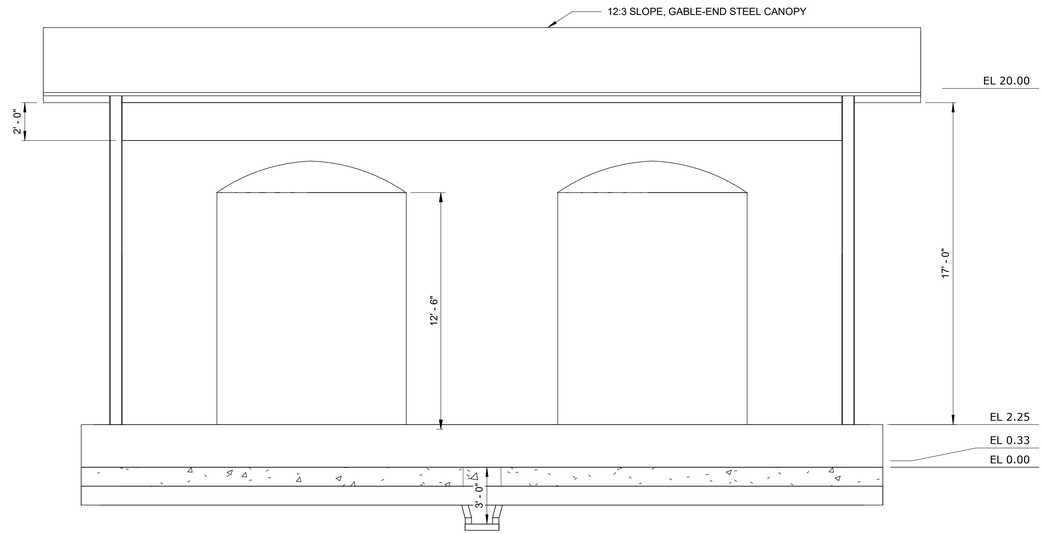
JOINT VENTURE

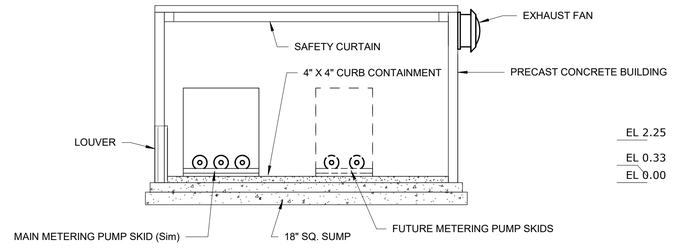
FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
CHLORINE CONTACT CHAMBER, ON-SITE REUSE & TRANSFER PUMPS
SECTIONS

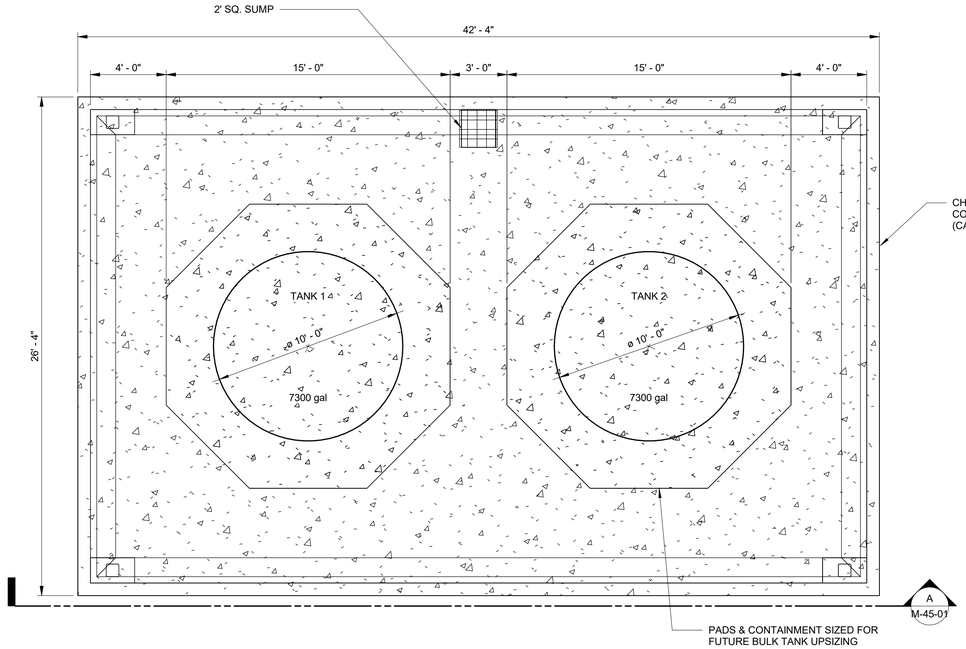
DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-40-02



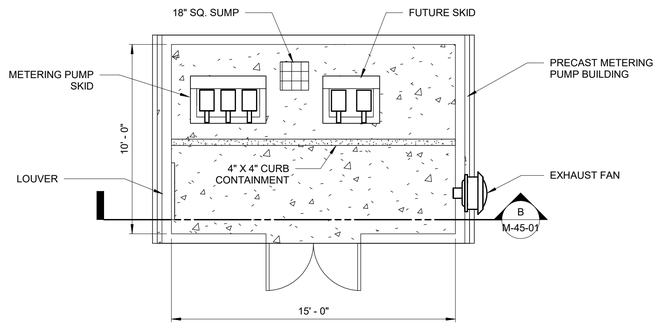
SECTION A
1/4" = 1'-0"
M-45-01



SECTION B
1/4" = 1'-0"
M-45-01



BULK CHLORINE TANKS PLAN
1/4" = 1'-0"



CHLORINE METERING PUMP BUILDING PLAN
1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DISINFECTION FACILITY
BULK CHLORINE TANKS, CHLORINE METERING PUMP BLDG
PLAN AND SECTIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-45-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-DIF-M.rvt
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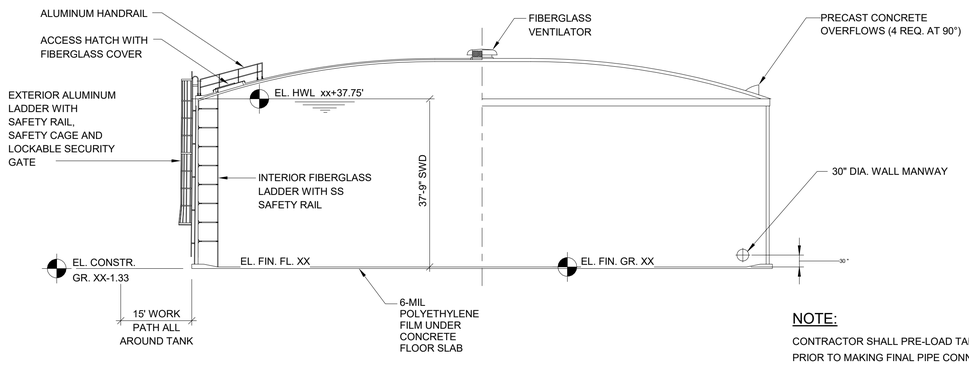
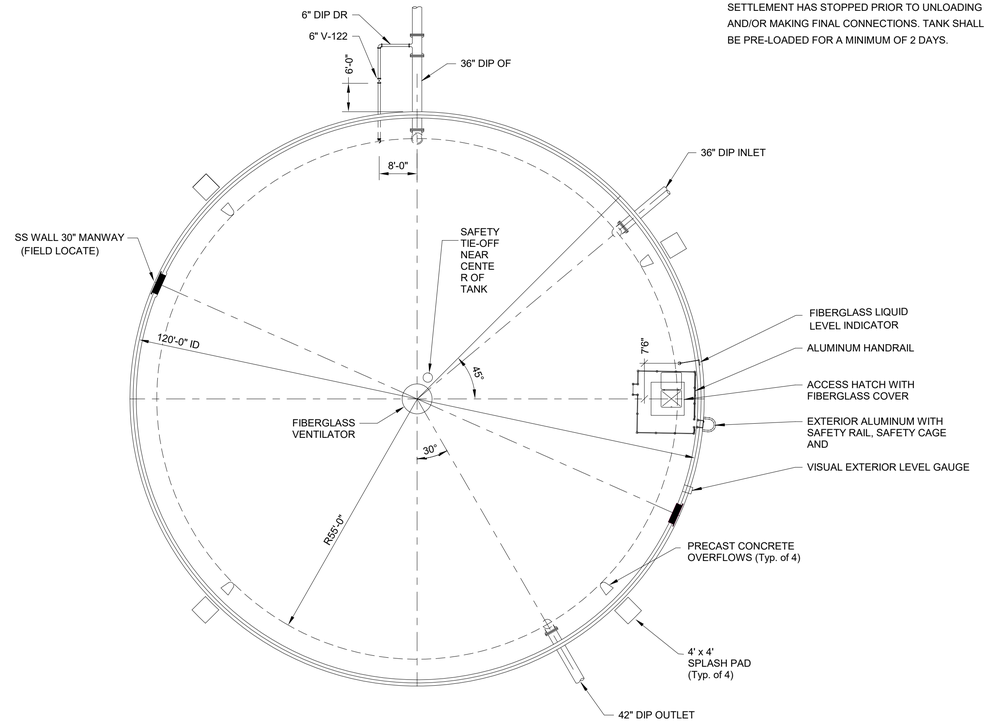


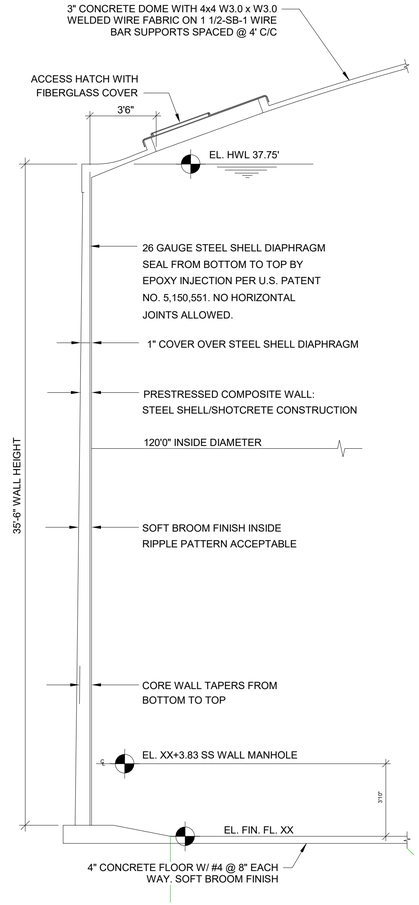
SECTION - ELEVATION

NOTE:

CONTRACTOR SHALL PRE-LOAD TANK WITH WATER PRIOR TO MAKING FINAL PIPE CONNECTIONS. CONTRACTOR SHALL MONITOR TANK SETTLEMENT USING SURVEY EQUIPMENT TO VERIFY SETTLEMENT HAS STOPPED PRIOR TO UNLOADING AND/OR MAKING FINAL CONNECTIONS. TANK SHALL BE PRE-LOADED FOR A MINIMUM OF 2 DAYS.



PLAN



TYPICAL WALL SECTION

NOTES:

1. SHOTCRETE SHALL BE APPLIED BY OR UNDER DIRECT SUPERVISION OF NOZZLEMEN CERTIFIED BY THE AMERICAN CONCRETE INSTITUTE AS OUTLINED IN ACI CERTIFICATION PUBLICATION CP-60.
2. TENSION IN PRESTRESSING WIRE SHALL BE MEASURED BY AN ELECTRONIC DIRECT-READING STRESSOMETER ACCURATE TO WITHIN 2%.

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: D. SCHUMAN
DRAWN BY: G. BISHOP
CHECKED BY: P. KIKALE
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
3.0 GROUND STORAGE TANK PLAN AND SECTION

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: M-50-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-RWSP-M.rvt
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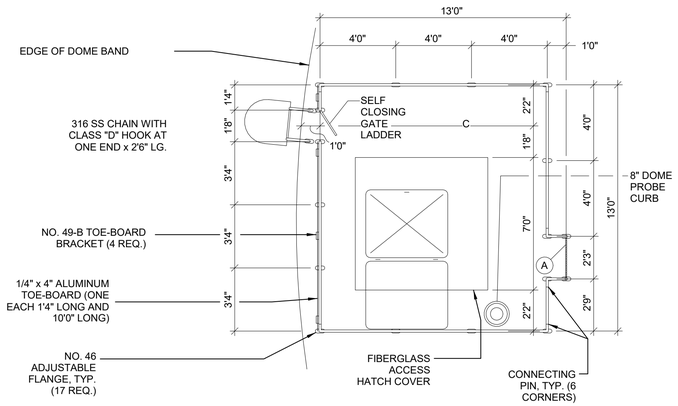
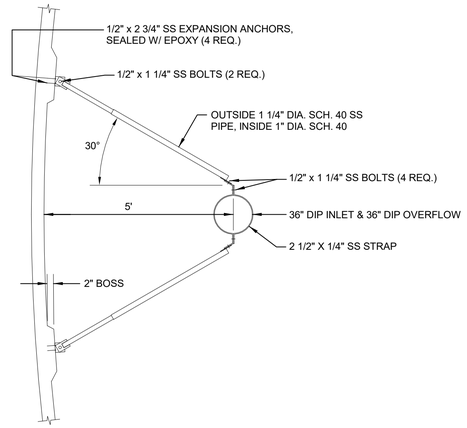


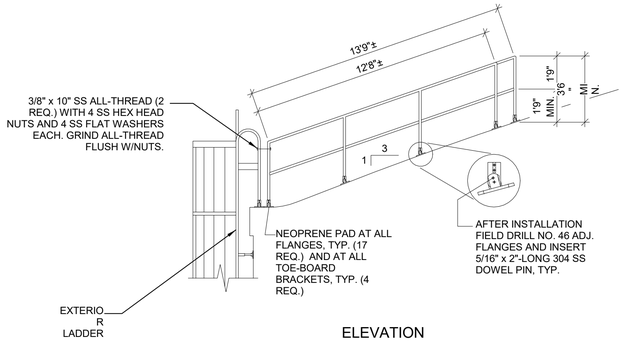
PLAN



PIPE BRACKET
NTS

NOTES :

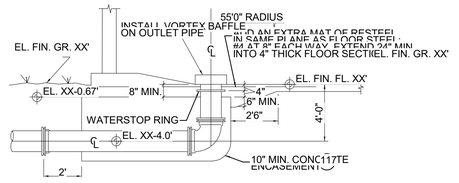
1. USE HOLLAENDER HIGH TENSILE ALUMINUM ALLOY FITTINGS
2. USE 1 1/2" SCHEDULE 40/6061-T6 ALUMINUM PIPE
3. TOE-BOARDS TO BE 6061-T6 ALUMINUM
4. USE SS EXPANSION ANCHORS



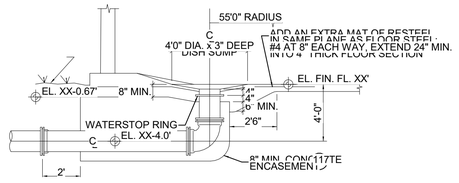
ELEVATION

ALUMINUM HANDRAIL
1/4"=1'0"

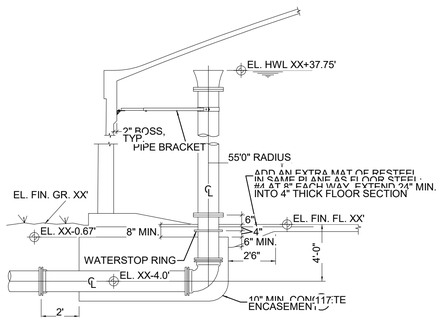
2' 0 2' 4'



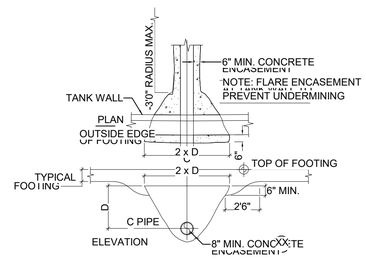
36" DIP OUTLET
N.T.S.



6" DIP DRAIN
N.T.S.



36" DIP INLET & 36" DIP OVERFLOW
N.T.S.



TYPICAL PIPE ENCASEMENT AT FOOTING
N.T.S
.

GROUND STORAGE TANK MISC DETAILS

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
GROUND STORAGE TANK MISCELLANEOUS DETAILS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-50-02

Autodesk Docs://41163-000_ FPUA Mainland WRF Phase 1/41163-000-RWSP-M.rvt
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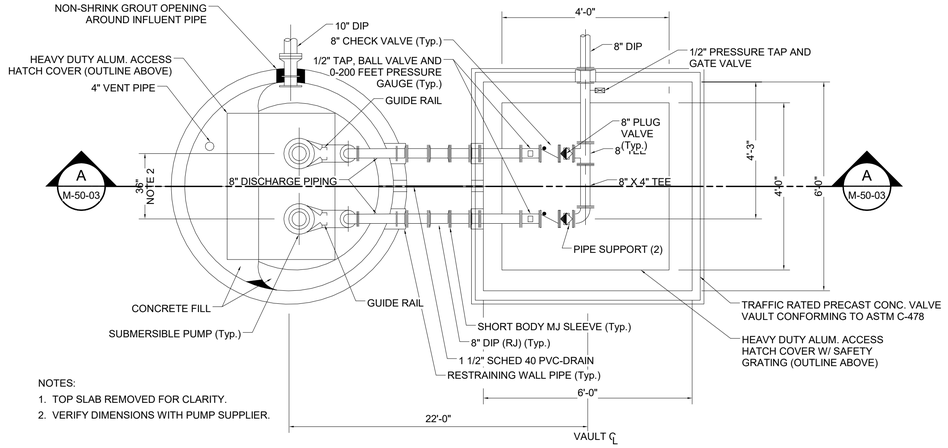
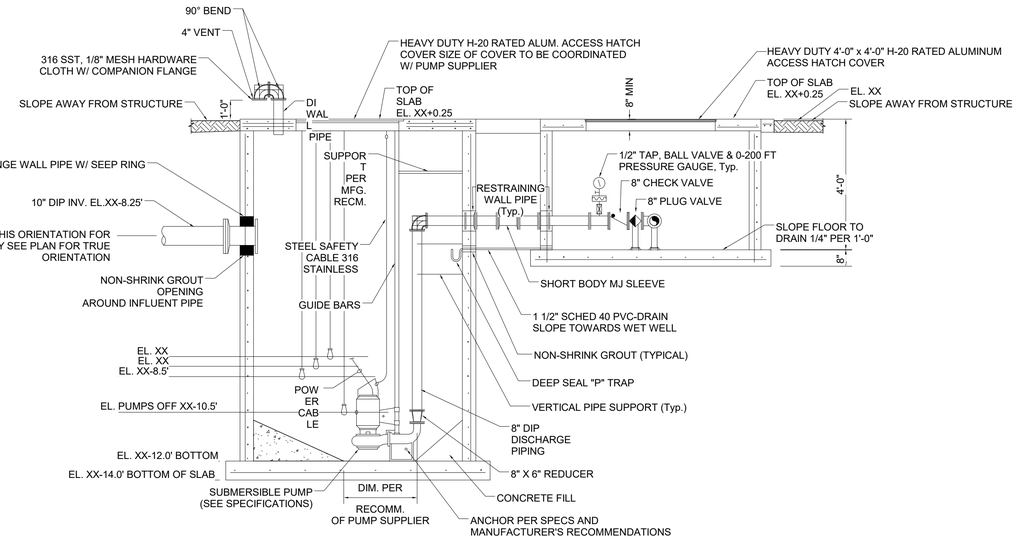


NOTES:
1. TOP SLAB REMOVED FOR CLARITY.
2. VERIFY DIMENSIONS WITH PUMP SUPPLIER.

PLAN



SECTION A / M-50-03
6" = 1'-0"

PUMP RETURN PUMP STATION PLAN AND SECTION

6" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 — 1/2" — 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
POND RETURN PUMP STATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-50-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-RWSP-M.rvt
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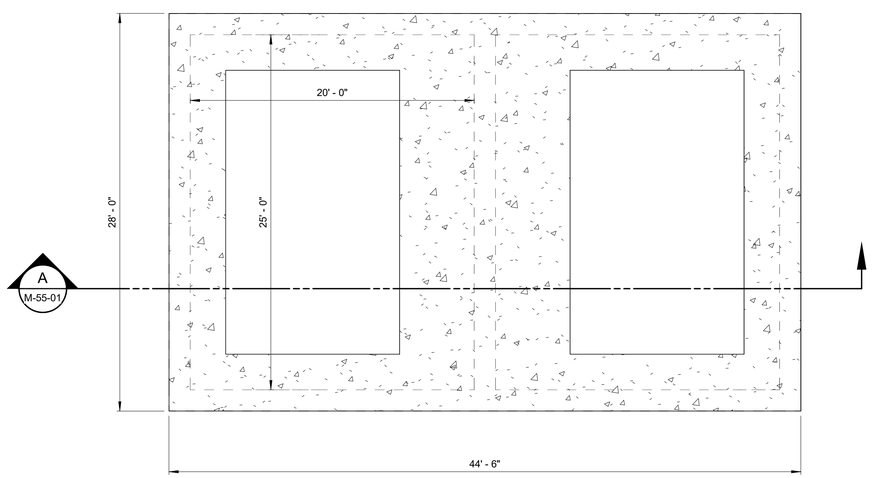
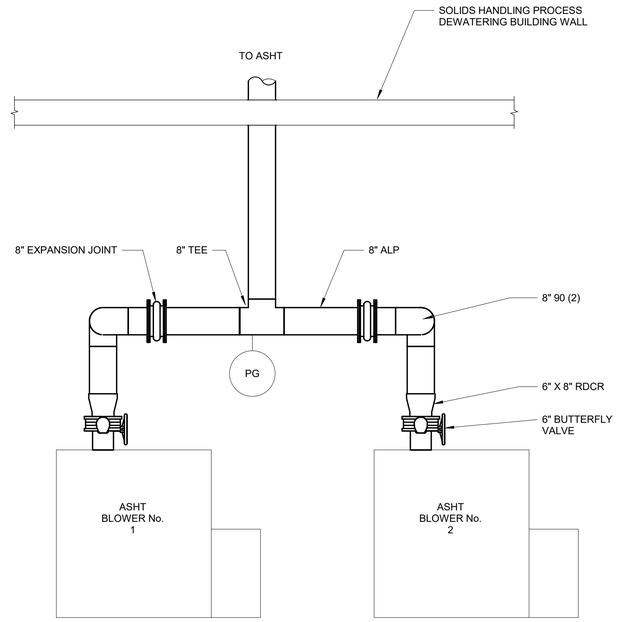
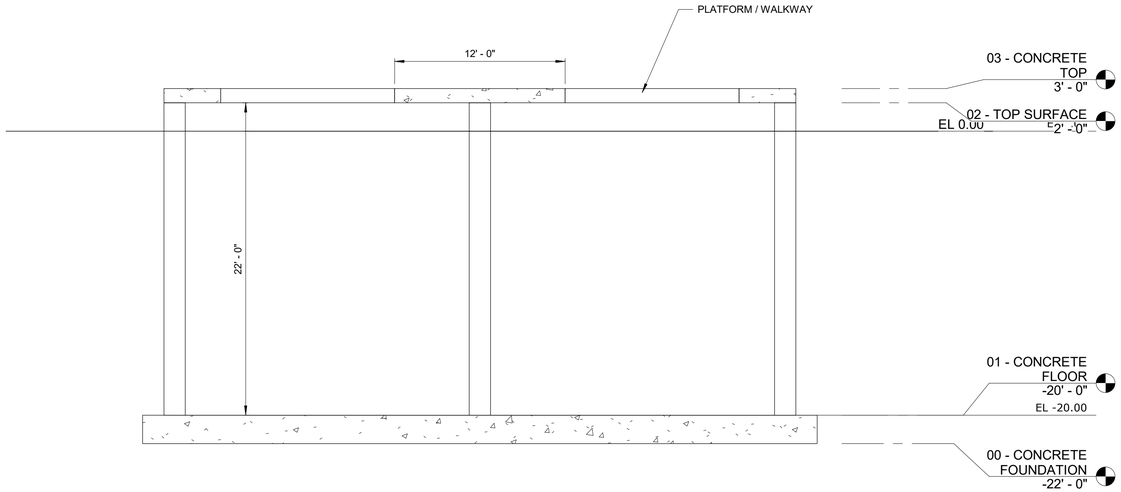


HOLDING TANK PLAN
3/16" = 1'-0"



BLOWER PLAN
1/2" = 1'-0"



SECTION A
3/16" = 1'-0" M-55-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AERATED SLUDGE HOLDING TANK
HOLDING TANK PLAN & SECTION AND BLOWER PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-55-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AST-M.rvt
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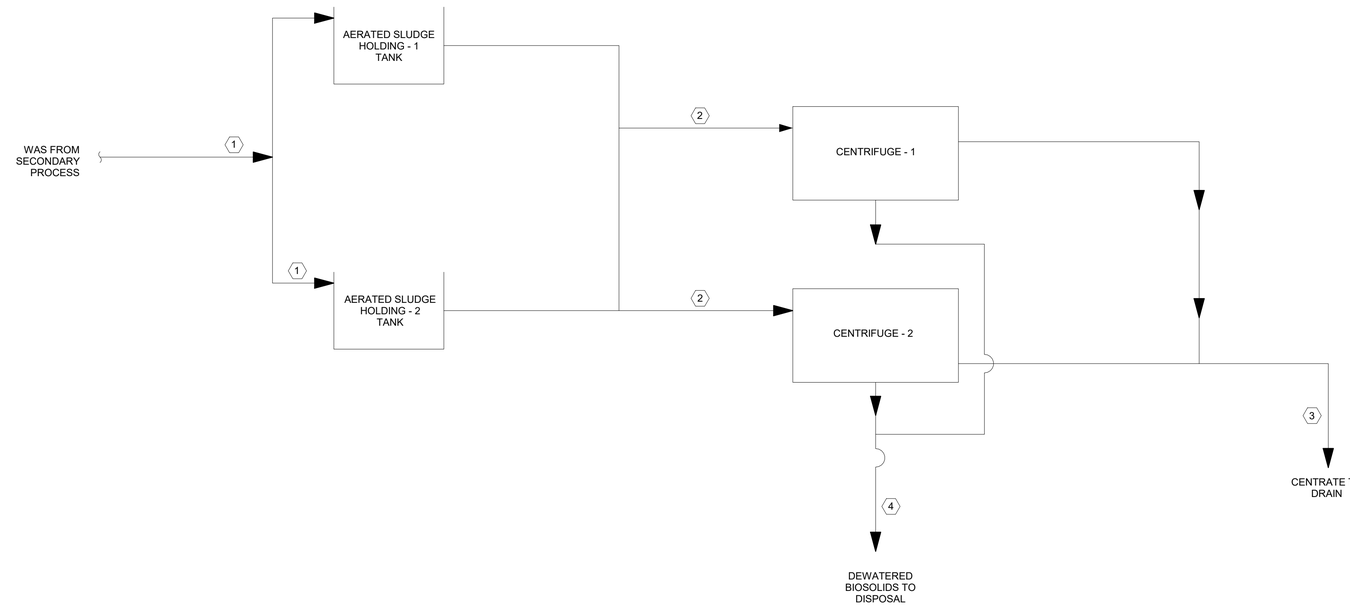
FLOW AND SOLIDS BALANCE						
FLOW STREAM IDENTIFICATION	AVG. DAY FLOW		MAX. MONTH FLOW		MAX. WEEK FLOW	
	FLOW (gd/d)	SOLIDS LOADING (LBS/DAY)	FLOW (gd/d)	SOLIDS LOADING (LBS/DAY)	FLOW (gd/d)	SOLIDS LOADING (LBS/DAY)
(1) WASTE ACTIVATED SLUDGE	144,380	12,410	202,749	17,427	228,321	19,625
(2) CENTRIFUGE FEED	144,380	12,410	202,749	17,427	228,321	19,625
(3) CENTRATE	139,671	620	196,136	871	220,874	981
(4) DEWATERED SOLIDS	4,709	11,790	6,613	16,556	7,447	18,644

** PUMP STATIONS NOT SHOWN

NOTE: ONE CENTRIFUGE WILL OPERATE AT AT TIME.



30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
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BOCA RATON, FLORIDA 33487
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GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
SOLIDS DEWATERING PROCESS SOLIDS BALANCE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SDW-M.rvt
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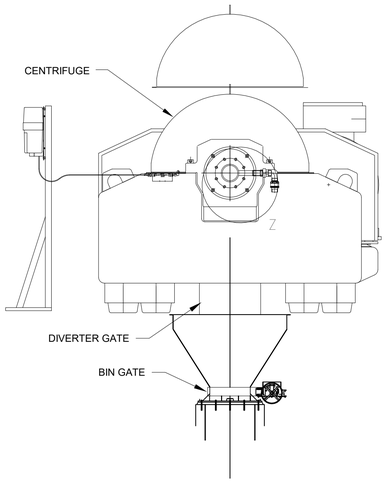
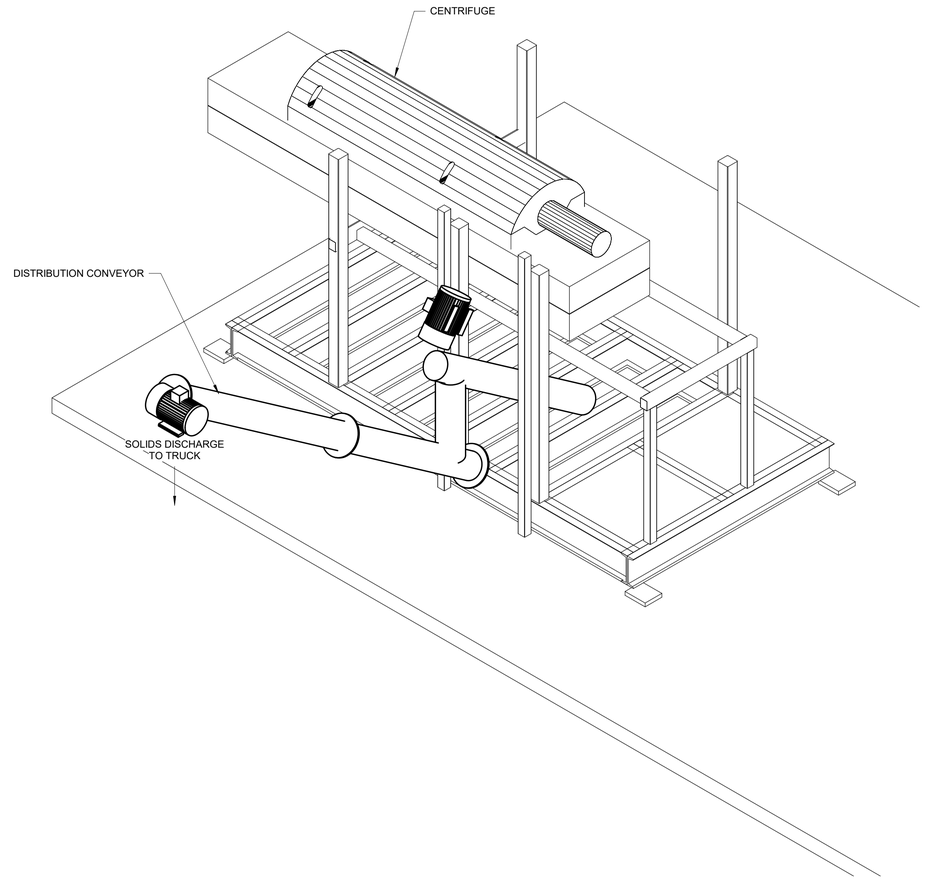


LONGITUDINAL VIEW
N.T.S



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PROJECT ENGINEER:	K. PFEFFER
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0 1/2" 1"

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A DESIGN BUILD COMPANY
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BOCA RATON, FLORIDA 33487
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GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
CENTRIFUGE AND CONVEYOR SYSTEM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SDW-M.rvt
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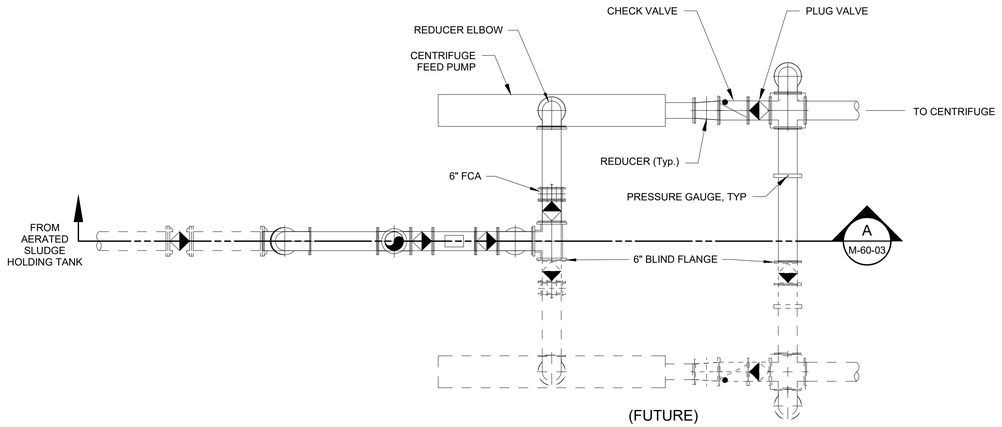
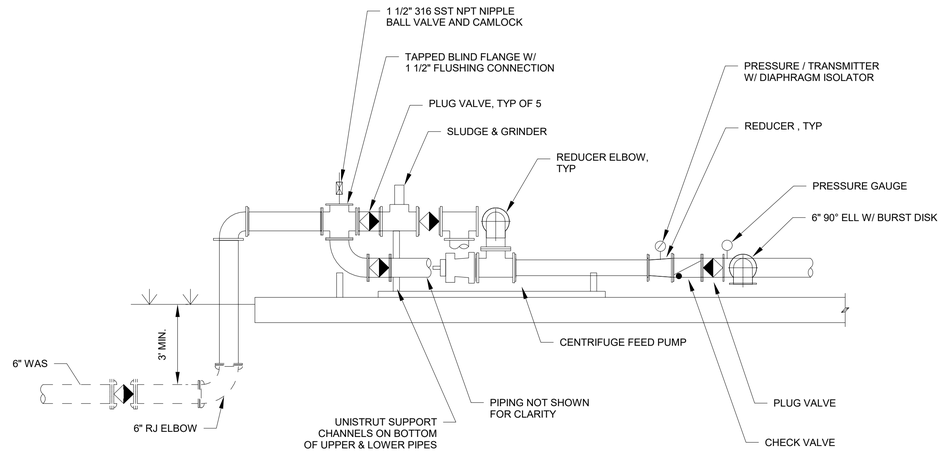


PLAN



SECTION A
1/2" = 1'-0" M-60-03

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
CENTRIFUGE FEED PUMP STATION PLAN & SECTION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SDVM.rvt
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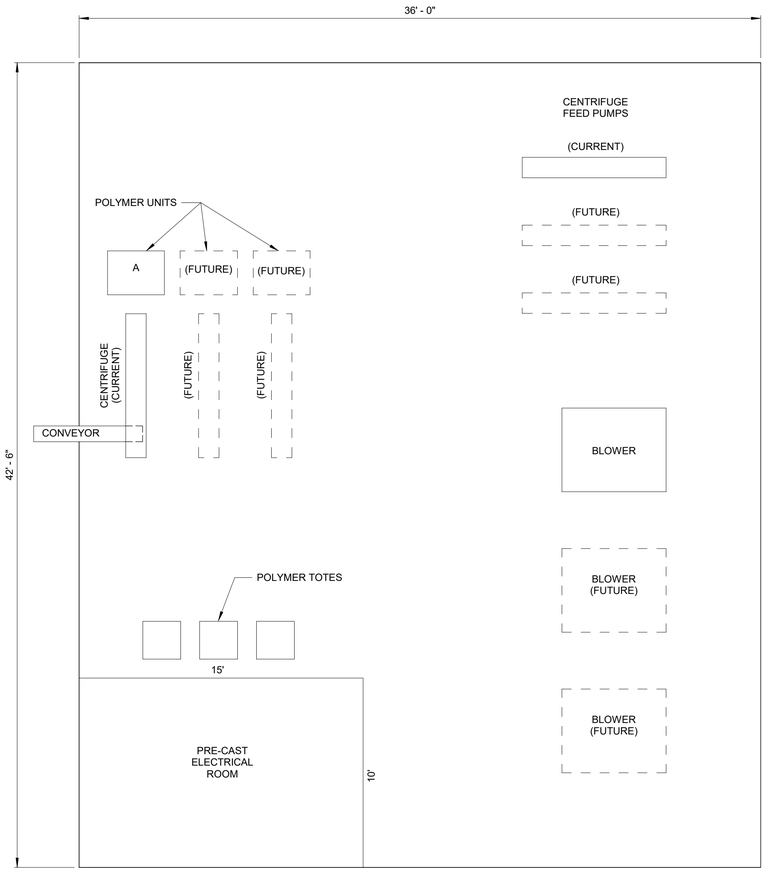

DEWATERING PROCESS PLAN

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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A DESIGN BUILD COMPANY
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FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
DEWATERING PROCESS PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-04

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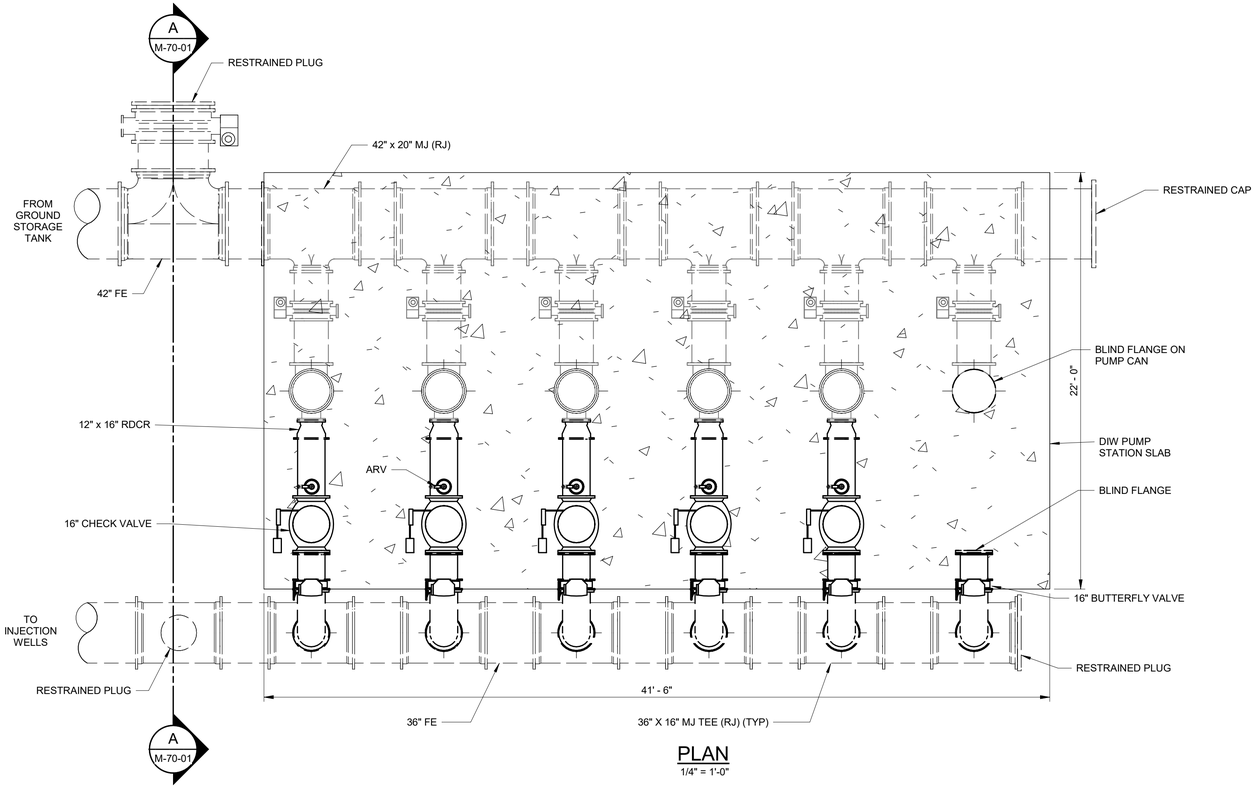
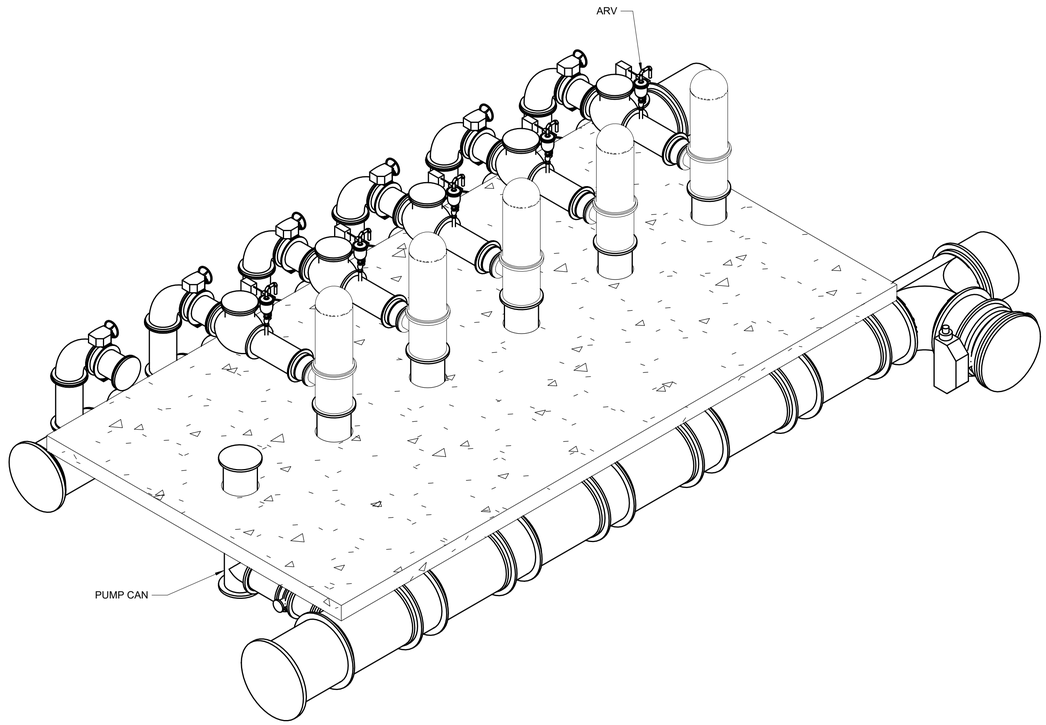
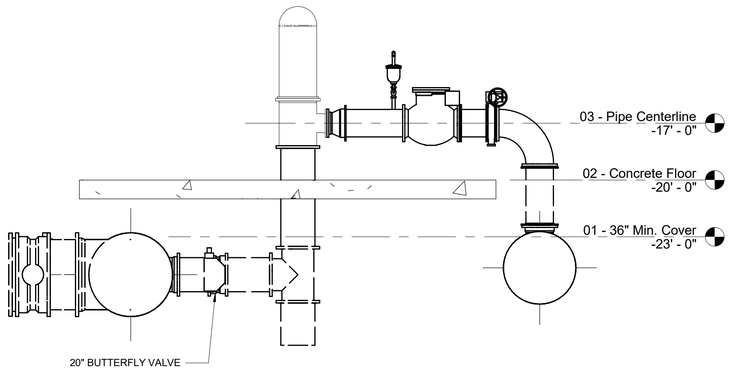


PLAN
1/4" = 1'-0"



ISOMETRIC VIEW



SECTION A
1/4" = 1'-0"
M-70-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DEEP INJECTION WELL PUMP STATION
INJECTION WELL PUMP STATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-70-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-W1-M.rvt
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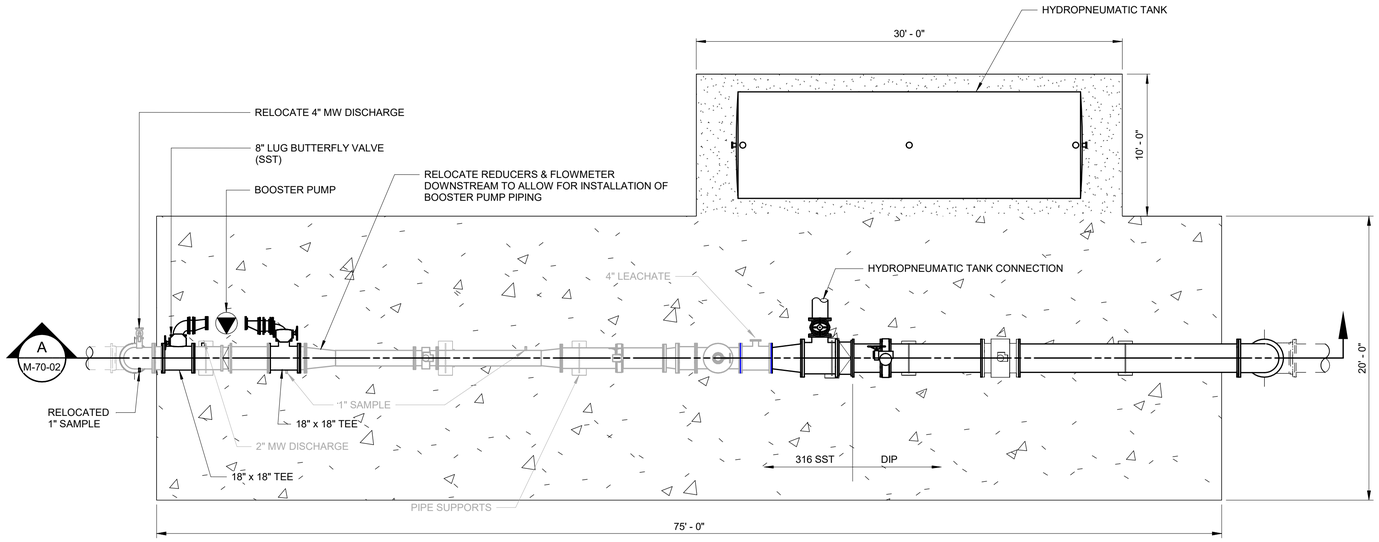
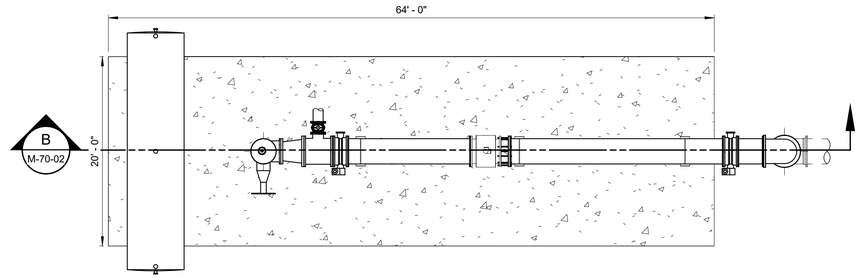


INJECTION WELL No. 1 MODIFICATIONS PLAN

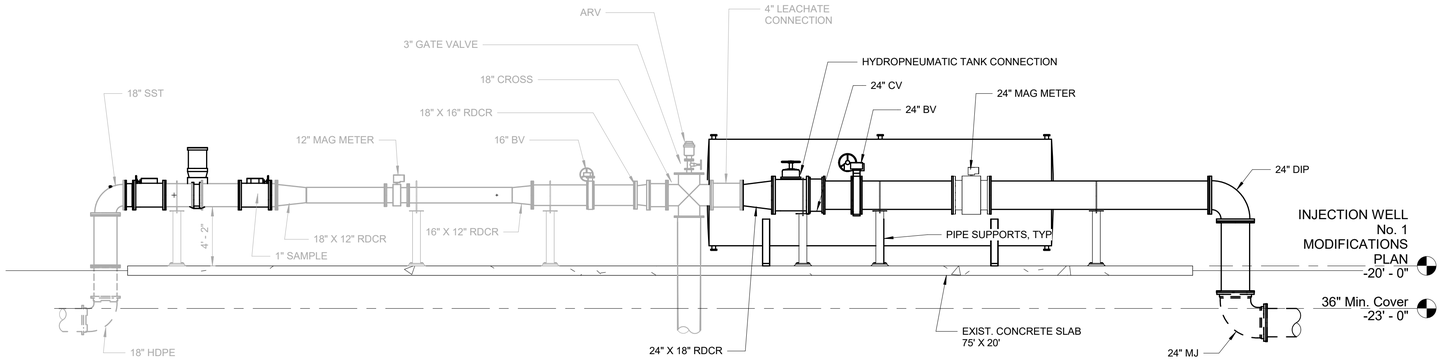
3/16" = 1'-0"

1. --



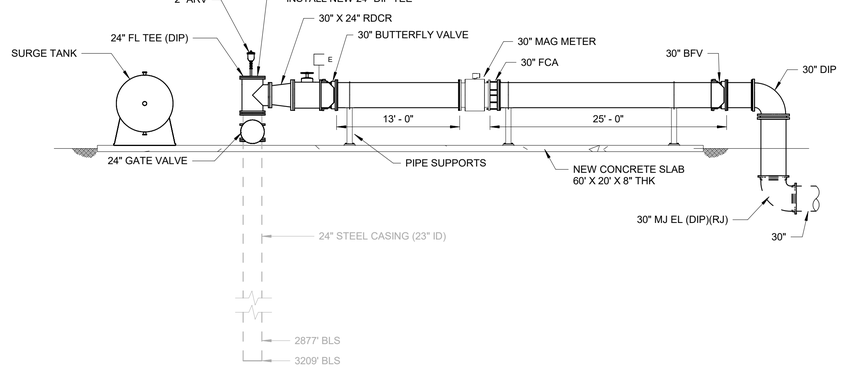
INJECTION WELL No. 1 MODIFICATIONS PLAN

1/8" = 1'-0"



SECTION A

3/16" = 1'-0" — A / M-70-02



SECTION B

1/8" = 1'-0" — B / M-70-02

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 — 1/2" — 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DEEP INJECTION WELL PS
INJECTION WELL PIPING MODIFICATIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-70-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase I/41163-000-DW-M.rvt
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LIGHTING

X DENOTES FIXTURE TYPE (TYP.)
SEE SPECIFICATION 26 50 00/16500 FOR FIXTURE SCHEDULE
# DENOTES CIRCUIT NUMBER (TYP.)

RECTANGULAR FIXTURE

LEFT: CEILING MOUNTED FIXTURE
RIGHT: WALL MOUNTED FIXTURE

EMERGENCY WALL-MOUNTED FIXTURE:
LEFT: STANDARD
RIGHT: REMOTE-HEAD

LEFT: CEILING MOUNTED EXIT SIGN
RIGHT: WALL MOUNTED EXIT SIGN
SHADED PORTION DENOTES SIGN FACE

POLE-MOUNTED FIXTURE

PHOTOCELL

LEFT: CEILING MOUNTED OCCUPANCY SENSOR
RIGHT: WALL MOUNTED OCCUPANCY SENSOR
X DENOTES TYPE

RECEPTACLES

X DENOTES RECEPTACLE TYPE (TYP.):
GFCI DENOTES GROUND FAULT CIRCUIT INTERRUPT
UPS DENOTES UNINTERRUPTIBLE POWER SUPPLY
WPCR DENOTES WEATHERPROOF CORROSION RESISTANT
# DENOTES CIRCUIT NUMBER (TYP.)

RECEPTACLES:
LEFT: SIMPLEX
MIDDLE: DUPLEX
RIGHT: QUADRUPLEX

MULTI-OUTLET RECEPTACLE:
LEFT: SIMPLEX
RIGHT: DUPLEX

OTHER RECEPTACLES:
LEFT: 240 VOLT
RIGHT: SPECIAL PURPOSE

FLOOR-MOUNTED RECEPTACLES:
LEFT: SIMPLEX
MIDDLE: DUPLEX
RIGHT: QUADRUPLEX

HVAC AND FIRE ALARM

FIRE ALARM CONTROL PANEL

FIRE ALARM ANNUNCIATOR PANEL

FIRE ALARM PULL STATION

FIRE ALARM INDICATOR:
X DENOTES ALERT TYPE (TYP.):
A DENOTES AUDIBLE
V DENOTES VISIBLE (# DENOTES STROBE INTENSITY)

FIRE ALARM INDICATOR MOUNTED
ABOVE A FIRE ALARM PULL STATION

DUCT DETECTOR

SMOKE DETECTOR:
X DENOTES TYPE:
Z DENOTES IONIZATION
P DENOTES PHOTOELECTRIC
T DENOTES THERMAL

HEAT DETECTOR

THERMOSTAT

AMBIENT TEMPERATURE TRANSMITTER

SWITCHES

WALL SWITCH:
X DENOTES TYPE:
NO SUBSCRIPT DENOTES SINGLE-POLE SWITCH
3 DENOTES 3-WAY SWITCH
4 DENOTES 4-WAY SWITCH
M DENOTES MANUAL MOTOR STARTER
# DENOTES CIRCUIT NUMBER
WPCR DENOTES WEATHERPROOF CORROSION RESISTANT

COMBINATION MOTOR STARTER

DISCONNECT SWITCH

LOCAL CONTROL STATION

LOCAL CONTROL STATION WITH LOCKABLE COVER

SINGLE-LINE DIAGRAMS

ATS
480V, 800A
3Ø 4W 4P
65kA
OPEN TRANSITION
CONTACTOR-STYLE ATS OR MTS

ATS
480V, 800A
3Ø 4W 4P
65kA
OPEN TRANSITION
CONTACTOR-STYLE ATS OR MTS WITH OFF POSITION

100AF / 100AT
ATS
480V, 800A
3Ø 4W 4P
65kA
OPEN TRANSITION
CONTACTOR-STYLE ATS OR MTS, SERVICE-ENTRANCE RATED

ATS
480V, 800AF/800AT
3Ø 4W 4P
65kA
OPEN TRANSITION
MCCB-STYLE ATS OR MTS

ATS
480V, 800AF/800AT
3Ø 4W 4P
65kA
OPEN TRANSITION
DRAWOUT CB-STYLE ATS OR MTS

MISC PLAN VIEW SYMBOLS

EQUIPMENT CONNECTION

GROUND RODS:
LEFT: BURIED
RIGHT: IN TESTWELL

DUCTBANK SECTION CUT IDENTIFIER:
DBXX DENOTES DUCTBANK ID
EXX DENOTES DRAWING NUMBER WHERE SECTION CUT IS LOCATED

DUCTBANK TAG:
X DENOTES DUCTBANK ID

CABLE TRAY TAG:
X DENOTES CABLE TRAY ID
Y DENOTES SCHEDULE REFERENCE

INSTRUMENT TAG:
X DENOTES INSTRUMENT TYPE
# DENOTES INSTRUMENT NUMBER
SEE DRAWING I1 FOR INSTRUMENT ABBREVIATIONS

CONDUIT TAGS:
P DENOTES POWER
C DENOTES CONTROL
I DENOTES INSTRUMENTATION
XXXX DENOTES CONDUIT ID
XXX-XXX DENOTES CONDUIT ID

COMMUNICATIONS

TELEPHONE OR NETWORK DROP

FLOOR-MOUNTED TELEPHONE OR NETWORK DROP

PAGER RECEPTACLE

HORN/LIGHT DEVICE

PA UNIT

WIRING

FLEXIBLE CONDUIT

CONDUIT EXPOSED

CONDUIT CONCEALED

CONCRETE ENCASED DUCTBANK

CONCRETE ENCASED CONDUIT

DIRECT BURIED CONDUIT

LEFT: CONDUIT RISE (TURN UP)
RIGHT: CONDUIT DROP (TURN DOWN)

SINGLE-LINE DIAGRAMS, CONT'D.

500kW
480V,3Ø,4W
GENERATOR

XFMR
kVA
480-120/208V
3P/4W
DRY TRANS
TRANSFORMER

PROTECTIVE RELAY:
NUMBER DENOTES IEEE DEVICE FUNCTION

100A
FUSE

100A 3P / 100A
FUSED DISCONNECT SWITCH

30A 3P / 30A 3P
DISCONNECT SWITCH

30A 3P / 30A 3P
FUSED DISCONNECT SWITCH

LOW VOLTAGE POWER CIRCUIT BREAKER:
LEFT: FIXED-MOUNT
RIGHT: DRAWOUT
E.O. DENOTES ELECTRICALLY OPERATED
LSIG DENOTES INSTALLED TRIP FUNCTIONS:
L DENOTES LONG-TIME
S DENOTES SHORT-TIME
I DENOTES INSTANTANEOUS
G DENOTES GROUND FAULT
Z DENOTES ZONE-SELECTIVE INTERLOCKING
CTR DENOTES BREAKER-SPECIFIC CT AND RATIOS
N.C. 800AF 800AP 800AT LSIGZ CTR

MEDIUM VOLTAGE DRAWOUT POWER CIRCUIT BREAKER:
E.O. DENOTES ELECTRICALLY OPERATED
BATT. DENOTES BATTERY BACKUP POWER
52 1200A N.C. E.O. BATT.

100AF 100AT / ETU 800AF 800AP 800AT LSIG
LOW VOLTAGE MOLDED CASE CIRCUIT BREAKER
LEFT: THERMAL-MAGNETIC TRIP UNIT
RIGHT: ELECTRONIC TRIP UNIT

MCP
MOTOR CIRCUIT PROTECTOR

GROUND

600:5 (3)
CT:
NUMBERS DENOTE CT WINDING RATIO AND CT QUANTITY

50:5 (1)
GFCT:
NUMBERS DENOTE GFCT WINDING RATIO AND GFCT QUANTITY

480:120 (3)
PT:
NUMBERS DENOTE PT WINDING VOLTAGES AND PT QUANTITY

DRAW-OUT ELEMENT

X | X
LEFT: PANELBOARD
RIGHT: COMBINATION POWER UNIT
X DENOTES PANEL ID

SURGE ARRESTOR

SINGLE-LINE DIAGRAMS, CONT'D.

#%
LEFT: RESISTOR
RIGHT: LINE REACTOR
#% DENOTES IMPEDANCE

CAPACITOR

ST
SHUNT TRIP

SPD
XXXkA
SURGE PROTECTIVE DEVICE

K
KIRK-KEY INTERLOCK

TSH MSH CF HP RPM TE ME
MOTOR AND TYPICAL ADDITIONAL DEVICES:
TSH: TEMPERATURE SWITCH
MSH: MOTOR SPACE HEATER
CF: COOLING FAN
TE: TEMPERATURE ELEMENT
ME: MOISTURE DETECTOR

XXX-YYYY
INSTRUMENT TAG:
X DENOTES INSTRUMENT TYPE
Y DENOTES INSTRUMENT NUMBER
SEE DRAWING I1 FOR INSTRUMENT ABBREVIATIONS

MCP | MCP
X | M, F, R, X
LEFT: FVNR STARTER:
X DENOTES NEMA SIZE
DP DENOTES DEFINITE PURPOSE CONTACTOR
RIGHT: FVR STARTER

MCP | 100AF 100AT | ETU 400AF 400AP 400AT LSI
6P VFD | FILTER | 6P VFD | 18P VFD | RVSS
LEFT: VFD
MIDDLE: VFD WITH HARMONIC FILTER
RIGHT: VFD WITH RVSS BYPASS

MCP | MCP
RVSS | RVSS, 1
LEFT: RVSS
RIGHT: RVSS WITH FVNR BYPASS
X DENOTES NEMA SIZE

MCP
X, X, #%, X
RVAT STARTER:
X DENOTES NEMA SIZE
#% DENOTES TAP SETTING

400A | 400A
MEDIUM VOLTAGE VACUUM CONTACTOR
LEFT: FIXED
RIGHT: DRAWOUT

ELEMENTARY CONTROL SCHEMATICS

H O A, XOO, OOX
3-POSITION SELECTOR SWITCH:
HOA DENOTES HAND/OFF/AUTO
LOR DENOTES LOCAL/OFF/REMOTE
FOR DENOTES FORWARD/OFF/REVERSE

START STOP
PUSHBUTTON SWITCHES:
LEFT: N.O.
RIGHT: N.C.
TEXT DENOTES LEGEND PLATE

E-STOP
EMERGENCY STOP MUSHROOM HEAD PUSHBUTTON SWITCH (N.C.):
TEXT DENOTES LEGEND PLATE

STOP - L.O.
PUSHBUTTON SWITCH N.C. WITH LOCK-OUT:
TEXT DENOTES LEGEND PLATE

ON OFF | ON OFF
SELECTOR SWITCH:
LEFT: STANDARD
RIGHT: SPRING-RETURN
TEXT DENOTES LEGEND PLATE

SSOL
SOLID-STATE OVERLOAD RELAY

OL
THERMAL OVERLOAD RELAY

	NO	NC
DISCONNECT SWITCHES		
CONTACTS	X	X
TORQUE SWITCH	–	NS
LIMIT SWITCHES	LS	LS

NOTATION LEGEND:
NO/NC: NORMALLY OPEN/CLOSED
RO/RC: RISE-TO-OPEN/CLOSE
FO/FC: FALL-TO-OPEN/CLOSE
TO/TC: TIME-OPEN/CLOSE

CONTACTS:
TEXT DENOTES COIL ID

SWITCHES:
TEXT DENOTES TAG NUMBER

	NORC	NOFC	NCRO	NCFO
TEMPERATURE SWITCHES/ THERMOSTATS	TS	–	TS	–
PRESSURE SWITCHES	PS	PS	PS	PS
LEVEL SWITCHES	LS	LS	LS	LS
FLOW SWITCHES	FS	FS	FS	FS

	NOTC	NOTO	NCTO	NCTC
TIME DELAY CONTACTS	TD	TD	TD	TD

PTT, X, X
INDICATOR LIGHT:
LEFT: STANDARD/RIGHT: PUSH-TO-TEST
X DENOTES COLOR

ETM
RUN TIME METER

SV
SOLENOID VALVE

MPR
MOTOR PROTECTION RELAY

480VAC
120VAC
CONTROL POWER TRANSFORMER

MECHANICAL INTERLOCK CONNECTION

MSH
MOTOR SPACE HEATER

TR XX YYY TS
COIL:
X DENOTES TYPE:
M DENOTES MOTOR STARTER
CR DENOTES CONTROL RELAY
TD DENOTES TIME DELAY RELAY
TR DENOTES TIMER RANGE
TS DENOTES TIMER SETPOINT
PR DENOTES INTERPOSING PILOT RELAY
LC DENOTES LIGHTING CONTACTOR
Y DENOTES REFERENCE LINE NUMBER

EQUIPMENT/DEVICE LOCATION SYMBOLS

LOCATED IN MCC

LOCATED IN STAND-ALONE MOTOR STARTER/CONTROLLER

LOCATED IN FIELD

LOCATED AT PANEL:
X DENOTES PANEL ID:
L DENOTES LOCAL CONTROL STATION

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: M. ANDREWS
DRAWN BY: M. ANDREWS
CHECKED BY: B. PICKETT
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
LEGEND AND SYMBOLS

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: E-00-01

File: C:\USERS\MANDREW\SACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\03-ELECTRICAL\FIGURES\E-00-01 Saved by MANDREWS Save date: 4/6/2022 9:57 AM
PLOT DATE: 7/14/2022 9:56 AM BY: MANDREWS

ABBREVIATIONS

AE	ANALYSIS ELEMENT
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AIT	ANALYSIS INDICATING TRANSMITTER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
AF	AMPERE FRAME
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
BC	BYPASS CONTACTOR
BKR	BREAKER
(L/V)CP	(LOCAL/VENDOR) CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
DB	DUCTBANK
DSW	DISCONNECT SWITCH
(*)HH	HAND HOLE*
(*)MH	MANHOLE*
EO	ELECTRICALLY OPERATED
ETM	ELAPSED TIME METER
ETU	ELECTRONIC TRIP UNIT
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FS	FLOW SWITCH
FSL	FLOW SWITCH LOW
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFCT	GROUND FAULT CURRENT TRANSFORMER
GNG	GO-NO GO
GND	GROUND
HOA	HAND-OFF-AUTO
HPU	HYDRAULIC POWER UNIT
IC	INPUT CONTACTOR
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
ISO	INTERNATIONAL ORGANIZATION FOR STANDARDIZATION
(*)JB	JUNCTION BOX*
LCS	LOCAL CONTROL STATION
LP	LIGHTING PANEL
LS	LEVEL SWITCH
LSL	LEVEL SWITCH LOW
LSLL	LEVEL SWITCH LOW-LOW
LSH	LEVEL SWITCH HIGH
LSHH	LEVEL SWITCH HIGH-HIGH
LT	LEVEL TRANSMITTER
MFR	MULTI-FUNCTION RELAY
MH	MANHOLE
MOD	MOTOR OPERATED DAMPER
MOG	MOTOR OPERATED GATE
MOL	MOTOR OPERATED LOUVER
MOV	MOTOR OPERATED VALVE
MPR	MOTOR PROTECTION RELAY
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
MWTS	MOTOR WINDING TEMPERATURE SWITCH
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSN
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	OUTPUT CONTACTOR
OL	OVERLOAD

ABBREVIATIONS, CONT.

(*)PB	PULLBOX*
PC	PHOTOCELL
PCC	POINT OF COMMON COUPLING
PE	PRESSURE ELEMENT
PIT	PRESSURE INDICATING TRANSMITTER
PLC	PROGRAMMABLE LOGIC CONTROLLER
PP	POWER PANEL
PST	PHASE SHIFTING TRANSFORMER
PT	POTENTIAL TRANSFORMER
PTT	PUSH TO TEST
RCS	REMOTE CONTROL STATION
RECP	RECEPTACLE
RIO	REMOTE I/O
RM	ROOM
RTD	RESISTANCE THERMAL DEVICE
RTU	REMOTE TELEMETRY UNIT
RVAT	REDUCED VOLTAGE AUTO TRANSFORMER
RVSS	REDUCED VOLTAGE SOLID STATE
SA	SUPPLY AIR
S.E.	SERVICE ENTRANCE
SP. C.	SPARE CONDUIT
SPD	SURGE PROTECTIVE DEVICE
SSOL	SOLID STATE OVERLOAD
SST	STAINLESS STEEL
TB	TEST BLOCK
TC	TIMED CLOSE
TO	TIMED OPEN
TSH	TWISTED SHIELDED
TX	TRANSFORMER
TYP	TYPICAL
UPS	UNINTERRUPTIBLE POWER SUPPLY
VFD	VARIABLE FREQUENCY DRIVE
WPCR	WEATHER PROOF CORROSION RESISTANT
WT	WALK THROUGH
XFMR	TRANSFORMER

*DESIGNATED ABBREVIATIONS CAN HAVE THE FOLLOWING PREFIXES:

E	ELECTRIC
P	POWER
C	CONTROL
I	INSTRUMENTATION
F	FIBER

NOTES:

1. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL UNDERGROUND CONCRETE ENCASED ELECTRICAL CONDUITS SHALL BE PER STANDARD DETAIL E-33-0101.
2. BOND ALL NEW CONCRETE ENCASED GROUND CONDUCTORS TO EXISTING GROUND CONDUCTORS IN ALL MANHOLES, PULL BOXES, CABLE TRAYS, AND SIMILAR LOCATIONS WHERE APPLICABLE.
3. UNLESS OTHERWISE SPECIFIED OR NOTED, ALL WALL MOUNTED ELECTRICAL PANELS, ENCLOSURES, AND SIMILAR EQUIPMENT SHALL BE MOUNTED 6'-6" (MAX) FROM THE TOP OF THE PANEL TO FINISHED FLOOR OR GRADE.
4. UNLESS OTHERWISE NOTED, ALL LIGHTING SWITCHES, CONTROL SWITCHES, AND SIMILAR EQUIPMENT SHALL BE MOUNTED WITH THEIR CENTERLINE APPROXIMATELY 4'-0" ABOVE FINISHED FLOOR, SLAB, OR GRADE.
5. A SEPARATE EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED FOR EACH CIRCUIT (SEPARATE CONDUCTOR IN THE CONDUIT). THE CONDUCTOR SHALL BE TERMINATED AT THE PROPER DEVICE, TERMINAL, OR LUG AT THE POWER SOURCE (MCC GROUND BUS, PANELBOARD GROUND BUS, ETC.). GROUND CONDUCTOR SIZE SHALL BE PER THE LATEST EDITION OF THE NEC.
6. ELECTRICAL SYSTEMS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, ART. 500 OF THE LATEST EDITION OF THE NEC. CONTRACTOR SHALL SEAL ALL CONDUITS LEAVING HAZARDOUS AREAS. WALL AND FLOOR OPENINGS SHALL BE SEALED WITH FIREPROOF COMPOUND.
7. ALL EQUIPMENT LOCATED IN HAZARDOUS AREAS SHALL BE SUITABLE FOR THE CLASS, DIVISION, AND GROUP RATING OF THE LOCATION.
8. UNLESS SPECIFICALLY NOTED OTHERWISE, EXISTING PAVEMENT SHALL BE SAW CUT AND REMOVED TO ALLOW FOR THE INSTALLATION OF NEW ELECTRICAL DUCTBANKS. AFTER INSTALLATION, REPLACE PAVEMENT WITH NEW TO MATCH ORIGINAL CONDITIONS.
9. LIGHTNING PROTECTION SYSTEMS SHALL BE PROVIDED FOR THE STRUCTURES INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH SECTION 26 41 00.
10. FIRE ALARM SYSTEMS SHALL BE PROVIDED FOR THE STRUCTURES INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH SECTION 28 46 20.
11. REFERENCE SECTION 01 14 00 FOR CONSTRUCTION SEQUENCING REQUIREMENTS.
12. CONDUIT HOMERUNS ARE NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REFER TO CONDUIT AND WIRE SCHEDULES, RISER DIAGRAMS, SINGLE LINE DIAGRAMS, AND OTHER DRAWINGS FOR CONDUIT AND WIRE REQUIREMENTS.

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: M. ANDREWS
DRAWN BY: M. ANDREWS
CHECKED BY: B. PICKETT
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
NOTES AND
ABBREVIATIONS

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: E-00-02

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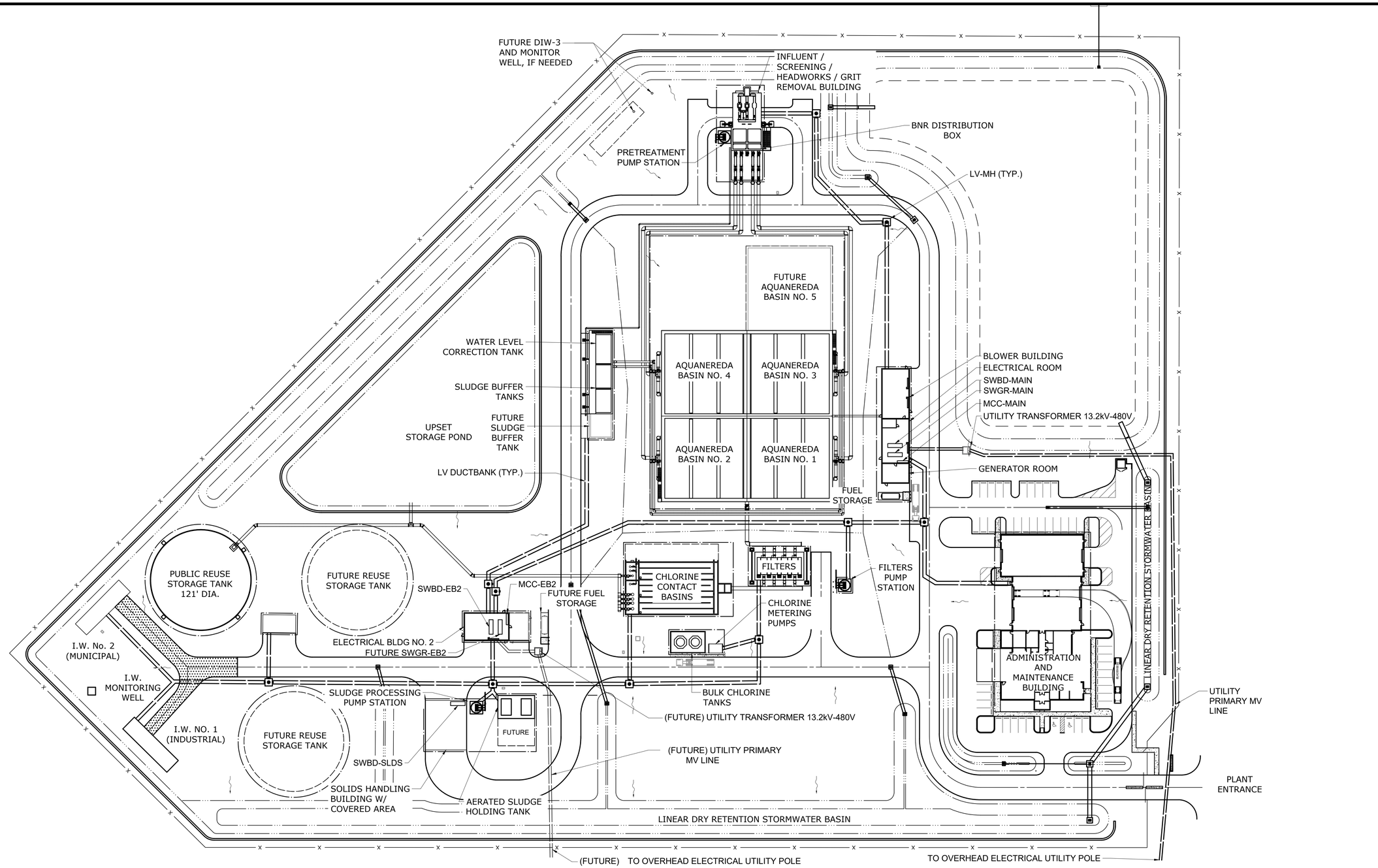
PLOT DATE: 7/14/2022 9:56 AM BY: MANDREWS



SITE LAYOUT
1" = 60'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SITE LAYOUT

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-01-01

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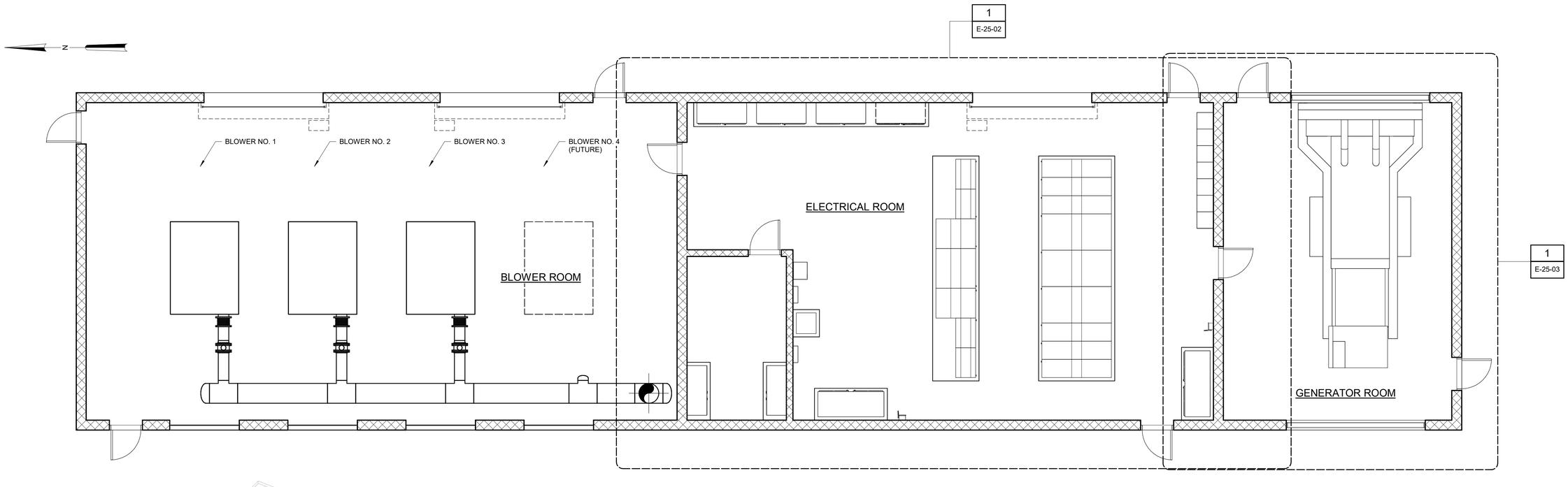
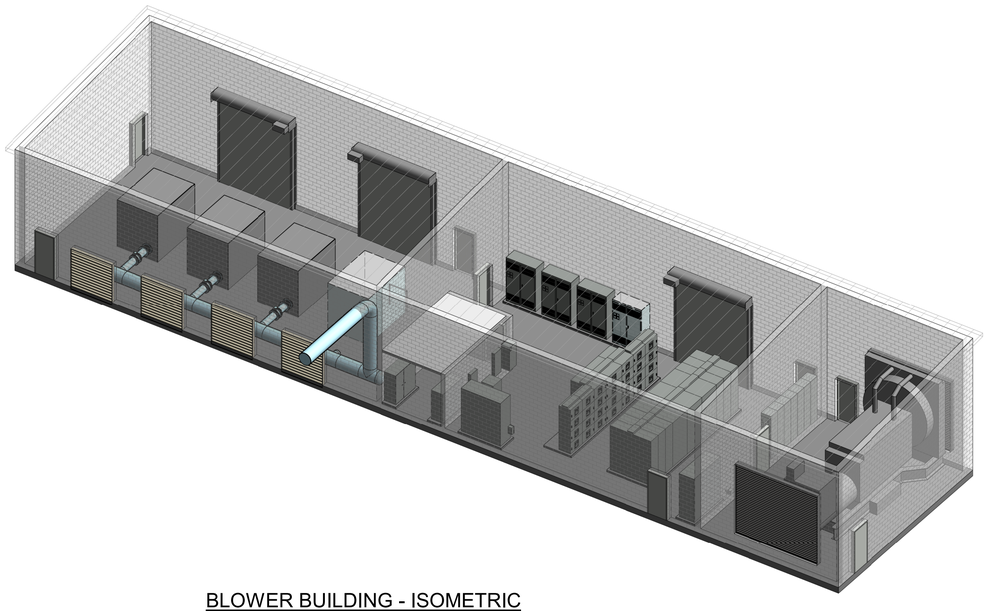


BLOWER BUILDING
3/16" = 1'-0"



BLOWER BUILDING - ISOMETRIC

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
BLOWER BUILDING
OVERALL PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BEG1-E.rvt
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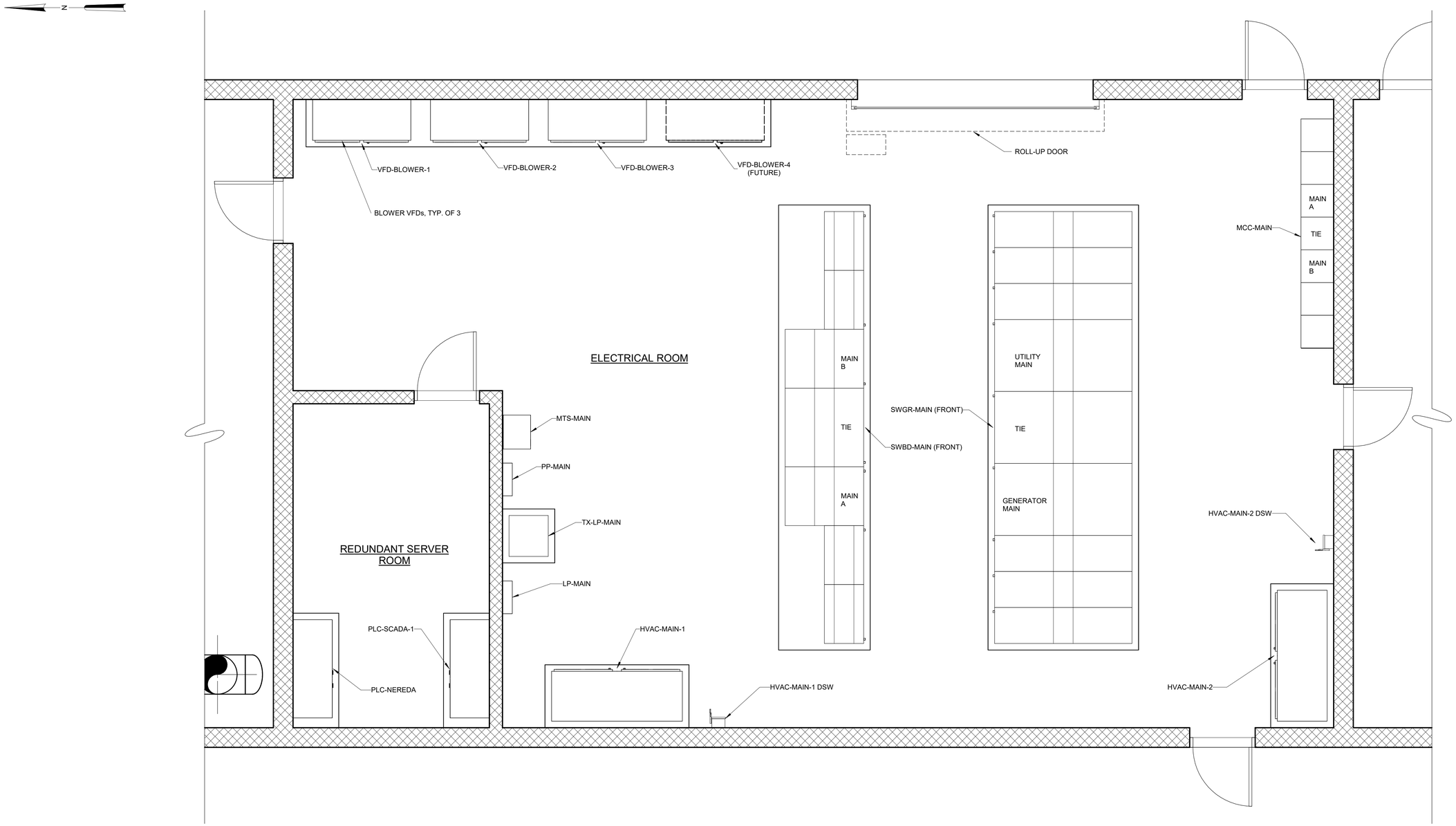

ELECTRICAL ROOM

3/8" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
BLOWER BUILDING
ELECTRICAL ROOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BEG1-E.rvt
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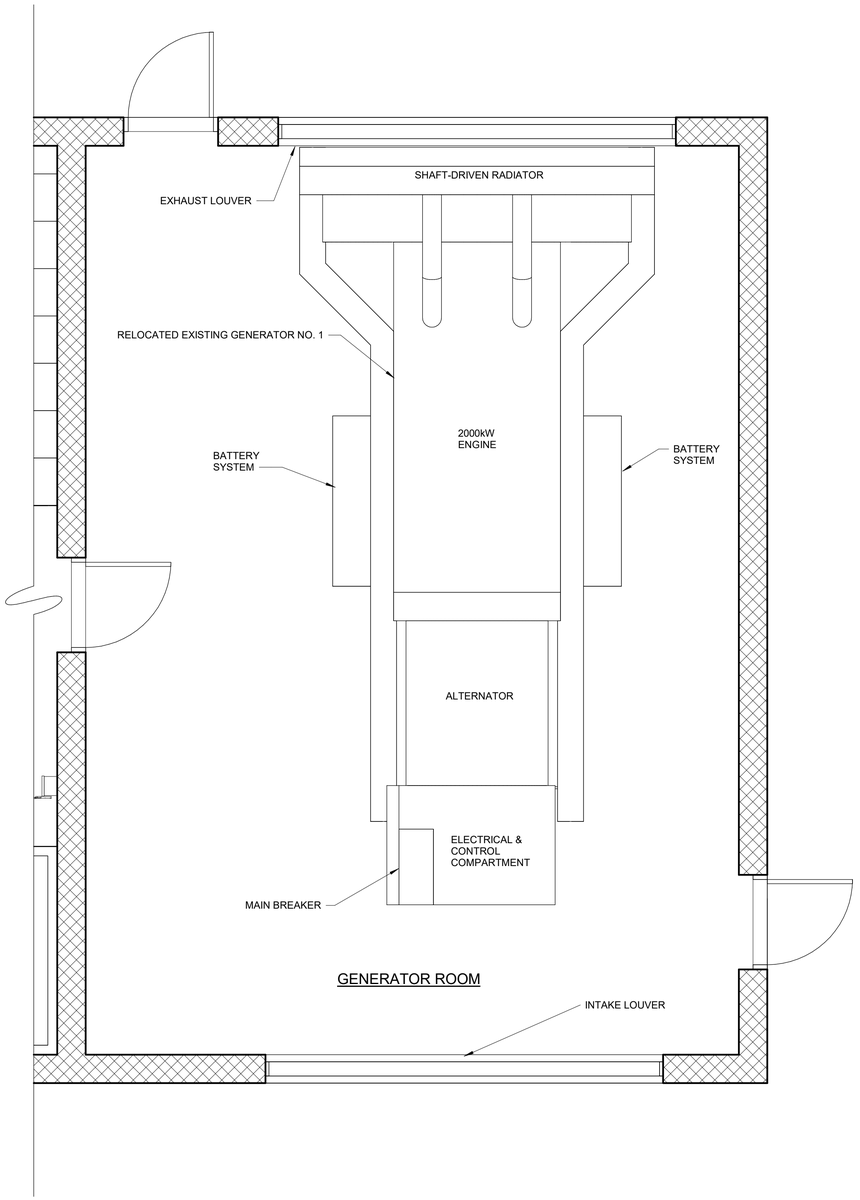
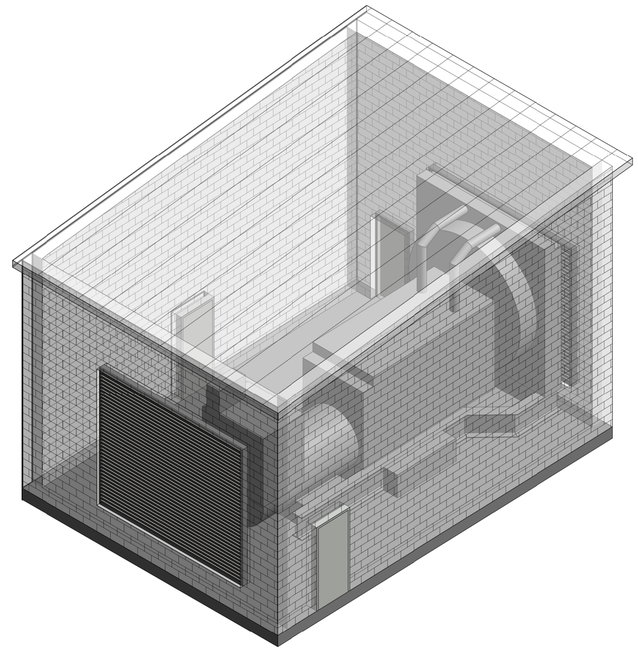


GENERATOR ROOM

BLOWER BUILDING - GENERATOR ROOM

3/8" = 1'-0"



BLOWER BUILDING - GENERATOR ROOM ISOMETRIC

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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CONSTRUCTION

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WATER RECLAMATION FACILITY

ELECTRICAL
BLOWER BUILDING
GENERATOR ROOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-03

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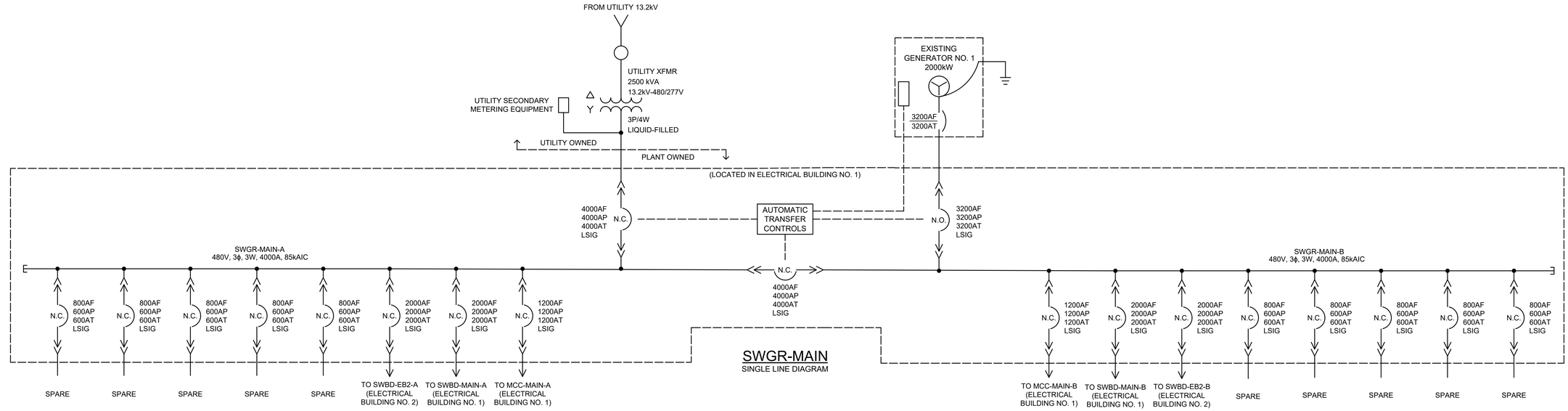
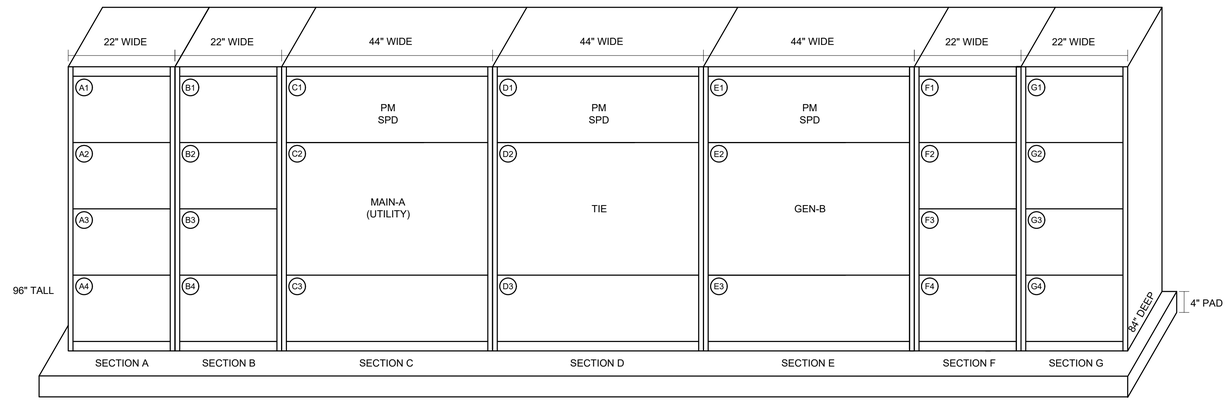


SWGR-MAIN
SINGLE LINE DIAGRAM



SWGR-MAIN
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
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ELECTRICAL
SWGR-MAIN SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-04

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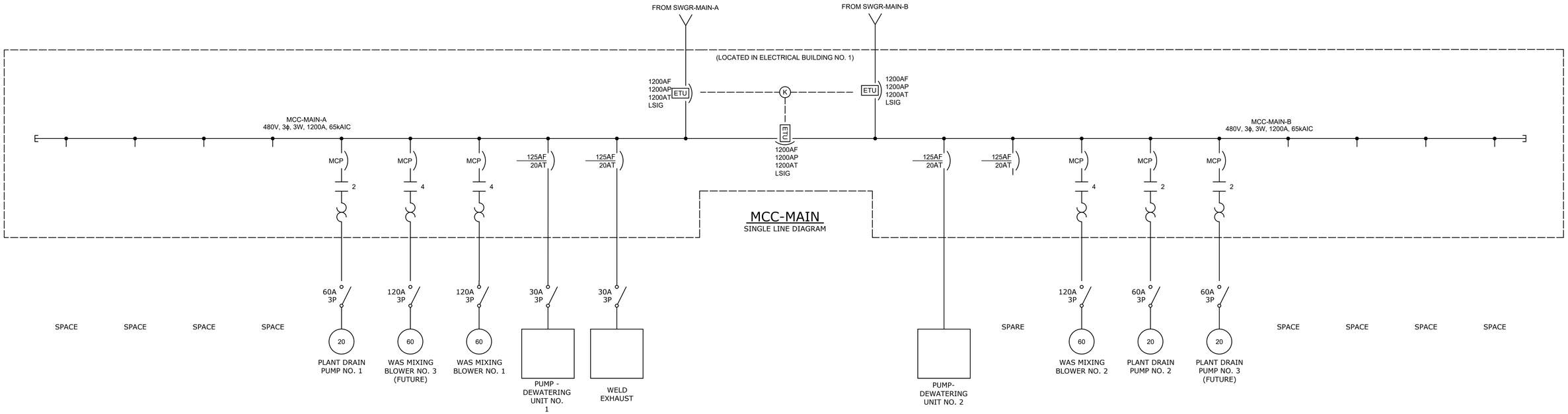
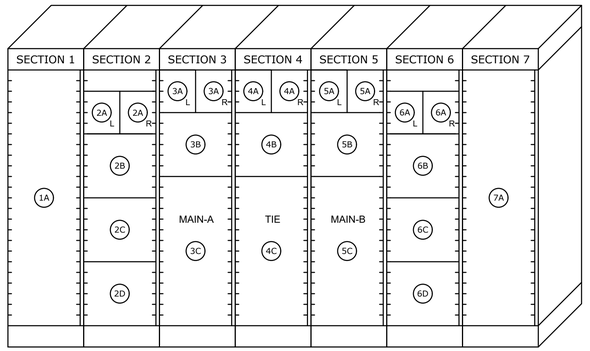


MCC-MAIN
SINGLE LINE DIAGRAM



MCC-MAIN
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
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WATER RECLAMATION FACILITY

ELECTRICAL
MCC-MAIN SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-05

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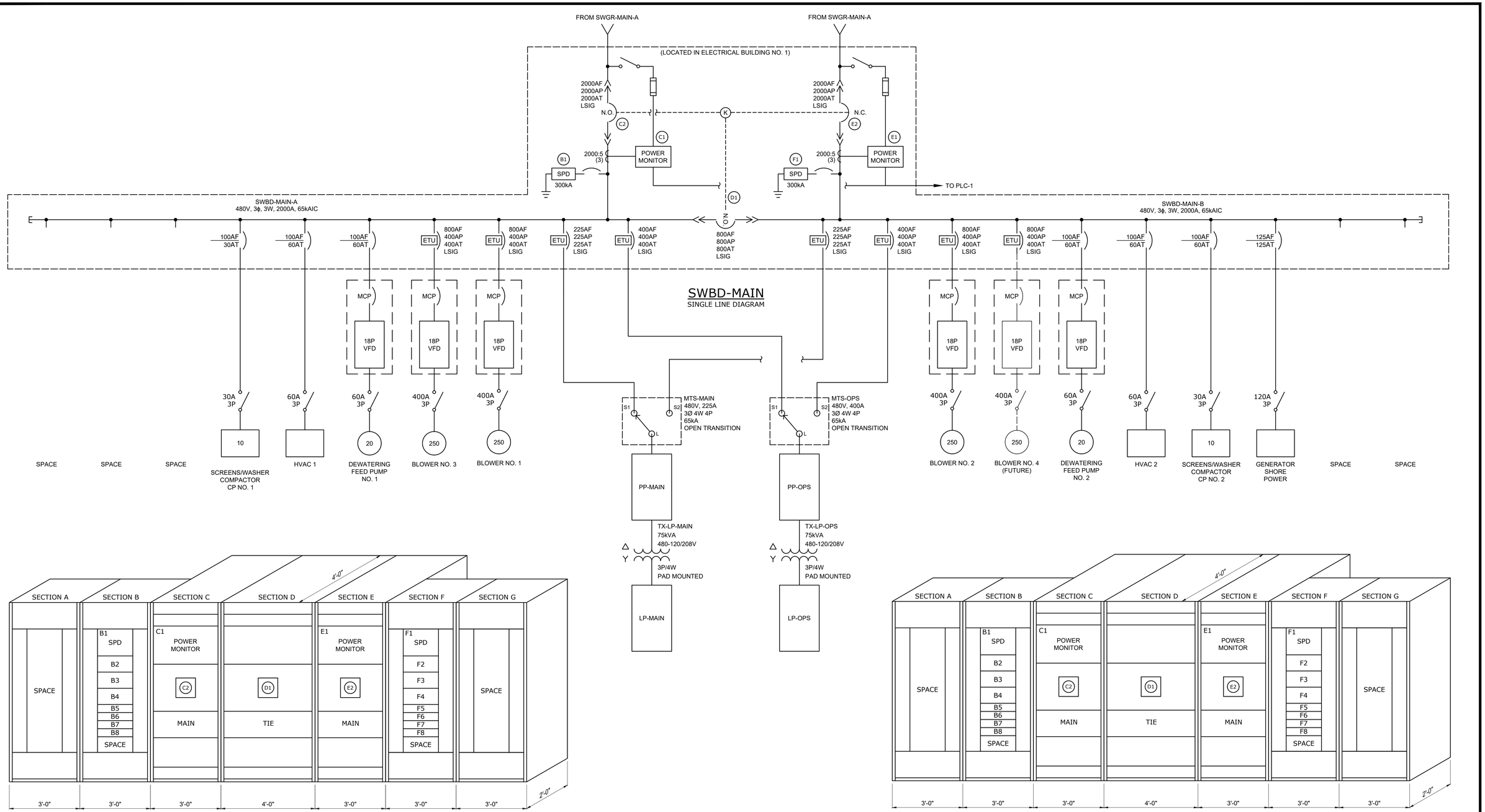

SWBD-MAIN
ELEVATION (NTS)

SWBD-EB2
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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2101 N.W. CORPORATE BLVD. SUITE 301
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FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SWBD-MAIN SINGLE LINE & ELEVATIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-06

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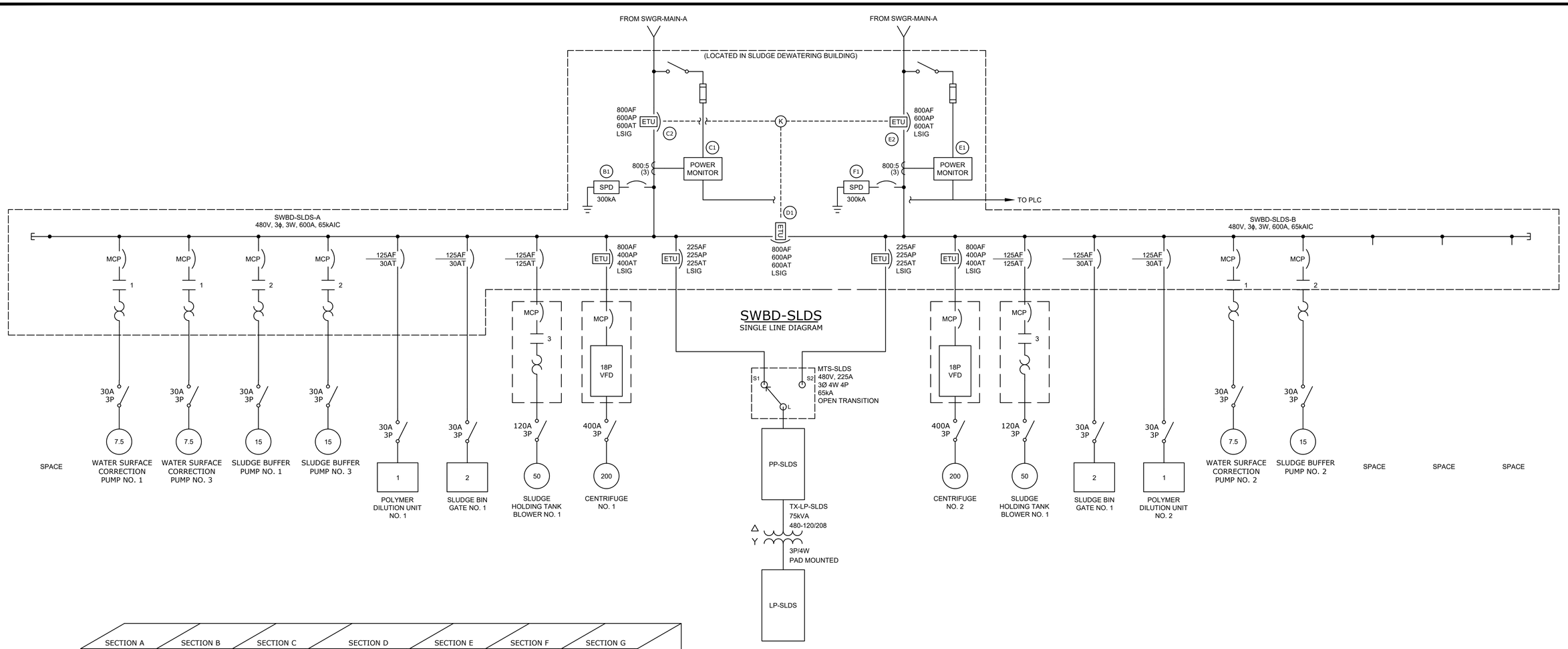
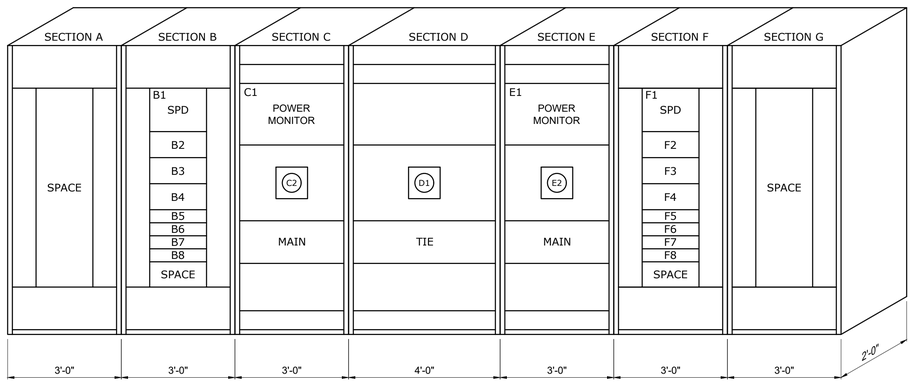


SWBD-SLDS
SINGLE LINE DIAGRAM



SWBD-SLDS
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SWBD-SLDS SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-60-01

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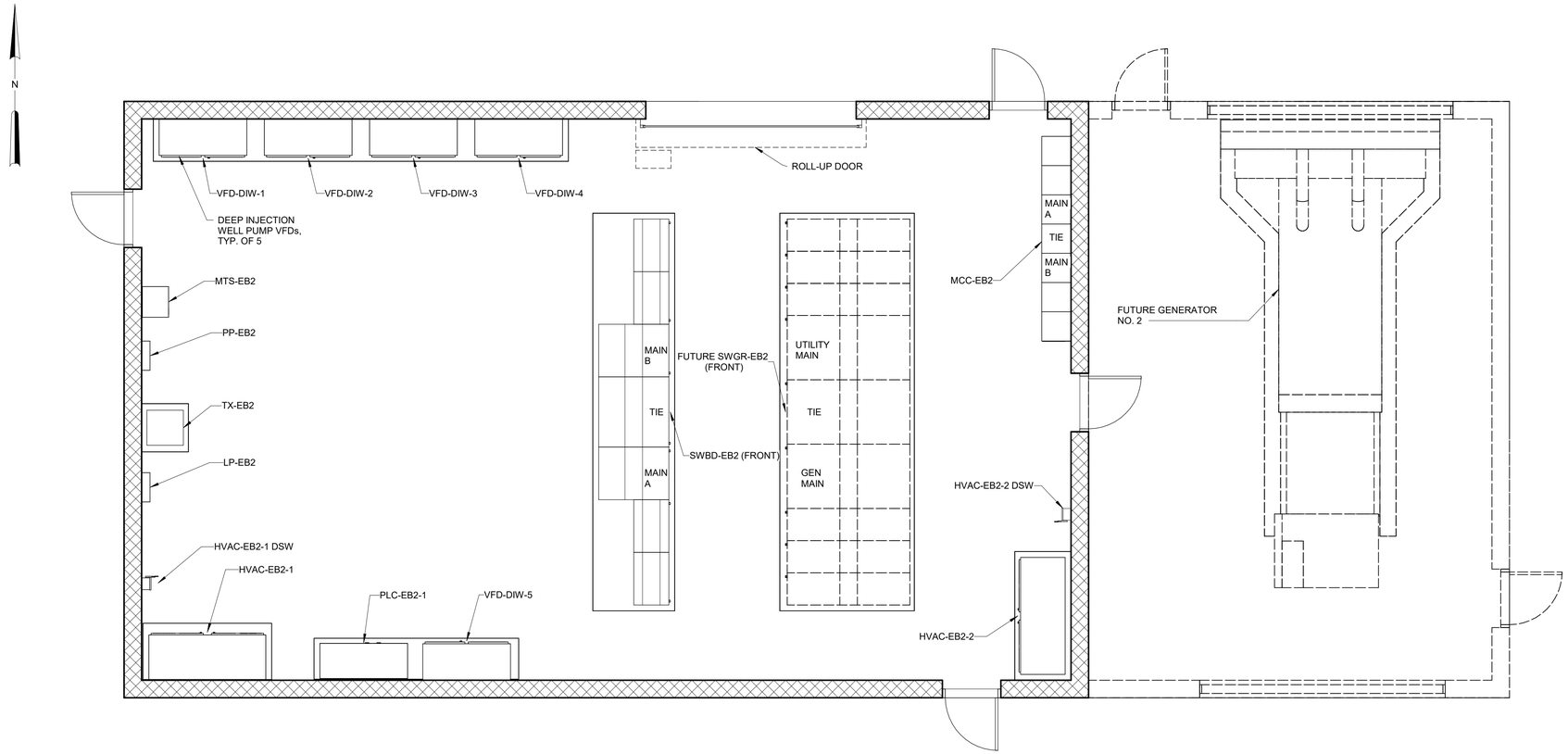
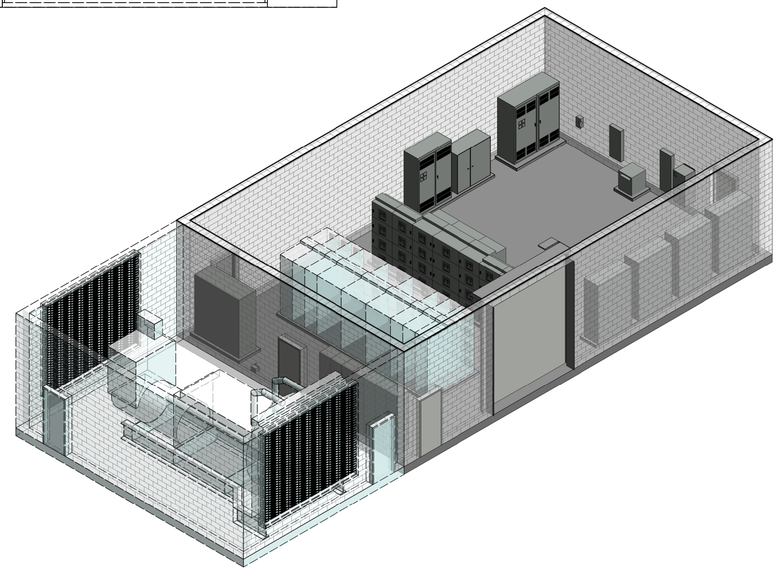


ELECTRICAL BUILDING NO. 2

1/4" = 1'-0"



ELECTRICAL BUILDING NO. 2 ISOMETRIC

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
ELECTRICAL BUILDING NO. 2
OVERALL PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-75-01

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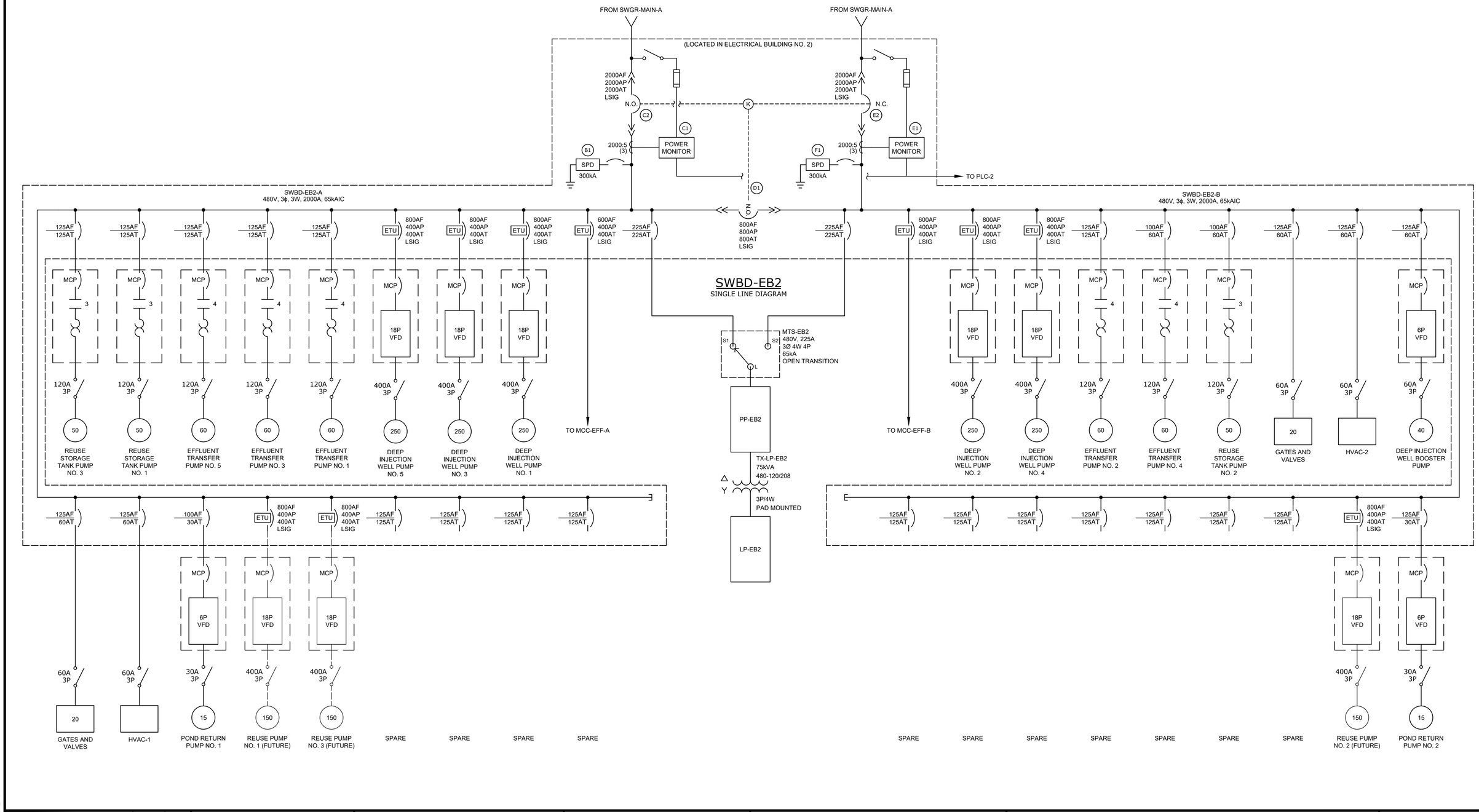

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
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FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SWBD-EB2 SINGLE LINE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-75-02

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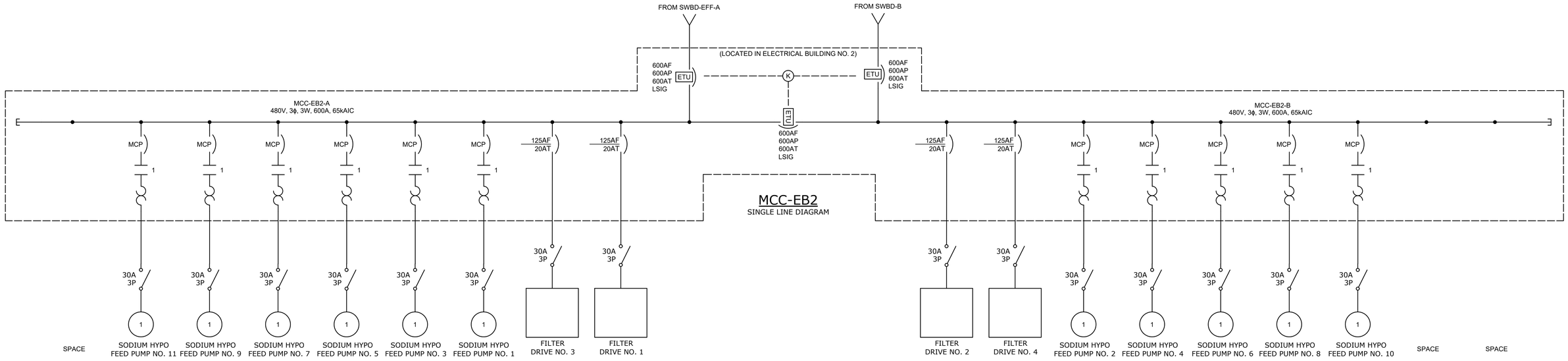
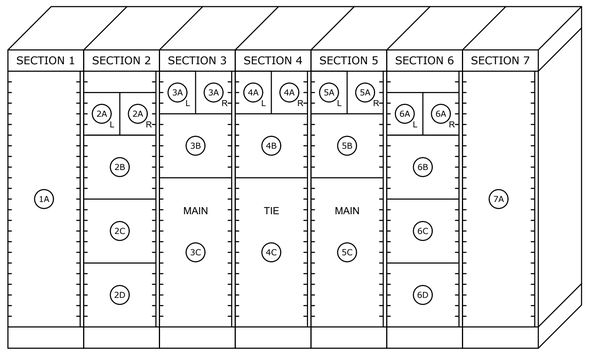
PLOT DATE: 7/14/2022 9:57 AM BY: MANDREWS



MCC-EB2
SINGLE LINE DIAGRAM



MCC-EB2
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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WATER RECLAMATION FACILITY

ELECTRICAL
MCC-EB2 SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-75-03

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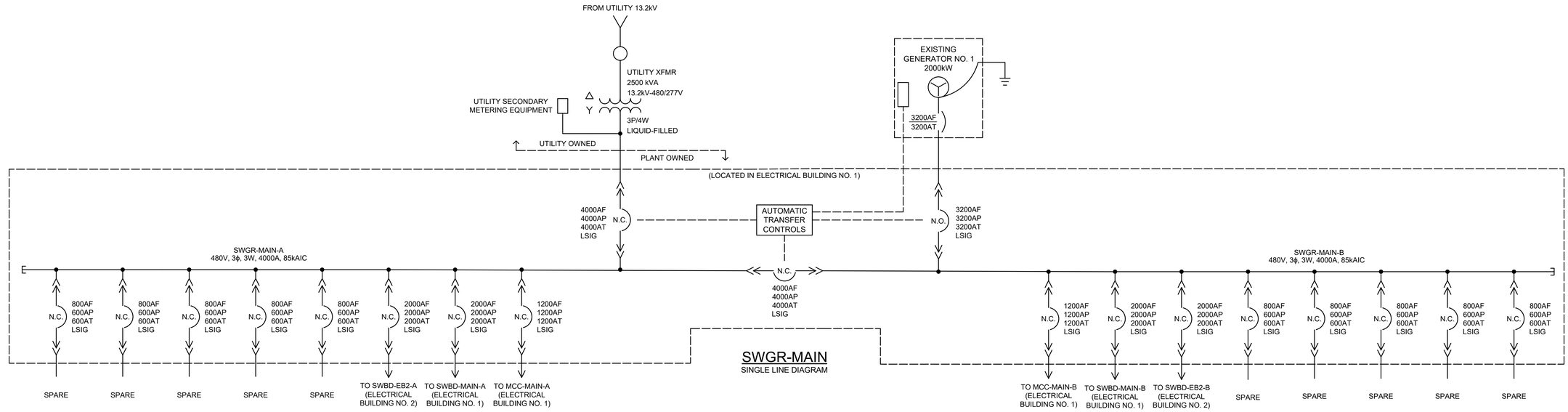
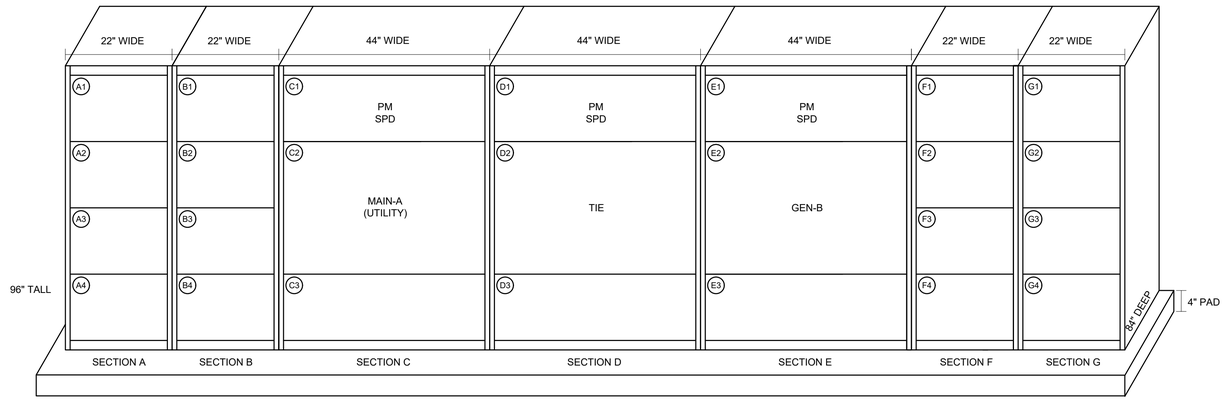


SWGR-MAIN
SINGLE LINE DIAGRAM



SWGR-MAIN
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
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DO NOT USE FOR CONSTRUCTION

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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SWGR-MAIN SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-98-01

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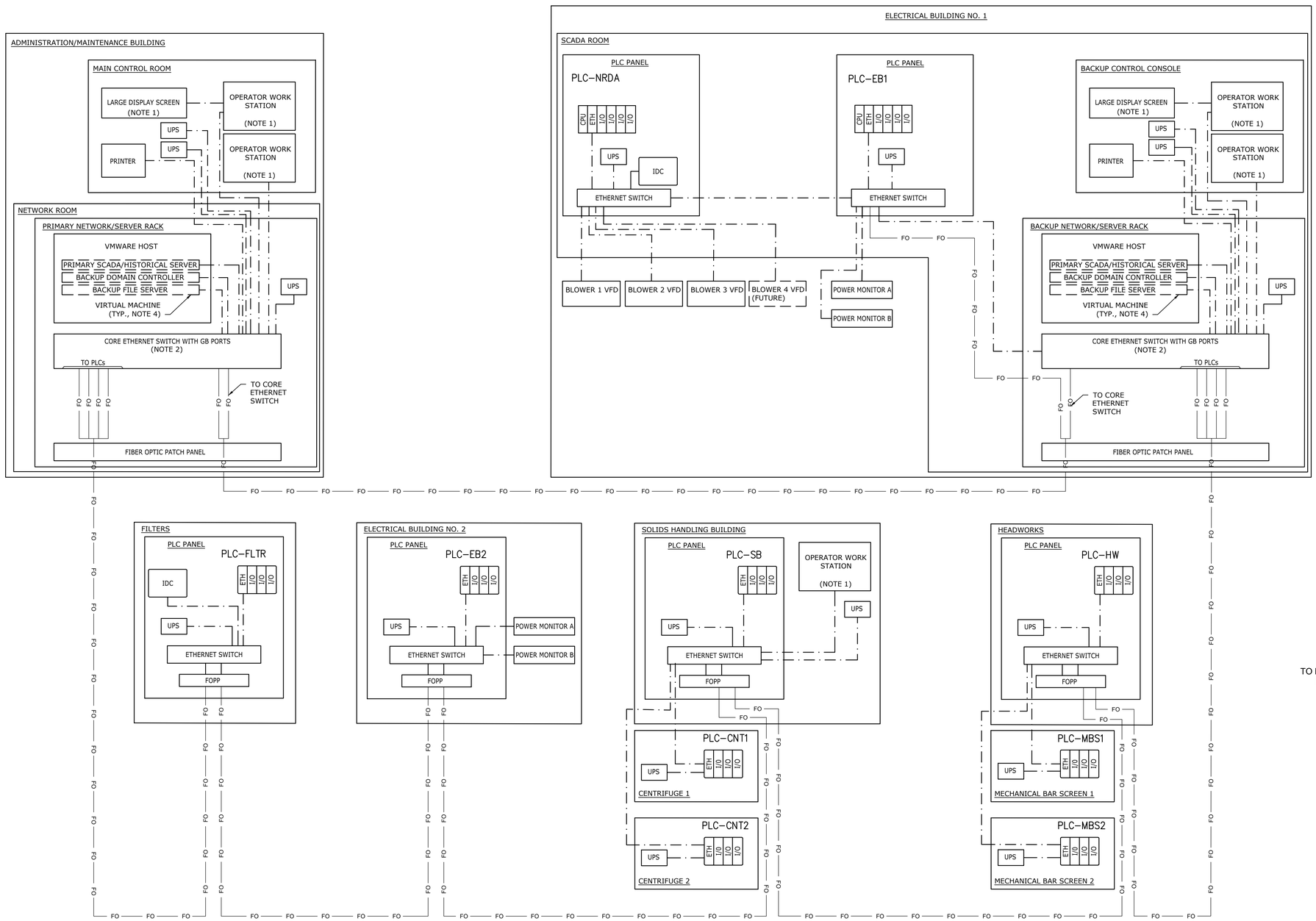
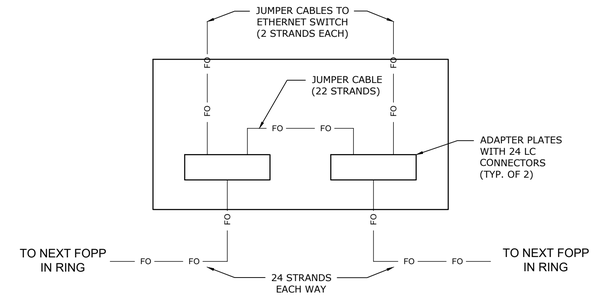


ABBREVIATIONS AND SYMBOLS		
IDC	-	INTEGRATED DISPLAY COMPUTER (TOUCH SCREEN)
PLC	-	PROGRAMMABLE LOGIC CONTROLLER
SCADA	-	SUPERVISORY CONTROL AND DATA ACQUISITION
UPS	-	UNINTERRUPTIBLE POWER SUPPLY
— · — · —		CAT6 CABLE
FO		SINGLE MODE FIBER OPTIC CABLE

NOTES:

1. EXACT QUANTITY OF WORKSTATIONS AND SCREENS TO BE DETERMINED.
2. ETHERNET SWITCHES SHALL CONSIST OF TWO STACKED SWITCHES WITH INDEPENDENT POWER SUPPLIES PER SWITCH. DEVICE CONNECTIONS PER SWITCH TO BE DETERMINED.
3. EACH PLC PANEL ETHERNET SWITCH SHALL CONNECT TO EACH CORE SWITCH IN A REDUNDANT DUAL-HOMED STAR TOPOLOGY. ALL FIELD SIDE FIBER OPTIC CABLE STRANDS SHALL BE TERMINATED AT EACH PANEL PANEL. UNUSED FIBER OPTIC CABLE STRANDS SHALL BE PASSIVELY PATCHED THROUGH TO THE NEXT PATCH PANEL.
4. VIRTUAL MACHINE OPERATING SYSTEMS SHALL BE MICROSOFT WINDOWS SERVER. PRIMARY AND BACKUP SCADA/HISTORICAL SERVERS SHALL BE CONFIGURED TO OPERATE AS A HOT-STANDBY REDUNDANT PAIR. ADDITIONAL VIRTUAL MACHINES AND APPLIANCES TO BE DETERMINED



PLC PANEL FIBER OPTIC PATCH PANEL DETAIL

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	E.P.C.
DRAWN BY:	K.C.R.
CHECKED BY:	K.A.P.

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

FIGURE 4-1: CONTROL SYSTEM ARCHITECTURE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	I-00-01

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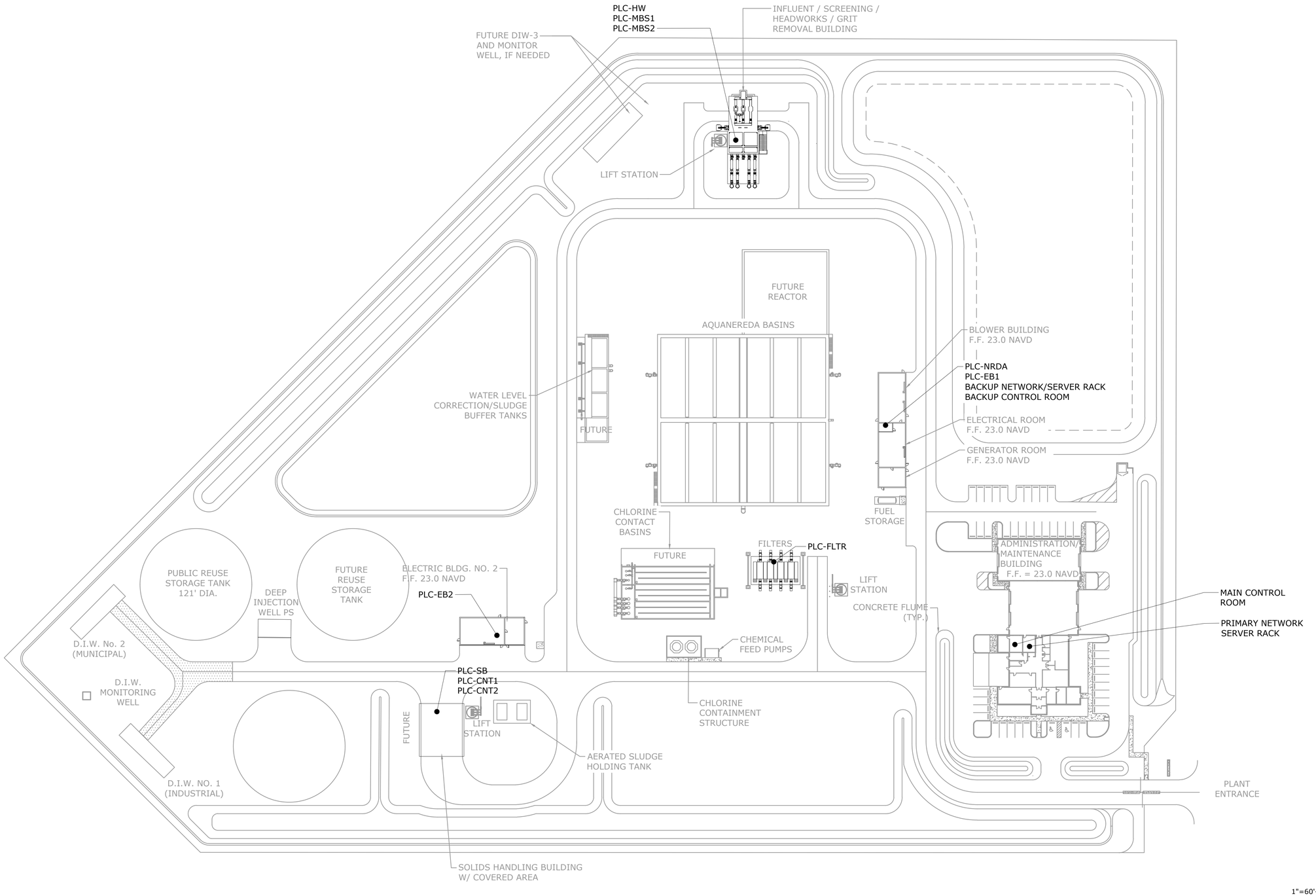

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J.J.F.
DRAWN BY:	D.J.M.
CHECKED BY:	K.A.P.

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FIGURE 4-2: CONTROL SYSTEM SITE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	I-00-02

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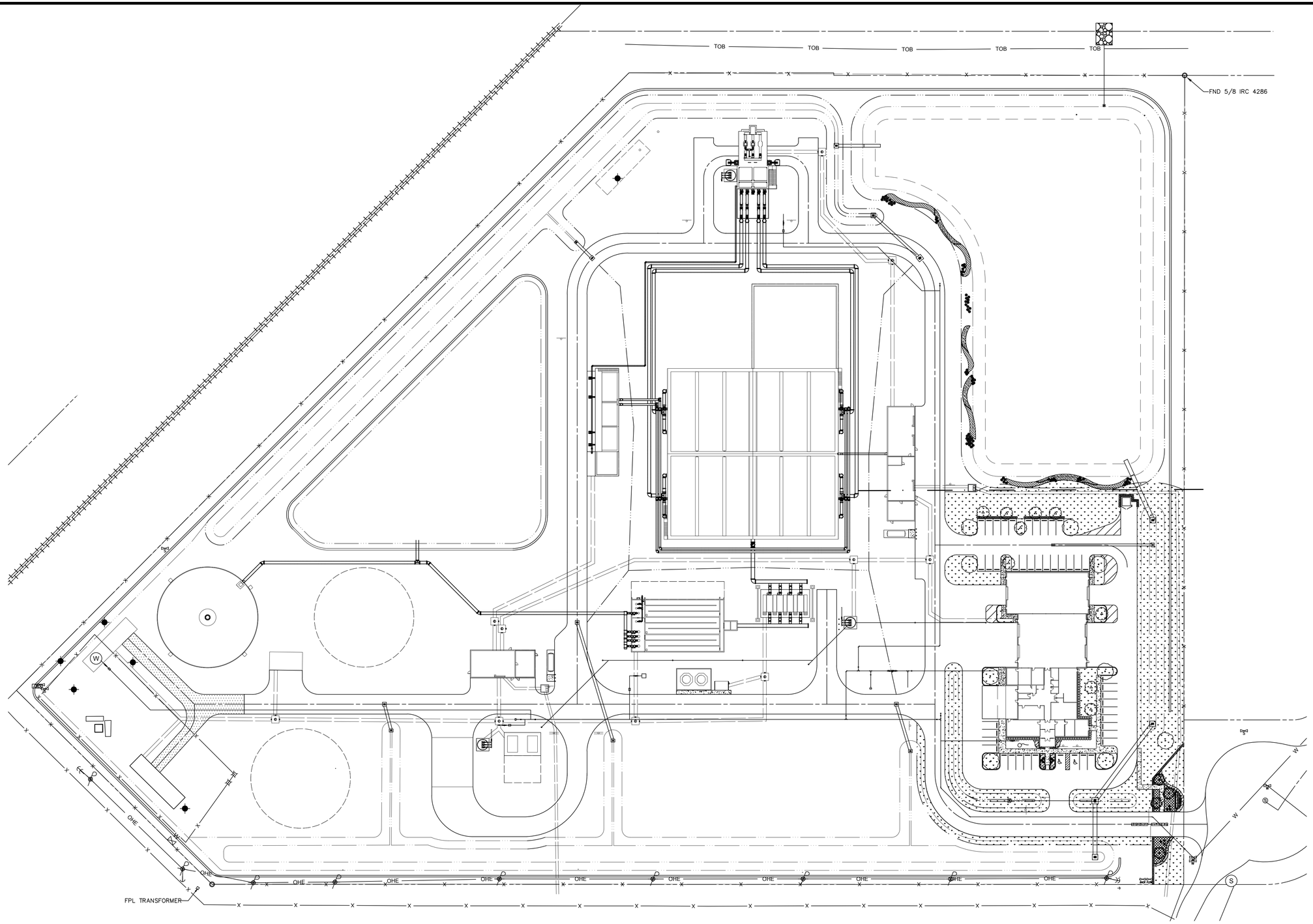

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	MD
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

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OVERALL
LANDSCAPE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	L-101

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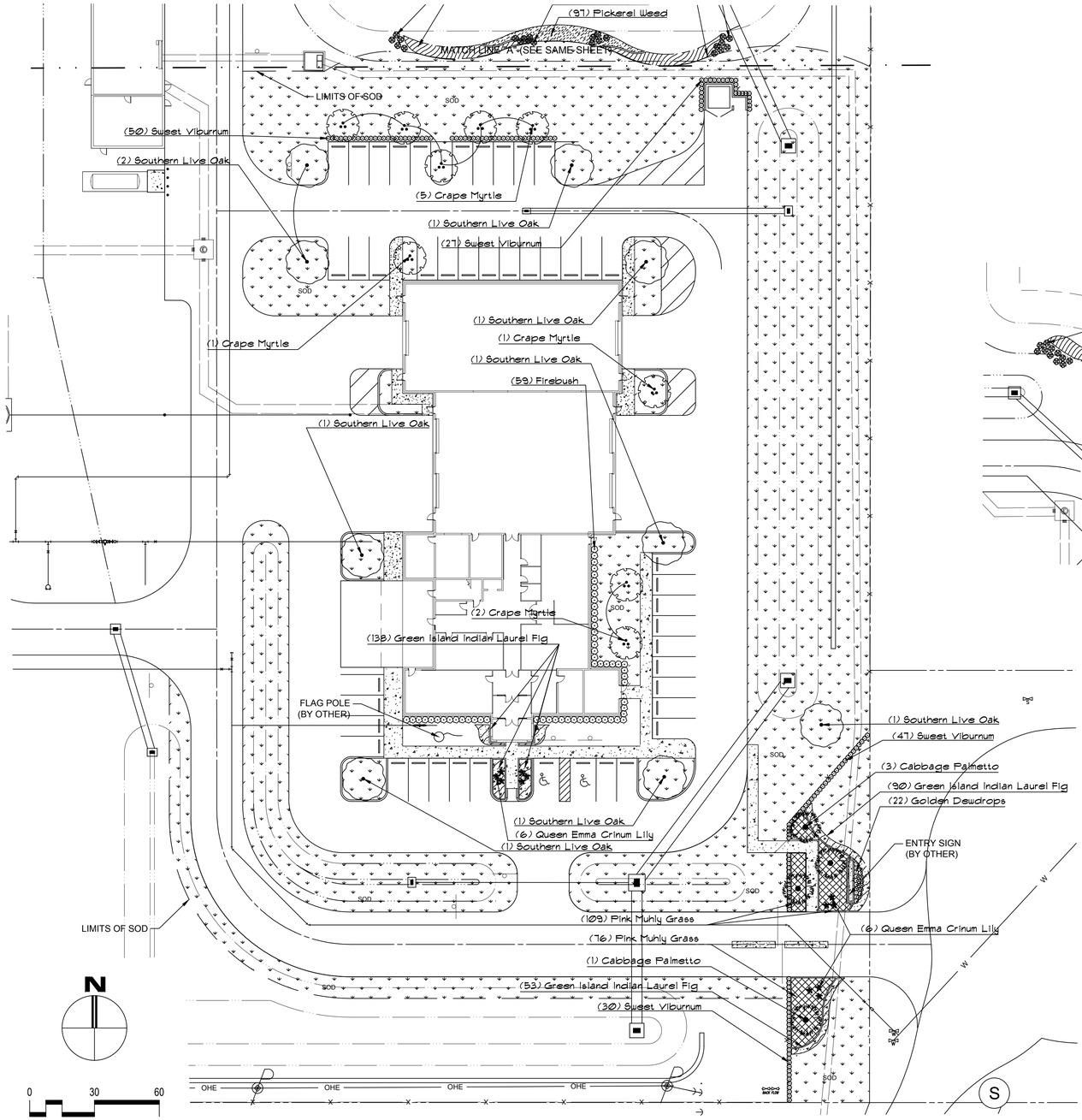

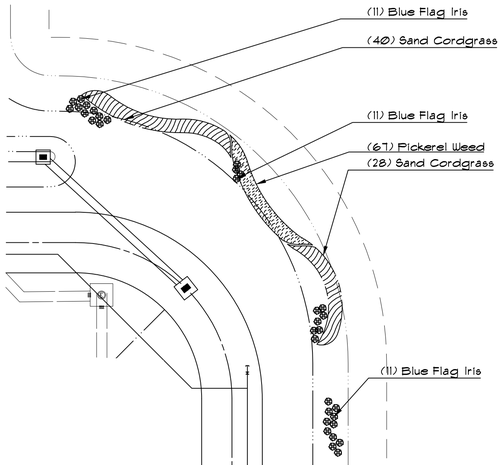

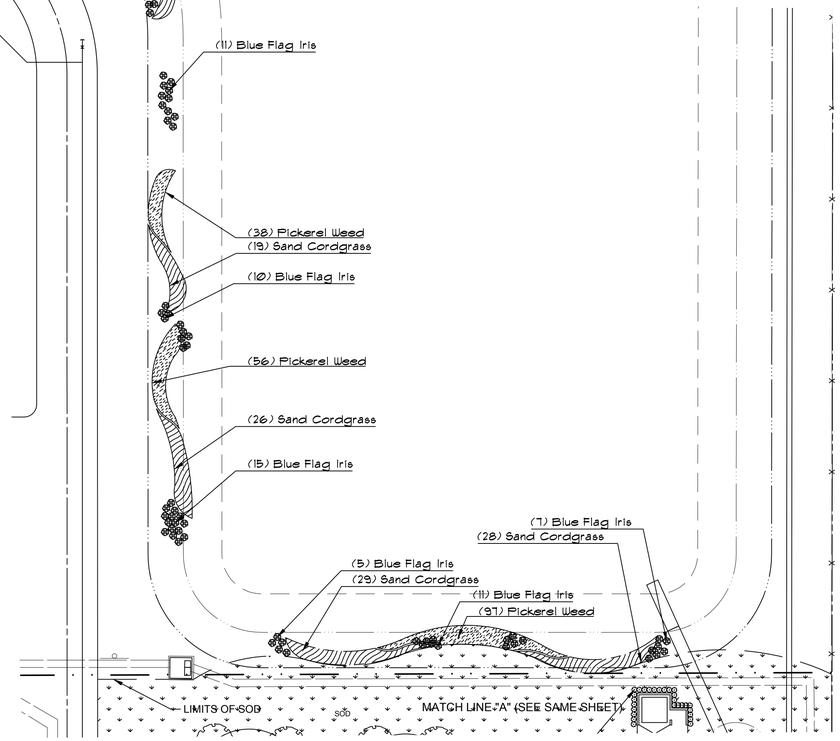

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	REMARKS	NATIVE		QTY
	LAG IND	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MIN. 12' HT. X 6' SPD	2" CAL	MULTI-TRUNK	NO		9
	QUE VIR	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	MIN. 12' HT. X 6' SPD	2" CAL	STRONG CENTRAL LEADER	YES		9
	SAB SAB	SABAL PALMETTO / CABBAGE PALMETTO	MIN. 18'-20' CT.		STRONG CENTRAL LEADER	YES		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	NATIVE	SPACING		QTY
★	CRI QUE	CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY	MIN. 24"HT X 24"SPD			PER PLAN		12
○	DUR GO2	DURANTA ERECTA / GOLDEN DEWDROPS	MIN. 24"HT X 24"SPD	3 GAL	NO	PER PLAN		22
⊙	HAM FIR	HAMELIA PATENS / FIREBUSH	MIN. 24"HT X 24"SPD	3 GAL	YES	PER PLAN		59
●	IRI PRI	IRIS PRISMATICA / BLUE FLAG IRIS	MIN. 24"HT X 24"SPD	3 GAL	YES	PER PLAN		81
○	VIB ODO	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM	MIN. 24"HT X 24"SPD	3 GAL	NO	PER PLAN		154
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	NATIVE		SPACING	
	FIC GR6	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG	MIN. 15" HT X 18" SPD	3 GAL.	NO		18" o.c.	281
	MUH CA2	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	MIN. 24"HT X 24" SPD	3 GAL.	YES		30" o.c.	185
	PON COR	PONTEDERIA CORDATA / PICKEREL WEED	MIN. 24"HT X 24" SPD	3 GAL.	YES		24" o.c.	258
	SPA BAK	SPARTINA BAKERI / SAND CORDGRASS	MIN. 24"HT X 24" SPD	3 GAL.	YES		36" o.c.	170
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT					
	PAS ARG	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS	SOD					49,845 SF

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	MD

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ENLARGED
LANDSCAPE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	L-102

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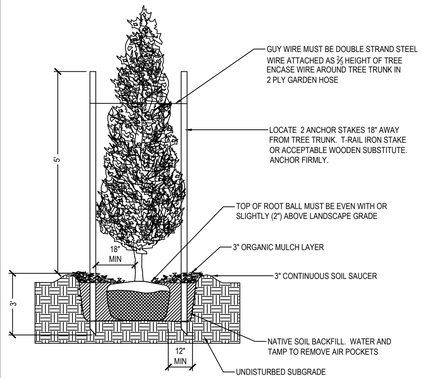
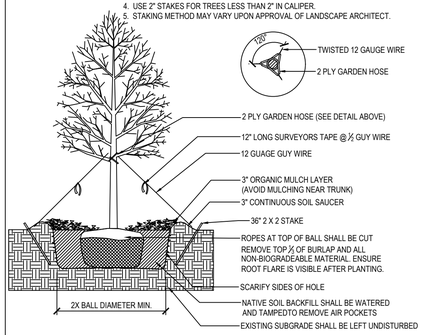
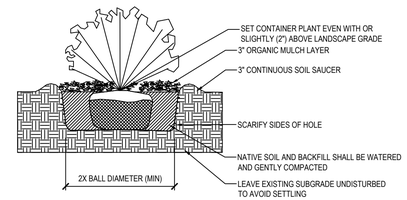


PLANTING DETAIL (EVERGREEN TREE) 1

NOTES:
1. PLACE THE ROOT BALL IN THE HOLE SO THE TOP MOST ROOT IS EVEN WITH OR SLIGHTLY (2") ABOVE THE LANDSCAPE GRADE.
2. APPLY WATER AND TAMP SOIL WHILE BACKFILLING.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING WATER TO INSTALLED PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
4. USE 2" STAKES FOR TREES LESS THAN 2" IN CALIPER.
5. STAKING METHOD MAY VARY UPON APPROVAL OF LANDSCAPE ARCHITECT.



PLANTING DETAIL (DECIDUOUS TREE) 2



PLANTING DETAIL (SHRUBS AND GRASSES) 3

LANDSCAPE NOTES:
1. FOR SITE GRADING AND EROSION CONTROL, SEE CIVIL PLANS.

2. ALL SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. ANY CHANGES OR MODIFICATIONS APPROVED BY L.A.
4. INITIAL REVIEW ON SITE WITH L.A. PRIOR TO PLANTING.

5. SHRUBS MUST BE SPACED AS SHOWN ON PLANT LIST. TREES MUST BE PROVIDED AS SHOWN ON DRAWINGS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. WHERE FIELD ADJUSTMENTS SEEM NECESSARY, THE LANDSCAPE ARCHITECT MUST BE CONTACTED FOR REVIEW.

6. WITHIN A PLANTING BED, A MINIMUM OF ONE PLANT PER TYPE MUST HAVE A DURABLE WATERPROOF LABEL WITH WATER RESISTANT INK LEGIBLE AT TIME OF FINAL INSPECTION. TAGS TO BE REMOVED BY SUBCONTRACTOR WITHIN TWO DAYS OF FINAL INSPECTION.

7. ALL BERMS AND EARTHWORK BY LANDSCAPE SUBCONTRACTOR MUST HAVE POSITIVE DRAINAGE AFTER LANDSCAPE INSTALLATION. BERMS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

8. PLANTING HOLES MUST BE TWICE THE DIAMETER OF THE ROOT BALL AND THE SAME DEPTH AS THE ROOT BALL. BACKFILL MUST OCCUPY THE VOIDS SURROUNDING AND ENCOMPASSING THE ROOT BALL. SUCH BACKFILL MUST BE COMPOSED OF EXISTING SOIL, AND COMPACTED THOROUGHLY AND FIRMLY TO REMOVE AIR POCKETS AND VACUOLES.

9. ALL PLANT BEDS MUST BE 'V' EDGED TO DEFINE BEDS AND GRASSED AREAS, ONE FOOT WIDER THAN THE REACH OF THE MOST ADJACENT SHRUBS, AND MULCHED TO A UNIFORM DEPTH OF 3" WITH MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. A BERM MUST BE CREATED AROUND THE ROOT BALL OF EACH SHRUB AND TREE TO FORM A SAUCER AREA FOR WATER RETENTION. TREE RINGS MUST BE A 4' DIAMETER FOR ALL TREES PLANTED IN SODDED AREAS WITH 3" OF SHREDDED HARDWOOD MULCH.

11. ALL DISTURBED AREAS NOT IN SOD ARE TO BE SEEDED WITH TALL BAHAIA BLEND.

12. ALL TREES AND SHRUBS MUST BE FREE OF INSECT AND DISEASE, FREE OF NUTRITIONAL DEFICIENCY, EXHIBIT GOOD COLOR AND CHARACTER, AND SIZED AT NO LESS THAN NOTED IN THE PLANT LIST ON DRAWINGS.

13. TREES MUST CONFORM TO STANDARDS AS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

14. SOD TO BE TALL FESCUE BLEND. WET GROUND SURFACE LIGHTLY BEFORE LAYING SOD . BUTT JOINTS TIGHT AND STAGGER ADJACENT JOINTS, ESPECIALLY ON SLOPES.

15. TOPSOIL MUST BE INDIGENOUS TO THE AREA, NATURALLY FERTILE AND OF A LOAMY SAND NATURE WITH GOOD PERCOLATION PROPERTIES.

16. PLANT FERTILIZER TO BE A COMPLETE COMMERCIAL MIXTURE: 10-10-10. 50% ORGANIC MICRO-ELEMENTS. FERTILIZE AFTER INSTALLATION:
2 LBS./100 SF BED AREAS.
1 LB./CALIPER INCH OF TREES WITHIN THE TREE DRIPLINE.

18. TURF GRASS FERTILIZER TO BE SLOW-RELEASE FORM TO PROVIDE 1 LBS. OF NITROGEN / 1000 SF OF TURF GRASS. FERTILIZER SHOULD BE APPLIED IN 1-3 APPLICATIONS FROM SPRING THROUGH FALL.

IRRIGATION NOTES:
1. 100% IRRIGATION COVERAGE TO BE PROVIDED TO ALL LANDSCAPE AREAS SURROUNDING THE ADMINISTRATION BUILDING AND ENTRY.

2. PROVIDE BUBBLER EMITTER FOR EACH TREE OR PALMS. SHRUBS, GROUNDCOVERS AND SOD TO RECEIVE SPRAY COVERAGE.

3. IRRIGATION SUBCONTRACTOR RESPONSIBLE FOR ALL IRRIGATION DESIGN AND PERMITTING. ALL DESIGN WORK SHALL BE REVIEWED BY HASKELL.

LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITIES:
1. LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL AND SUB-SURFACE CONDITIONS.

2. LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE TO VERIFY PLANT QUANTITIES ON PLANT LIST. SUBCONTRACTOR IS RESPONSIBLE FOR SQUARE FOOT ESTIMATE OF ALL SEED AND SOD AREAS.

3. SITE UTILITIES ARE SHOWN ON THE CIVIL PLANS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGES MADE TO EXISITING UTILITIES BY THE SUBCONTRACTOR IS THE SOLE RESPONSIBILITY OF THE SUBCONTRACTOR AND MUST BE REPAIRED AT NO EXPENSE TO THE OWNER.

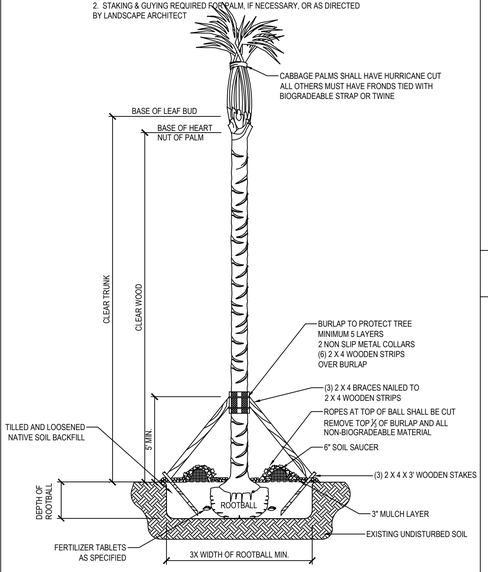
4. THE LANDSCAPE SUBCONTRACTOR MUST ADHERE TO THE WRITTEN SPECIFICATIONS AND PLANS FOR ALL PHASES OF LANDSCAPE INSTALLATION.

5. LANDSCAPE SUBCONTRACTOR MUST MAINTAIN NEW LANDSCAPE AND MONITOR ALL NECESSARY OPERATIONS UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE SUBCONTRACTOR TO REPLACE DEAD OR DISEASED PLANT MATERIALS.

6. SUBCONTRACTOR MUST GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 365 DAYS.

7. GENERAL MAINTENANCE PERIOD WILL BE FOR 365 DAYS FOR FINAL ACCEPTANCE DATE.

NOTE:
1. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS
2. STAKING & GUYING REQUIRED FOR PALM, IF NECESSARY, OR AS DIRECTED BY LANDSCAPE ARCHITECT



PALM DETAIL 4



NOTES:
1. D=SPACING (O.C.) AS NOTED IN PLANT LIST OR ON PLAN
2. ALL GROUNDCOVERS MUST BE INSTALLED USING TRIANGULAR SPACING TO CREATE A MORE EVEN VISUAL APPEARANCE.

PLAN VIEW - TRIANGULAR SPACING

SECTION VIEW

PLANTING DETAILS (GROUND COVER) 5

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	MD

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PRELIMINARY DRAWING
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LANDSCAPE DETAILS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	L-501

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PLOT DATE: 7/19/2022 1:52 PM BY: CJHANDLE

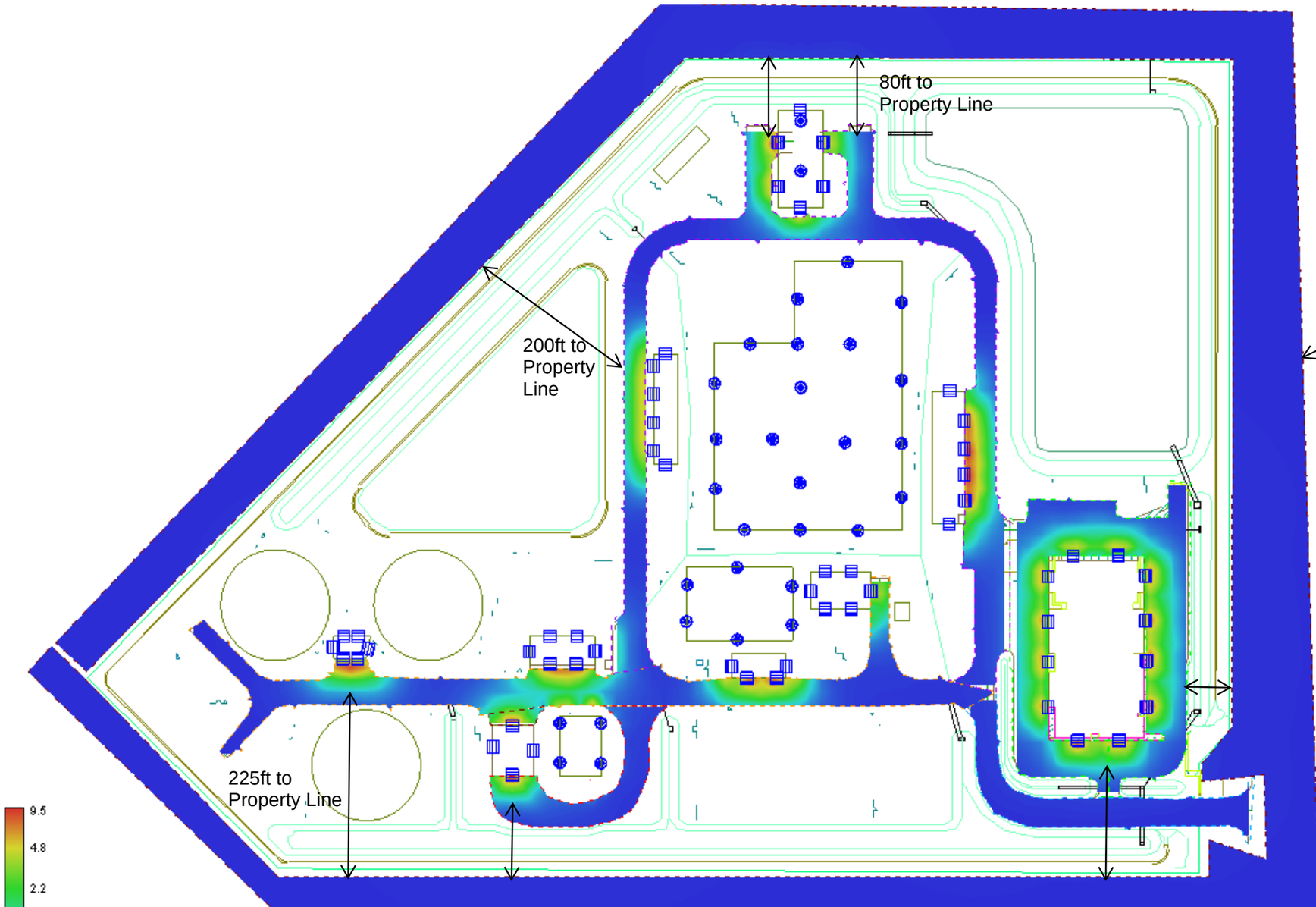






Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		31	American Electric Lighting	ATB0 P201 R5 4K	Autobahn Small P201 Package Roadway Type V 4000K/5000K	1	5387	1	36	 Max: 2730cd
	B		56	Holophane	W4GLED 20C1000 40K T3M	W4GLED, 20 LED, 20C PERFORMANCE PACKAGE, 4000K CCT, TYPE 3 OPTICS	1	6983	1	72	 Max: 4117cd



Notes:

1. Lighting Design for this facility will not include roadway lighting and provides task/safety lighting at various structures.

2. The dark blue lighting level indicates 0.0fc. Call outs on this drawing indicate distance from the start of 0.0fc to the property line. As indicated, there is no light trespass across the property line.

VISUAL

Designer

Date
07/20/2022
Scale
Not to Scale
Drawing No.

Summary

Transportation Impact Study

Fort Pierce Utility Authority Water Reclamation Facility

Fort Pierce, Florida

Prepared by:
Wantman Group, Inc.
3230 W. Commercial Blvd., Suite 300
Fort Lauderdale, Florida 33309

July 2022

CERTIFICATION

I hereby certify that this report complies with the Ordinance requirements and applicable technical requirements of the St. Lucie County, and that it is complete and accurate to the best of my knowledge.

July 21, 2022

Signature of Responsible Engineer/Submitter

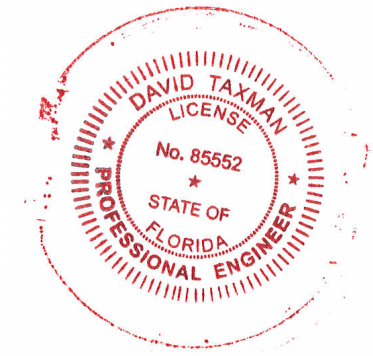
Date of Submittal

David Taxman, P.E.
Mobility Market Leader

WGI, Inc.
F-15085

Printed Name of Responsible Engineer/Submitter, P.E.

Firm Name



FPUA Water Reclamation Facility Traffic Impact Study

INTRODUCTION

The FPUA Water Reclamation Facility Traffic Impact Study has been prepared for GlobalTech, Inc. The purpose of this study is to examine the traffic impacts of the proposed industrial development on the surrounding roadway network and to determine compliance with the St. Lucie Transportation Planning Organization (TPO) Standardized Traffic Impact Studies Methodology and Procedures.

SITE DATA

The site is located off the intersection of Energy Lane and Selvitz Road in Ft. Pierce, Florida. The site will directly border Energy Lane on the northwest corner of the road's turnaround. Energy Lane currently only provides access to an electric power plant. The site location can be seen in **Exhibit A.** The proposed development will have one driveway on Energy Lane on the southeast corner of the site. As shown in **Exhibit B** (Site Plan), the proposed development will consist of a water treatment facility. Based on feedback from the development team, the facility will typically include 36 employees per day, with 14 to 16 water reclamation staff and 20 collections/transmissions staff. The project is expected to be built out in 2024.

EXISTING ROADWAY NETWORK

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway network were used. All traffic volumes, LOS, and service capacity was derived from the St. Lucie TPO Traffic Counts and Level of service Report for the Fall 2021. The St. Lucie TPO Traffic Counts and Level of Service (LOS) Report for the Fall 2021 is provided in **Appendix A.**

ROADWAY IMPROVEMENTS

The *Transportation Improvement Program* from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved. Selvitz Road between Edwards and Glades Cut-Off Road is proposed to be widened between 2022 and 2023. This widening project would potentially add additional roadway capacity for traffic directly accessing the site on Energy Lane.

TRIP GENERATION

The Institute of Transportation Engineers (ITE), 11th edition of the ITE *Trip Generation Manual* was used to determine the number of trips that our proposed development will produce. The equations provided by ITE to derive the number of trips and the AM and PM peak hour break down can be seen in **Exhibit C.** According to ITE *Trip Generation Manual* no pass-by trips can be applied to this land use and due to the development not being next to any multi-use developments no internal capture rate can be applied either. The proposed FPUA Water Reclamation Facility is projected to generate 138 daily trips, 26 in the AM peak hour, and 24 in the PM peak hour. Based on the St. Lucie TPO standards, if a development produces less than 200 new external trips only the roadway segments that directly access the proposed development need to be analyzed. The only roadway segment that directly accesses the proposed development is Selvitz Road.

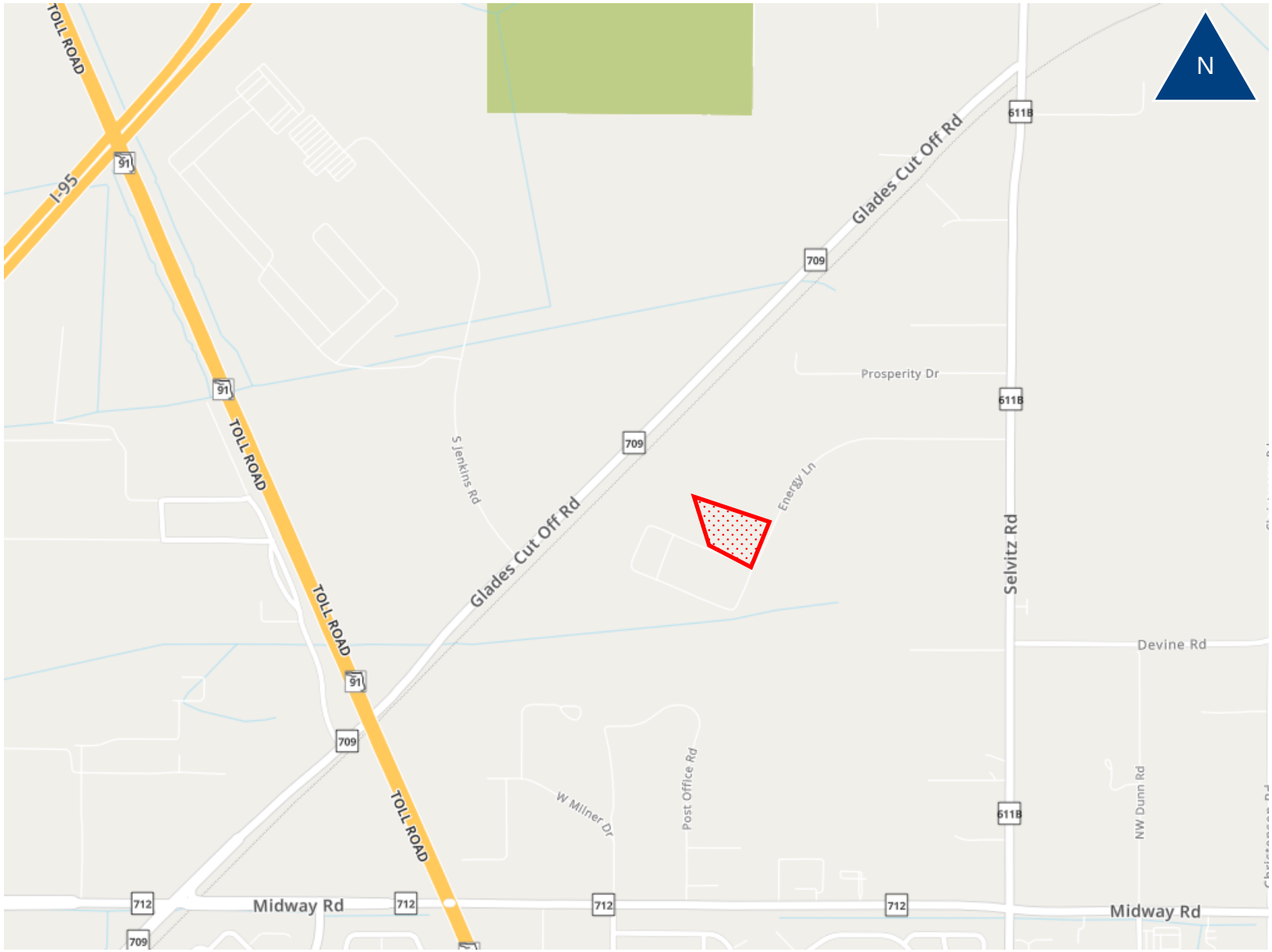
TRIP DISTRIBUTION AND ASSIGNMENT

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to Selvitz Road. The project distribution and assignment can be seen in **Exhibits D and E.** Site traffic is significant on the directly accessed major road where project traffic consumes one percent or more of the directional capacity. As shown in **Exhibit D**, the project traffic is expected to affect the capacity on Selvitz Road by more than one percent in the AM peak hour. At the main access point to the site at the intersection of Energy Lane and Selvitz Road both a right-turn lane and left-turn lane are provided. It is not anticipated that any additional traffic improvements are needed, since according to the St. Lucie TPO 2021 LOS report, Selvitz Road currently operates at a LOS C, per 2021 traffic counts, and the minimal traffic projected to the site will not have a substantial impact. Also, there are potential plans to already widen Selvitz Road in this area per the St. Lucie TPO *Transportation Improvement Program*.

CONCLUSION

Based on the number of employees, the traffic generated by the proposed FPUA Water Reclamation Facility on Energy Lane is approximately 138 daily trips, 26 AM peak hour trips, and 24 PM peak hour trips. The projected site traffic will just exceed one percent of the roadway capacity on Selvitz Road. However, additional roadway improvements on Selvitz Road are not suggested as there are currently right-turn and left-turn lanes on Selvitz Road at the main access roadway of Energy Lane. Also, Selvitz Road currently operates at an LOS C and there are potential widening plans on Selvitz Road per the St. Lucie TPO *Transportation Improvement Program*.

EXHIBITS



Key:

Project Site

Exhibit A

KEY PLAN
N.T.S.

CANAL NO. 101
106' RIGHT-OF-WAY
NORTH LINE OF THE SOUTH 1/2 OF SECTION 31
N89°59'21"W 442.36' (M.)
S89°59'33"W 2215.00' (D.)
S0°04'15"W 53.50' (M.)
S0°03'55"W 53.50' (D.)
SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DIS
FND 5/8 IRC 4286
T.O.B.
P.O.B.
N89°59'33"E 250.18' (D.)
S89°59'21"E 248.80' (M.)
SET 5/8" IR/C LB 4286
N89°59'33"E 426.29' (D.)
S89°59'21"E 426.29' (M.)
FND NAIL IN STUMP
S0°03'25"W 3.00' (M.)
S0°02'19"W 3.00' (D.)
10" RUBBER PIPE
TOP EL.=16.37'
6" RUBBER PIPE
TOP EL.=16.42'
WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31
S004°15"W 983.17' (M.)(BEARING BASE)
S0°03'55"W 983.17' (D.)
WEST LIMITS OF PLAT

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY
R/W LINE
R/W LINE

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
Parcel ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD
EASTERLY R/W OF F.E.C.R.R.
RAILROAD TRACKS
N44°44'15"E 1055.2' (D.)
N44°43'21"E 1056.77' (M.)

FUTURE DIW-3 AND MONITOR WELL, IF NEEDED
Monitoring Well
16.9 O
INFLUENT / SCREENING / HEADWORKS / GRIT REMOVAL BUILDING
BNR DISTRIBUTION BOX
PRETREATMENT PUMP STATION
FUTURE AQUANEREDA BASIN NO. 5
AQUANEREDA BASINS NO. 4
AQUANEREDA BASINS NO. 3
AQUANEREDA BASINS NO. 2
AQUANEREDA BASINS NO. 1
WATER LEVEL CORRECTION TANK
SLUDGE BUFFER TANKS
FUTURE SLUDGE BUFFER TANK
UPSET STORAGE POND
BLOWER BUILDING F.F. 23.0 NAVD
ELECTRICAL ROOM F.F. 23.0 NAVD
GENERATOR ROOM F.F. 23.0 NAVD
FUEL STORAGE
FUTURE CHLORINE CONTACT BASINS
FILTERS
FILTERS PUMP STATION
WATER PAINT MARK (TYPICAL)
PUBLIC REUSE STORAGE TANK 121' DIA.
FUTURE REUSE STORAGE TANK
INJECTION WELL PS
FUTURE GENERATOR ROOM ADDITION
ELECTRIC BLDG. NO. 2 F.F. 23.0 NAVD
FUTURE/FUEL STORAGE
CHLORINE METERING PUMPS
SLUDGE PROCESSING PUMP STATION
BULK CHLORINE TANKS
AERATED SLUDGE HOLDING TANK
ADMINISTRATION AND MAINTENANCE BUILDING
LINEAR DRY RETENTION STORMWATER BASIN
FND NAIL IN WOOD POST 1.4'E., 2.6'N.
Monitoring Well (TYPICAL)
I.W. No. 2 (MUNICIPAL)
I.W. MONITORING WELL
I.W. NO. 1 (INDUSTRIAL)
DIRT ROAD
FUTURE REUSE STORAGE TANK
FUTURE
SOLIDS HANDLING BUILDING W/ COVERED AREA
4IN PVC TOP EL.=8.54'
12' DIRT ROAD
N45°14'39"W 334.68' (M.)
N45°15'45"W 334.68' (D.)
7' CHAIN LINK FENCE
SET 5\8 IRC 4286 BENCHMARK EL.=20.01'
4IN PVC BEND TOP EL.=17.84'
4IN PVC TOP EL.=17.62'
4IN PVC TOP EL.=18.27'
4IN PVC TOP EL.=17.46'
LINEAR DRY RETENTION STORMWATER BASIN
OVERHEAD ELECTRICAL
SET 5/8" IR/C LB 4286
N89°59'21"W 1180.27' (M.)
S89°59'33"W 1180.27' (D.)
FND 4x4 CM 4286
FND 5/8 IRC 4286
R/W LINE
R=750.00'
Δ=27°39'08"
L=361.97'
PAVEMENT
PLANT ENTRANCE
N56°22'06"W 17.31'
FND PKD NAIL
SAN MH
FND 4x4 CM 4286
WEST LIMITS OF PLAT

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"
60 30 0 60'

30% DESIGN

ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	D. MCCURDY
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MASTER SITE PLAN AND KEY MAP

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-03

Exhibit B

C:\Users\JOHNSON\ACCDOCS\HAZEN AND SAWYER BIM 360\41163-000_FPUA MAINLAND VRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-01-03 Saved by: JJOHNSON Save date: 6/9/2022 11:13 AM
6/9/2022 12:44 PM BY: JJOHNSON

Fort Pierce Utility Authority (FPUA) Water Reclamation Facility
Trip Generation

Description	Land Use	ITE Code	Units	Daily	Weekday AM Peak			Weekday PM Peak		
				Total	In	Out	Total	In	Out	Total
Industrial	Utility	170	36 Employees	138	23	3	26	3	21	24
Total Trip Generation				**138**	**23**	**3**	**26**	**3**	**21**	**24**

Note: Data from ITE, Trip Generation, 11th Edition

Daily T = 3.87*(X) - 0.92

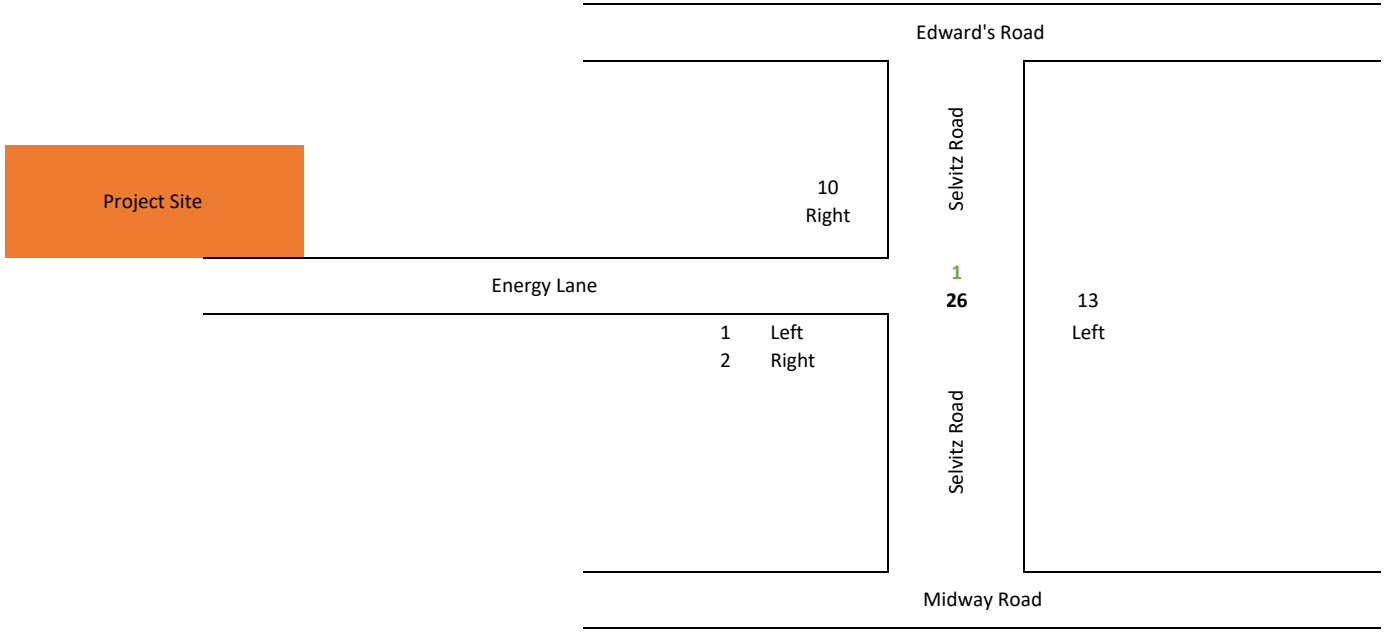
AM Peak Hour Ln(T) = 0.81*Ln(X) + 0.37 (87% entering, 13% exiting)

PM Peak Hour T = 0.81*(X) - 4.7 (14% entering, 86% exiting)

AM Peak Hour Trip Distribution and Assignment
FPUA Water Reclamation Facility

Trip Distribution		Distribution Percentage
Edward's Road AADT		
Selvitz to 25th street (N)	14500	41%
Midway Road AADT		
Milner to Selvitz Rd (S)	20500	59%
Total	35000	100%

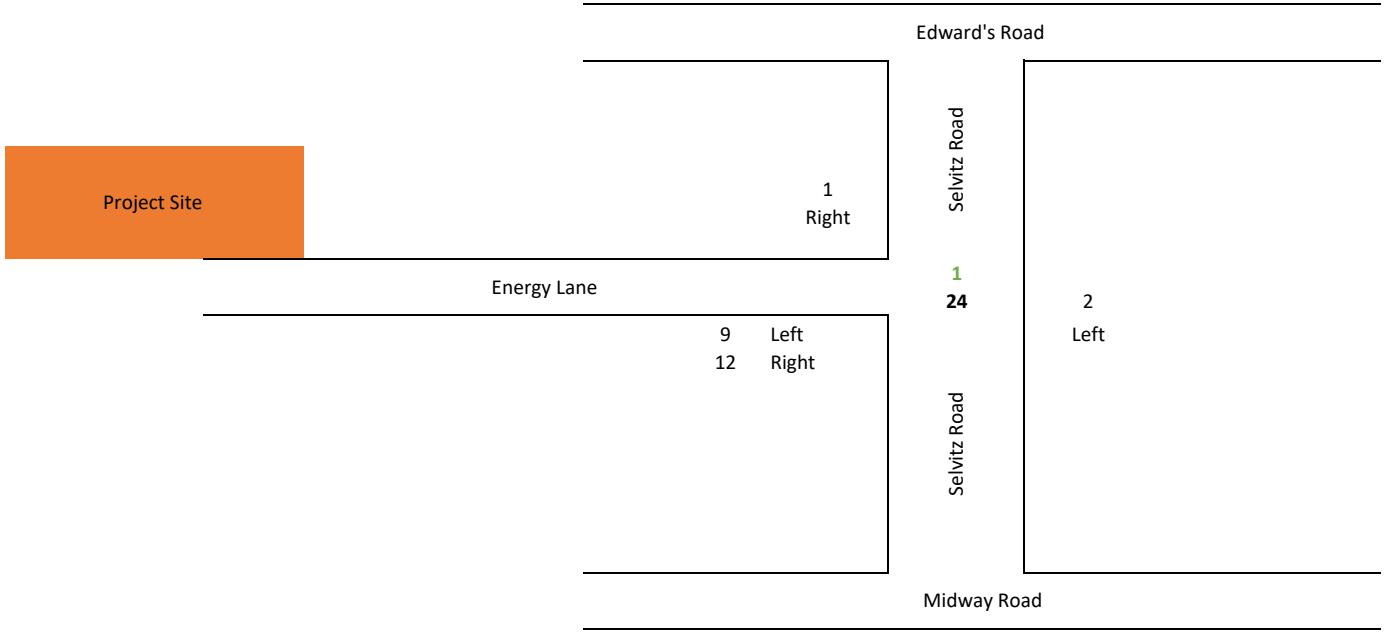
Trip Asignment			Weekday AM Peak				
			In	Out			
			23	3			
Roadway	Existing Lanes	Direction	% Distribution	Trips	Service Volume	Project Impact	Impact (Y/N)
Energy Lane	2L	Headed NB	41%	1	-	-	-
	2L	Headed SB	59%	2	-	-	-
Selvitz Rd.	2L	Coming From North	41%	10	700	1.36%	Y
	2L	Coming From South	59%	13	700	1.92%	Y



PM Peak Hour Trip Distribution and Assignment
FPUA Water Reclamation Facility

Trip Distribution		Distribution Percentage
Edward's Road AADT		
Selvitz to 25th street (N)	14500	41%
Midway Road AADT		
Milner to Selvitz Rd (S)	20500	59%
Total	35000	100%

Trip Asignment			Weekday PM Peak		Service Volume	Project Impact	Impact (Y/N)
			In	Out			
			3	21			
Roadway	Existing Lanes	Direction	% Distribution	Trips			
Energy Lane	2L	Headed NB	41%	9	-	-	-
	2L	Headed SB	59%	12	-	-	-
Selvitz Rd.	2L	Coming From North	41%	1	700	0.20%	N
	2L	Coming From South	59%	2	700	0.29%	N



APPENDIX

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2021

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
2ND ST	CITRUS AVE to ORANGE AVE	601	2,133	2017	540	187	C	0.346	158	C	0.293
2ND ST	ORANGE AVE to AVENUE A	602	2,267	2017	540	145	C	0.269	136	C	0.252
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	989	2019	600	65	C	0.108	72	C	0.12
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,634	2019	790	99	C	0.125	103	C	0.13
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,454	2019	790	148	C	0.187	146	C	0.185
7TH ST	CITRUS AVE to ORANGE AVE	515	2,454	2019	750	148	C	0.197	146	C	0.195
7TH ST	ORANGE AVE to AVENUE C	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE C to AE BACKUS AVE	603	2,910	2016	540	200	C	0.37	219	C	0.406
7TH ST	AE BACKUS AVE to AVENUE D	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE D to AVENUE H	604	1,700	2017	750	111	C	0.148	109	C	0.145
10TH ST	DELAWARE AVE to ORANGE AVE	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	ORANGE AVE to AVENUE C	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	AVENUE C to AVENUE D	605	250	2017	540	27	C	0.05	26	C	0.048
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,605	2020	750	407	D	0.543	427	D	0.569
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,605	2020	790	407	D	0.515	427	D	0.541
13TH ST	GEORGIA AVE to DELAWARE AVE	525	5,700	2021	750	280	C	0.373	289	C	0.385
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,711	2017	750	245	C	0.327	229	C	0.305
13TH ST	ORANGE AVE to AVENUE B	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE B to AVENUE D	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE D to AVENUE H	165	2,530	2017	750	151	C	0.201	140	C	0.187
13TH ST	AVENUE H to AVENUE I	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE I to AVENUE O	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE O to AVENUE Q	165	2,530	2017	540	151	C	0.28	140	C	0.259
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,333	2016	600	184	C	0.307	185	C	0.308
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,422	2020	790	305	C	0.386	293	C	0.371

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,400	2021	750	134	C	0.179	128	C	0.171
17TH ST	AVENUE D to AVENUE Q	608	2,400	2021	750	134	C	0.179	128	C	0.171
25TH ST	MIDWAY RD to BELL AVE	940016	18,200	2020	2,100	1,097	C	0.522	1,023	C	0.487
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2021	2,100	1,026	C	0.489	1,024	C	0.488
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	19,700	2020	2,000	1,097	C	0.549	1,093	C	0.547
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,633	2020	2,000	1,330	C	0.665	1,419	C	0.71
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,200	2020	1,630	976	D	0.599	970	D	0.595
25TH ST	ORANGE AVE to AVENUE D	610	17,459	2020	1,630	805	D	0.494	831	D	0.51
25TH ST	AVENUE D to AVENUE Q	940050	18,900	2020	1,630	904	D	0.555	879	D	0.539
25TH ST	AVENUE Q to JUANITA AVE	945152	17,200	2020	2,000	849	C	0.425	778	C	0.389
25TH ST	JUANITA AVE to ST LUCIE BLVD	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
25TH ST	ST LUCIE BLVD to US 1	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,647	2020	750	398	D	0.531	349	C	0.465
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2020	790	277	C	0.351	277	C	0.351
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,559	2020	540	517	D	0.957	422	D	0.781
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,559	2020	790	517	D	0.654	422	D	0.534
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,500	2021	750	221	C	0.295	238	C	0.317
53RD ST	ANGLE RD to JUANITA AVE	614	2,833	2016	540	151	C	0.28	167	C	0.309
AE BACKUS AVE	7TH ST to US 1	632	1,067	2017	750	72	C	0.096	84	C	0.112
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,000	2021	2,100	952	C	0.453	986	C	0.47
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2021	2,000	723	C	0.362	748	C	0.374
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,862	2019	2,100	1,160	C	0.552	1,176	C	0.56
ANGLE RD	ORANGE AVE to AVENUE D	100	9,500	2021	840	465	D	0.554	446	D	0.531
ANGLE RD	AVENUE D to AVENUE Q	100	9,500	2021	580	465	D	0.802	446	D	0.769
ANGLE RD	AVENUE Q to 53RD ST	615	8,119	2020	640	479	D	0.748	492	D	0.769
ANGLE RD	53RD ST to KEEN RD	616	5,786	2020	630	308	C	0.489	344	C	0.546
ANGLE RD	KEEN RD to KINGS HWY	616	5,786	2020	880	308	C	0.35	344	C	0.391
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,333	2016	1,480	205	B	0.139	199	B	0.134
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2020	1,480	125	B	0.084	125	B	0.084
AVENUE A	7TH ST to US 1	945034	1,100	2020	840	99	C	0.118	99	C	0.118
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2020	640	114	C	0.178	105	C	0.164
AVENUE D	ANGLE RD to 29TH ST	164	3,579	2016	600	203	C	0.338	200	C	0.333
AVENUE D	29TH ST to 25TH ST	164	3,579	2016	790	203	C	0.257	200	C	0.253
AVENUE D	25TH ST to 17TH ST	163	7,000	2021	750	348	C	0.464	342	C	0.456
AVENUE D	17TH ST to 13TH ST	162	3,458	2016	750	160	C	0.213	172	C	0.229
AVENUE D	13TH ST to 10TH ST	161	1,763	2016	750	83	C	0.111	93	C	0.124
AVENUE D	10TH ST to 7TH ST	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE D	7TH ST to US 1	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE I	25TH ST to 17TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE I	17TH ST to 13TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE H	13TH ST to 7TH ST	618	1,533	2017	540	89	C	0.165	96	C	0.178
AVENUE H	7TH ST to US 1	619	1,250	2017	750	68	C	0.091	67	C	0.089
AVENUE Q	ANGLE RD to 25TH ST	700	5,981	2020	750	316	C	0.421	303	C	0.404
AVENUE Q	25TH ST to 17TH ST	701	3,200	2021	750	187	C	0.249	194	C	0.259

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						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE Q	17TH ST to 13TH ST	701	3,200	2021	540	187	C	0.346	194	C	0.359
AVENUE O	13TH ST to US 1	685	1,867	2017	540	105	C	0.194	108	C	0.2
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.037	21	C	0.039
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,623	2019	830	412	C	0.496	358	C	0.431
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	29,000	2021	2,100	1,432	C	0.682	1,401	C	0.667
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	19,200	2020	2,100	886	C	0.422	886	C	0.422
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	29,500	2021	2,100	1,412	C	0.672	1,434	C	0.683
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,934	2019	920	849	C	0.923	879	D	0.955
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	14,000	2021	790	730	C	0.924	660	C	0.835
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	14,000	2021	800	730	D	0.913	660	D	0.825
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,567	2017	540	252	C	0.467	215	C	0.398
BECKER RD	VILLAGE PKWY to I-95	624	4,700	2021	3,170	357	C	0.113	323	C	0.102
BECKER RD	I-95 to SAVONA BLVD	625	19,000	2021	2,000	1,539	C	0.77	1,450	C	0.725
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	16,500	2021	2,100	943	C	0.449	989	C	0.471
BECKER RD	ALBACORE ST to DARWIN BLVD	302	9,300	2021	1,500	828	C	0.552	744	C	0.496
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	9,300	2021	2,100	828	C	0.394	744	C	0.354
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	12,500	2021	1,500	1,083	C	0.722	920	C	0.613
BECKER RD	DARWIN BLVD to ATHENA DR	627	12,500	2021	2,000	1,083	C	0.542	920	C	0.46
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	15,000	2021	2,100	1,045	C	0.498	1,275	C	0.607
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	9,900	2021	920	873	D	0.949	912	D	0.991
BELL AVE	25TH ST to SUNRISE BLVD	104	4,853	2019	790	319	C	0.404	333	C	0.422
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,880	2019	600	219	C	0.365	225	C	0.375
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	8,100	2021	750	491	D	0.655	425	D	0.567
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	11,500	2021	920	608	C	0.661	586	C	0.637
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	635	13,000	2021	920	797	C	0.866	653	C	0.71

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

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
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	17,000	2021	920	1,035	F	1.125	899	D	0.977
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	8,886	2019	920	477	C	0.518	473	C	0.514
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,991	2019	790	544	C	0.689	477	C	0.604
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,991	2019	630	544	C	0.863	477	C	0.757
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	10,500	2021	630	636	F	1.01	629	D	0.998
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,860	2019	750	397	D	0.529	297	C	0.396
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,900	2021	790	700	D	0.886	589	D	0.746
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.081	43	C	0.08
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,300	2021	1,710	470	C	0.275	474	C	0.277
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	367	2017	390	32	B	0.082	29	B	0.074
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,000	2021	630	721	F	1.144	670	F	1.063
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,500	2021	920	646	C	0.702	633	C	0.688
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2021	920	947	F	1.029	916	D	0.996
CITRUS AVE	7TH ST to US 1	643	1,108	2019	800	154	C	0.193	154	C	0.193
CITRUS AVE	US 1 to 2ND ST	940160	5,200	2020	840	247	C	0.294	251	C	0.299
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,337	2016	580	264	C	0.455	267	C	0.46
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,400	2021	1,470	298	C	0.203	311	C	0.212
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	3,900	2021	1,710	231	C	0.135	280	C	0.164
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,453	2019	540	398	D	0.737	457	D	0.846
CORTEZ BLVD	35TH ST to 25TH ST	948500	2,300	2020	750	112	C	0.149	112	C	0.149
CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	3,000	2019	750	215	C	0.287	197	C	0.263

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COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,304	2019	1,710	535	C	0.313	490	C	0.287
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	15,500	2021	3,170	738	C	0.233	789	C	0.249
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	29,500	2021	3,170	1,667	C	0.526	1,874	C	0.591
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	30,500	2021	3,170	1,719	C	0.542	1,616	C	0.51
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	34,000	2021	3,170	1,840	C	0.58	1,768	C	0.558
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	40,500	2021	3,170	2,014	C	0.635	2,111	C	0.666
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	30,000	2021	3,170	1,560	C	0.492	1,531	C	0.483
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,500	2021	3,170	847	C	0.267	908	C	0.286
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	20,500	2021	3,170	1,047	C	0.33	1,027	C	0.324
CROSSTOWN PKWY	FLORESTA DR to US 1	66	33,000	2021	3,170	2,191	C	0.691	1,994	C	0.629
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,333	2017	790	117	C	0.148	117	C	0.148
DARWIN BLVD	BECKER RD to PAAR DR	235	7,400	2021	630	658	F	1.044	609	D	0.967
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,400	2021	920	658	C	0.715	609	C	0.662
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,500	2021	920	542	C	0.589	537	C	0.584
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,293	2019	920	804	C	0.874	725	C	0.788
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,002	2019	880	488	C	0.555	484	C	0.55
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,900	2021	880	261	C	0.297	264	C	0.3
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,617	2016	600	251	C	0.418	202	C	0.337
DELAWARE AVE	33RD ST to 25TH ST	500	2,891	2017	1,710	192	C	0.112	220	C	0.129
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,000	2020	1,220	92	C	0.075	92	C	0.075
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,462	2020	790	628	D	0.795	584	D	0.739
DELAWARE AVE	13TH ST to 10TH ST	664	7,700	2021	750	418	D	0.557	399	D	0.532
DELAWARE AVE	10TH ST to 7TH ST	664	7,700	2021	600	418	D	0.697	399	D	0.665
DELAWARE AVE	7TH ST to US 1	665	7,188	2020	750	390	D	0.52	401	D	0.535
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2021	830	619	C	0.746	612	C	0.737

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EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2021	880	940	F	1.068	811	C	0.922
EASY ST	US 1 to BUCHANAN DR	106	5,400	2021	750	299	C	0.399	379	D	0.505
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2021	540	299	D	0.554	379	D	0.702
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2021	630	529	C	0.84	533	C	0.846
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2021	700	529	C	0.756	533	C	0.761
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2021	880	729	C	0.828	741	C	0.842
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,000	2021	1,700	778	D	0.458	778	D	0.458
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,401	2019	1,700	764	D	0.449	745	D	0.438
EDWARDS RD	OLEANDER AVE to US 1	173	9,616	2019	1,700	529	C	0.311	462	C	0.272
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,848	2019	750	128	C	0.171	125	C	0.167
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	17,572	2019	920	1,216	F	1.322	929	F	1.01
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2021	920	609	C	0.662	559	C	0.608
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,000	2021	920	497	C	0.54	549	C	0.597
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,400	2021	630	316	C	0.502	336	C	0.533
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,400	2021	880	316	C	0.359	336	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,613	2019	580	271	D	0.467	277	D	0.478
GARDENIA AVE	OLEANDER AVE to US 1	666	2,867	2017	750	191	C	0.255	204	C	0.272
GATLIN BLVD	W OF I-95 to E OF I-95	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,778	2020	600	295	C	0.492	266	C	0.443

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GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

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I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	383	2017	540	33	C	0.061	36	C	0.067
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	391	2020	540	34	C	0.063	34	C	0.063
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,480	2020	790	396	D	0.501	395	D	0.5
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,480	2020	540	396	D	0.733	395	D	0.731
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	11,000	2021	920	647	C	0.703	617	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2021	880	1,001	F	1.137	1,053	F	1.197
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2021	790	1,001	F	1.267	1,053	F	1.333
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2020	760	408	C	0.537	519	C	0.683
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2020	630	408	C	0.648	519	C	0.824
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2020	700	408	C	0.583	519	C	0.741
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,400	2020	2,100	899	C	0.428	996	C	0.474
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2021	2,100	1,056	C	0.503	1,087	C	0.518
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2021	920	1,001	F	1.088	1,053	F	1.145
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	16,500	2021	920	793	C	0.862	756	C	0.822
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	16,500	2021	840	793	E	0.944	756	D	0.9
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	OLEANDER AVE to US 1	242	15,197	2016	840	802	E	0.955	794	E	0.945
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2020	840	196	C	0.233	216	C	0.257
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2020	920	196	C	0.213	216	C	0.235
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2020	630	196	C	0.311	216	C	0.343
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,577	2017	920	155	C	0.168	148	C	0.161
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,910	2020	880	311	C	0.353	330	C	0.375
NEBRASKA AVE	25TH ST to 13TH ST	684	3,733	2017	1,710	232	C	0.136	196	C	0.115
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,623	2019	700	412	C	0.589	358	C	0.511

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OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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ORANGE AVE	7TH ST to US 1	945134	5,400	2020	600	313	D	0.522	278	C	0.463
ORANGE AVE	US 1 to 2ND ST	945133	3,600	2020	600	181	C	0.302	177	C	0.295
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,600	2020	750	181	C	0.241	177	C	0.236
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,929	2019	540	169	C	0.313	128	C	0.237
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	ROSSER BLVD to SAVONA BLVD	209	952	2016	630	69	C	0.11	61	C	0.097
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,900	2021	630	310	C	0.492	345	C	0.548
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	9,600	2021	920	659	C	0.716	540	C	0.587
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	17,200	2020	2,100	794	C	0.378	794	C	0.378
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,200	2017	540	96	C	0.178	81	C	0.15
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.17	86	C	0.159
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	14,600	2020	700	674	D	0.963	674	D	0.963
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	31,500	2021	3,020	1,612	C	0.534	1,592	C	0.527
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	43,000	2021	3,170	2,335	C	0.737	2,217	C	0.699
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	44,500	2020	3,020	2,819	C	0.933	2,559	C	0.847
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	45,500	2020	3,020	2,641	C	0.875	2,616	C	0.866
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,500	2020	3,020	2,918	C	0.966	2,557	C	0.847
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	49,000	2020	3,020	3,435	F	1.137	2,562	C	0.848
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	34,000	2020	3,020	2,142	C	0.709	1,900	C	0.629

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PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	33,000	2020	3,170	2,399	C	0.757	1,496	C	0.472
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,000	2021	2,100	1,055	C	0.502	1,157	C	0.551
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	20,000	2021	2,100	850	C	0.405	843	C	0.401
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	26,500	2021	2,100	1,525	C	0.726	1,451	C	0.691
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	26,500	2021	2,000	1,525	C	0.763	1,451	C	0.726
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	17,500	2021	2,100	911	C	0.434	824	C	0.392
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,500	2021	1,790	459	C	0.256	437	C	0.244
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,856	2020	750	362	C	0.483	380	D	0.507
RIO MAR DR	BEACH AVE to US 1	147	5,856	2020	790	362	C	0.458	380	C	0.481
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,400	2020	920	203	C	0.221	203	C	0.221
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,400	2020	1,070	203	B	0.19	203	B	0.19
SAVONA BLVD	BECKER RD to PAAR DR	236	9,200	2021	790	819	E	1.037	736	D	0.932
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	9,200	2021	750	819	F	1.092	736	D	0.981
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2021	790	603	D	0.763	636	D	0.805
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,030	2018	920	265	C	0.288	214	C	0.233
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,178	2019	540	155	C	0.287	152	C	0.281
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	8,600	2021	700	504	C	0.72	508	C	0.726
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,500	2021	790	715	D	0.905	713	D	0.903
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	800	2017	580	53	C	0.091	50	C	0.086
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	804	2019	1,080	60	B	0.056	61	B	0.056

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SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2019	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,500	2021	790	832	E	1.053	900	F	1.139
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,400	2020	920	596	C	0.648	597	C	0.649
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2021	920	593	C	0.645	628	C	0.683
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	7,800	2020	920	353	C	0.384	387	C	0.421
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	3,700	2020	920	188	C	0.204	169	C	0.184
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2020	700	283	C	0.404	227	C	0.324
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,100	2020	600	375	D	0.625	449	D	0.748
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,000	2020	600	679	F	1.132	710	F	1.183
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,000	2020	790	679	D	0.859	710	D	0.899
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,700	2020	1,550	585	C	0.377	529	C	0.341
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,700	2020	1,710	585	C	0.342	529	C	0.309
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,439	2020	2,100	1,261	C	0.6	1,216	C	0.579
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,796	2020	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,439	2020	1,800	1,261	C	0.701	1,216	C	0.676
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	23,363	2020	2,100	1,424	C	0.678	1,405	C	0.669
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,900	2021	790	272	C	0.344	272	C	0.344
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,100	2020	800	233	C	0.291	236	C	0.295
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,100	2020	840	233	C	0.277	236	C	0.281
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,000	2021	700	689	D	0.984	704	F	1.01
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876

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ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,500	2021	3,170	1,995	C	0.629	2,125	C	0.67
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,500	2021	540	211	C	0.391	223	C	0.413
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,793	2016	750	251	C	0.335	284	C	0.379
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,590	2020	600	584	D	0.973	465	D	0.775
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,590	2020	750	584	D	0.779	465	D	0.62
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,073	2020	750	399	D	0.532	393	D	0.524
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,967	2017	1,540	247	C	0.16	287	C	0.186
SUNRISE BLVD	7TH ST to US 1	708	3,967	2017	1,710	247	C	0.144	287	C	0.168
TIFFANY AVE	US 1 to HILLMOOR DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,200	2021	2,100	204	C	0.097	198	C	0.094
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	6,200	2021	630	397	C	0.63	362	C	0.575
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,700	2021	630	310	C	0.492	253	C	0.402
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	6,200	2021	1,710	649	C	0.38	629	C	0.368
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	33,500	2021	3,170	1,691	C	0.533	1,833	C	0.578
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,471	2019	790	541	D	0.685	471	D	0.596
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,800	2021	790	492	D	0.623	526	D	0.666
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,800	2021	790	492	D	0.623	526	D	0.666
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,971	2015	660	447	C	0.677	447	C	0.677
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2020	870	700	C	0.805	642	C	0.738
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	12,400	2020	870	649	C	0.746	682	C	0.784
US 1	MARTIN C.L. to LENNARD RD	945071	58,500	2020	4,240	2,664	C	0.628	3,132	C	0.739
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	58,500	2020	4,040	2,664	C	0.659	3,132	C	0.775
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	JENNINGS RD to TIFFANY AVE	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495

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US 1	TIFFANY AVE to WALTON RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	WALTON RD to VILLAGE GREEN DR	945150	49,500	2020	3,020	2,623	C	0.869	2,352	C	0.779
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	39,500	2020	3,170	1,827	C	0.576	1,798	C	0.567
US 1	RIO MAR DR to KITTERMAN RD	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	34,000	2020	3,020	1,719	C	0.569	1,557	C	0.516
US 1	S OF SAEGER AVE to EASY ST	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	EASY ST to MIDWAY RD	945156	29,500	2020	3,170	1,423	C	0.449	1,383	C	0.436
US 1	MIDWAY RD to WEATHERBEE RD	940012	41,500	2020	2,100	1,867	C	0.889	1,889	C	0.9
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	EDWARDS RD to SAVANNAH RD	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	GARDENIA AVE to VIRGINIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	SAVANNAH RD to GARDENIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	VIRGINIA AVE to OHIO AVE	945003	25,000	2020	2,000	1,165	C	0.583	1,174	C	0.587
US 1	OHIO AVE to GEORGIA AVE	945003	25,000	2020	1,630	1,165	D	0.715	1,174	D	0.72
US 1	GEORGIA AVE to DELAWARE AVE	945008	35,500	2020	1,630	1,734	F	1.064	1,658	E	1.017
US 1	DELAWARE AVE to CITRUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	CITRUS AVE to ORANGE AVE	940118	30,000	2020	1,630	1,563	D	0.959	1,409	D	0.864
US 1	ORANGE AVE to AVENUE A	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE A to AE BACKUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AE BACKUS AVE to AVENUE D	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE D to SR A1A SOUTH	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	SR A1A SOUTH to AVENUE H	715	31,500	2021	2,100	1,590	C	0.757	1,584	C	0.754

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US 1	AVENUE H to OLD DIXIE HWY	715	31,500	2021	2,000	1,590	C	0.795	1,584	C	0.792
US 1	OLD DIXIE HWY to AVENUE O	940123	29,000	2020	2,000	1,709	C	0.855	1,336	C	0.668
US 1	AVENUE O to SR A1A NORTH	940123	29,000	2020	2,100	1,709	C	0.814	1,336	C	0.636
US 1	SR A1A NORTH to JUANITA AVE	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	JUANITA AVE to ST LUCIE BLVD	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	ST LUCIE BLVD to 25TH ST	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	25TH ST to INDRIO RD	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	17,256	2019	2,100	927	C	0.441	973	C	0.463
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,400	2021	2,100	429	C	0.204	434	C	0.207
VILLAGE GREEN DR	US 1 to WALTON RD	716	16,500	2021	2,100	987	C	0.47	1,040	C	0.495
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,733	2017	920	254	C	0.276	240	C	0.261
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	16,000	2021	2,650	792	C	0.299	806	C	0.304
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	16,000	2021	1,710	792	D	0.463	806	D	0.471
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,500	2021	1,710	1,294	D	0.757	1,295	D	0.757
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	13,043	2019	1,710	696	C	0.407	689	C	0.403
VIRGINIA AVE	35TH ST to 25TH ST	940032	22,000	2020	3,020	1,075	C	0.356	1,047	C	0.347
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,000	2020	3,020	988	C	0.327	1,052	C	0.348
VIRGINIA AVE	13TH ST to 11TH ST	940794	21,500	2020	3,020	1,002	C	0.332	1,002	C	0.332
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	21,500	2020	3,170	1,002	C	0.316	1,002	C	0.316
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	21,100	2020	3,020	1,055	C	0.349	985	C	0.326
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,300	2020	3,170	902	C	0.285	882	C	0.278

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VIRGINIA AVE	COLONIAL RD to US 1	940034	18,300	2020	3,020	902	C	0.299	882	C	0.292
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,500	2021	1,710	537	C	0.314	566	C	0.331
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	22,000	2021	1,710	1,252	D	0.732	1,172	D	0.685
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,500	2021	880	682	C	0.775	744	C	0.845
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,393	2018	630	416	C	0.66	430	C	0.683
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,795	2019	750	281	C	0.375	257	C	0.343
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,234	2020	750	427	D	0.569	456	D	0.608
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	7,067	2018	1,470	495	C	0.337	381	C	0.259
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	12,000	2021	920	592	C	0.643	640	C	0.696
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,673	2019	920	539	C	0.586	597	C	0.649

Countywide Performance

Weighted V/C = **0.60**

% VMT below Standard = **3.83%**

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MILLER LEGG

July 22, 2022

Dear Mr. Schuman:

The site was reviewed by Miller Legg qualified biologists on 6/24/22. It was determined that site may contain jurisdictional wetlands, and applications have been prepared to submit to Florida Department of Environmental Protection (FDEP) to address state jurisdictional and wetland permitting requirements, as well as the Federal 404 US Army Corps of Engineers (ACOE) permitting process that FDEP now administers. This project was determined to be covered under the MOA with ACOE to be reviewed by FDEP. Native soils map / report is attached. Wildlife observed consisted of wading birds, no specific protected wildlife species or habitat was observed.

Should you have any questions, please do not hesitate to contact me **at (561) 537-4617 or dlarson@millerlegg.com.**

Best regards,



Dylan Larson, PWS, CEP
Vice President

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EOE / DFW

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida



June 21, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,190 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	27.6	34.0%
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	0.5	0.7%
21	Lawnwood and Myakka sands	33.7	41.6%
26	Oldsmar sand, depressional	5.1	6.3%
44	Tantile and Pomona sands	14.1	17.4%
Totals for Area of Interest		**81.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

2—Ankona and Farmton sands

Map Unit Setting

National map unit symbol: 1jptv
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Ankona and similar soils: 50 percent
Farmton and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ankona

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 11 inches: sand
E - 11 to 38 inches: sand
Bh - 38 to 48 inches: loamy sand
Btg - 48 to 57 inches: sandy loam
Cg - 57 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Farmton

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 34 inches: sand
Bh - 34 to 50 inches: sand
Btg - 50 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Electra

Percent of map unit: 4 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

13—Floridana sand, frequently ponded, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm56
Elevation: 0 to 140 feet
Mean annual precipitation: 46 to 58 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Floridana and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Floridana

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 21 inches: sand
Eg - 21 to 25 inches: sand
Btg - 25 to 60 inches: sandy clay loam
BCg - 60 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Minor Components

Winder

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Felda

Percent of map unit: 4 percent
Landform: Depressions on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Tomoka

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL), Freshwater Marshes and Ponds (R155XY010FL)

Hydric soil rating: Yes

Anclote

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

21—Lawnwood and Myakka sands

Map Unit Setting

National map unit symbol: 1jpvg
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Lawnwood and similar soils: 41 percent
Myakka and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lawnwood

Setting

Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 28 inches: sand
Bh1 - 28 to 52 inches: sand
Bh2 - 52 to 58 inches: sand
C - 58 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 10 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Myakka

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 27 inches: sand
Bh - 27 to 38 inches: sand
C - 38 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Electra

Percent of map unit: 7 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Ankona

Percent of map unit: 7 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Waveland

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

26—Oldsmar sand, depressional

Map Unit Setting

National map unit symbol: 1jpvm
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oldsmar

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 32 inches: sand
Bh - 32 to 42 inches: sand
Btg - 42 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 10 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

44—Tantile and Pomona sands

Map Unit Setting

National map unit symbol: 1jpw6
Elevation: 0 to 120 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Tantile and similar soils: 45 percent
Pomona and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tantile

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
Eg - 5 to 26 inches: sand
Bh - 26 to 34 inches: sand
Bt - 34 to 49 inches: loamy sand
E'g - 49 to 69 inches: sand
Btg - 69 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 18 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Pomona

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 26 inches: sand
Bh - 26 to 39 inches: sand
E' - 39 to 51 inches: sand
Btg - 51 to 72 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hydric soil rating: No

Ankona

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Pepper

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use & Site Plan - FPUA WRF - 4515 Energy Lane

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: October 2nd, 2022

NOTICE BY MAIL: September 19th, 2022

NOTICE BY SIGNS: September 8th, 2022

VERIFIED BY: Vennis Gilmore **TITLE:** Assistant Planning Director

SIGNATURE: **DATE:** October 5th, 2022

FEC RR
7150 Philips HWY
Jacksonville; FL 32256-6802

Tarmac America LLC
5700 Lake Wright DR; Unit Ste 300
Norfolk; VA 23502-1859

NSLRWCD
14666 Orange AVE
Fort Pierce; FL 34945-4511

SED Holdings LLC
PO Box 2883
West Palm Beach; FL 33402-2883

Southern Eagle Dist Inc
PO Box 12429
Fort Pierce; FL 34979-2429

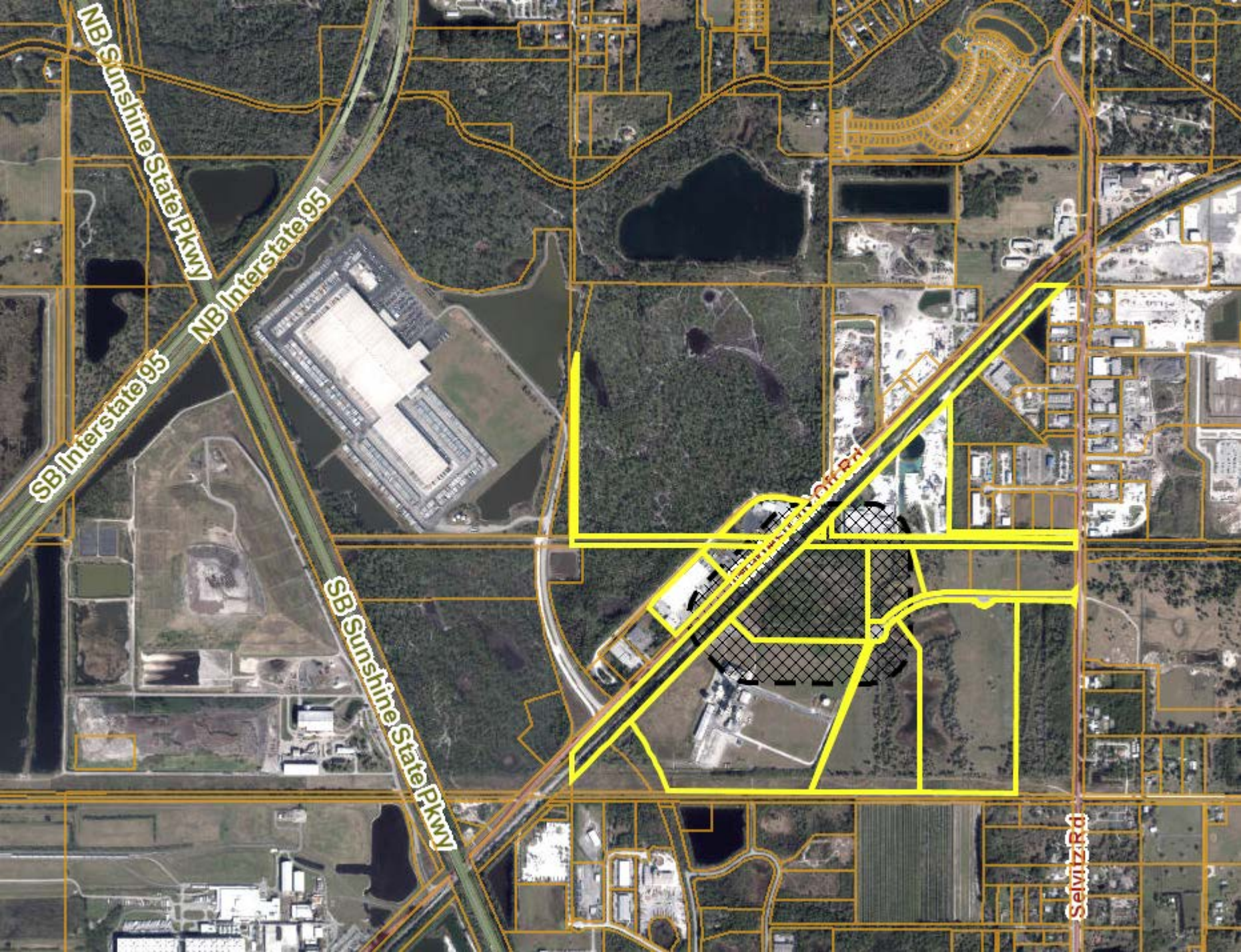
Southern Eagle Dist Inc
PO Box 12399
Fort Pierce; FL 34979-2399

Florida Municipal Power Agency
2061 Delta WAY; Unit Ste 2
Tallahassee; FL 32303-4240

Ft Pierce City Of and Ft Pierce Utilities Authority
PO Box 3191
Fort Pierce; FL 34948-3191

TREASURE COAST BUSINESS PARK POA INC
417 N Causeway
New Smyrna; FL 32169-5266

St. Lucie Commerce Center LLC
30 S Hope Chapel RD
Jackson; NJ 08527-5018


NB Sunshine State Pkwy
NB Interstate 95
SB Interstate 95
SB Sunshine State Pkwy
Selvitz Rd

City Commission Regular Meeting - 5:05 pm **12. b.**

Meeting Date: 10/17/2022

Re: Site Plan (Development Review and Design Review) - Bev Smith North - 3300 and 3330 S Highway 1

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

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SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for a Site Plan (Development and Design Review) approval to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements at or near 3300 and 3330 S US Highway 1 in Fort Pierce, Florida, more specifically located at Parcel Control Numbers: 2427-421-0001-000-7, 2427-421-0002-000-4.

SUMMARY:

- In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements.
- The subject parcels have a total of approximately 26.65 acres. The site is surrounded by commercial businesses and industrial uses to the west, commercial and residential uses to the south, vacant property, and residential uses to the north, and residential uses to the east. The proposed site will include the new 7,329 square foot Vehicle Reconditioning Facility, parking-storage areas for vehicles being serviced, parking for employees, and parking for the affiliated dealership (Bev Smith Toyota) to the south. The western side of the development is approximately 751 feet away from S US Highway 1 frontage. The applicant intends to subdivide the property and create two (2) new commercial out parcels with a possible new access tract between the newly created parcels. The eastern side of the development will be buffered from the residential uses by an internal parking lot, driveways, a dry retention pond, a wet retention pond, and landscaping.

RECOMMENDATION:

The proposed Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.

4. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.

5. Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).

6. A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north shall be provided when the site plan for the north parcel is submitted.

7. Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001-000-3) parcels.

8. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

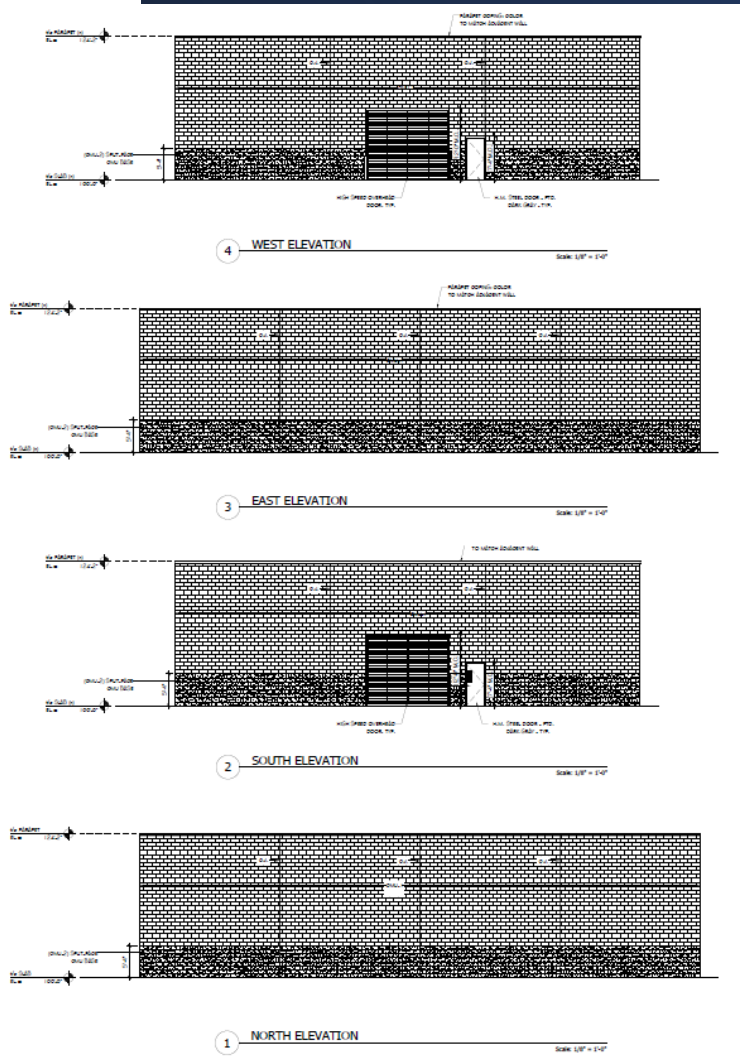
Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/12/2022 07:19 AM

Form Started By: Vennis Gilmore
Started On: 10/04/2022 05:04 PM
Final Approval Date: 10/12/2022

- **Bev Smith Toyota North**
- **Site Plan – (Development Review and Design Review)**
- **3300 & 3330 S US Highway 1**



Location Map

Approx. 26.65 acres

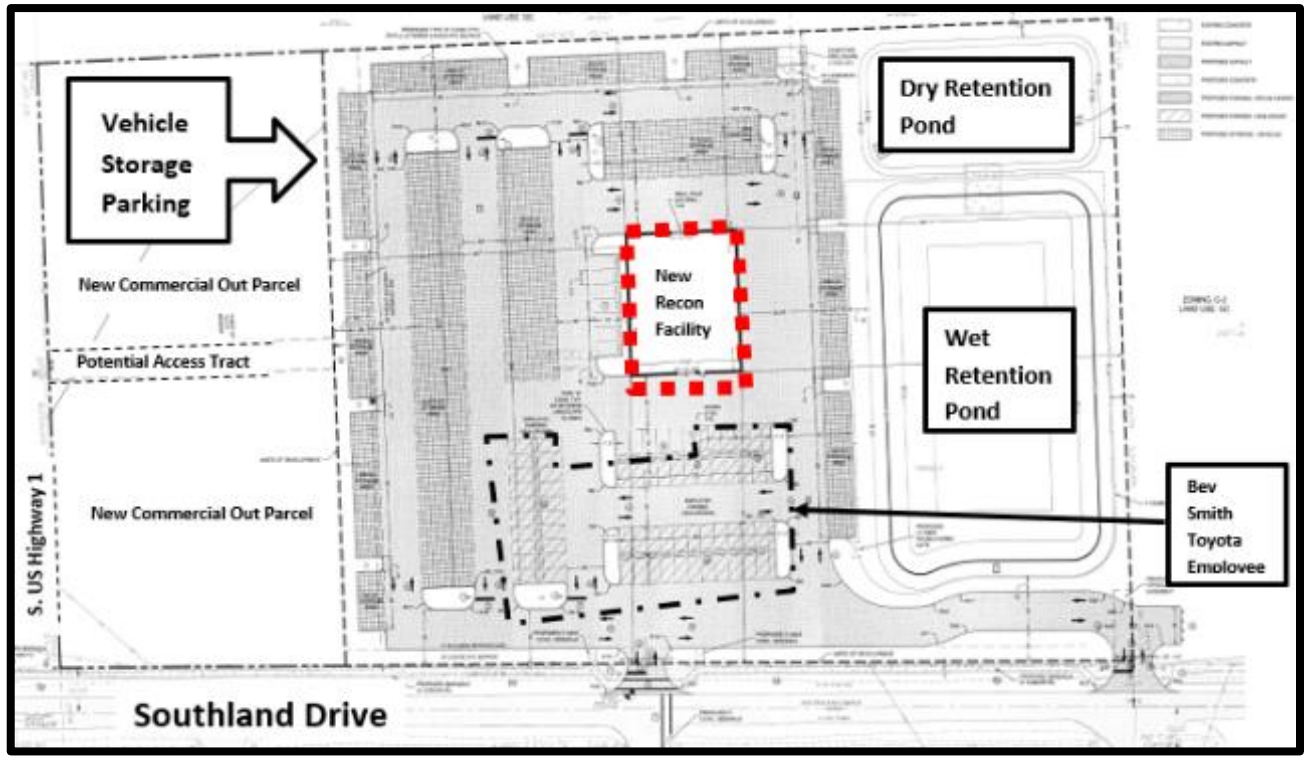


FLU/Zoning Map

GC/C-3

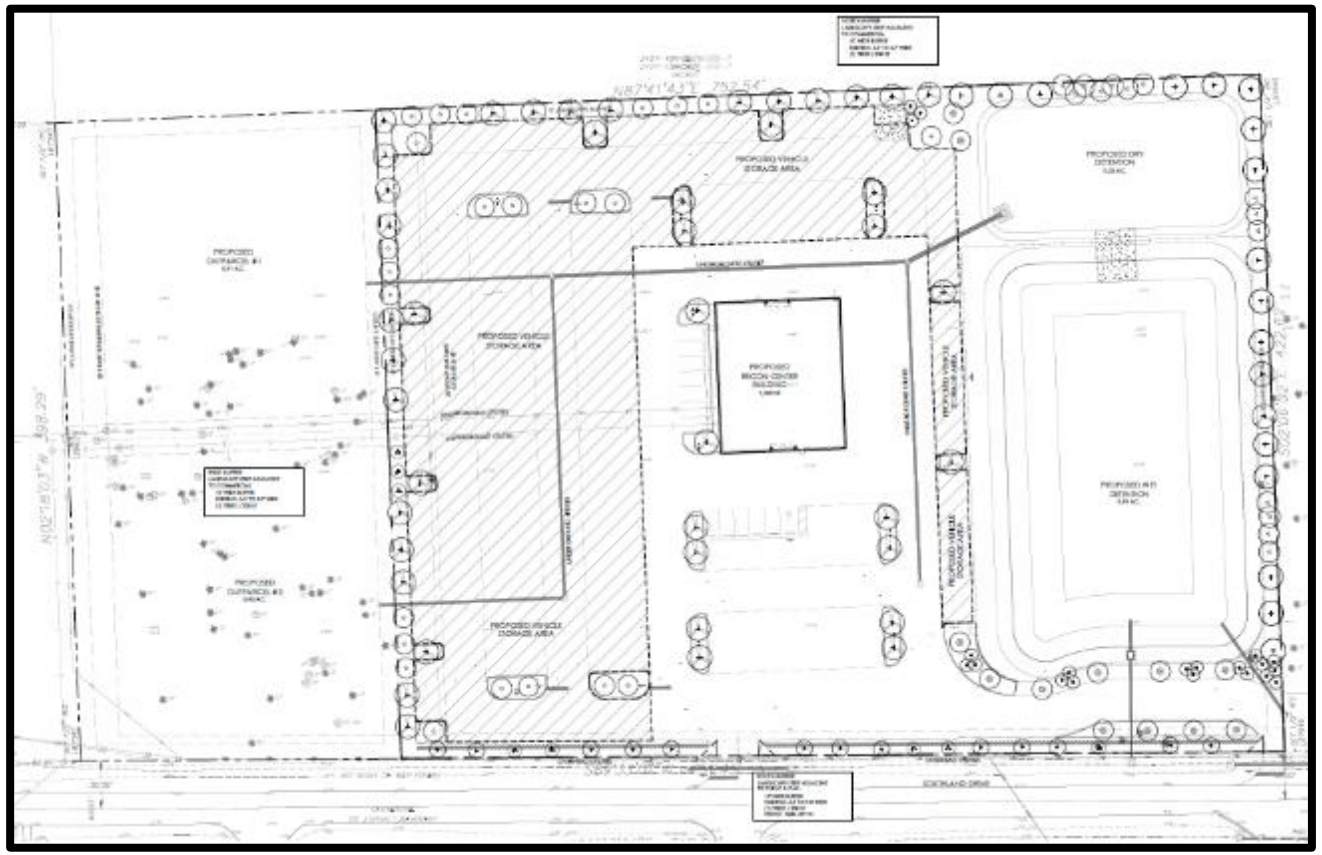


Site Plan



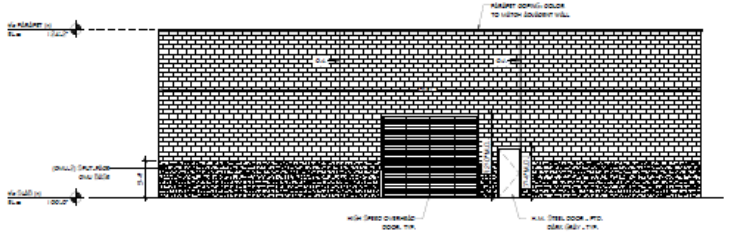
- 7,329 square foot Vehicle Reconditioning Facility
- Site Improvements

Landscape Plan

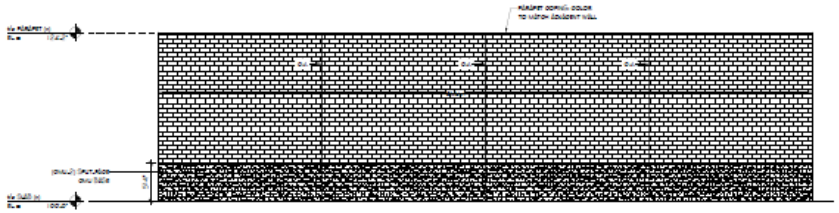


- Trees to be planted are (16) Red Maple, (13) East Palatka Holly, (35) Southern Magnolia, (8) Crape Myrtles, (45) Live Oaks, and (14) Bald Cypress.
- Palms to be planted are (21) Sabal Palmetto.
- Shrubs proposed for the site include (196) Walters Viburnum.
- Ground Covers proposed for the site include St. Augustine SOD.
- New Irrigation will be installed.

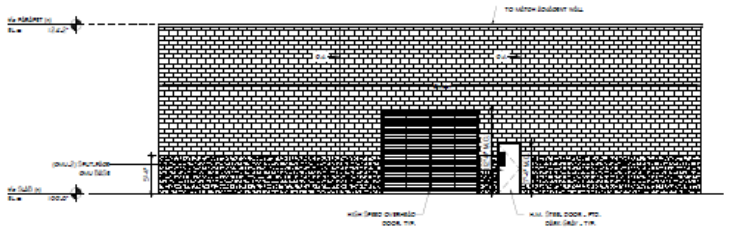
Elevations



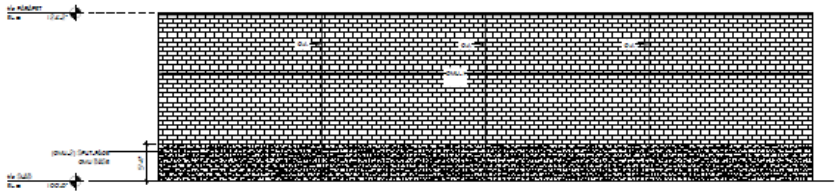
4 WEST ELEVATION



3 EAST ELEVATION



2 SOUTH ELEVATION



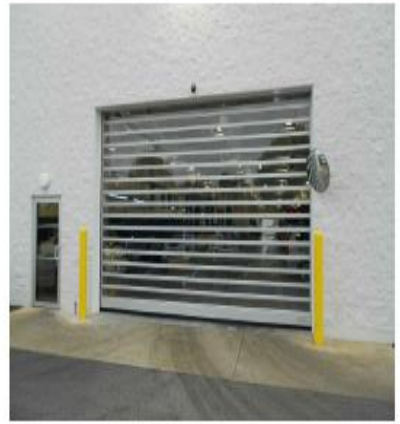
1 NORTH ELEVATION



CMU-1 - YORK MIST SPLIT-FACE



CMU-2 - YORK CHARCOAL SPLIT-FACE



SAMPLE IMAGE - RYTEC SPIRAL FV
HIGH-SPEED OVERHEAD DOOR

- Light (mist) and medium gray (charcoal) tones for split-face CMU masonry

PB Recommendation

The Planning Board, at their September12th, 2022 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation

Staff recommends **APPROVAL** with (8) Conditions:

1. **A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.**

2. **Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.**

3. **Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.**

4. **Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.**

5. **Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).**

6. **A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north shall be provided when the site plan for the north parcel is submitted.**

7. **Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001-000-3) parcels.**

8. **A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.**

CC Actions

- **Possible actions of the City Commission:**

- APPROVAL of the proposed Site Plan – (Development Review and Design Review), and no changes

- APPROVAL of the proposed Site Plan – (Development Review and Design Review) with changes

- DISAPPROVAL of the proposed Site Plan – (Development Review and Design Review)

Staff Recommendation

Staff recommends **APPROVAL** with (8) Conditions:

1. **A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.**

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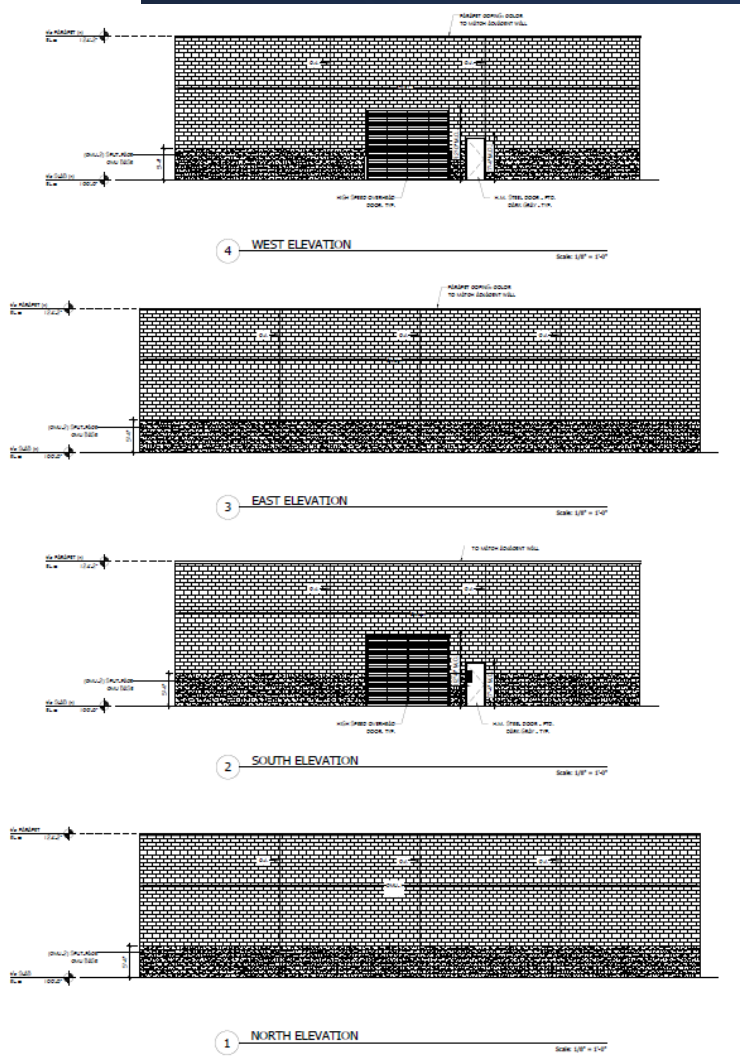
- **Bev Smith Toyota North**
- **Site Plan – (Development Review and Design Review)**
- **3300 & 3330 S US Highway 1**



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Vennis Gilmore, Assistant Planning Director

RE: **Site Plan (Development and Design Review) – Bev Smith North 3300 & 3330 S US Highway 1**

BOARD DATE: October 17, 2022

STAFF REPORT

Owner/Applicant: Frank Gonzalez
3350 S. US Highway 1
Fort Pierce, FL 34982

Applicant's Request: Approval of a Site Plan (Development and Design Review) to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements.

Location(s): 3300 & 3330 S US Highway 1

Parcel ID(s): 2427-421-0001-000-7, 2427-421-0002-000-4

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
RM (FP)	RM (FP)	RM (FP)/RH (SLC)	GC, RM (FP)/COM (SLC)

Surrounding Zoning:

North	East	South	West
R-4 (FP)	R-4 (FP)	C-3 (FP)/RM-11 (SLC)	C-3, R-4 (FP)/CG (SLC)

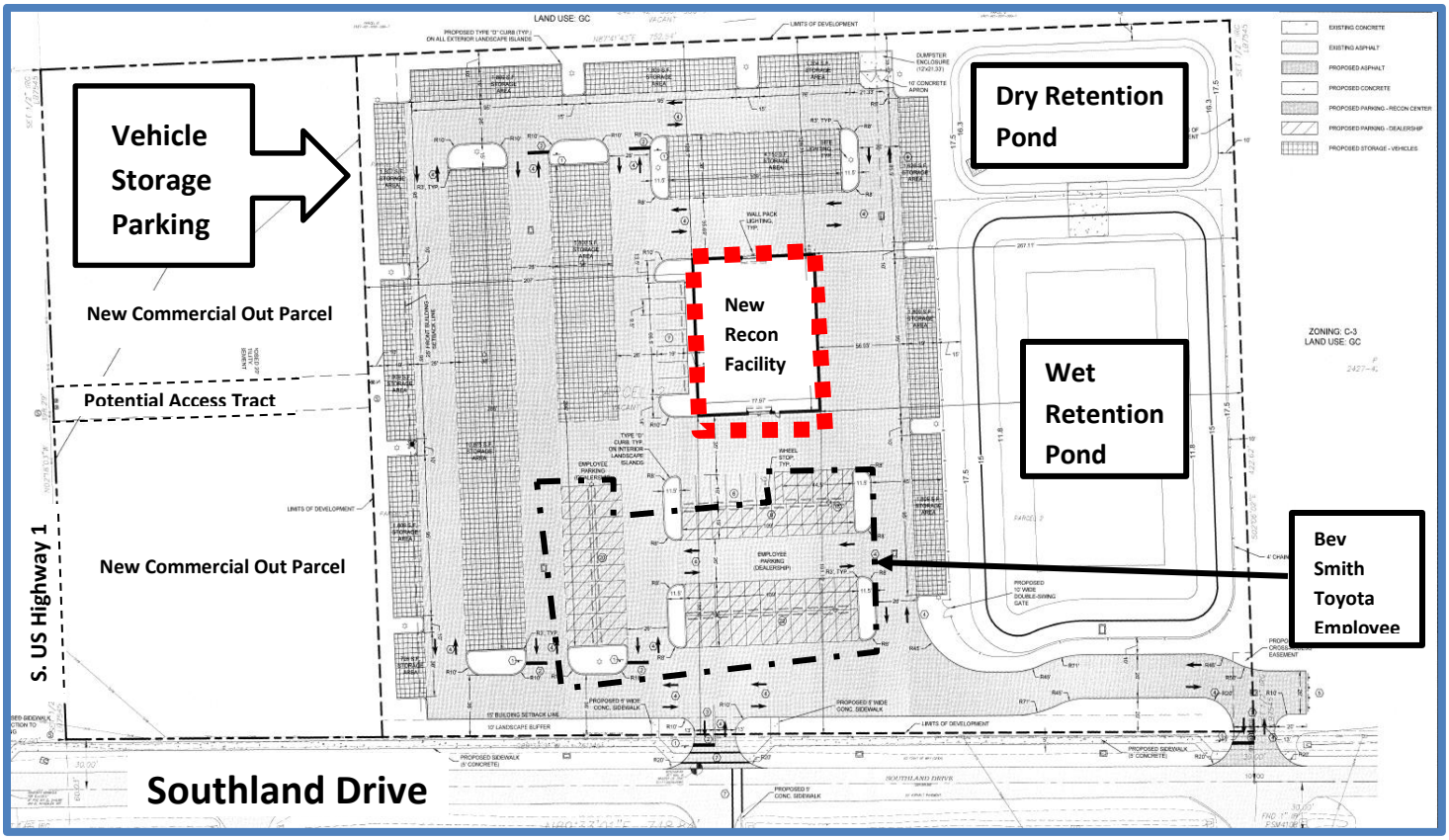
Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements.

The subject parcels have a total of approximately 26.65 acres. The site is surrounded by commercial businesses and industrial uses to the west, commercial and residential uses to the south, vacant property, and residential uses to the north, and residential uses to the east. The proposed site will include the new 7,329 square foot Vehicle Reconditioning Facility, parking-storage areas for vehicles being serviced, parking for employees, and parking for the affiliated dealership (Bev Smith Toyota) to the south. The western side of the development is approximately 751 feet away from S US Highway 1 frontage. The applicant intends to subdivide the property and create two (2) new commercial out parcels with a possible new access tract between the newly created parcels. The eastern side of the development will be buffered from the residential uses by an internal parking lot, driveways, a dry retention pond, a wet retention pond, and landscaping.

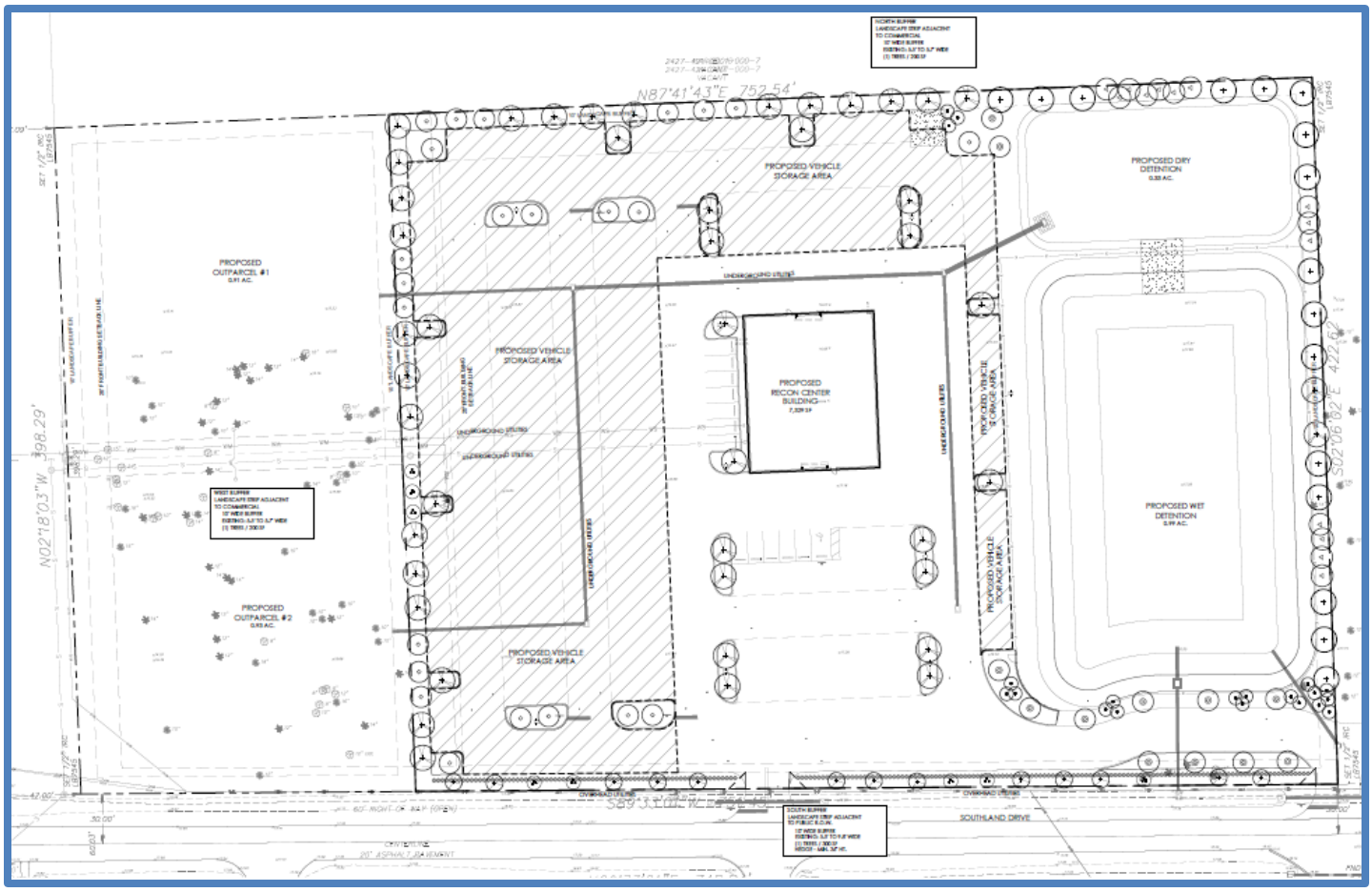


Proposed Site Plan

Development Review (Landscaping)

The plant schedule the applicant is proposing consists of a total of (131) trees and (21) palms and (196) shrubs. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees to be planted are (16) Red Maple, (13) East Palatka Holly, (35) Southern Magnolia, (8) Crape Myrtles, (45) Live Oaks, and (14) Bald Cypress.
- Palms to be planted are (21) Sabal Palmetto.
- Shrubs proposed for the site include (196) Walters Viburnum.
- Ground Covers proposed for the site include St. Augustine SOD.
- New Irrigation will be installed.



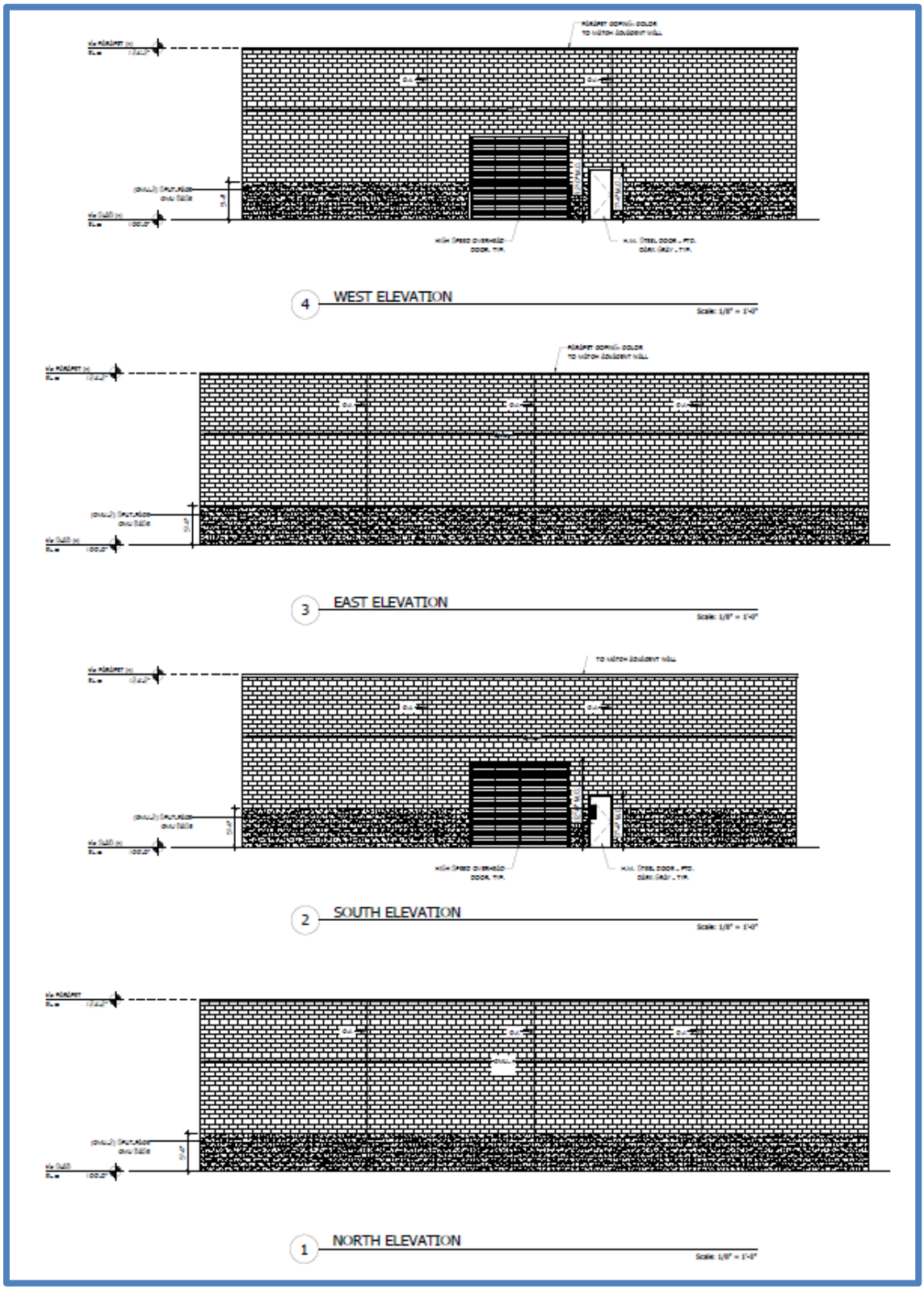
Proposed Landscape Plan

Design Review (Architecture)

The project site is on the east side of US Highway 1, approximately 2 miles south of Virginia Avenue/Florida Route 70. Today, the existing site is vacant and undeveloped, just north of the existing Bev Smith Toyota facility. The goals of the proposed project are to:

Expand the reconditioning components of the existing sales and service facility on the adjacent parcel, primarily to meet customer demands and to enhance the dealerships existing values of customer care and a high-quality level of service. The building exterior is comprised of attractive, integrally colored, and textured "split-face masonry block." Proposed materials for the reconditioning building are consistent with the proposed addition to the adjacent sales and service facility. Proposed colors for the facility are as follows:

· Light (mist) and medium gray (charcoal) tones for split-face CMU masonry



Proposed Elevations

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

Planning Board Recommendation
The Planning Board, at their September 12th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation
The proposed Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

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S Dovetail Dr
High Point Blvd
Southland Dr
Dixieland Dr
S US Highway 1
Lakes End Dr
Colony Ln

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Planning Department

FROM: Selena Griffett, P.E. – Project Engineer

THRU : John Andrews, P.E. – City Engineer

RE : Bev Smith Toyota North
Site Plan and Conditional Use
22-07000008 (2nd Submittal)

DATE : AUGUST 1, 2022

This is to advise you that we have completed the review of the following documents as received by this office on July 29, 2022:

- ☐ Development Permit Compliance Review
- ☒ Site Plan & Conditional Use
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☐ Variance Approval
- ☒ Site Plan Approval
- ☐ DPCR Approval
- ☐ C/O

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

☐ See attached for Engineering Comments

Site Plan and Conditional Use Approved

Q:\ENGINEERING\Site Development Projects\B\Bev Smith Toyota\NORTH\SP Memo 08012022.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Planning Department

FROM: Selena Griffett, P.E. – Project Engineer

THRU : John Andrews, P.E. – City Engineer for JA

RE : Bev Smith Toyota North
Site Plan and Conditional Use
22-07000008 (2nd Submittal)

DATE : MAY 23, 2022

This is to advise you that we have completed the review of the following documents as received by this office on May 18, 2022:

☐ Development Permit Compliance Review ☒ Site Plan

☐ Construction Drawings ☐ Test Reports & Related Documents

☐ Executed Construction Contract ☐ Record Drawings

☐ Permits

Based on our reviews and appropriate site final inspection, we

☐ Recommend ☒ Do Not Recommend

☐ Variance Approval ☒ Site Plan Approval ☐ DPCR Approval ☐ C/O

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

☒ See attached for Engineering Comments

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

Plan Sheets:

Sheet C3/C4/Landscape Plan

1. Per Section 125-315: "*All off-street parking and loading spaces, except those for single-family dwellings and duplexes, must be equipped with bumper rails located in such a manner as to prevent vehicles from striking landscaping, fences, buildings or walls or from overhanging their spaces in a manner which might obstruct driveways, aisles or bike paths. However, the bumper rails may be located such that the front of a vehicle may encroach a maximum of one foot upon the landscaped area if the landscaping will not be damaged. Where the parking area abuts a sidewalk the sidewalk may be used in lieu of the bumper rails provided that the sidewalk is at least six inches high.*"

Resubmittal notes that wheel stops were added, but none are shown in the areas delineated as employee parking.

2. Provide curb at all landscape islands.

3. Provide documentation from the adjacent property owner for the proposed cross-access easement on the far east entrance?

Resubmittal notes that the adjacent property owner is the same as the development property owner. This is acknowledged.

This is an Advisory Comment:

Per St. Lucie County Property Appraiser:

Parcel 2427-421-0002-000-4 (parcel submitted for approval) is owned by NSS Acquisition Corporation.

Parcel 2427-421-0001-000-7 (adjacent parcel) is owned by Nicholas S Smith.

The City understands that while this may be the same person, it is not the same legal entity. And we encourage cross access among parcels to improve access management along public rights-of-way, however, an Irrevocable Ingress/Egress Easement will be required for the cross access shown on the plans prior to issuance of a Building Permit.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

May 19, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 19, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Bill Pittsley
MBV Engineering
1835 20th Street
Vero Beach, FL 32960

Dear Bill Pittsley:
RE: Pre-application Review for **Category Safety Upgrade,** Pre-application Meeting Date: **May 12, 2022**
St. Lucie County - Fort Pierce; SR 5; Sec. # 94010000; MP: 10; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project:

Request: Use existing full access driveway on the east side of SR 5 approximately 160 feet south of the north property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Bev Smith Toyota – 3350 US-1, Fort Pierce, FL 34982**
Property Owner: **NSS Acquisition Corp.**; Parcel Size: **6 Acres**
Development Size: **Dealership - 24,729 SF Existing, 17,200 SF Expansion, 7,329 SF Recon Center Building**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 30 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **Any driveway on the side street shall be 50 feet from the FDOT right-of-way line.**

Comments:
- **St. Lucie County must be the permit applicant for work on FDOT right-of-way at the connection with Southland Drive.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-05-19\2. 94010000 MP 10 SR 5_Bev Smith Toyota\94010 MP 10 SR 5_Bev Smith Toyota.docx

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, SEPTEMBER 12, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Prior to roll call, Chairman Burdge introduced the new Planning Board member, Anthony Kreisl and Mr. Kreisl told the Board a little about himself.

Present: Alexander Edwards; Michael Broderick; Nichelle Clemons; Bob Burdge; Harold Albury; Anton Kreisl; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Planner
Alicia Rosenthal, Planning & Development Organizer

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the August 8, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the August 8, 2022 meeting.

AYE: Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Michael Broderick, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

7. NEW BUSINESS

a. **Zoning Atlas Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

b. **Conditional Use and Site Plan - Fort Pierce Utilities Authority Water Reclamation Facility - 4515 Energy Lane**

Mr. Gilmore gave an overview of the application.The applicant is requesting the review and approval for a Site Plan to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements. Mr. Gilmore stated Fort Pierce Utilities Authority (FPUA) will decommission the Hutchinson Island Water Reclamation facility and build a new Water Reclamation facility on the mainland adjacent to the Treasure Coast Energy Center. Mr. Gilmore answered questions from the Board on landscape buffering and adjacent property owners. Mr. Freeman said he had discussions with the neighboring business park about the odor and noxious activity concerns and the landscape buffer did not come into conversation. Mr. Freeman said the applicant has requested to go with the minimum landscaping. Mr. Freeman stated he prefers a landscape buffer around the entire development.

Mr. Broderick stated he would like to see the landscape buffer and the applicant needs to meet the landscape code. Mr. Broderick also expressed safety concerns with no perimeter enclosure.

Joe Franko, Applicant Representative and Project Manager from Hazen and Sawyer, stated there will be a perimeter security fence with a two to three foot berm, that is required for the Environmental Resource Permit. Mr. Franko said there will be no landscaping around the perimeter fence due to maintenance. He said landscape is difficult with the berm and the security fence will be similar to the fence around the island facility. Mr. Franko noted the administration building, located on the east side of the property, has plenty of landscaping.

Board discussion ensued on the applicant meeting the landscape code and fulfilling all the requirements.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of approval with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Install a green vinyl coated chain link fence around the perimeter with no slats.
4. The landscaping throughout the site needs to meet the landscape code.

AYE: Anton Kreisl, Alexander Edwards, Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Chairman Frank Creyaufmiller

Passed

c. **Site Plan - Bev Smith North - 3300 and 3330 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval for a Site Plan to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements. The applicant intends to subdivide the property and create two (2) new commercial out parcels with a possible new access tract between the newly created parcels.

Chairman Creyaufmiller noted that the property holds water, and he is not sure if it is classified as wetlands. He stated he did not see a specific stormwater report from the city's Engineering department, and he has concerns of where the water goes as it moves south.

Billl Pittsley, Applicant Representative from MBV Engineering, stated they have to work with several agencies on stormwater approvals. He said the stormwater will discharge to a ditch offsite and there are no wetlands on the site but their will be a dry retention pond on site. Mr. Pittsley added that crosswalks are in the design for access to the Bev Smith parcel to the south.

Mr. Burdge asked if the East Palatka Holly tree variety being used is susceptible to disease.

Mr. Freeman asked the applicant if the current conditions on the site contain no water control structures or management on site and if there are no restrictions on the topography of the site of where the water can flow to. He also asked the applicant if the design is putting in control measures which are not existing at the moment and if those control measures will meet or exceed the design requirements.

Mr. Pittsley answered yes to Mr. Freeman's question, and he added the ponds are oversize for additional development in the future for the out parcels up front.

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required

mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125- 314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.
4. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.
5. Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).
6. A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north shall be provided when the site plan for the north parcel is submitted.
7. Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001- 000-3) parcels.
8. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

AYE: Alexander Edwards, Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

8. ELECTION OF CHAIR AND VICE CHAIR

Mr. Broderick nominated Frank Creyaufmiller as Chair. Mr. Burdge closed the nominations.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to elect Frank Creyaufmiller as Chair.

AYE: Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Alexander Edwards to elect Nichelle Clemons as Vice-Chair.

AYE: Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Alexander Edwards, Michael Broderick, Chairman Frank Creyaufmiller

Passed

9. COMMENTS FROM THE PUBLIC

There were no comments from the public.

10. DIRECTOR'S REPORT

Mr. Freeman gave an overview of the Impact Fee Moratorium that was presented at the Conference Agenda Meeting on Monday morning, September 12, 2022. He stated that the data from year to year was similar and there were no pros or cons for the Fort Pierce Redevelopment Agency. He said the moratorium will continue with the challenge to city staff to move the redevelopment of attainable housing into the Central Business District

(CBD) downtown. He noted that only 4% of the overall development was in the Community Redevelopment Area (CRA). Mr. Freeman said he is focusing on developing workforce housing, code amendments with incentives for the CBD, expansion of the CBD, engagement in the Peacock Arts District, helping existing citizens in the area to see improvement, maintain local involvement in the communities and consolidate redevelopment in the redevelopment area. He highlighted that the City Commission is looking to get better quality and a wider spectrum of housing.

11. BOARD COMMENTS

Chairman Creyaufmiller thanked the Planning Board members for the continued endorsement each year. Chairman Creyaufmiller stated he participated in a panel with other Planning Board agencies and the other agencies have problems with a lack participation and not able to have a quorum. He stated that the City of Fort Pierce Planning Board does not have any of those issues, and it says a lot about the dedication of the Board members.

Mr. Freeman stated he heard feed back regarding the conference Chairman Creyaufmiller attended from staff he had worked with in the past. They noted how impressed they were with the City of Fort Pierce Planning Board, and they asked why can't we have a Planning Board like the City of Fort Pierce.

Mr. Broderick asked about the status of the Savannah Preserve project. Mr. Broderick mentioned keeping the 10,000-foot view of the Jenkins Road, Kings Highway interchange in the forefront of everyone's mind.

Mr. Burdge asked if the Planning Department knew anything about the realignment on Peterson Road.

Chairman Creyaufmiller asked if there had been any discussion with the city attorney's office regarding a workshop on the Sunshine Law and recusal process.

12. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 3300 South US 1, Fort Pierce FL 34982

Parcel ID #(s) 2427-421-0002-000-4

Project description Proposed construction of a vehicle reconditioning building (Recon) along with associated stormwater pond. Underground drainage system, Utilities and paved parking lot.

Frank Gonzalez	same as owner
Property Owner(s)	**Applicant/Representative, Title, Company**
3350 South US Highway 1	
Street Address	Street Address
Fort Pierce FL 34982	
City State Zip	City State Zip
561-818-2847	
Phone Number	Phone Number
fgonzalez@bevsmithautomotive.com	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of March, 2022 by Frank X Gonzalez who is personally known to me or has produced _____ as identification.

Signature of Notary

JANICE FREY
MY COMMISSION # GG 338050
EXPIRES: April 3, 2022
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

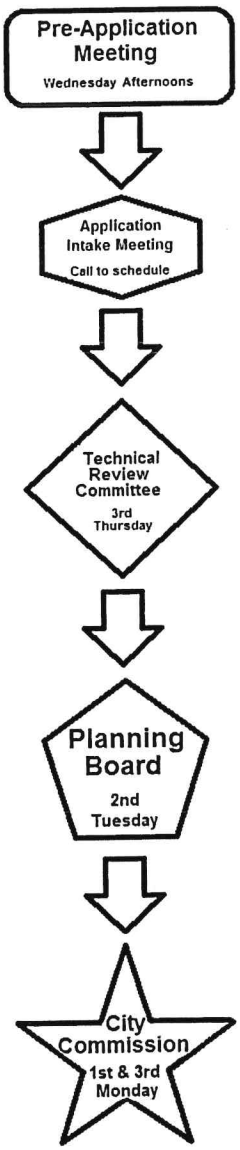
Site Information:

Non-Residential: Proposed Sq. Ft.: 7,329 Residential: Proposed Units:_____

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

North	South	East	West
vacant	commercial	vacant	vacant

Application Outlook



Site Plan submittal requirements:

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

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

Michelle Franklin

Certified Florida Appraiser

✖ Close Property Card

Basic Info | Buildings | Features/Yard Items | Values | Sales | Permits | Tax Estimate/Tools | Property Card

Property Identification

Site Address: 3300 S US HIGHWAY 1
Sec/Town/Range: 27/35S/40E
Parcel ID: 2427-421-0001-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 31555
Map ID: 24/27S
Zoning: General Co



Ownership

Nicholas S Smith
Frank X Gonzalez

7845 SW Ellipse WAY
Stuart, FL 34997

Legal Description

27 35 40 BEG AT PT 125 FT ELY OF C/L US 1 AND N LI OF NW 1/4 OF SE 1/4, TH RUN SLY ALG ELY R/W US 1 851.23 FT, TH ELY TO A PT 1349.5 FT W OF E SEC LI, SD PT BEING ON W LI OF 30 FT ESMT TO ST LUCIE CO, TH NLY ALG W LI 845 FT M/L TO N LI OF SE 1/4, TH WLY 1407.14 FT M/L ALG SD N LI TO POB- LESS THAT PART MPDAF: FROM NW COR OF SE 1/4, TH N 89 30 01 W 49.19 FT TO CURVE CONC E, R OF 11,334.20 FT, TH SLY ALG ARC 242.66 FT, TH S 02 17 45 E 211.97 FT TO POB; TH N 87 42 01 E 752.53 FT, TH S 02 05 44 E 422.62 FT TO N RD R/W LI OF SOUTHLAND DR, TH S 89 33 19 W ALG R/W LI 751.45 FT TO E RD R/W LI OF US HWY 1, TH N 02 17 45 W ALG E R/W LI 398.29 FT TO POB- (19.566 AC - 852,295 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.57
Land Size (SF):	852,295

Current Values

Just/Market Value:	$605,600
Assessed Value:	$605,600
Exemptions:	$0
Taxable Value:	$605,600

Building Design Wind Speed

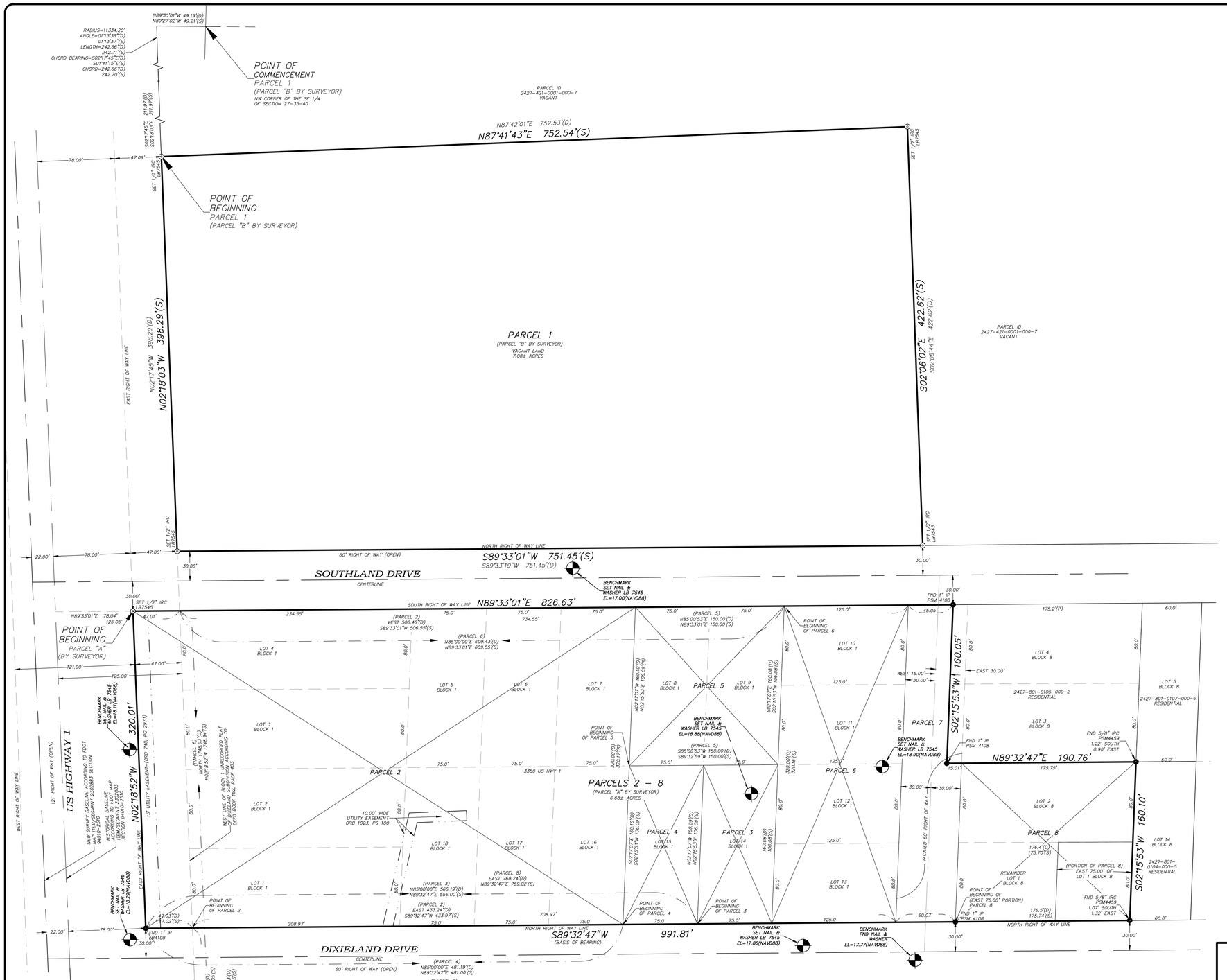
Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office



LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
CLF = CHAIN LINK FENCE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	PG. = PAGE
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EDR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

(SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTIONS)

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021
4. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
5. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
6. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
7. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
9. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0189K, DATED FEBRUARY 19, 2020.

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

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

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=50'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 1 OF 8

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

STEVEN J. CARTECHINE LICENSE No. 4895 STATE OF FLORIDA

02/08/2022
DATE

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

© I:\Users\SCARTE~1\AppData\Local\Temp\AcPublish_13424\plot 20-615.dwg, 2/8/2022 7:49:47 AM, Tina Davis, 2-1-50 (2).ctb, 08, 2022 - 4 Dynamic SHEET 1

LEGAL DESCRIPTION:
(FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL 1:
A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4; THENCE NORTH 89°30'01" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 49.19 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,334.20 FEET, THE CHORD BEARS SOUTH 02°17'45" EAST, 242.65 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 242.66 FEET THROUGH A CENTRAL ANGLE OF 01°13'36"; THENCE SOUTH 02°17'45" EAST, A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 87°42'01" EAST, A DISTANCE OF 752.53 FEET; THENCE SOUTH 02°05'44" EAST, A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 89°33'19" WEST, ALONG THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE, A DISTANCE OF 751.45 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 02°17'45" WEST, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 1 THRU 7 AND 16 THRU 18 OF BLOCK 1 OF AN UNRECORDED PLAT OF SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, ALSO 47.00 FEET AS MEASURED AT RIGHT ANGLES ADJACENT TO THE WEST END OF LOTS 1 THRU 4 MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ON THE SOUTH LINE OF SAID SECTION 125.12 FEET; THENCE RUN NORTH PARALLEL WITH THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1, 1428.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED. THENCE RUN EAST ALONG THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR DIXIELAND DRIVE 433.24 FEET; THENCE RUN NORTH ALONG THE EAST LINE OF LOTS 16 AND 7 OF BLOCK 1 OF DIXIELAND SUBDIVISION 320.00 FEET TO THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SOUTHLAND DRIVE; THENCE RUN WEST ALONG SAID RIGHT-OF-WAY 506.46 FEET TO A POINT THAT IS 78.00 FEET OF THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1 AS MEASURED AT RIGHT ANGLES; THENCE RUN SOUTH PARALLEL WITH THE SAID CENTERLINE OF U.S. HIGHWAY NO. 1, 320.00 FEET TO THE NORTH LINE OF DIXIELAND DRIVE; THENCE RUN EAST 47.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
LOT 14, BLOCK 1, OF THE DIXIELAND SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID SUBDIVISION BEING RECORDED AS A PART OF DEED RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 556.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 15, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION", SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT, (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 14) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 160.08 FEET TO A POINT, (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 14) THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 15, (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 14) THENCE RUN SOUTH 02°12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 160.09 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 4:
KNOWN AS LOT 15, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXIELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1 OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION"; SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT; (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 15) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 160.09 FEET TO A POINT; (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 15), THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 16; (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15) THENCE RUN SOUTH 02° 12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 160.10 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 5:
KNOWN AS LOTS 8 & 9, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXIELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION", THENCE RUN NORTH 02°12'07" WEST ALONG SAID EASTERLY LOT LINE A DISTANCE OF 160.10 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 02°12'07" WEST A DISTANCE OF 160.10 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHLAND DRIVE (60' R/W); THENCE RUN NORTH 85°00'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 10, BLOCK 1, OF SAID "DIXIELAND SUBDIVISION";
THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 02°12'07" EAST A DISTANCE OF 160.08 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF LOT 14, BLOCK 1, OF SAID "DIXIELAND SUBDIVISION"; THENCE RUN SOUTH 85°00'00" WEST A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND.

PARCEL 6:
LOTS 10, 11 & 12, BLOCK 1, UNRECORDED PLAT OF DIXIELAND SUBDIVISION IN THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, SAID LAND BEING ALSO DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 125.12 FEET, THENCE RUN NORTHERLY PARALLEL TO THE CENTER-LINE OF ORIGINAL 66 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY 1, A DISTANCE OF 1748.93 FEET; THENCE RUN EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 609.43 FEET TO THE POINT OF BEGINNING (THE SAME BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 1, OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION); THENCE CONTINUE SAID EASTERLY COURSE 125 FEET, THENCE RUN SOUTH 240 FEET, THENCE RUN WEST 125 FEET, THENCE RUN NORTH 240 FEET TO THE POINT OF BEGINNING.

AND

LOT 13, BLOCK 1, UNRECORDED PLAT OF DIXIE LAND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN D.B. 152, PAGE(S) 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK I AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE WEST 15 FEET OF THE EASTERN 30 FEET OF THE NORTH 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK I AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE SOUTH 160 FEET OF THE OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK 1 AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

PARCEL 8:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST
100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY;
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.93 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 768.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 176.5 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 176.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS: THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE PROPERTY DESCRIBED AS FOLLOWS:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY;
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST. PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.93 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 768.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 176.5 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 176.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS: THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (BY SURVEYOR)

(BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL A

LOTS 1 THROUGH 18. BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A 47.00 FOOT WIDE PARCEL LYING BETWEEN THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE WEST LINE OF SAID BLOCK 1, UNRECORDED PLAT OF DIXIELAND, SAID PARCEL BOUND ON THE NORTH BY SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY), BOUND ON THE SOUTH BY DIXIELAND DRIVE, BOUND ON THE WEST BY U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY) AND BOUND ON THE EAST BY SAID BLOC 1 OF THE UNRECORDED PLAT OF DIXIELAND.

AND

LOTS 1 AND 2, BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE 60.00 FOOT VACATED ROAD RIGHT OF WAY LYING BETWEEN BLOCK 1 AND BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCLUDING THE EAST 15.00 FEET OF THE NORTH 160 FEET MORE OR LESS OF SAID VACATED ROAD RIGHT OF WAY LYING ADJACENT TO LOTS 3 AND 4 BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION.

ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE A DISTANCE OF 826.63 FEET TO A POINT THAT IS 15.00 FEET WEST BY PERPENDICULAR MEASUREMENT OF THE WEST LINE OF LOTS 3 AND 4, BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION; THENCE S02°15'53"W PARALLEL TO SAID WEST LINE OF SAID LOTS 3 AND LOT 4 A DISTANCE OF 160.05 FEET TO AN EXTENSION THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°32'47"E ALONG SAID SOUTH LINE AND EXTENSION THEREOF A DISTANCE OF 190.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S02°15'53"W ALONG THE EAST LINE OF LOTS 1 AND 2, BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION A DISTANCE OF 160.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE; THENCE S89°32'47"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 991.81 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE POINT OF BEGINNING. CONTAINS 6.68 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL B

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS, (COMBINED TOTAL)

NOTE:
PROPERTY DESCRIBED BY SURVEYOR BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021.

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

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE NA
FIELD DATE 11/08/21	JOB # 20-615

SHEET 2 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MATCH LINE SHEET 4

MATCH LINE SHEET 3

US HIGHWAY 1
121' RIGHT OF WAY (OPEN)

DIXIELAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT OF WAY (OPEN)

1 STORY METAL
AND
CBS COMMERCIAL BUILDING
3350 U.S. HIGHWAY 1
SHOWROOM/ OFFICE
FFE=20.70

#10 CATCH BASIN
TOP EL=18.76'
NW INV EL=14.69'
E INV EL=14.69'
BOTTOM EL=13.02'

#11 CATCH BASIN
TOP EL=19.44'
E INV EL=14.78'
BOTTOM EL=13.22'

#12 CATCH BASIN
TOP EL=19.48'
E INV EL=14.69'
BOTTOM EL=13.23'

#16 CATCH BASIN
TOP EL=20.08'
N INV EL=UNDER WATER

#17 CATCH BASIN
TOP EL=20.08'
N INV EL=UNDER WATER

#18 CATCH BASIN
TOP EL=20.07'
N INV EL=UNDER WATER

SANITARY MANHOLE
TOP EL=17.9'
N INV EL=5.07'
S INV EL=5.15'
E INV EL=5.13'

SANITARY MANHOLE
TOP EL=18.0'
N INV EL=BLOCK OFF
S INV EL=5.73'
E INV EL=6.06'
W INV EL=5.54'

BENCHMARK
WASHER SET IN N.E. HEADWALL
EL=18.21(NAVD88)

BENCHMARK
WASHER SET IN N.E. HEADWALL
EL=18.23(NAVD88)

POOL
TOP EL=10.02'
INV EL=14.74'

15" RCP 45.5' LF
INV EL=17.17

24" CMP 47.4' LF
INV EL=14.85'

24" RCP 40.8' LF
INV EL=14.93'

1X1 YARD DRAIN (TYP)
WHEELSTOP (TYP)
TRUNCATED DOME (TYP)
5' CONC WALK
SWALE
TOB
TOE
EAST RIGHT OF WAY LINE
NORTH RIGHT OF WAY LINE
UTILITY EASEMENT (ORB 140, PG 2915)
PROPERTY LINE
CONC PAD
PORTE COCHERE
SHED
A/C PADS
COVER CONCRETE
FLAG POLE
METAL SIGN
BOLLARD (TYP)
6' CHAINLINK FENCE
6" CHAINLINK FENCE CORNER 2.5' SOUTH
GATE
OHW
SWALE
TOB

220.01'
239.62'
200.3'
200.1'
431.87'
15.5'
76.2'
174.8'
25.2'
20.3'
15.3'
10.0'

LEGEND

BFP	= BACKFLOW PREVENTER	OHW	= OVERHEAD WIRES
BOC	= BACK OF CURB	O.R.B.	= OFFICIAL RECORD BOOK
BWF	= BARBED WIRE FENCE	(P)	= PLAT
CLF	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG.	= PAGE
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE	TOB	= TOP OF BANK
EDR	= EDGE OF DIRT DRIVE	TOS	= TOE OF SLOPE
EL	= ELEVATION	TRANS.	= TRANSFORMER
EM	= ELECTRIC METER	UG	= UNDERGROUND
FFE	= FINISHED FLOOR ELEVATION	WDF	= WOODEN FENCE
FM	= FORCE MAIN	WL	= WATER LINE
FND.	= FOUND	WM	= WATER METER
GV	= GATE VALVE		= FIRE HYDRANT
HW	= HEADWALL		= GUY ANCHOR
ID	= IDENTIFICATION		= UTILITY POLE
IP	= IRON PIPE		= WATER GATE VALVE
IR	= IRON ROD		= WELL
IRC	= IRON ROD WITH CAP		= CAMERA
LB	= LICENSED BUSINESS		= LIGHT POLE
LS	= LICENSED SURVEYOR		= CLEAN OUT
			= SIGN
			= PALM (73)
			= PINE (132)
			= OAK (61)

© Users\JOARO\Applications\Temp\AcPublish_10424\PG 3.dwg, Feb 25, 2022 - 4:39:45 PM, The plan is 48" x 22" Landscape, 08, 2022 - 4:39:45 PM, SHEET 3

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

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FIELD BOOK 79	DRAWN TB RJS	SHEET 3	
PAGE(S) 52	SCALE 1"=20'		OF 8
FIELD DATE 11/08/21	JOB # 20-615		

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MATCH LINE SHEET 5

MATCH LINE SHEET 2

#10 CATCH BASIN
TOP EL=18.02'
N INV EL=16.25'
S INV EL=15.20'
W INV EL=14.86'
BOTTOM EL=14.02'

#1 CATCH BASIN
TOP EL=18.51'
N INV EL=16.10'
S INV EL=13.95'
E INV EL=13.93'
BOTTOM EL=13.57'

#7 CATCH BASIN
TOP EL=18.02'
N INV EL=15.10'
E INV EL=15.14'
BOTTOM EL=13.24'

#8 CATCH BASIN
TOP EL=17.92'
N INV EL=15.15'
S INV EL=15.08'
W INV EL=14.79'
BOTTOM EL=13.42'

#2 CATCH BASIN
TOP EL=18.51'
N INV EL=13.98'
S INV EL=14.01'
E INV EL=14.04'
BOTTOM EL=13.88'

#4 CATCH BASIN
TOP EL=18.54'
W INV EL=14.09'
BOTTOM EL=14.03'

#3 CATCH BASIN
TOP EL=18.48'
W INV EL=14.03'
BOTTOM EL=13.61'

#9 CATCH BASIN
TOP EL=18.99'
N INV EL=14.94'
S INV EL=15.22'
BOTTOM EL=14.05'

#19 CATCH BASIN
TOP EL=19.06'
N INV EL=15.07'
S INV EL=14.66'
BOTTOM EL=13.06'

#6 CATCH BASIN
TOP EL=18.50'
N INV EL=14.02'
E INV EL=14.00'
BOTTOM EL=13.88'

#5 CATCH BASIN
TOP EL=18.54'
W INV EL=14.10'
BOTTOM EL=13.90'

#20 CATCH BASIN
TOP EL=19.03'
NE INV EL=15.09'
BOTTOM EL=14.58'

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=18.88(NAVD88)

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=18.90(NAVD88)

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=17.86(NAVD88)

BENCHMARK
FND NAIL &
WASHER
EL=17.77(NAVD88)

15" CMP 149' LF
15" CMP 153' LF
15" CMP 149.4' LF
15" CMP 51' LF
15" CMP 52.2' LF
15" CMP 54' LF
15" CMP 90' LF
15" RCP 37' LF
18" CMP 112' LF
18" CMP 117' LF
18" CMP 119' LF
18" CMP 119' LF
15" RCP 44.7' LF
16" CMP 63.2' LF

COVERED CAR CARE AREA
SHED
1 STORY METAL BUILDING
BODY SHOP
FFE=20.67

6' CHAINLINK FENCE
6' CHAINLINK FENCE CORNER 0.3' SOUTH
6' CHAINLINK FENCE CORNER 0.5' SOUTH
BOLLARD (TYP)
3'X3' BOLLARD PATTERN (TYP)
FIRE LINE STAND PIPE
SANITARY MANHOLE TOP EL=19.1'
SANITARY MANHOLE TOP EL=17.9' E INV EL=10.22' W INV EL=9.90'
INV EL=16.70
INV EL=17.14
INV EL=16.60
INV EL=16.51
GATE
SWALE
NORTH RIGHT OF WAY LINE
ESTIMATED 60' RIGHT OF WAY'
DIXIELAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT OF WAY (OPEN)

LEGEND

BFP	= BACKFLOW PREVENTER
BOC	= BACK OF CURB
BWF	= BARBED WIRE FENCE
CLF	= CHAIN LINK FENCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
COVD.	= COVERED
(D)	= DESCRIPTION
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE
EDR	= EDGE OF DIRT DRIVE
EL	= ELEVATION
EM	= ELECTRIC METER
FFE	= FINISHED FLOOR ELEVATION
FM	= FORCE MAIN
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PVC	= POLY VINYL CHLORIDE
RCP	= REINFORCED CONCRETE PIPE
(S)	= SURVEYED
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
TRANS	= TRANSFORMER
UG	= UNDERGROUND
WDF	= WOODEN FENCE
WL	= WATER LINE
WM	= WATER METER
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
WV	= WATER GATE VALVE
W	= WELL
	= CAMERA
	= LIGHT POLE
C/O	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

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

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK	DRAWN
79	TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 4 OF 8

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LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
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CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EDR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

MATCH LINE SHEET 7A

MATCH LINE SHEET 5

MATCH LINE SHEET 2

PARCEL 2

398.29'

60.03'

100.00'

120' RIGHT OF WAY (OPEN)
CENTERLINE
US HIGHWAY 1

60' RIGHT OF WAY (OPEN)
SOUTHLAND DRIVE
CENTERLINE

20' ASPHALT PAVEMENT

NORTH RIGHT OF WAY LINE

SOUTH RIGHT OF WAY LINE

5' CONC WALK

SWALE

TOB

TOE

EAST RIGHT OF WAY LINE

SANITARY MANHOLE
TOP EL=18.11'
8" PVC INV EL S=6.89'
INV EL N=SEALED OFF

INV EL=14.69'

INV EL=15.30

INV EL=15.62

INV EL=15.70

INV EL=15.88

INV EL=16.00

INV EL=16.08

INV EL=14.58'

15" RCP 37' LF

15" RCP 39' LF

6" CMP 35' LF

10" TRIPLE

12" TRIPLE

12" DBL

8" DBL

(A) CATCH BASIN
TOP OF EL=19.83'
S INV EL=18.09'

(B) CATCH BASIN
TOP OF EL=19.83'
S INV EL=18.03'

(C) CATCH BASIN
TOP EL=19.02'
S INV EL=17.46'

#3 CATCH BASIN
TOP EL=19.46'
SE INV EL=14.98'

#10 CATCH BASIN
TOP EL=18.76'
NW INV EL=14.69'
E INV EL=114.69'
BOTTOM EL=13.02'

#5 CATCH BASIN
TOP EL=19.42'
GATE

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=17.00(NAVD88)

CONC PAD

SHED

UNDER DRAIN TO #5 CB

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 5 OF 8

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LEGEND

= PALM (73)
= PINE (132)
= OAK (61)

MATCH LINE SHEET 4

MATCH LINE SHEET 7B

MATCH LINE SHEET 6

MATCH LINE SHEET 3

PARCEL 2

PARCEL ID
2427-421-0001-000-7

SOUTHLAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT

60' RIGHT OF WAY (OPEN)

SWALE TOB

6" CHAINLINK FENCE

5' CONC WALK

GATE

SHED

15" CMP 149' LF

15" RCP 37' LF

15" RCP 54' LF

18" CMP
INV EL=15.39

#1a CATCH BASIN
TOP EL=18.02'
N INV EL=16.25'
S INV EL=15.20'
W INV EL=14.86'
BOTTOM EL=14.02'

#2 CATCH BASIN
TOP EL=18.04'
N INV EL=15.92'
S INV EL=15.76'
BOTTOM EL=14.04'

INV EL=16.08
INV EL=16.27
INV EL=15.92
INV EL=15.66
INV EL=15.68

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
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PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 6 OF 8

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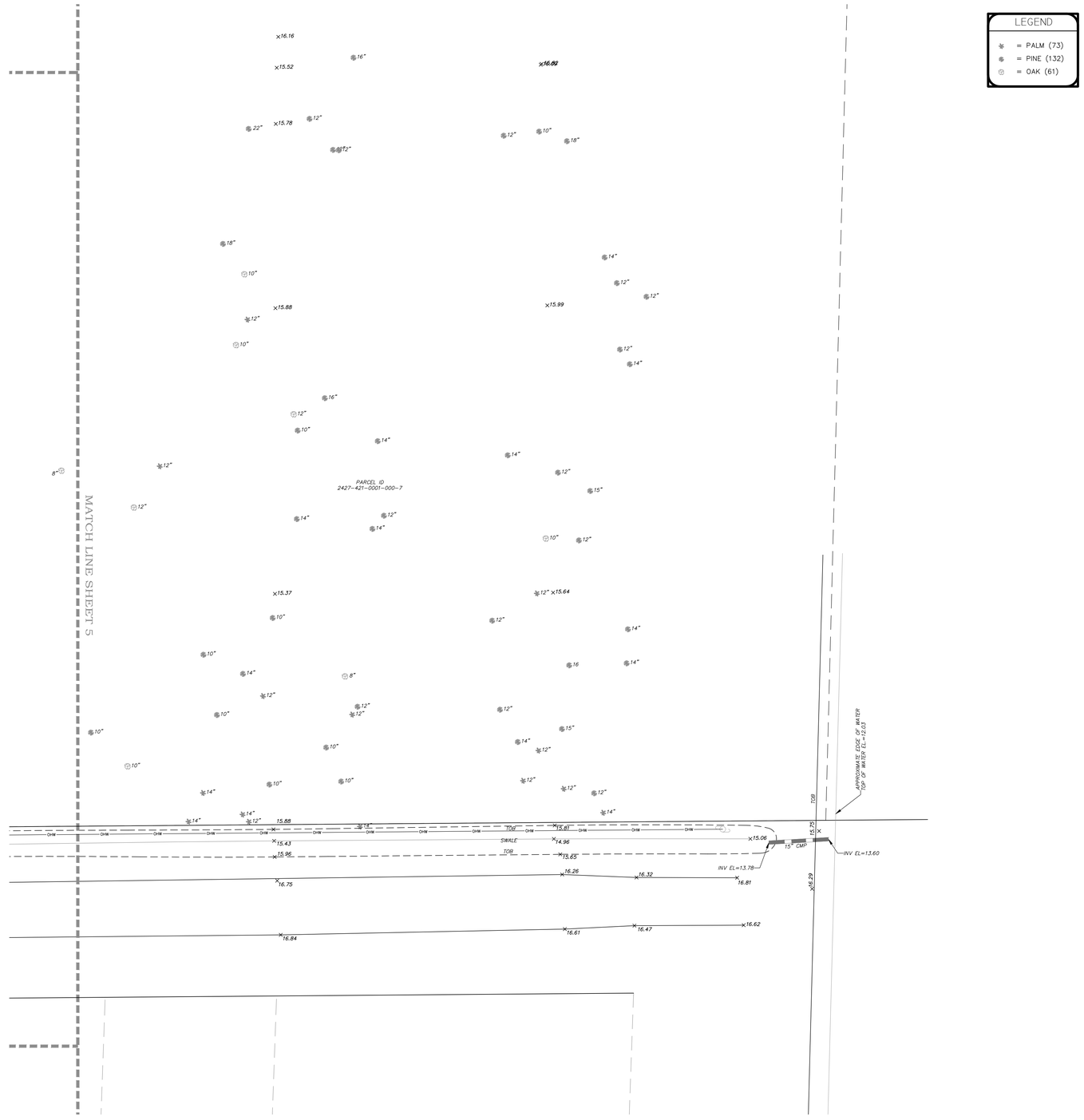

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

INDIAN RIVER SURVEY, INC.

PROFESSIONAL SURVEYING AND MAPPING

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PAGE(S) 52	SCALE 1"=20'
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SHEET 7 OF 8

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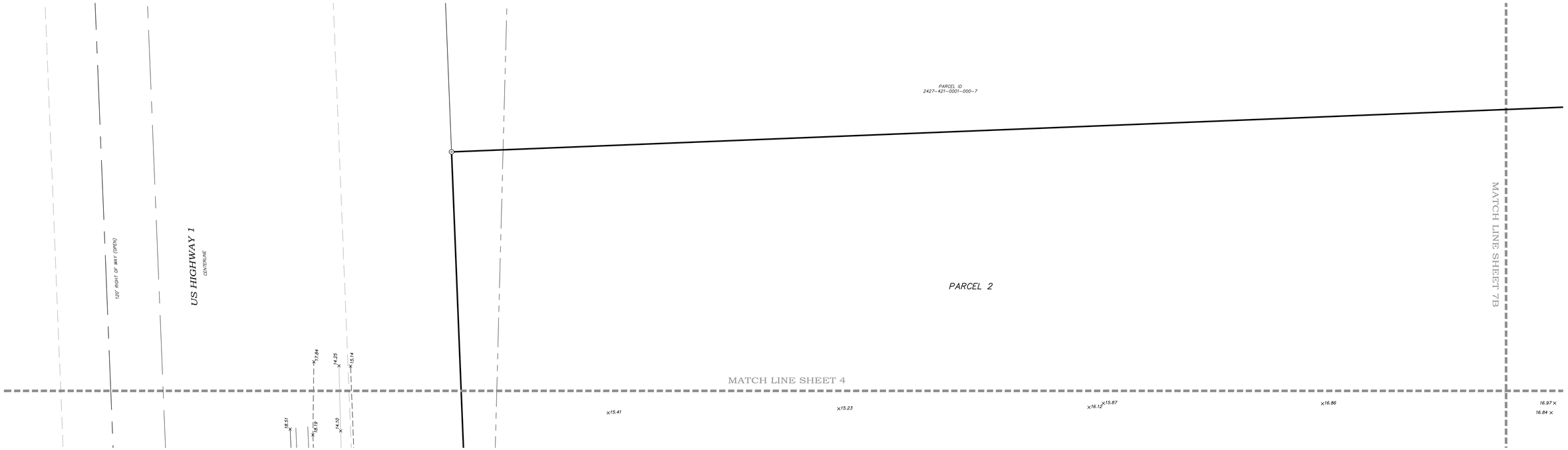
A



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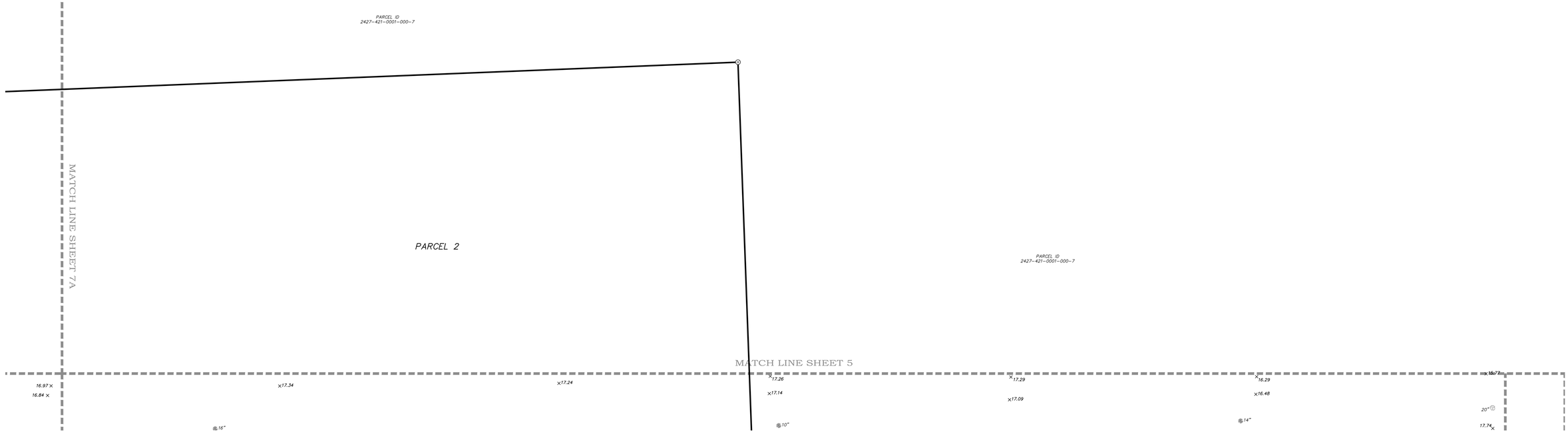

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
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WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

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FIELD DATE 11/08/21	JOB # 20-615

SHEET 8 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

PROJECT NARRATIVE

This project proposes site and building improvements to a vacant, undeveloped, wooded parcel. The proposed development shall also create two 1+/- acre outparcels adjacent to US Hwy. 1. The outparcels are proposed to remain undeveloped, with the exception of drainage and utility stub-outs to the parcels.

The proposed building is referred to as the Recon building, which shall be utilized for the dealership's reconditioning of vehicles. This facility is not proposed to receive customer traffic and is proposed to be utilized by employees.

The site proposes a large parking area for storage of vehicles to be serviced and reconditioned. There are two access points proposed on Southland Drive that are aligned with existing access points on the South side for the existing dealership. A drive aisle stub-out is provided to the East for any future development access connection.

Parking spaces shall be allotted for employee parking for the main dealership and shall be located along the Southland Drive parking area.

Stormwater is proposed on-site and shall service the two proposed outparcels. The stormwater system includes a dry pond and wet pond system designed to meet the water management district's BMP Trains requirements. The outfall is proposed to discharge to a swale along the North side of Southland Drive and run East to the existing main relief canal. It is understood this section of canal is not part of the NSLRWCD and is within the St. Lucie County jurisdiction.

Utilities have been coordinated with FPUA. The Sewer shall connect to an existing manhole located in the intersection of Southland Drive and US Hwy. 1. The sewer will run North at the rear of the US Hwy. 1 ROW and will enter the site via a proposed utility easement. This sewer main extension shall service the proposed development and the two proposed outparcels. The water service is proposed to connect via the proposed utility easement to an existing 12" watermain adjacent to US Hwy. 1 under the exiting sidewalk.

An environmental impact report has been performed and some gopher tortoises have been identified North and East of the proposed development, further than 500 feet from proposed development. The tortoises shall be relocated prior to construction commencement in accordance with appropriate regulations by the environmental consultant.

The facility hours shall remain as currently published on the website, Monday – Saturday 7am – 8pm, and Sunday 10am – 5pm.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	GC	C-3
South	AUTOMOTIVE DEALERSHIP	GC	C-3
East	VACANT	GC	C-3
West	US-HWY 1	N/A	N/A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	0.00	5.24	X
****Proposed**	GC	C-3	7,329	5.24	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 917
Demand Analysis	Maximum 3,665
Current Zoning/FLU	Total gallons per day 0.00
**Proposed Zoning/FLU	Total gallons per day 917
**Change in Demand	Total gallons per day 917

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 917
Demand Analysis	Maximum 3,665
Current Zoning/FLU	Total gallons per day 0.00
**Proposed Zoning/FLU	Total gallons per day 917
**Change in Demand	Total gallons per day 917

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

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

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

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

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

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

Impact	Under the proposed conditions of this application, the impervious area is reduced.

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	0.00	0.00
****Proposed Zoning/FLU**	16	20/ 19
***Change in Demand**	Trips 16	Trips 20/ 19
Impact to Capacity	INCREASED DAILY TRIPS	

IV. Project Description

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
AUTOMOTIVE RECONDITIONING/ STORAGE	1	7,329	0.17	JUNE 2022	JUNE 2023

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? 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: 0.00

** Complete section if requesting a change in zoning, future land use, or expanding

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 3300 SOUTH US HIGHWAY 1 FORT PIERCE, FL 34982

Parcel ID #(s) 2427-421-0002-000-4

Project Description Proposed construction of a vehicle reconditioning building (Recon) along with associated stormwater pond. Underground drainage system, Utilities and paved parking lot.

Property Owner(s)	Applicant/Representative, Title, Company
FRANK GONZALEZ	FRANK GONZALEZ
3350 SOUTH US HIGHWAY 1	3350 SOUTH US HIGHWAY 1
Street Address	Street Address
FORT PIERCE FL 34982	FORT PIERCE FL 34982
City State Zip	City State Zip
561-818-2847	5618182847
Phone Number	Phone Number
FGONZALEZ@BEVSMITHAUTOMOTIVE.COM	FGONZALEZ@BEVSMITHAUTOMOTIVE.COM
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of March, 2022, by Frank X. Gonzalez who is personally known to me or has produced _____ as identification.

JANICE FREY
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION # GG 338050
EXPIRES: April 3, 2022
Bonded Thru Notary Public Underwriters

Signature of Notary

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4469116 OR BOOK 4168 PAGE 975, Recorded 08/13/2018 10:04:56 AM Doc Tax: $1939.00

PREPARED BY & RETURN TO:

Mark L. Ornstein, Esquire
Bass Sox Mercer
2822 Remington Green Circle
Tallahassee, Florida 32308

Consideration: $276,923.00
Documentary Stamp Tax: $1,939.00
Parcel ID No.: 2427-421-0001-000-7

WARRANTY DEED

THIS INDENTURE made this 12th day of July, 2018, between Nicholas S. Smith ("**Smith**"), as to an undivided seventy-five percent (75%) interest, whose mailing address is 7845 SW Ellipse Way, Stuart, Florida 34997 and Frank X. Gonzalez ("**Gonzalez**" and, with Smith, collectively referred to as "**Grantors**"), as to an undivided twenty-five percent (25%) interest, whose mailing address is 1995 SE Saint Lucie Boulevard, Stuart, Florida 34996, and N.S.S. Acquisition Corp., a Florida corporation, whose mailing address is 3350 South U.S. Highway 1, Fort Pierce, Florida 34982 (the "**Grantee**").

WITNESSETH:

WITNESSETH, that the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to the Grantors in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and transferred to the Grantee, and the Grantee's successors and assigns forever, the following described land (the "**Property**") located in St. Lucie County, Florida, to-wit:

> A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
>
> COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4; THENCE NORTH 89°30'01" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 49.19 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,334.20 FEET, THE CHORD BEARS SOUTH 02°17'45" EAST, 242.65 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 242.66 FEET THROUGH A CENTRAL ANGLE OF 01°13'36"; THENCE SOUTH 02°17'45" EAST, A DISTANCE OF 211.97 FEET 0TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;
>
> THENCE NORTH 87°42'01" EAST, A DISTANCE OF 752.53 FEET; THENCE SOUTH 02°05'44" EAST, A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 89°33'19" WEST, ALONG THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE, A DISTANCE OF 751.45 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 02°17'45" WEST, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.

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

PENNEY DESIGN GROUP

TO: City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: Bev Smith Recon Facility
3350 South US Highway 1
Fort Pierce, FL 34982

DATE: **MARCH 25, 2022**

To Whom it May Concern:

This letter represents our design intent for the proposed renovations and additions to the above referenced existing facility.

The project site is on the east side of US Highway 1, approximately 2 miles south of Virginia Avenue/Florida Route 70. Today, the existing site is vacant and undeveloped, just north of the existing Bev Smith Toyota facility.

The goals of the proposed project are to: expand the reconditioning components of the existing sales and service facility on the adjacent parcel, primarily to meet customer demands and to enhance the dealerships existing values of customer care and a high-quality level of service.

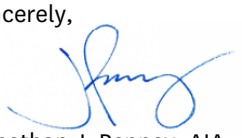
The building exterior is comprised of attractive, integrally-colored and textured "split-face masonry block." Proposed materials for the reconditioning building are consistent with the proposed addition to the adjacent sales and service facility.

Proposed colors for the facility are as follows:

- Light (mist) and medium gray (charcoal) tones for split-face CMU masonry

Please do not hesitate to reach out with any comments or questions.

Sincerely,



Jonathan J. Penney, AIA
Penney Design Group, LLC
FL License No. AR97071

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

July 15, 2022

Mr. Vennis Gilmore
City of Fort Pierce Planning
100 North US Hwy. 1
Fort Pierce, FL 34950

via hand delivery

Subject: Bev Smith Toyota - North (3300 US Hwy. 1)
City of Fort Pierce, Florida
Engineer's Project Number: 22-0066

Dear Mr. Gilmore:

Enclosed you will find (3) sets of revised plans. This information has been provided in accordance to your comment letter dated May 23, 2022 (received on July 8, 2022). The following are our responses:

FORT PIERCE ENGINEERING DEPARTMENT

1. Per Section 125-315: "All off-street parking and loading spaces/ except those for single-family dwellings and duplexes/ must be equipped with bumper rails located in such a manner as to prevent vehicles from striking landscaping/ fences/ buildings or walls or from overhanging their spaces in a manner which might obstruct driveways/ aisles or bike paths. However, the bumper rails may be located such that the front of a vehicle may encroach a maximum of one foot upon the landscaped area if the landscaping will not be damaged. Where the parking area abuts a sidewalk, the sidewalk may be used in lieu of the bumper rails provided that the sidewalk is at least six inches high".
Resubmittal notes that wheel stops were added, but non are shown in the areas delineated as employee parking. **Wheels stops now added to all spaces identified as "Employee Parking" for both the RECON Center and the Dealership parking spaces.**

2. Provide curb at all landscape islands**. Curbing added to all landscape islands as requested.**

3. Provide documentation from the adjacent property owner for the proposed cross-access easement on the far east entrance?
Resubmittal notes that the adjacent property owner is the same as the development property owner. This is acknowledged. **Acknowledged.**

ADVISORY COMMENT FROM SLC PROPERTY APPRAISER
Parcel 2427-421-0002-000-4 (parcel submitted for approval) is owned by NSS Acquisition Corporation.

Parcel 2427-421-0001-000-7 (adjacent parcel) is owned by Nicholas S Smith.

The City understands that while this may be the same person, it is not the same legal entity. And we encourage cross access among parcels to improve access management along public rights-of-way, however, an Irrevocable Ingress/Egress Easement will be required for the cross access shown on the plans prior to issuance of a Building Permit. **Acknowledged. An Irrevocable Easement shall be provided, as required.**

Should you have any questions regarding the above subject, please do not hesitate to reach out to our office at any time.

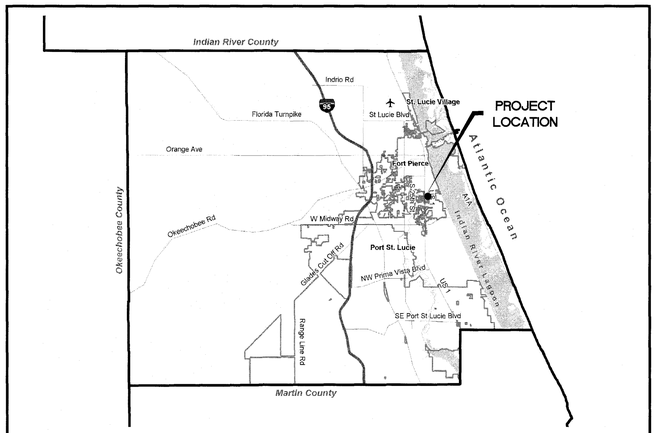
Sincerely,

William Pittsley
Project Manager

BEV SMITH TOYOTA
NORTH PARCEL

SECTION 27, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA

MARCH 2022



LOCATION MAP



VICINITY MAP

OWNER/APPLICANT

NSS ACQUISITION CORP.
3350 SOUTH U.S. HIGHWAY 1
FORT PIERCE, FLORIDA 34982
PH: (561) 818-2847

ENGINEER

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880

ARCHITECT

PENNEY DESIGN GROUP, LLC
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
PH: (301) 979-7600

LANDSCAPE ARCHITECT

PATRICK D. CUNNINGHAM, LLC
519 SAPPHIRE DRIVE
SARASOTA, FL 34243
PH: (941) 351-8915

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
C4	SITE PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	OFF-SITE DRAINAGE PLAN
C7	CROSS SECTIONS
C8	UTILITY PLAN
C9	GENERAL DETAILS
C10	UTILITY DETAILS
C11	EROSION CONTROL DETAILS

REVISIONS	DATE
2 TRC COMMENTS-2ND REVIEW	07-12-2022
1 TRC COMMENTS	05-04-2022

72 HOURS BEFORE DIGGING
CALL TOLL FREE 811
Know what's below. Call before you dig.

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

DATE: 7/15/22

PROJECT: 22-0066

SHEET
C1

C:\CIVIL OK HARD DRIVE\2022\22-0066 Bev Smith Toyota - North\DWG\22-0066 NORTH COVER - DETAILS.dwg 7/14/2022 1:48 PM (JESUS REED)

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT, CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS, THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.2
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE, THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED, THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED, IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS,CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING SWALES SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALE LINE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED.
44. CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT), ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL.
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE S-III ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN. IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE, ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE, THE CONTRACTOR IS TO PLAN ACCORDINGLY.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:
1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES,
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUME-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

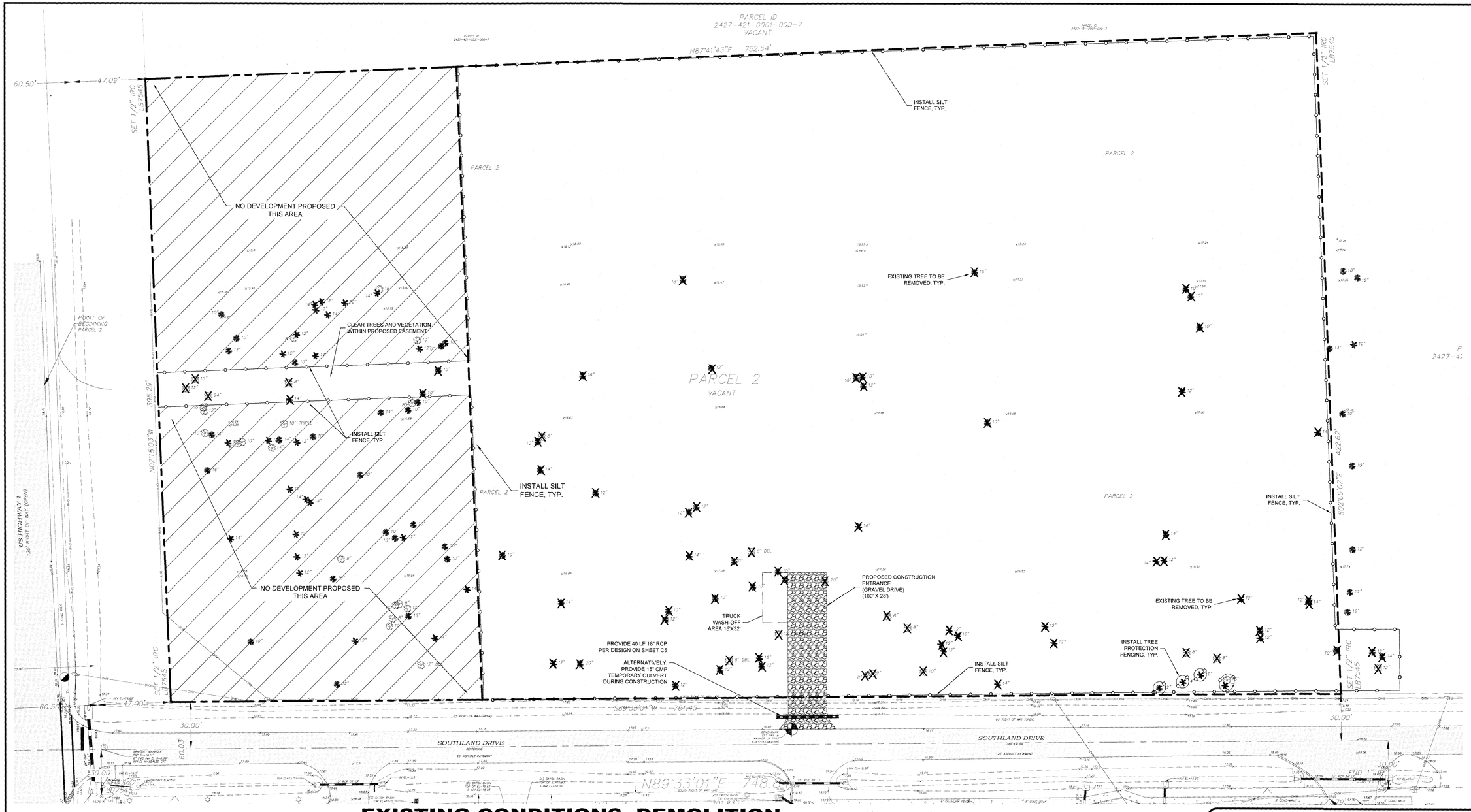
(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE, TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE, MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT, CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE, WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
20. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
21. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT, RADII SHOWN ARE TO FACE OF CURB.
22. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
23. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
24. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
25. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
26. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO



EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED

LEGEND

BFP	= BACKFLOW PREVENTER	PG.	= PAGE
BOC	= BACK OF CURB	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
BWF	= BARBED WIRE FENCE	PVC	= POLY VINYL CHLORIDE
CLF	= CHAIN LINK FENCE	RCP	= REINFORCED CONCRETE PIPE
CM	= CONCRETE MONUMENT	(S)	= SURVEYED
CMP	= CORRUGATED METAL PIPE	TOB	= TOP OF BANK
CONC.	= CONCRETE	TOS	= TOE OF SLOPE
COVD.	= COVERED	TRANS	= TRANSFORMER
(D)	= DESCRIPTION	UG	= UNDERGROUND
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE	WDF	= WOODEN FENCE
EDR	= EDGE OF DIRT DRIVE	WL	= WATER LINE
EL	= ELEVATION	WM	= WATER METER
EM	= ELECTRIC METER		= FIRE HYDRANT
FFE	= FINISHED FLOOR ELEVATION		= GUY ANCHOR
FM	= FORCE MAIN		= UTILITY POLE
FND.	= FOUND		= WATER GATE VALVE
GV	= GATE VALVE		= WELL
HW	= HEADWALL		= CAMERA
ID	= IDENTIFICATION		= LIGHT POLE
IP	= IRON PIPE		= CLEAN OUT
IR	= IRON ROD		= SIGN
IRC	= IRON ROD WITH CAP		= PALM (73)
LB	= LICENSED BUSINESS		= PINE (132)
LS	= LICENSED SURVEYOR		= OAK (61)
OHW	= OVERHEAD WIRES		
O.R.B.	= OFFICIAL RECORD BOOK		
(P)	= PLAT		
P.B.	= PLAT BOOK		
PG.	= PAGE		

DEMOLITION NOTES

1. ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONGRUENT WITH DEVELOPMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLITION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES AS PRESENTED ON THIS SHEET AND INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES, NEAR THE PROPERTY LINE, SHOULD ALSO BE PROTECTED.
5. SEE LANDSCAPE ARCHITECT SPECIFICATIONS FOR SPECIFIC INFORMATION REGARDING TREE REMOVAL / MITIGATION.
6. CONTRACTOR RESPONSIBLE TO OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION / REMOVAL OF EACH ITEMS AS IDENTIFIED IN THESE PLANS OR IDENTIFIED DURING CONSTRUCTION ACTIVITIES.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

PARCEL 2

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS, (COMBINED TOTAL)

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
7. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 NGS COUNTY BENCHMARK NGS B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
8. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0189K, DATED FEBRUARY 19, 2020.

NO.	REVISIONS	DATE
1	TRC COMMENTS	05-04-2022
2	TRC COMMENTS, 2ND REVIEW	07-13-2022
3		
4		
5		
6		
7		
8		

JOB NO.	22-0066
DESIGNED	WFP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	7/14/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1833 - 25TH STREET
VERO BEACH, FL 32960
PH. (772) 564-2033
FL. (772) 766-3417
PEMBROKE PL., PH (321) 333-1110
FT. PIERCE FL, PH (772) 466-8933

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

BEV SMITH TOYOTA
NORTH PARCEL

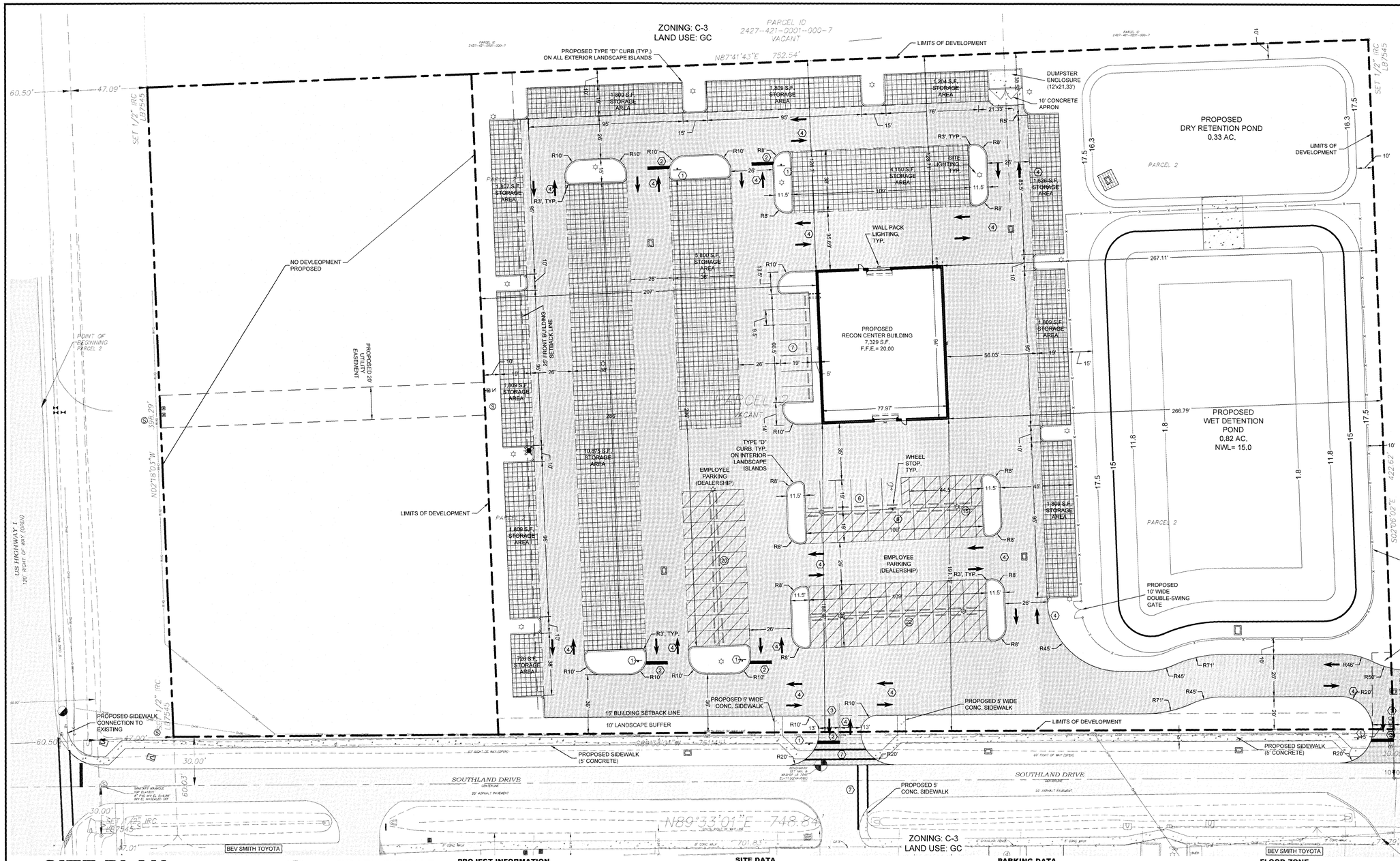
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 7/15/22

SHEET
C3

22-0066

C:\CIVIL DATA\BEV SMITH\22022\22022-0066 Bev Smith Toyota - North\DWG\22022-0066 NORTH EX COND-DEMO-EROS.dwg



SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

SIGNAGE & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	R1-1 "STOP" SIGN
②	24"	SOLID WHITE STOP BAR
③	6"	25 LF DOUBLE YELLOW STRIPING
④		PAVEMENT MARKINGS PER FDOT INDEX #711-001
⑤		(4) TYPE 4 OBJECT MARKERS (OM4-1) 6' O.C.
⑥	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C12
⑦		5' WIDE CROSS WALK W / 12" SOLID WHITE STRIPES

NOTES:

1. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

PROJECT INFORMATION

SITE ADDRESS
3300 SOUTH US#1
FORT PIERCE, FL 34982

OWNER/ APPLICANT
NSS ACQUISITION CORP.
3350 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982
PHONE (561) 818-2847

ARCHITECT
PENNEY DESIGN GROUP, INC.
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
PHONE (301) 979-7600

TAX PARCEL I.D NUMBER(S)
2427-421-0002-000-4

ZONING
C-3

LAND USE
GC

LATITUDE
27°24'6.09"N

LONGITUDE
80°19'25.86"W

PROJECT DESCRIPTION
PROPOSED CONSTRUCTION OF A VEHICLE RECONDITIONING BUILDING (RECON) ALONG WITH ASSOCIATED STORMWATER POND, UNDERGROUND DRAINAGE SYSTEM, UTILITIES AND PAVED PARKING LOT.

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

SITE DATA

EXISTING SITE DATA

	SF	AC	%
AREA OF DEVELOPMENT	228,278 SF	5.24 AC	95.25%
IMPERVIOUS AREA	0 SF	0.00 AC	0.00%
PERVIOUS AREA	228,278 SF	5.24 AC	95.25%
PROPOSED SITE DATA			
AREA OF DEVELOPMENT	228,278 SF	5.24 AC	100%
IMPERVIOUS AREA	168,760 SF	3.87 AC	73.93%
BUILDING	7,329 SF	0.17 AC	3.21%
CONCRETE	470 SF	0.01 AC	0.21%
ASPHALT	125,670 SF	2.88 AC	55.05%
WET POND (@ NWL)	35,291 SF	0.81 AC	15.46%
PERVIOUS AREA	59,518 SF	1.37 AC	26.07%
OPEN SPACE	59,518 SF	1.37 AC	26.07%
NET NEW IMPERVIOUS	168,760 SF	3.87 AC	73.93%

ZONING DATA

CRITERIA	CODE	EXISTING	PROPOSED
LOT SIZE	10,000 SF	228,278	228,278 SF
LOT WIDTH	70-FT	---	
BUILDING SETBACKS			
FRONT	25-FT	---	207.00-FT
SIDE @ R/W	15-FT	---	128.70-FT
SIDE	0-FT	---	188.67-FT
REAR	0-FT	---	266.79-FT
LOT COVERAGE	60%	0%	3.21%
OPEN SPACE	N/A	100%	26.07%
BUILDING HEIGHT	65-FT	---	24'-2"

PARKING DATA

OTHER COMMERCIAL WAREHOUSE

1 SP/	600 SF	7,329 SF	=	13	SPACES REQUIRED
PROPOSED PARKING (North)				13	SPACES PROVIDED
				1	ADA SPACE
				12	STANDARD SPACES
DEALERSHIP PARKING (EMPLOYEE) (South) (DESIGNATED SPACES FOR SOUTH PARCEL)				57	SPACES PROVIDED

TRAFFIC STATEMENT
PER ITE, 10TH EDITION:
(943): (AUTOMOBILE PARTS & SERVICE CENTER) = 2.25 ADT PER 1,000 SF GFA
2.25 X 7.3 KSF = 16 ADDT (PROPOSED)

DRAINAGE STATEMENT
STORMWATER TO BE COLLECTED VIA CONVENTIONAL UNDERGROUND DRAINAGE SYSTEM AND CONVEYED VIA CONVENTIONAL DRAINAGE SYSTEM TO ON-SITE WET POND. OUTFALL: SOUTHLAND DRIVE CONVEYANCE DITCH.

PERMITS REQUIRED
CoFP DEVELOPMENT REVIEW APPLICATION
CoFP DRIVEWAY, SIDEWALK & DRAINAGE PERMIT
CoFP RIGHT-OF-WAY
CoFP EROSION AND SEDIMENT CONTROL
CoFP DRIVEWAY, SIDEWALK & DRAINAGE PERMIT
SLC FIRE REVIEW
FORT PIERCE UTILITIES AUTHORITY (FPUA)
SLC STORMWATER
SFWMD PERMIT MODIFICATION
FDEP NPDES NOI PERMIT
FDOT DRAINAGE PERMIT
FDOT UTILITIES PERMIT

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0189 K, DATED FEB 19, 2020.

LEGAL DESCRIPTION
A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

WASTEWATER SOURCE
FPUA

POTABLE WATER SOURCE
FPUA

CONSTRUCTON SCHEDULE
START: JUNE 2022
FINISH: FEBRUARY 2023

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PARKING - RECON CENTER
- PROPOSED PARKING - DEALERSHIP
- PROPOSED STORAGE - VEHICLES

ZONING: C-3
LAND USE: GC

P
2427-42

DATE	REVISIONS
05-04-2022	1 TRC COMMENTS
07-12-2022	2 TRC COMMENTS- 2ND REVIEW
	3 --
	4 --
	5 --
	6 --
	7 --
	8 --

JOB NO.	22-0066
DESIGNED	WFP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	7/15/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 569-0035
WWW.MBVENGINEERING.COM
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 340-0820

SITE PLAN

BEV SMITH TOYOTA
NORTH PARCEL

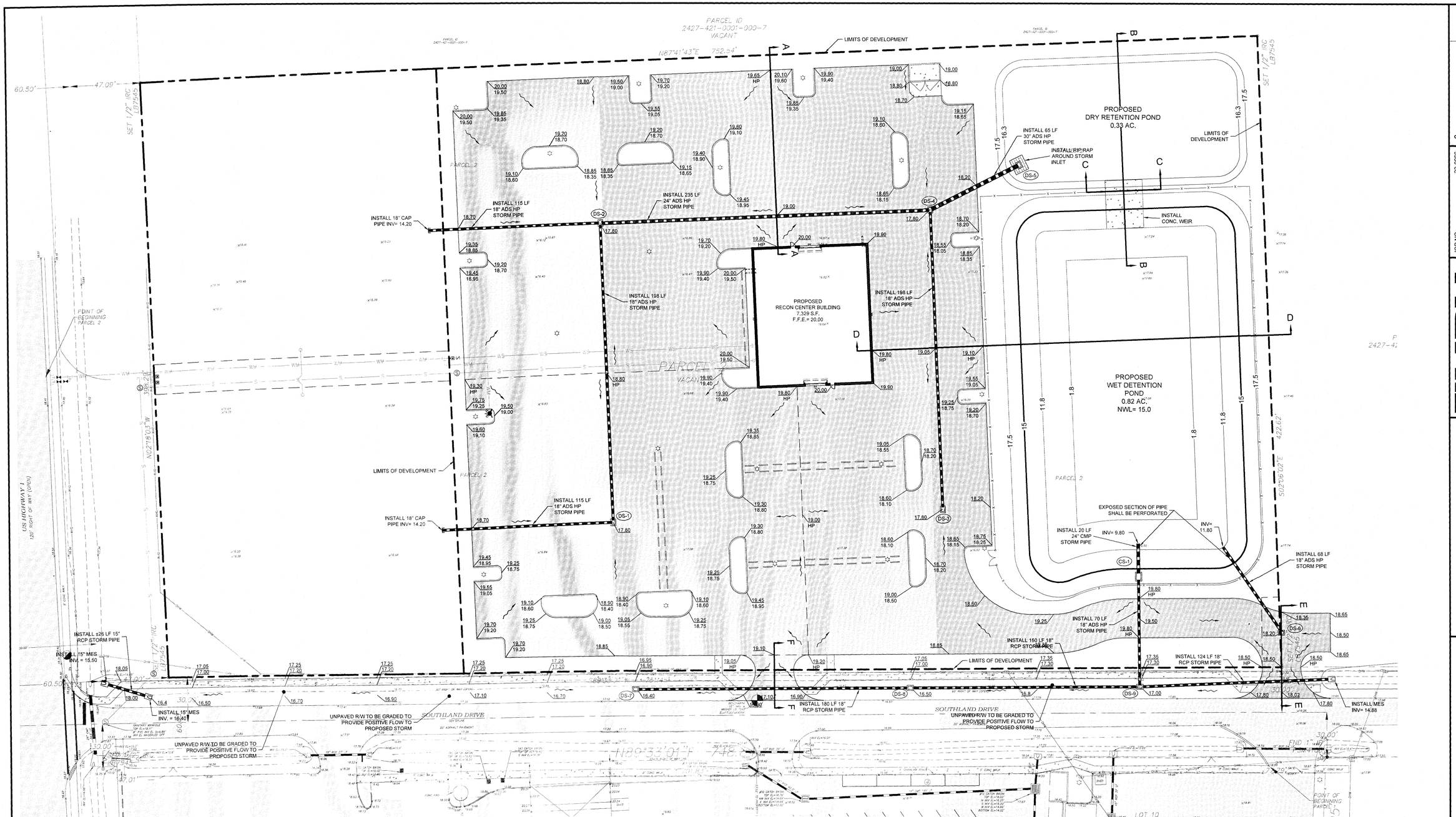
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 7/15/22

SHEET
C4

22-0066

G:\MOIA\WORK\2022\22-0066 Bev Smith Toyota - NORTH\4 - Drawings\22-0066 NORTH SITE PLAN.dwg 7/15/2022 9:42 AM



PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)
1 inch = 30 ft.

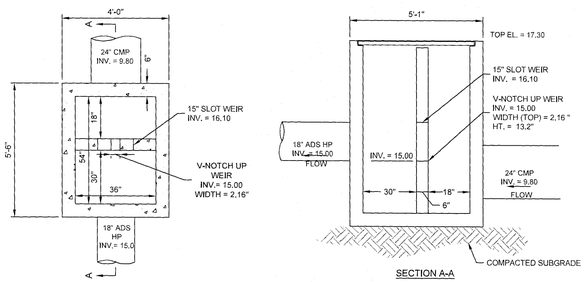
DRAINAGE STRUCTURE SCHEDULE		STRUCTURE NUMBER	DS-1	DS-2	DS-3	DS-4	DS-5	DS-6	CS-1	DS-7	DS-8	DS-9
		FDOT INDEX #	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-052	# 425-053	# 425-053	# 425-053
		DESCRIPTION	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	MODIFIED TYPE "E" CONTROL STRUCTURE	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET
		RIM ELEV.	17.80	17.80	17.80	17.80	16.30	18.20	17.20	16.40	16.50	17.00
		PIPE DIA.	18.00	18.00	18.00	24.00	24.00	18.00	18.00	15.00	18.00	18.00
		COVER	2.50	3.50	3.30	3.00	2.60	2.00	0.70	1.35	1.90	0.50
	INVERT ELEVATION	N	13.00 N	-	13.00 N	-	-	14.70 N	9.80 N	-	-	15.00 N
		S		12.80 S	-	12.80 S	-	-	15.00 S	-	-	-
		E		12.00 E	-	11.80 E	-	-	-	13.80 E	13.00 E	15.00 E
		W	13.80 W	12.00 W	-	11.80 W	11.70 W	-	-	-	13.10 W	12.60 W
		BOTTOM ELEV.	13.30	11.50	12.50	11.30	11.20	14.20	9.30	13.30	12.50	12.10

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

NOTES:

1. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.
2. BUILDING TO DISCHARGE TO STORM SYSTEM.
3. PRESENCE OF GROUNDWATER ANTICIPATED.



CONTROL STRUCTURE DETAIL
(TYPE "C" INLET MODIFIED)
N.T.S.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

REVISIONS	DATE
8 -	-
7 -	-
6 -	-
5 -	-
4 -	-
3 -	-
2 TRC COMMENTS- 2ND REVIEW	07-12-2022
1 TRC COMMENTS	05-04-2022

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DATE	APRIL 2022
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DATE ISSUED	7/14/2022

MBV ENGINEERING, INC.
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CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0075
FX. (772) 778-1617
MELBOURNE, FL • PH (321) 253-1510
FT. PIERCE, FL • PH (772) 468-9055

PAVING, GRADING AND DRAINAGE PLAN

BEV SMITH TOYOTA
NORTH PARCEL

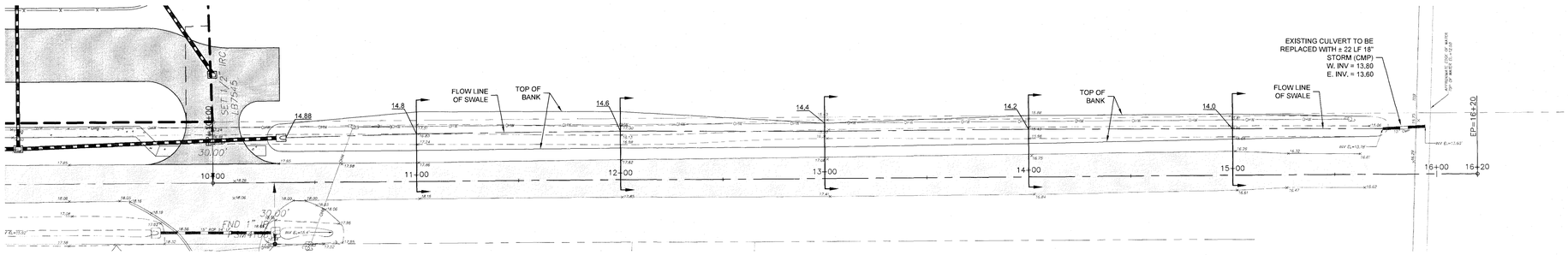
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 7/15/22

SHEET
C5

22-0066



OFF-SITE DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

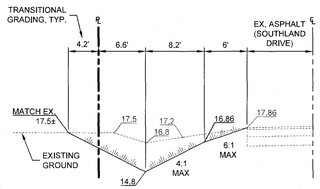
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

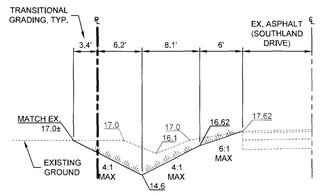
NOTES:

1. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.
2. BUILDING TO DISCHARGE TO STORM SYSTEM.
3. PRESENCE OF GROUNDWATER ANTICIPATED.



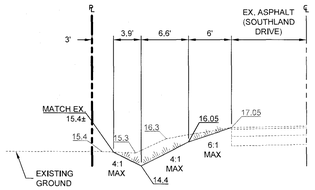
STA. 11+00

N.T.S.



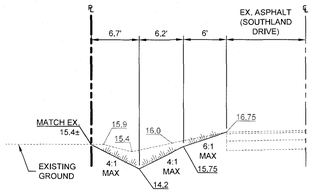
STA. 12+00

N.T.S.



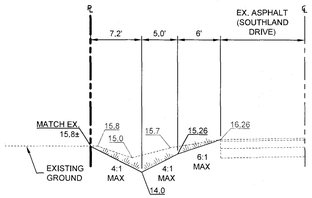
STA. 13+00

N.T.S.



STA. 14+00

N.T.S.



STA. 15+00

N.T.S.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
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2 TRC COMMENTS- 2ND REVIEW	07-12-2022
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JOB NO.	22-0066
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DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	7/14/2022

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1815 - 20TH STREET
VERO BEACH, FL 32960
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MELBOURNE, FL - PH (321) 253-5150
FT. PIERCE, FL - PH (772) 468-9055

OFF-SITE DRAINAGE PLAN

BEV SMITH TOYOTA
NORTH PARCEL

CITY OF FORT PIERCE FLORIDA

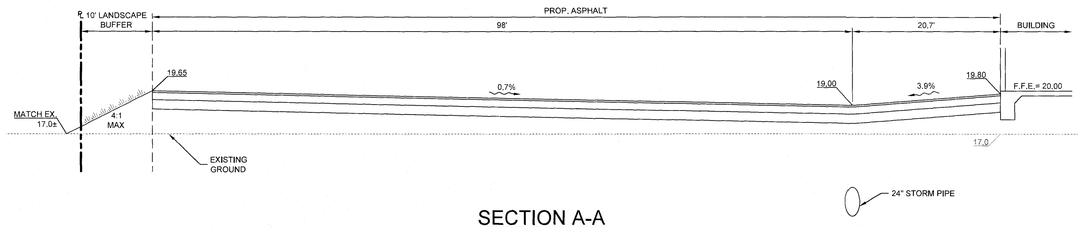
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 7/15/22

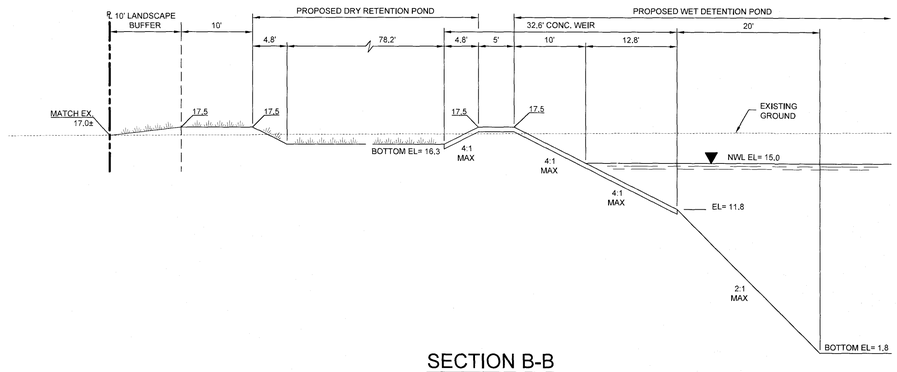
SHEET

C6

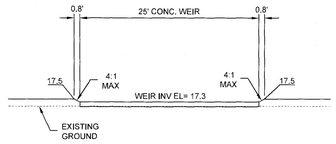
22-0066



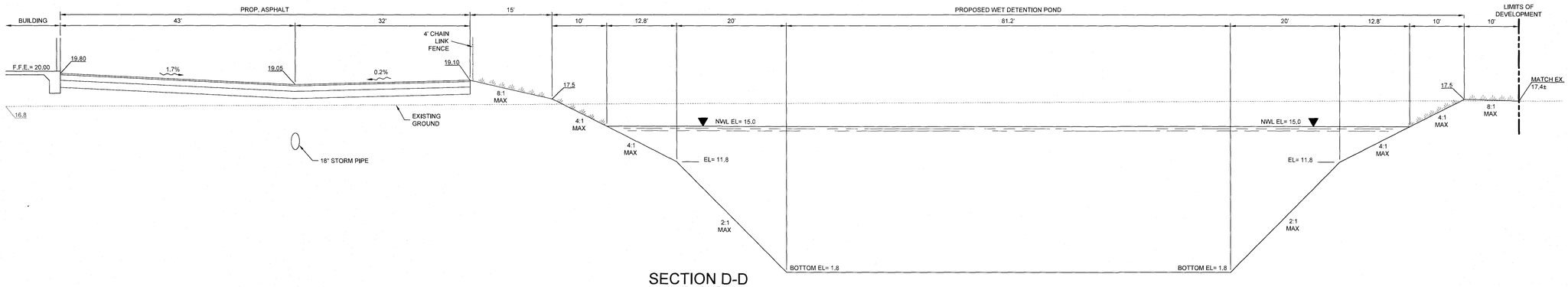
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
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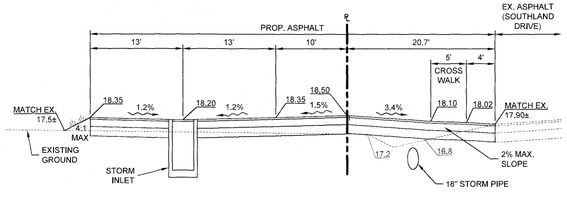

SECTION E-E
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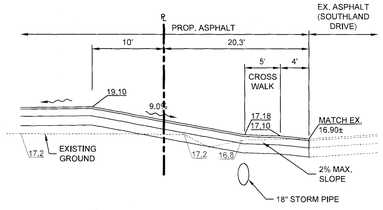

SECTION F-F
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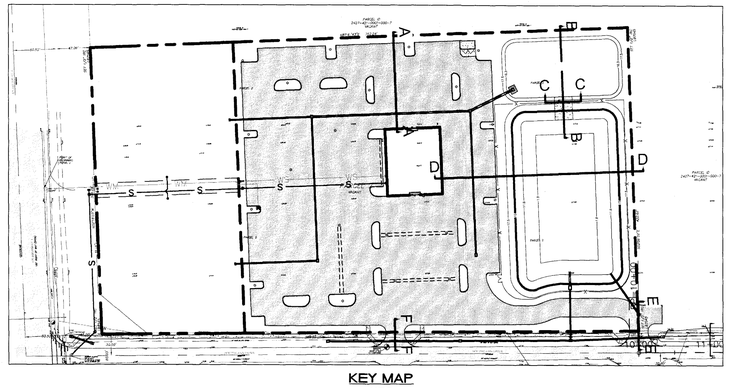

KEY MAP
N.T.S.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
8 –	–
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MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

CROSS SECTIONS

BEV SMITH TOYOTA
NORTH PARCEL

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 7/15/22

SHEET
C7

22-0066

PARCEL ID
2427-421-0001-000-7
VACANT

LIMITS OF DEVELOPMENT

N87°41'43"E 752.54'

60.50'

47.09'

SET 1/2" IRC LB7545

PARCEL 2

PROPOSED
DRY RETENTION POND
0.33 AC.

LIMITS OF DEVELOPMENT

PROPOSED
WET DETENTION
POND
0.82 AC.
NWL= 15.0

PROPOSED
RECON CENTER BUILDING
7,329 S.F.
F.F.E.= 20.00

PROPOSED
CLEANOUT
INV.= 17.00

CONTRACTOR
TO CONNECT TO
EXISTING 12"
WATER MAIN,
12"X6" TAPPING
SLEEVE & VALVE

POINT OF
BEGINNING
PARCEL 2

INSTALL 2" DOUBLE
WATER SERVICE
(FOR FUTURE
CONNECTIONS)

INSTALL 5 LF
8" PVC SAN
@ 0.4% &
8" CAP
FOR FUTURE
EXTENSION

INSTALL 6" SAN SEWER
SERVICE LATERAL &
6" CLEANOUT
(FUTURE CONNECTION)

PROPOSED
6"X2" REDUCER

PROPOSED 269 LF
6" PVC WATER MAIN

PROPOSED 20' WIDE
UTILITY EASEMENT

PROPOSED 211 LF 8"
PVC SAN. @ 0.4% SLOPE

INSTALL 6" SAN SEWER
SERVICE LATERAL &
6" CLEANOUT
(FUTURE CONNECTION)

MH#3
INSTALL SAN. MH
RIM EL.= 17.00
E. INV.= 14.07
N. INV.= 8.12
S. INV.= 8.02

PROPOSED 190 LF 8"
PVC SAN. @ 0.4% SLOPE

MH#2
INSTALL SAN. MH
RIM EL.= 17.30
N. INV.= 7.26
SW. INV.= 7.16

CONTRACTOR
TO OPEN CUT
ROAD, CORE
EX. MANHOLE
@ INV.= 7.00

PROPOSED 40 LF 8"
PVC SAN. @ 0.4% SLOPE

PROPOSED 1-1/2"
WATER METER & RPZ

INSTALL FIRE
HYDRANT
ASSEMBLY

MH#4
INSTALL SAN. MH
RIM EL.= 19.50
E. INV.= 14.92
W. INV.= 13.84

LIMITS OF DEVELOPMENT

C1
CONFLICT CROSSING
PAVEMENT EL.= 18.65
WTR (1.5" PE) INV.= 15.5
SEPARATION= 1.0'
TOP 18" STORM= 14.5

PROPOSED 205 LF
1-1/2" PE WATER
SERVICE

PROPOSED 198 LF 6"
PVC SEWER SERVICE
@ 1.05% SLOPE

C2
CONFLICT CROSSING
PAVEMENT EL.= 18.65
SAN.(6" PVC) INV.= 15.0
SEPARATION= 1.4'
TOP 18" STORM= 14.6

US HIGHWAY 1
(120' R/W OF MVT (OPEN))

S02°15'03"W 422.62'

S02°06'02"E 422.62'

N89°33'01"E 746.70'

SOUTHLAND DRIVE
(CENTERLINE)
30' ASPHALT PAVEMENT

LIMITS OF DEVELOPMENT

BENCHMARK
ELEVATION
ARBITRARY
ELEV.=100.00 (FEB)

POINT OF
BEGINNING
PARCEL 1

LOT 10

UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

NOTES:

1. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

C:\DWL ON HAND DWG\2022\22-0066 Bev Smith Toyota - North\DWG\22-0066 NORTH UTILITY PLAN.dwg, 7/14/2022 1:52:

8	–	–
7	–	–
6	–	–
5	–	–
4	–	–
3	–	–
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MBV ENGINEERING, INC.
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WEBSQUARE, FL. PH (321) 253-3410
FT. PIERCE, FL. PH (772) 489-5055
VERO BEACH, FL 32960
PH (772) 794-5410
FX. (772) 778-3417

UTILITY PLAN

BEV SMITH TOYOTA
NORTH PARCEL

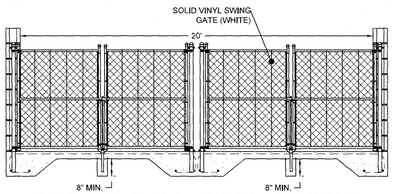
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

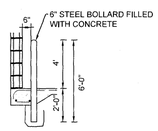
AARON J. BOWLES
FL. P.E. #55313 7/15/22

SHEET
C8

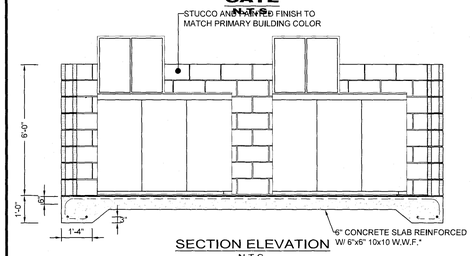
22-0066



TYPICAL VINYL DOUBLE SWING GATE
N.T.S.

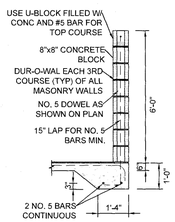


BOLLARD DETAIL
N.T.S.

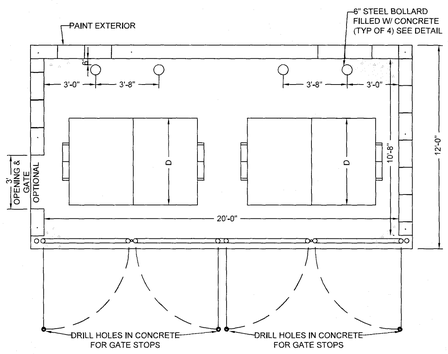


SECTION ELEVATION
N.T.S.

* OR FIBERMESH (FIBERGLASS REINFORCING) CONCRETE TO 2500 PSI @ 25 DAYS

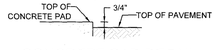


TYPICAL WALL SECTION
N.T.S.

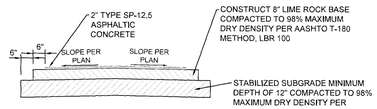


PLAN VIEW
N.T.S.

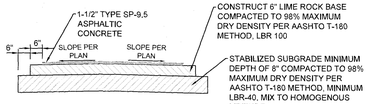
CONCRETE BLOCK DUMPSTER ENCLOSURE DETAIL
N.T.S.



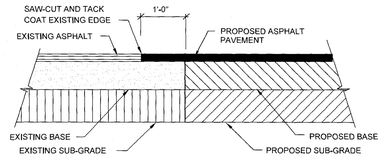
CONCRETE PAD DETAIL
N.T.S.



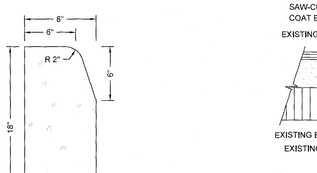
HEAVY DUTY FLEXIBLE PAVEMENT DETAIL
N.T.S.



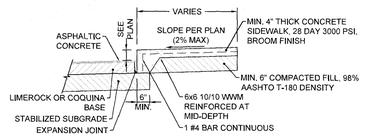
REGULAR DUTY FLEXIBLE PAVEMENT DETAIL
N.T.S.



PAVEMENT SAW-CUT AND BUTT JOINT DETAIL
N.T.S.

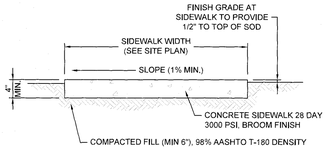


FDOT TYPE 'D' CURB DETAIL
N.T.S.

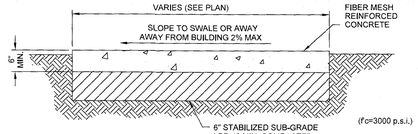


1. CONTRACTOR TO PROVIDE HAND TOOLED TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX. 3/8" EXPANSION JOINTS @ 25'-0" O.C. MAX.
2. IN LIEU OF WELDED WIRE FABRIC, FIBER MESH CONCRETE MAY BE USED.
3. FINISH EDGE OF SIDEWALK WITH EDGING TOOL HAVING A RADIUS OF 1/2".

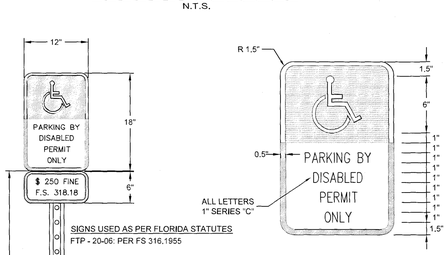
CONCRETE SIDEWALK ADJACENT TO PAVEMENT DETAIL
N.T.S.



ON-SITE CONCRETE SIDEWALK DETAIL
N.T.S.



OFF-SITE CONCRETE SIDEWALK DETAIL
N.T.S.



SIGNS USED AS PER FLORIDA STATUTES
FTP - 20-06: PER FS 316.1955

FTP - 20-06

FTP - 22-06

1' x 6"
1-1/2" RADII
3/4" BORDER
1" SERIES C LETTERS
WHITE BACKGROUND
BLACK LEGEND & BORDER

GENERAL NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE).

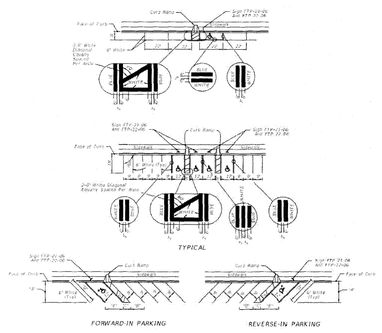
HANDICAPPED SIGN DETAIL
N.T.S.





UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:
1. Dimensions are for identification of markings.
2. An access aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only. For signs, bollards and curb ramp locations, see typical details.
4. For the pavement markings to match color 15180 of Federal Standard 595.
5. Mount FTP-22-06 sign below the FTP-20-06 sign.
6. One of the pavement symbol is oriented facing right, the other facing left. Use the one that best fits the context of the layout. 5'-0" to 8'-0" high and white in color.

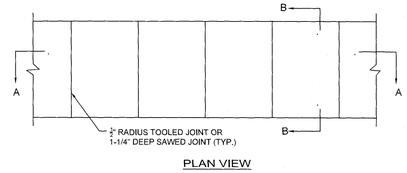


FOR ACCESSIBLE MARKINGS - SEE ABOVE

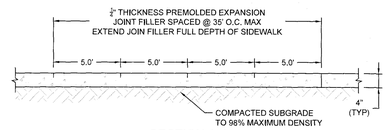
DIMENSIONS					
A	B	C	D	E	F
45°	17'-0"	17'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

HANDICAPPED PAVEMENT MARKING DETAIL
N.T.S.

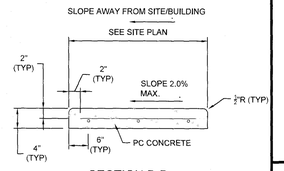


PLAN VIEW



SECTION A-A

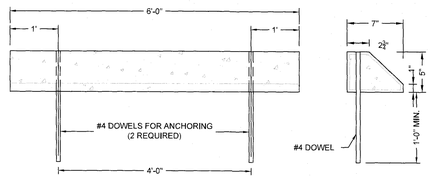
NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF



SECTION B-B

NOTE:
SLOPE SIDEWALK AS INDICATED AWAY FROM SITE/BUILDING

CONCRETE SIDEWALK DETAIL
N.T.S.



FRONT ELEVATION SECTION

PRE-CAST CONCRETE WHEEL STOP DETAIL
N.T.S.

DATE	REVISIONS
07-12-2022	2 TRC COMMENTS: 2ND REVIEW
05-04-2022	1 TRC COMMENTS

JOB NO.	22-0066
DESIGNED	WFP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	7/14/2022

MBV ENGINEERING, INC.
MOA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1855 - 28TH STREET
VERO BEACH, FL 32960
PH. (772) 584-0033
FX. (772) 778-2417
MELBOURNE, FL - PH (321) 253-1519
FT. PIERCE, FL - PH (772) 468-9933

GENERAL DETAILS

BEV SMITH TOYOTA
NORTH PARCEL

CITY OF FORT PIERCE — FLORIDA

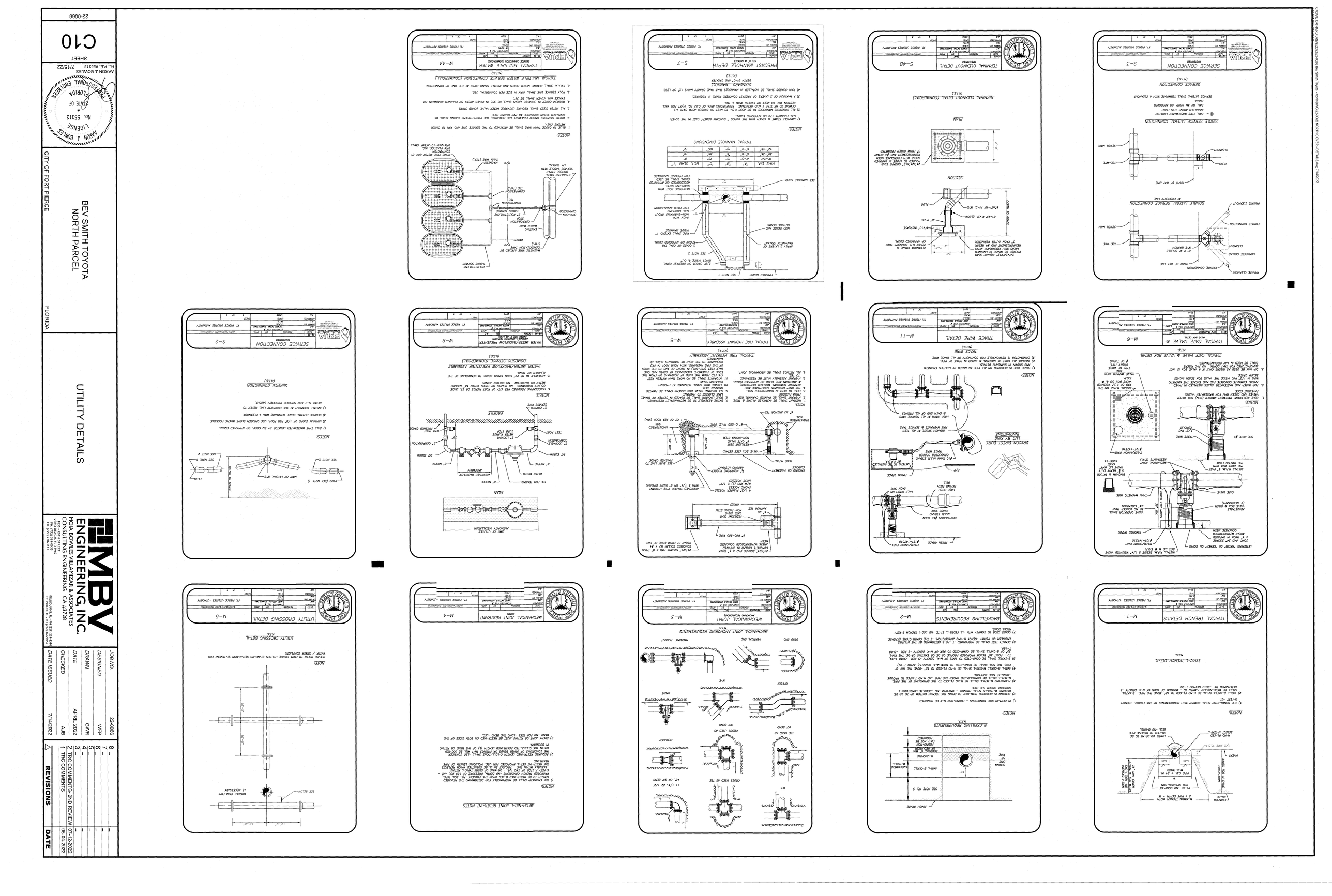
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

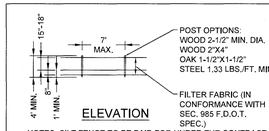
AARON J. BOWLES
FL. P.E. #55313 7/15/22

SHEET
C9

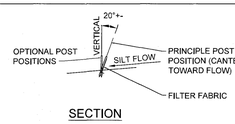
22-0066

C:\DWL ON HARD DRIVE\2022\22-0066 Bev Smith Toyota - North\DWG\22-0066 NORTH COVER - DETAILS.dwg 7/14/2022 11:48:27 AM EDT


UTILITY DETAILS
BEV SMITH TOYOTA
NORTH PARCEL
CITY OF FORT PIERCE
FLORIDA
MBV ENGINEERING, INC.
MORLEY BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ENGINEERING CA #3738
LICENSE No. 65313
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL.P.E. #65313 7/15/22
SHEET C10
22-0066
JOB NO 22-0066
DESIGNED WFP
DRAWN GWR
CHECKED AJB
DATE ISSUED 7/14/2022
DATE APRIL 2022
REVISIONS
1 TRC COMMENTS 05-04-2022
2 TRC COMMENTS- 2ND REVIEW 07-12-2022
3 –
4 –
5 –
6 –
7 –
8 –
TYPICAL TRENCH DETAILS
M-1
TYPICAL BACKFILLING REQUIREMENTS
M-2
MECHANICAL JOINT
M-3
MECH-NIC-L JOINT RESTRAINT
M-4
UTILITY CROSSING DETAIL
M-5
TYPICAL GATE VALVE & VALVE BOX DETAIL
M-6
TRACE WIRE DETAIL
M-11
TYPICAL FIRE HYDRANT ASSEMBLY
W-5
WATER METER/BACKFLOW PREVENTER ASSEMBLY
W-8
SERVICE CONNECTION
S-2
SERVICE CONNECTION
S-3
TERMINAL CLEANOUT DETAIL
S-4B
PRECAST MANHOLE DEPTH
S-7
TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
W-4A



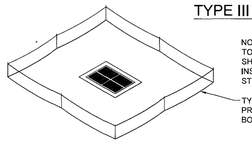
ELEVATION



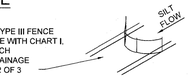
SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3



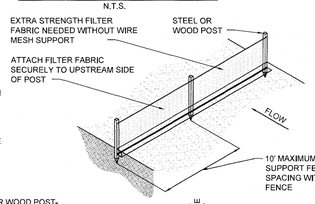
TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

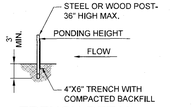
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

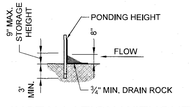
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.





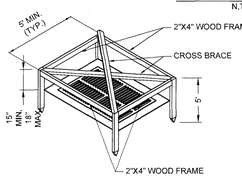
TRENCH DETAIL



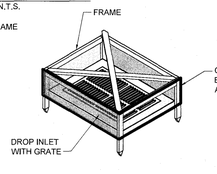
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

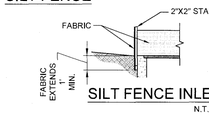
N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE

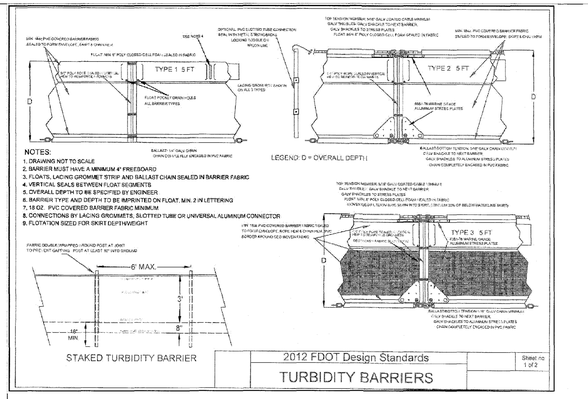


VIEW OF FRAME WITH SILT FENCE

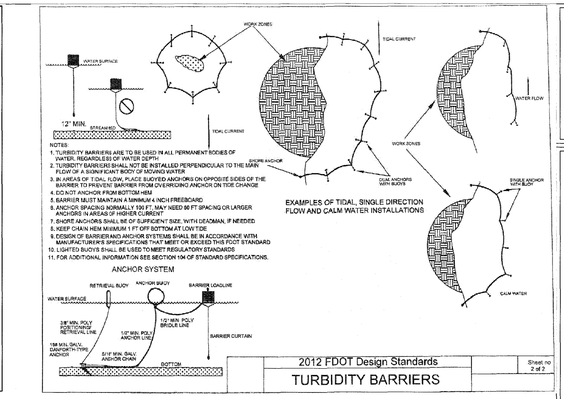


SILT FENCE INLET PROTECTION

N.T.S.



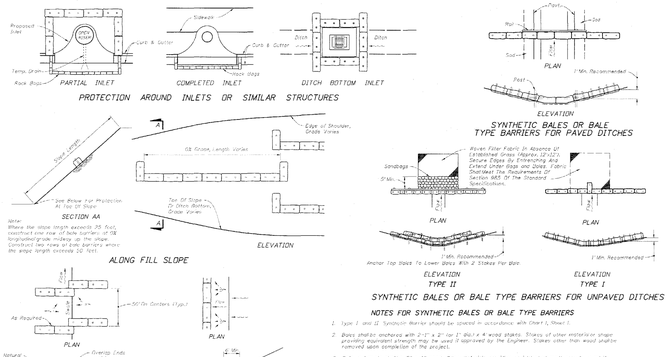
2012 FDOT Design Standards	Sheet no 1 of 2
TURBIDITY BARRIERS	



2012 FDOT Design Standards	Sheet no 2 of 2
TURBIDITY BARRIERS	

TURBIDITY BARRIER APPLICATIONS

N.T.S.

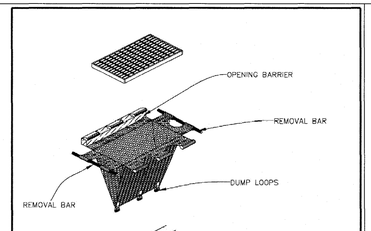


EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

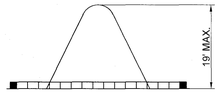
MINIMUM STANDARDS

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 104 AND 105 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.



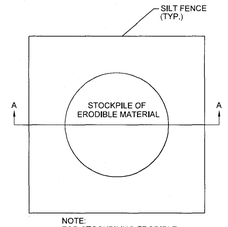
INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



NOTE: ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.

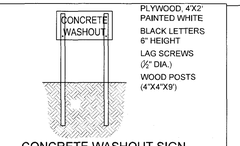
SECTION A-A



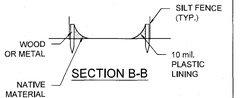
NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

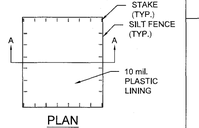
N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B



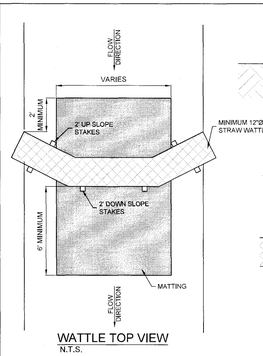
PLAN

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TYPE "ABOVE GRADE" WITH SILT FENCE

CONCRETE & STUCCO WASTE MANAGEMENT

N.T.S.

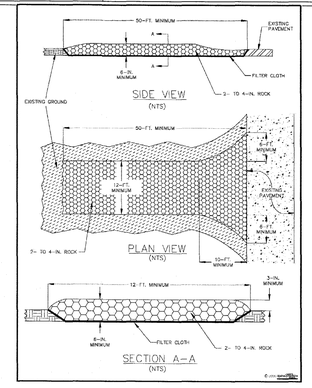


N.T.S.

NOTES:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD OVERLAP 24" - SHINGLE IN DIRECTION OF FLOW.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKE SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. USE MINIMUM 12"Ø COIR (COCONUT FIBER)/STRAW WATTLE.
5. USE 2' WOODEN STAKES WITH A 2"x2" NOMINAL CROSS SECTION.
6. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AS DIRECTED.
7. INSTALL A MINIMUM OF 2 UP SLOPE STAKES AND 4 DOWN SLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
8. PROVIDE STAPLES MADE OF 0.125"Ø STEEL SIRE FORMED INTO A 'U' SHAPE NOT LESS THAN 12" IN LENGTH.
9. INSTALL STAPLES APPROX. EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.

WATTLE DETAILS

N.T.S.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.

CITY OF FORT PIERCE NOTES (EROSION CONTROL)

(a) THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE BUILDING OFFICIAL UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP-WORK ORDER. PLANS FOR GRADING / STRIPPING / EXCAVATING AND FILLING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINTED AT THE SITE DURING THE DURATION OF WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING:
(1) START OF CONSTRUCTION
(2) INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
(3) COMPLETION OF SITE CLEARING
(4) COMPLETION OF ROUGH GRADING
(5) COMPLETION OF FINAL GRADING
(6) CLOSE OF THE CONSTRUCTION SEASON
(7) COMPLETION OF FINAL LANDSCAPING.
(b) THE PERMITTEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.
(c) THE CITY ENGINEER OR HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

DATE	REVISIONS
07-12-2022	2. TRC COMMENTS- 2ND REVIEW
05-04-2022	1. TRC COMMENTS

JOB NO.	22-0066
DESIGNED	WFP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	7/14/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1555 HIGHWAY A1A
VERO BEACH, FL 32963
PH. (772) 770-5177
FX. (772) 770-5477
PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL DETAILS

BEV SMITH TOYOTA
NORTH PARCEL

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 7/15/22

SHEET
C11

22-0066

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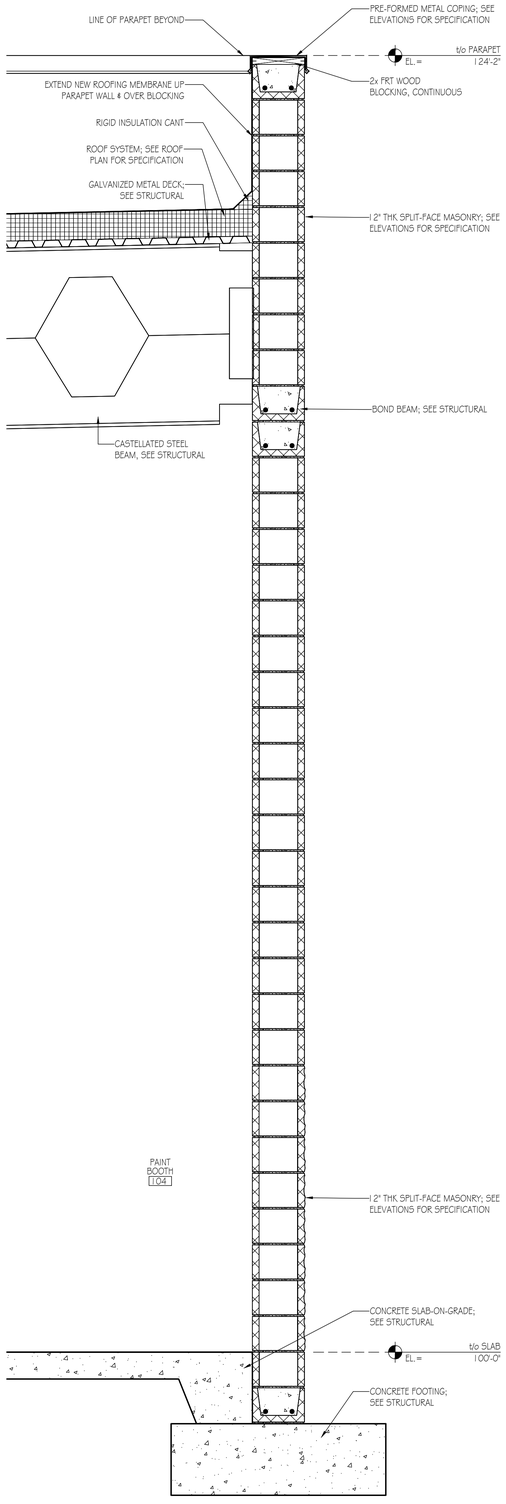
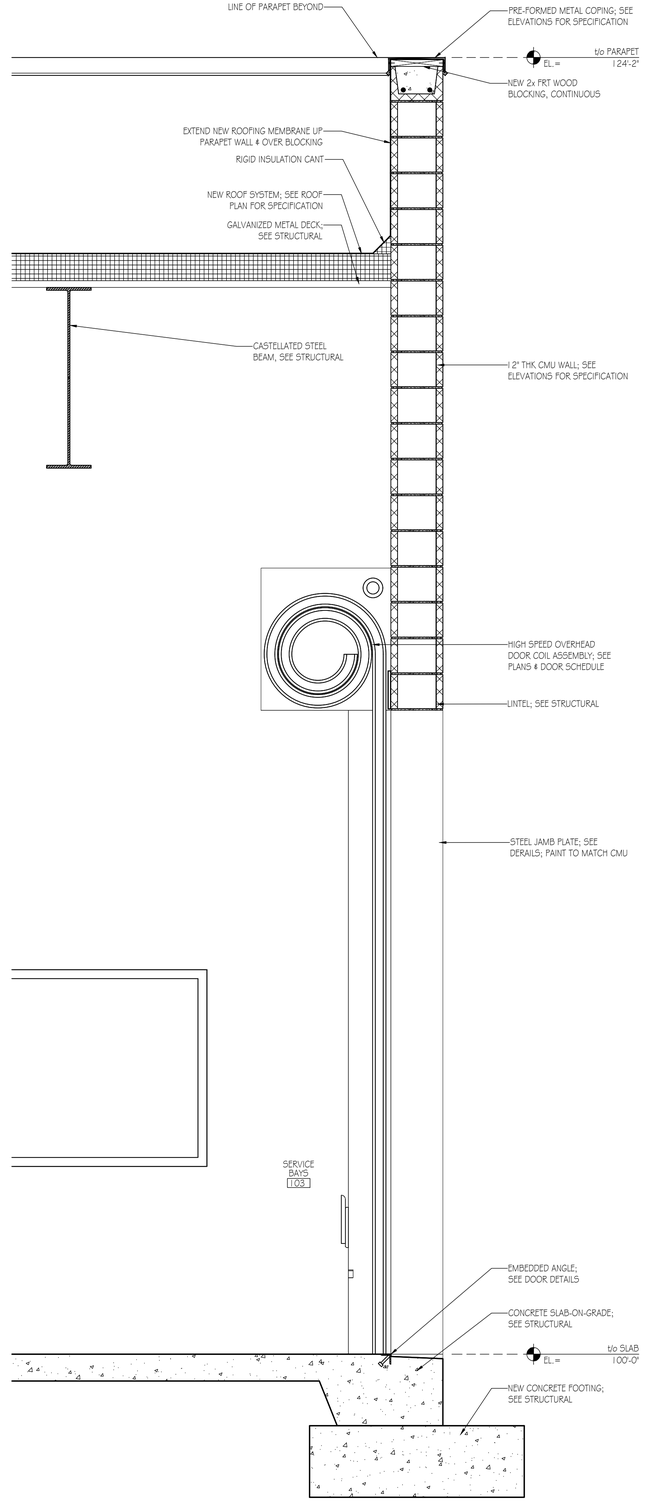
C:\MBV_PROJECTS\BEV SMITH TOYOTA\22-0066 Bev Smith Toyota - North\DWG\22-0066 NORTH COVER - CE TAB.dwg 7/14/2022



2 WALL SECTION

Scale: 3/4" = 1'-0"



1 WALL SECTION

Scale: 3/4" = 1'-0"

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Bev Smith Recon Building

New Construction

3350 US-1
Fort Pierce, FL 34982

Bev Smith TOYOTA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number: AR97071; expiration date: February 28, 2022.

No.	Issue / Revision	Date
	Bid Set	2021.10.04

Drawn By:	TK
Checked By:	PS
Plot Date:	October 5, 2021

Sheet Number

A-311

Sheet Title

Wall Sections

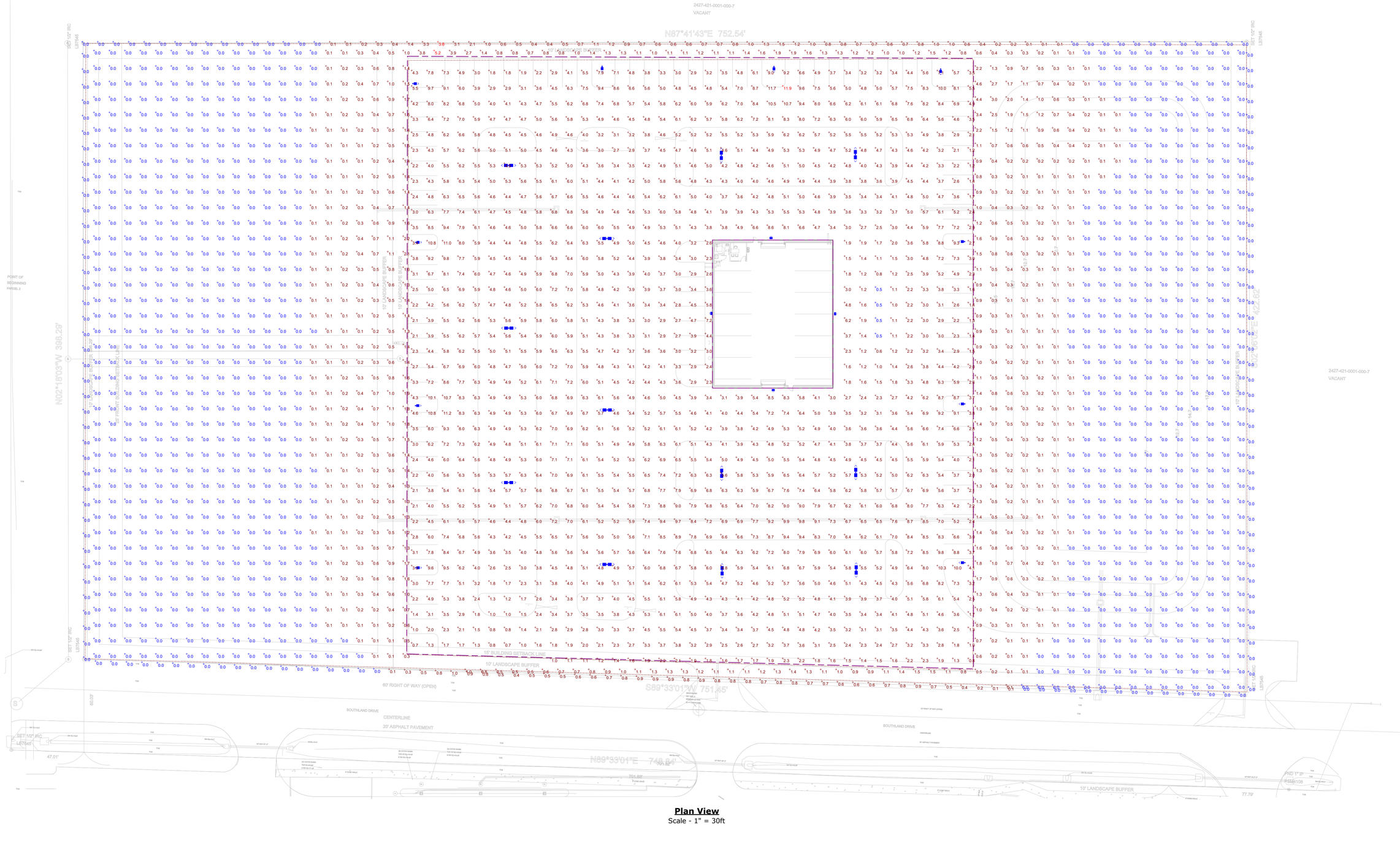
Project Number	File Name
BST001b	BST001b_A-311.dwg

J:\Projects\Bev Smith\BST001b - Bev Smith Toyota Recon\Revit Sheets\Sheets\BST001b_A-311.rvt

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking area	+	4.9 fc	11.9 fc	0.5 fc	23.8:1	9.8:1
Property Line	+	0.3 fc	3.8 fc	0.0 fc	N/A	N/A
Remaining Site Area	+	0.2 fc	5.2 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A		12	POWERSECURE dba PENTAUTE	GLA-ID-XQ-700-STD-0-10-R-BZ-SA-XA	360-4	1	35821	1	332.44
	B		10	POWERSECURE dba PENTAUTE	GLA-ID-3M-730-STD-0-10-R-BZ-SA-XA	360-2	1	20688	1	166.01
	C		4	Solais Lighting Inc dba Energy2e	GLA-A-2M-730-STD	GLA-A-2M-730-STD	1	4450	1	35.48

STATE OF FLORIDA
CHRISTINE L. PENNY
LICENSE NUMBER
AR0037071
REGISTERED ARCHITECT
MAR 25 2022



Plan View
Scale - 1" = 30ft

INTEGRATED DESIGN CONSULTANTS

Bev Smith Toyota Recon Building
3350 South US Hwy 1
Fort Pierce, FL 34982
Site Photometric Plan

Designer
Eric Levison
Date
03/11/2022
Scale
Not to Scale
Drawing No.

Summary

Florida Environmental Consulting, Inc.

Environmental Impact Report

For:

Bev Smith Toyota



Prepared for:

Frank Gonzalez
Bev Smith Toyota
7845 SW Ellipse Way
Stuart, FL 34997
561-818-2847

TIMOTHY E. MASLIN #77283 Certified Environmental Specialist

05/28/2021

Timothy E. Maslin, C.E.S. / C.E.C.
Certification #77283

FEC Job #21-185

1835 20th Street • Vero Beach, Florida 32960
Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com

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1.0 Executive Summary

The proposed Bev Smith Toyota property:

- is approximately 26.65 acres in St. Lucie County, Florida.
- is two undeveloped parcels along US1, a portion of which is proposed for land development improvements.
- contains mostly poorly drained sandy soils.
- is approximately at an elevation of 15
- is in Flood Zone X.
- contains a Pine Flatwoods habitat which supports some palms and pines.
- contains a Mixed Pine and Oak habitat which supports some palms, pines, as well as live and laurel oaks.
- contains a 0.77-acre Exotic Melaleuca Wetland
- contains a 0.06-acre Wetland Scrub
- has an adjacent 0.21-acre Depressional Marsh Wetland in the right-of-way of US1
- does support the gopher tortoise.
- does contain jurisdictional wetlands.
- improvements within only the proposed site plan area will cause *de minimis* environmental impacts.
- improvements to other areas of the parcel unless properly permitted, may cause adverse environmental impacts to protected species, native habitats, trees, and wetlands.

2.0 Environmental Impact Report

2.1 Objective

In May of 2021 Environmental Specialists from *Florida Environmental Consulting Inc.* performed an environmental impact study of the **Bev Smith Toyota** property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

2.2 Introduction

The subject property is parcel IDs 2427-421-0001-000-7 and 2427-421-0002-000-4 in section 27 of township 35, range 40 of Saint Lucie County, Florida. More specifically, on the east side of US1, directly south of High Point Blvd. It is comprised of approximately 26.65 acres of vacant land, at -80.32342, 27.40226 however only a portion of these parcels is currently proposed for land development improvements. Please see the maps and other reference materials in the appendix of this report.

2.3 Materials and Methods

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP) Environmental Resource Analysis and assessing the potential for species and habitats listed by the County, South Florida Water Management District (SFWMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

2.4 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the property contains 2 major soil types more specifically described as:

Soil 50, *Waveland and Immokalee fine sands* characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Soil 21, *Lawnwood and Myakka sands,* characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Please see the soils map in the appendix of this report for the general location of these soils.

2.5 Hydrology

This project is in hydrologic basin 17, the *St. Lucie basin*, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat but seemingly the eastern and western sections are slightly lower than the middle of the parcel. Stormwater runoff accumulates in a depressional area and/or sheet flows to roadside swales, ditches, and canals that surround the property. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is approximately elevation 15 and according to the Flood Hazard Map in the Appendix, this area is not in a flood plain and as such is considered Flood Zone X.

2.6 Flora

As noted in the introduction the parcel is approximately 26.65 acres of Pine Flatwoods LULC 4110. While this designation is accurate for much of the site, based on the inspection an aerial interpolation it was found that the site contained 0.77 acres of LULC 6191: Exotic Melaleuca Wetland, 5.9 acres of LULC 4340: Mixed Pine and Oak, and also has a 0.21 acre offsite LULC 6410 Depressional Marsh Wetland in the US1 Right of Way, and a 0.06-acre LULC 6310: Wetland Scrub. Please see the Aerial LULCS Map and Site Photos in the Appendix.

The flora of the Pine Flatwoods habitat included a mixed canopy dominated by slash pine (*Pinus elliottii*) with some laurel oak (*Quercus laurifolia*), live oaks (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and significant amounts of exotic melaleuca *(Melaleuca quinquenervia*). The understory species included dominant saw palmetto (*Serenoa repens*), also some wax myrtles (*Morella cerifera*), Indian hawthorn (*Rhaphiolepsis indica*), and rusty staggerbush (*Lyonia spp.)* with dense Brazilian pepper (*Schinus terebinthifolius*). The groundcover of the site consisted of muscadine grape (*Vitis rotundifolia*), as well as miscellaneous grasses and forbes.

The flora of the Mixed Pine and Oak habitat included a canopy consisting of laurel oak, slash pines, cabbage palm, and some live oak. The understory species included some wax myrtles, Indian hawthorn, and rusty staggerbush. The groundcover of the mixed forests consisted of muscadine grape, dog fennel (*Eupatorium capillifolium*), swamp fern (*Blechnum serrulatum*), chalky bluestem (*Andropogon virginicus*), red root (*Lachnanthes caroliana*), as well as miscellaneous grasses and forbes.

The flora of the Exotic Melaleuca Wetland habitat included a canopy dominated by exotic melaleuca (*Melaleuca quinquenervia*). The groundcover of the consisted of muscadine grape, dog fennel, hatpins (*Syngonanthus spp*.), swamp fern, chalky bluestem, red root, as well as miscellaneous grasses and forbes.

The flora of the onsite 0.06-acre Wetland Scrub included a couple perimeter cabbage palms and laurel oaks, with swamp fern, chalky bluestem, dog fennel, and red root, as well as miscellaneous grasses and forbes in the middle.

The flora of the offsite Depressional Marsh wetland included a couple cabbage palms, lanceleaf arrowhead (*Sagittaria lancifolia*), swamp fern, and some red root, as well as miscellaneous grasses and forbes.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

2.7 Fauna

The species directly observed and evidenced on site were cardinals (*Cardinalis cardinalis*), squirrels (*Sciurus carolinensis*), brown anoles (*Anolis sagrei*), ants (*Formicidae spp*.), spiders (*Arachnida spp.*), dragon flies (*Odonata spp.*), and bees (*Apidae spp.*).

Additionally, there were multiple gopher tortoise burrows found in the Pine Flatwoods habitat. The gopher tortoise is a species listed by the Florida Fish and Wildlife Conservation Commission and is protected along with their burrows.

Further, the site does not contain scrub jay habitat and was specifically far outside the quarter-mile survey threshold from the nearest occupied scrub jay territory or suitable habitat, and no additional evidence or suspicion of use was formulated of other listed species of fauna according to the county, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service lists of Endangered, Threatened, and Species of Special Concern.

2.8 Wetlands

Based on aerial interpolation and in conjunction with the soils survey publication describing the site soils as potentially hydric, wetlands were suspected. As such, 0.77 acre of Exotic Melaleuca Wetland were found on site via the presence of wetland vegetation and hydrologic indicators. Another small Wetland Scrub of approximately 0.06 acre was located near the south western corner of the property with dominant swamp fern in the center of a small depression. Additionally, there is a 0.21-acre Depressional Marsh Wetland on the western frontage of the property in the right-of-way of US1 defined by low elevations in the right of way grading along US1 and numerous emergent species of vegetation. This R-O-W wetland could conversely be classified as an ‘Other Surface Water’. Please see the FLUCCS Map in the Appendix of this report.

2.9 Summary and Discussion

In summary, the proposed Bev Smith Toyota is 26.65-acre parcel proposed for land development improvements in St. Lucie County, Florida. The site plan as shown currently

only proposes development improvements to the southern third of the property. However the full parcel contains 19.98 acres of pine flatwoods, 5.9 acres of mixed pine and oak, a 0.77-acre exotic melaleuca wetland, and a 0.06-acre depressional wetland. These habitats support some protected native vegetation that includes oaks, pines, palms, wetlands, and the protected gopher tortoise. There is also a 0.21-acre wetland in the right-of-way of US1 that is not currently proposed to be impacted, however, this wetlands' location should be noted in the event of future development. The property is in Flood Zone X, contains mostly poorly drained sandy soils at an approximate elevation of 15 with directly adjacent drainage facilities. Additionally, the property does support the protected gopher tortoise, and does support wetlands, but does not support the scrub jay, nor other protected species.

As stated above, the site supports an Exotic Melaleuca Wetland which is larger than a ½-acre and as such any impacts will require additional environmental permitting and mitigation.

The site also contains a small onsite Wetland Scrub and a Depressional Marsh Wetland in the right of way that both are under a ½ acre and therefor will not require mitigation. Mitigation credits may be available within Basin 17, the St. Lucie basin, at one of several mitigation banks and could be utilized during the site planning and permitting process to offset unavoidable impacts to such wetlands. Onsite mitigation may also be required and accomplished through wetland enhancement or creation and preservation, where exotic vegetation can be removed, appropriate wetland vegetation planted and a conservation easement recorded, and the wetland maintained through a Preserve Area Management Plan to supersede at least some of the impacts proposed. A formal wetland delineation will be required during the permitting process.

As stated above the property does contain some pines, oaks, and palms, and though these trees may be cleared with a permit, it is recommended that micro-site-planning be looked into in an effort to save trees as best practical. Cabbage palms over 10 feet in trunk height, as well as laurel oaks, live oaks and pines over 12" may require individual tree protection or mitigation if proposed for removal. Alternatively, if 15% of native uplands are preserved and placed under a conservation easement, tree mitigation may not be required.

Finally, this site does support the gopher tortoise, and any proposed site impacts within 25' of a gopher tortoise burrow will require special permitting from the FWC, as well as the relocation of any tortoise found along with associated mitigation fees. If suitable habitat is left after site planning, some tortoises may remain on site undisturbed. Similarly, depending on the ultimate Site Plan and appropriate gopher tortoise population stocking rates, others could be relocated to undisturbed areas on site or relocated to an offsite Gopher Tortoise Recipient Site. This gopher tortoise permitting, mitigation, and relocation should be initiated 90 days prior to any site work activity including bush-hogging and geotechnical work requiring clearing.

Based on the proposed site plan, impacts are currently limited to the southern 1/3rd of the property. As such, there are no impacts currently proposed to the onsite or offsite wetlands. However, there are gopher tortoise burrows within the footprint of the proposed parking/storage area that will need to be addressed prior to the above mentioned clearing.

2.10 Conclusion

In conclusion, permitting and development or other improvements to the proposed Bev Smith Toyota Site Plan would cause *de minimis* environmental impacts, however impacts to other areas of the property could cause adverse environmental impacts to native uplands, wetlands, and the protected gopher tortoise. Additional wetland delineations, environmental resource permitting, as well as gopher tortoise permitting and relocation are recommended.

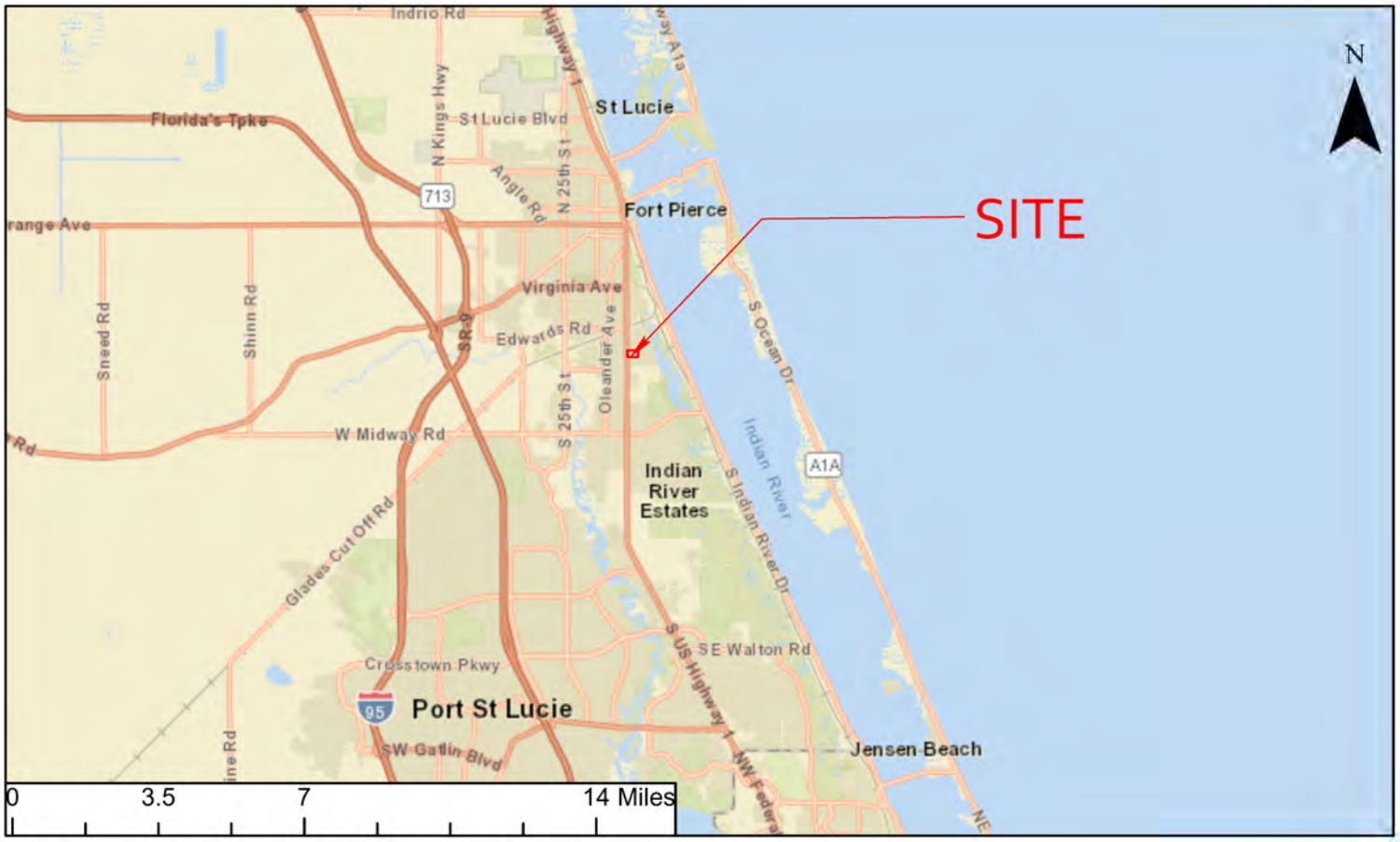
Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

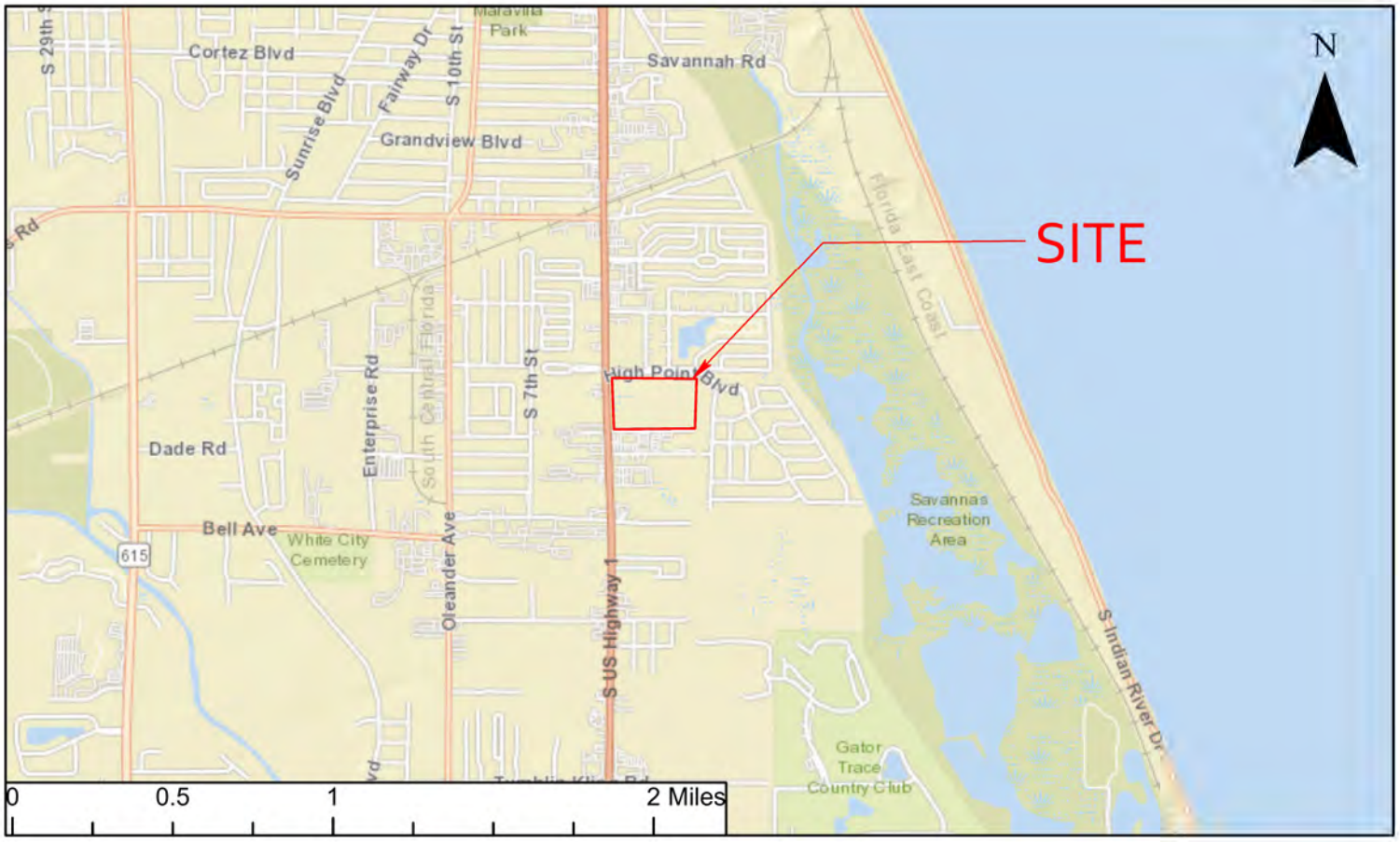
2.11 Qualifications of Individual Preparing Report

Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist. Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 21 years of experience. Finally he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

3.0 Appendix

3.1 Location Map
3.2 Soils Map
3.3 Topographic Map
3.4 Flood Map
3.5 Land Use Land Cover Map
3.6 National Wetland Inventory Map
3.7 Site Photos





LOCATION	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

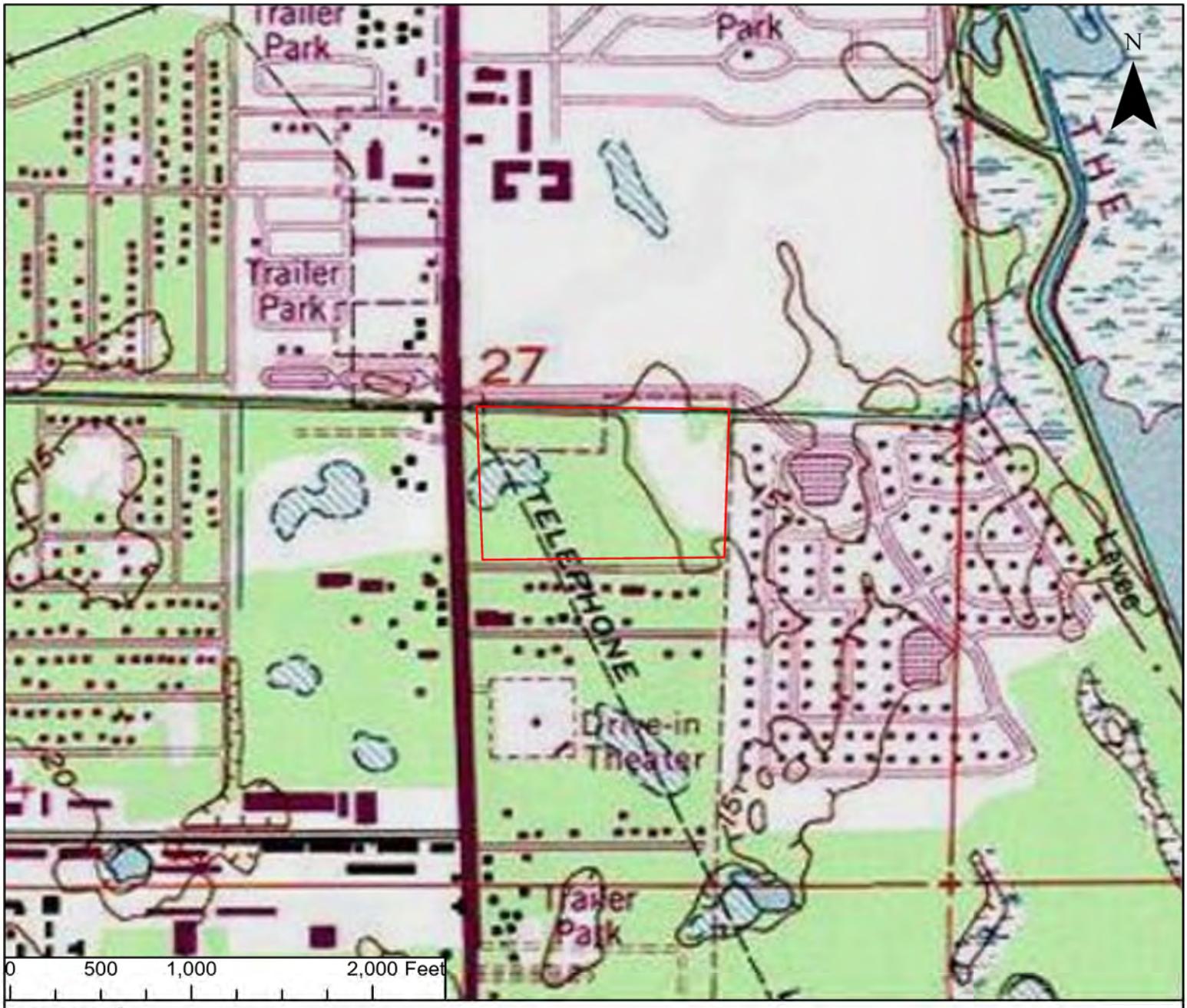
Subject Site

Florida Soils

Soil Type

- Arents, 0-5 percent slopes
- Lawnwood and Myakka sands
- Urban land
- Water
- Waveland and Immokalee fine sands
- Waveland-Lawnwood complex, depressional

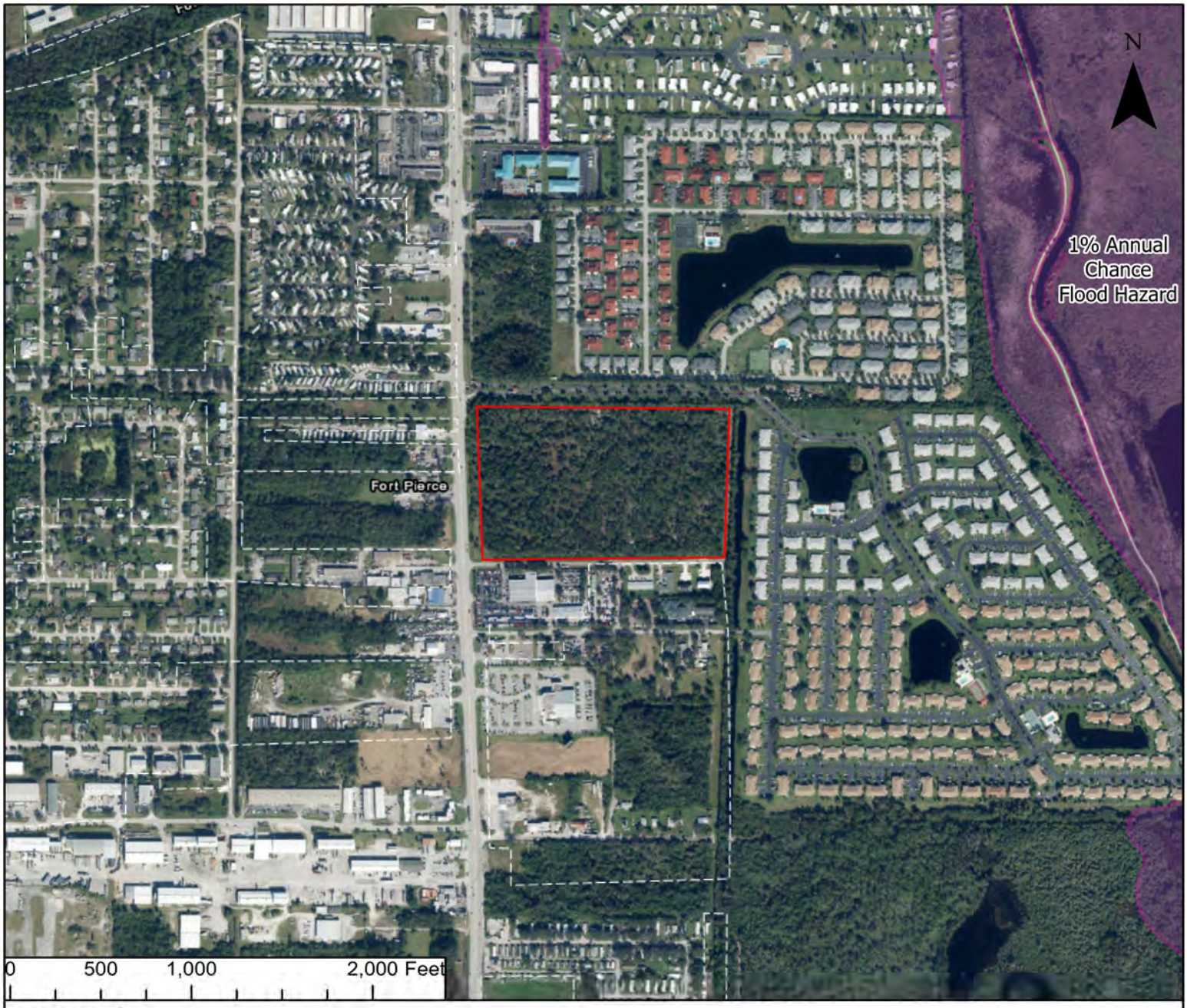
SOILS	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Site

TOPO	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Site

USA Flood Hazard

Esri Symbology

1% Annual Chance Flood Hazard

FLOOD HAZARD	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-enc.com	JOB NO FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Site

LANDUSE_DE

- 1330: High Density, Multiple Dwelling Units, Low Rise
- 1400: Commercial and Services,1400: Commercial and Services
- 4110: Pine Flatwoods,4110: Pine Flatwoods
- 4340: Mixed - Pine and Oak
- 5120: Channelized Waterways, Canals
- 5300: Reservoirs,5300: Reservoirs
- 6191: Wet Melaleuca
- 6400: Vegetated Non-Forested Wetlands
- 6460: Mixed Scrub-shrub Wetland,6460: Mixed Scrub-shrub Wetland
- 8140: Roads and Highways,8140: Roads and Highways

LULC	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Site

FL Wetlands

WETLAND TYPE

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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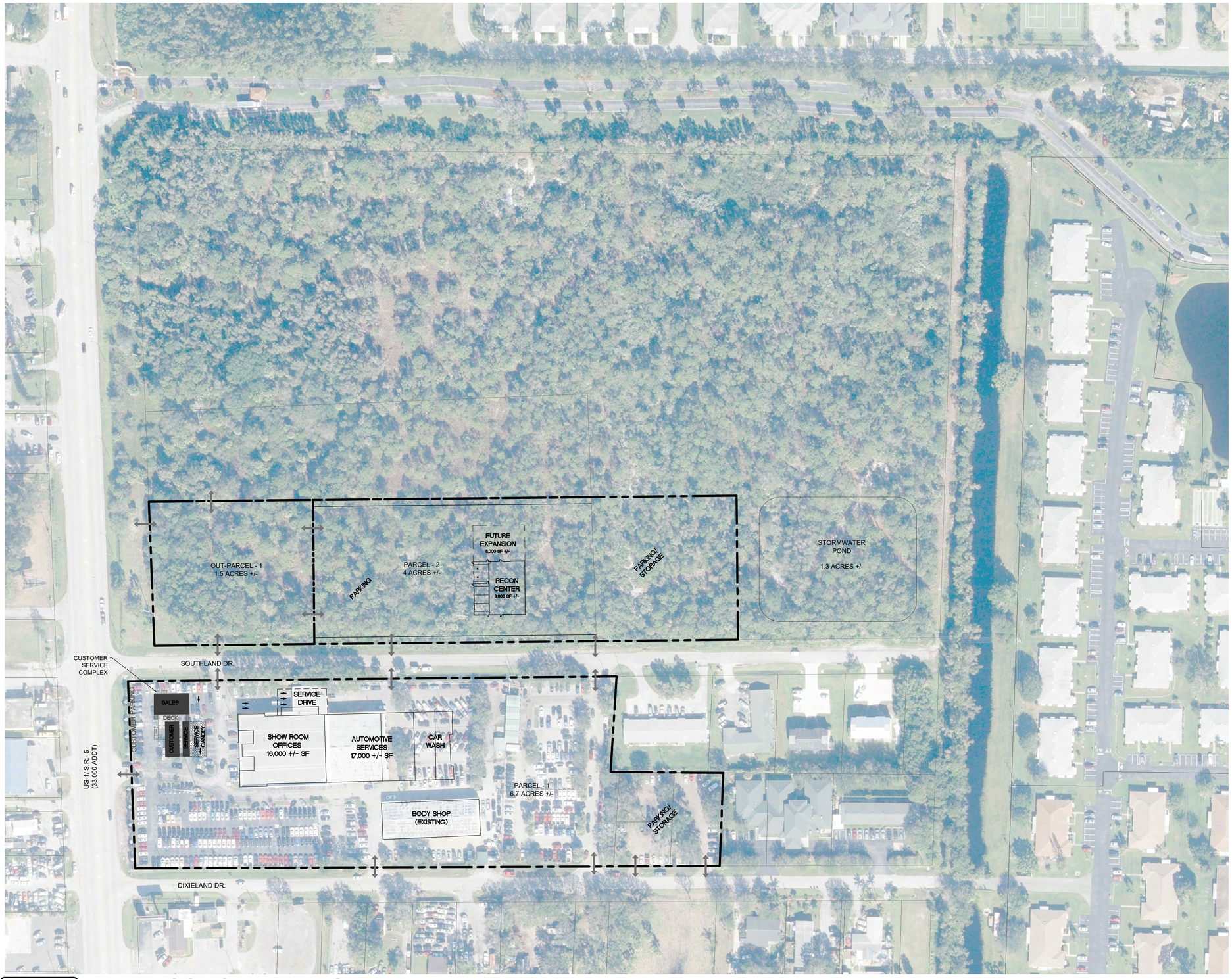

CONCEPTUAL SITE PLAN

SCALE: 1" = 80'

GRAPHIC SCALE

0 80 160

(IN FEET)

1 inch = 80 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

LOCATION MAP

REVISIONS	DATE
8 -	-
7 -	-
6 -	-
5 -	-
4 -	-
3 -	-
2 -	-
1 -	-

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	WFP
DATE	JANUARY 2021
CHECKED	AJB
DATE ISSUED	1/19/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0055
FX. (772) 778-3617
MELBOURNE, FL - PH (321) 233-1510
FT. PIERCE, FL - PH (772) 468-9055

CONCEPTUAL SITE PLAN

BEV SMITH TOYOTA

ST. LUCIE COUNTY FLORIDA

NOT FOR CONSTRUCTION

PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET

CSP1

OF 1

20-0424

O:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 BASE.dwg 1/19/2021 2:52 PM BILL PITTSLEY















PICTURES: FRONTAGE AND ROW WETLAND	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date











PICTURES: LARGE WETLAND

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PICTURES: MIXED OAK AND PINE

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PICTURES: PINE FLATWOODS

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PICTURES: SMALL WETLAND

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Revisions	Date

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

STORMWATER MANAGEMENT CALCULATIONS

for

BEV SMITH TOYOTA- NORTH

FORT PIERCE, FLORIDA

MARCH 2022

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineers Project #: 22-0066
Designed By: RTM

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

Aaron J. Bowles, P.E. #55313 3/30/22

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Appendix B	Geotechnical Investigation by KSM Engineering (KSM Internation, Dated 9/8/2021)
Appendix C	Dry Retention Recovery Analysis
Appendix D	Nutirent Reduction Analysis (BMP Trains 2020)
Appendix E	Other Miscellaneous Backup (Mannings Table, Curve Number Sheet, Pre-Tc / Basin Exhibit)

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AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

Engineers Project #: 22-0066
Designed By: RTM

3/30/22

M. Aaron J. Bowles, P.E. #55313

I. PURPOSE

The purpose of this report is to provide City of Ft. Pierce (CoFP), St. Lucie County (SLC), South Florida Water Management District (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and Florida Department of Transportation (FDOT) with calculations and documentation which demonstrates the proposed surface water management system complies with state and local criteria.

II. PROPOSED SYSTEM

The proposed stormwater management system is comprised of a dry retention and wet detention mixed use stormwater treatment system to support the proposed site improvements. The mixed-use system will serve as a master stormwater system for the current proposed development and provide for an allowance of impervious coverage for the defined outparcels. Upon meeting system requirements, the system shall outfall to the Southland Dr. northern r/w conveyance ditch, draining east, and ultimately terminate in the St. Lucie County canal located at the eastern termination of Southland Dr.

The retention basin is designed to retain the required treatment volume and attenuation per the following SFWMD Water Quality / Quantity Criteria:

1. Minimum pavement elevations shall exceed the 10yr- 24hr storm event. (6.0" Rainfall)
2. The site shall provide storage to sustain the 25yr-72hr storm event. (9.5" Rainfall)
3. Finished Floor Elevations shall exceed the 100yr-72hr storm event (12.23" Rainfall)

LAND USE BREAKDOWN (POST-DEVELOPMENT)			
	AREA (AC)	**IMPERVIOUS (AC)**	**PERVIOUS (AC)**
PAVEMENT AREA	3.94	3.94	
BUILDINGS	0.72	0.72	
DRY RETENTION	0.35		0.35
DRY RETENTION SLOPES	0.05		0.05
WET DETENTION	0.82	0.82	
WET DETENTION SLOPES	0.18		0.18
OPEN / GRASSED AREAS	1.02		1.02
Total	7.09	5.48	1.60

III. SITE DATA

Contiguous Parcel Area	308,625 s.f.	7.09 ac
Proposed Development Parcel Area	228,278 s.f.	5.24 ac
Proposed Outparcel Area	80,347 s.f.	1.84 ac

Site Location (West): NE Corner of Southland Dr. & US Highway 1
Fort Pierce, FL 34982

Flood Zone: THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6 FEET) PER FLOOD INSURANCE RATE MAP #12111C0189, DATED FEB 19, 2020.

Site Soils:

The soil survey mapped the area as (50),Waveland and Immokalee Fine Sands, (21) Lawnwood and Myakka Sands, and (47) Urban Land (0 to 2 % Slopes), HSG B/D & B/D & C, respectively
Pre-Development: HSG C, See Appendix D

Post-Development: HSG C, See Appendix D

Soil Boring #

Soil Boring P-1:				
Existing Grade at Soil Boring	16.5 ft. (NAVD)		17.5	8.90
Measured Water Table Elev.	13.4 ft. (NAVD)	37		
Seasonal High Water Elev.	15.3 ft. (NAVD)	14		
Normal Water Elev.	13.8 ft. (NAVD)	32		
Soil Boring P-2:				
Existing Grade at Soil Boring	16.0 ft. (NAVD)		17.4	8.1
Measured Water Table Elev.	12.8 ft. (NAVD)	38		
Seasonal High Water Elev.	15.2 ft. (NAVD)	10		
Normal Water Elev.	13.7 ft. (NAVD)	28		
Average SHWT Elev. =	15.3 ft. (NAVD)		**k_h = 17.45***	**k_v =8.5***
Average Normal Elev. =	13.8 ft. (NAVD)			

* Flow rates shown are the averages of the flows at differing strata.

IV. PRE-DEVELOPMENT CONDITIONS

Per previous SFMWD review, the existing un-developed parcel can be characterized as fairly flat with sandy soils and moderately vegetated with pine flatwoods. The existing site drains generally to the north with a historic flow across the adjacent property and discharging into the Highpoint Blvd conveyance ditch. This ditch flow west to east and subsequently discharges into the St. Lucie County canal located at the eastern termination of Southland drive.

Basin Area	308,625 s.f.	7.09	100.0%
Exist. Building Area	s.f.	0.00	0.0%
Exist. Asphalt Pavement Area	s.f.	0.00	0.0%
Exist. Conc. Pavement Area	s.f.	0.00	0.0%
Total Impervious	0 s.f.	0.00	0.0%
Total Pervious	308,625 s.f.	7.09	100.0%

Weighted Curve Number for Drainage Basin

% Impervious	0.0%	Soil Group D	CN1 = 98
% Semi-Impervious	0.0%	Soil Group D	CN2 = 98
% Pervious	100.0%	Soil Group D	CN3 = 74 *

*Non DCIA CN Value Based on Woodmings Table, Curve Number Sheet)

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 74.0

Time of Concentration

T_1: Over wooded area

Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.250
L = Length of Flow (ft) =	300
Change in elevation (ft)=	1.4
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0047
T_1=	48.5 min.

Total Time of Concentration (Tc) 48.5 min.

T2: Thru Pine Flatwoods

Tc = L / (60 x V) Kinematic Wave Eq.

Where :

L = Length of Flow (ft) =	91
Change in elevation (ft)=	1
V = Average Velocity (ft/s)	1
S = slope (ft/ft) =	0.0110
T_2=	1.5 min.

Time of Concentration (Tc) T_{total}= 50.0 min.

V. POST-DEVELOPMENT CONDITIONS

Contiguous Parcel Area	308,625 s.f.	7.09	100.0%
Proposed Development Parcel	228,278 s.f.	5.24	74.0%
Total Building Area	7,329 s.f.	0.17	2.4%
Total Concrete Area	470 s.f.	0.01	0.2%
Total Asphalt Area	131,037 s.f.	3.01	42.5%
Outparcel Development Area	80,347 s.f.	1.84	26.0%
Building Allowance (30%)	24,104 s.f.	0.55	7.8%
Pavement Allowance (50%)	40,174 s.f.	0.92	13.0%
Wet Pond @ Control Elev.	35,708 s.f.	0.82	11.6%
Total Impervious Area	238,822 s.f.	5.48	77.4%
Total Pervious Area	69,803 s.f.	1.60	22.6%
Net Impervious Area	238,822 s.f.	5.48	100.0%

Weighted Curve Number for Drainage Basin

% Impervious	77.4%	Soil Group C	CN1 = 98
% Semi-Impervious	0.0%	Soil Group C	CN2 = 98
% Pervious	22.6%	Soil Group C	CN3 = 74

*Non DCIA CN Value Based on Open Space (Good Condition) - HSG C

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 92.6

Time of Concentration

T_1: Roof to Ground (Building Discharge) T_1= 2.0 min.

T_2: Over Asphalt Drive
Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.
Where :

N = Mannings Roughness Coeff. =	0.011
L = Length of Flow (ft) =	131
Change in elevation (ft)=	1.7
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0130

T_2= 1.4 min.

T_3 = time in pipe = L/ Vel =500' / 1 fps = T_3= 8.3 min.

Time of Concentration (Tc)	Calculated Tc =	9.7 min.
	Min. Tc =	10.0 min.

VI. REQUIRED TREATMENT VOLUME

A. Treatment Volume Tabulations Based on Contributing Area

Total Contributing Area (ac) =		7.085	100.0%
Total Impervious Area (ac) =		3.941	55.6%
*Excluding Building / Lake Area			
Required Treatment over site (in) =	1.0	0.590 ac-ft	= 25,719 cf
Required Treatment over impervious area (in) =	2.50	0.821 ac-ft	= 35,767 cf
Required Treatment Volume from above Wet Detention (ac-ft) =		0.821 ac-ft	= 35,767 cf
Required Treatment Volume from above Dry Detention (ac-ft) (75% WD REQ.) =		0.616 ac-ft	= 26,825 cf
Required Treatment Volume from above Dry Retention (ac-ft) (50% WD REQ.) =		0.411 ac-ft	= 17,883 cf
Total Required Treatment Volume (ac-ft) from above =		0.821 ac-ft	= 35,767 cf

Per SFWMD Section 4.2.1

Additional 50% Treatment Volume (ac-ft) =	0.411 ac-ft	= 17,883 cf
Total Required Treatment Volume for Basin (ac-ft) = Max. of ` above =	***1.232 ac-ft***	***= 53,650 cf***
Total Provided Treatment Volume-Overall (ac-ft) =	***1.233 ac-ft***	***= 53,711 cf***
Total Provided Treatment Volume- Dry Retention(ac-ft) =	*0.288 ac-ft*	*= 12,540 cf*
Total Provided Treatment Volume- Wet Detention(ac-ft) =	*0.945 ac-ft*	*= 41,171 cf*

VII. PROPOSED TREATMENT VOLUME

A. Dry Retention Stage-Storage Calculations

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
bot. of pond = 16.30	0.281 12,250.s.f.	0.21	9,065	0.000	0
17.00	0.313 13,650.s.f.	0.08	3,475	0.208	9,065
rqd. treat. vol. = 17.25	0.325 14,150.s.f.	0.00	0	0.288	12,540
weir elev. = 17.25	0.325 14,150.s.f.	0.00	0	0.288	12,540
17.25	0.325 14,150.s.f.	0.08	3,600	0.288	12,540
top of bank = 17.50	0.336 14,650.s.f.			0.371	16,140

B. Wet Detention Stage-Storage Calculations

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
bot. of pond = 1.80	0.335 14,607.s.f.	4.73	206,105	0.00	0
11.80	0.611 26,614.s.f.	2.29	99,715	4.73	206,105
Control = 15.00	0.820 35,708.s.f.	0.419	18,245	7.02	305,820
15.50	0.856 37,272.s.f.	0.44	19,027	0.42	18,245
1/2 treatment vol. = 16.00 **should =0.47 ac-ft*	0.892 38,836.s.f.	0.09	3,899	0.86*	37,272
rqd. treat. vol. = 16.10	0.899 39,149.s.f.	0.00	0	*0.945*	41,171
weir = 16.10 .	0.899 39,149.s.f.	1.33	57,875	0.945	41,171
top of bank = 17.5	0.999 43,529.s.f.	0.00	0	2.27	99,046
17.50	0.999 43,529.s.f.			2.27	99,046

Permanent Pool Volume Calculations

Contributing Area (CA)	7.085	acres
length of wet season (WS)	153	days
wet season rainfall depth (R)	31	inches
minimum residence time (RT)*	21	days
runoff coefficient (C)	0.55	
Required PPV****	1.38	ac-ft

**** PPV = (CA*C*R*RT/(WS*12))

PPV Provided : 7.02 ac-ft

Mean Depth = PPV/Ap = 8.56 ft

Note: PPV provided requires no littoral zone.

Note : 14 1.5 = 21 days utilized to eliminate need of littoral zone.

Orifice Sizing Drawdown Calculations-Detention Discharge Calculations

Per BOR 5.1, a "V-Notch" drawdown orifice shall be provided to discharge no more than 0.5" of required detention in first 24 hours

Detention Discharge Critera

Total Site Area for Discharge 7.09 ac

Volume to Be Discharged per day

Required Treatment Vol. to Draw Down

0.5" x (Total Area - Lakes) = 0.26 ac-ft

Design Head

Water Quality Stage - Design Water Level= 1.1 ft

Maximum Angle of Inverted Triangle 11.54 Degrees

VIII. STAGE-STORAGE COMPUTATION

	Building	Pavement	Open	Dry Retention Bottom	Dry Retention Bank	Wet Detention Bottom	Wet Detention Bank	
	Vertical	Linear	Linear	Vertical	Bank	Vertical	Linear	Total
Area (ac)	0.72	3.94	1.12	0.281	0.023	0.82	0.18	7.09
	V	L	L	V	L	V	L	
Starting Elev (ft)	20.00	17.80	16.50	16.30	16.30	15.00	15.00	
Ending Elev (ft)	25.00	20.00	20.00	20.00	17.50	17.50	17.50	

	Vertical	Linear	Linear	Vertical	Linear	Vertical	Linear	Total
Stage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
15.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.00
15.50	0.000	0.000	0.000	0.000	0.000	0.410	0.009	0.42
16.00	0.000	0.000	0.000	0.000	0.000	0.820	0.036	0.86
16.50	0.000	0.000	0.000	0.056	0.000	1.230	0.081	1.37
17.00	0.000	0.000	0.040	0.197	0.005	1.639	0.144	2.02
17.50	0.000	0.000	0.160	0.337	0.014	2.049	0.224	2.78
18.00	0.000	0.036	0.360	0.478	0.025	2.459	0.314	3.67
18.50	0.000	0.439	0.640	0.619	0.036	2.869	0.404	5.01
19.00	0.000	1.290	0.999	0.759	0.047	3.279	0.494	6.87
19.50	0.000	2.589	1.439	0.900	0.059	3.689	0.584	9.258
20.00	0.000	4.335	1.959	1.041	0.070	4.099	0.673	12.176

IX. SUMMARY

Following are summaries of pre-developed / post-developed discharges and peak stages for the storms that have been analyzed.

ROUTING SUMMARY

Discharge Rate Summary

Design Storm Event	Pre-Developed Peak Discharge (CFS)	Post-Developed Peak Discharge (CFS)	Post-Developed Peak Stage (NAVD)	Design Threshold	
				(NAVD)	Notes
10 YR- 24 HR	***4.25***	***3.46***	***16.82***	17.80	ROAD CROWN
25 YR - 72 HR	***6.37***	***6.33***	***17.44***	20.00	FFE / DISCHARGE
100 YR - 72 HR	-		***17.77***	20.00	FFE

Water Quality Recovery (Drawdown) Time

Treatment Vol. Elev. (NAVD)	Bott. Of Pond Elev. (NAVD)	Hr at which water EL reaches pond bottom
17.25	*16.30*	*12.75*

As demonstrated by the above calculations and the flood routing computations and mounding analysis contained in the appendices of this report, the proposed stormwater management system meets the requirements of the CoFP, SFMWD, FDOT, and NSLRCD. The system provides adequate treatment volume, recovery of the treatment volume and attenuation for the required design storm events as well as drawing down the required treatment volume within 72 hours per SFWMD criteria.

Appendix A

ICPR Modeling Data:

10YR-24HR, 25YR-72 HR, 100YR-72HR

Node Max Conditions [DRY-WET]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
GROUNDWATER	1. 10YR-24HR	0.00	15.30	0.0000	0.70	0.33	0
POST-DEV STAGE STORAGE	1. 10YR-24HR	17.50	16.82	0.0010	25.99	3.46	57407
POST-TAILWATER	1. 10YR-24HR	17.50	15.00	0.0000	2.96	0.00	0
PRE-DEV STAGE STORAGE	1. 10YR-24HR	0.00	15.52	0.0010	3.77	4.25	802
PRE-TAILWATER	1. 10YR-24HR	17.50	15.00	0.0000	4.25	0.00	0
GROUNDWATER	2. 25YR-72HR	0.00	15.30	0.0000	0.67	0.33	0
POST-DEV STAGE STORAGE	2. 25YR-72HR	17.50	17.44	0.0010	31.41	6.33	70673
POST-TAILWATER	2. 25YR-72HR	17.50	15.00	0.0000	5.84	0.00	0
PRE-DEV STAGE STORAGE	2. 25YR-72HR	0.00	15.52	0.0010	5.80	6.37	1054
PRE-TAILWATER	2. 25YR-72HR	17.50	15.00	0.0000	6.37	0.00	0
GROUNDWATER	3. 100YR-72HR	0.00	15.30	0.0000	0.78	0.33	0
POST-DEV STAGE STORAGE	3. 100YR-72HR	17.50	17.77	0.0010	40.74	8.04	85161
POST-TAILWATER	3. 100YR-72HR	17.50	15.00	0.0000	7.47	0.00	0
PRE-DEV STAGE STORAGE	3. 100YR-72HR	0.00	15.53	0.0010	7.77	8.38	1239
PRE-TAILWATER	3. 100YR-72HR	17.50	15.00	0.0000	8.38	0.00	0

Simple Basin: POST-DEVELOPMENT

Scenario:	DRY-WET
Node:	POST-DEV STAGE STORAGE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	7.0900 ac
Curve Number:	91.1
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: PRE-DEVELOPMENT

Scenario:	DRY-WET
Node:	PRE-DEV STAGE STORAGE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	150.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	7.0900 ac
Curve Number:	80.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST-DEVELOPMENT

Scenario:	RECOVERY
Node:	POST-DEV STAGE STORAGE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 7.0900 ac
Curve Number: 91.1
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: GROUNDWATER

Scenario: DRY-WET
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.30 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	15.30
0	0	0	999.0000	15.30

Comment:

Node: POST-DEV STAGE STORAGE

Scenario: DRY-WET
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 17.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.00	0.00	0
15.50	0.42	18295
16.00	0.86	37462
16.50	1.37	59677
17.00	2.02	87991
17.50	2.78	121097
18.00	3.67	159865
18.50	5.00	217800
19.00	6.86	298822
19.50	9.25	403061
20.00	12.17	530169

Comment:

Node: POST-TAILWATER

Scenario: DRY-WET
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.70 ft
Warning Stage: 17.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	15.00
0	0	0	999.0000	15.00

Comment:

Node: PRE-DEV STAGE STORAGE

Scenario: DRY-WET
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 15.50 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
15.50	0.0000	0
16.00	0.5000	21780
16.50	1.0000	43560
17.00	1.5000	65340
17.50	2.5000	108900
18.00	3.5000	152460

Comment:

Node: PRE-TAILWATER

Scenario: DRY-WET
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.70 ft
Warning Stage: 17.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	15.00
0	0	0	999.0000	15.00

Comment:

Node: GROUNDWATER

Scenario: RECOVERY
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.30 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	15.30
0	0	0	999.0000	15.30

Comment:

Node: POST-DEV STAGE STORAGE

Scenario: RECOVERY
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 17.25 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
16.50	0.0000	0
17.00	0.4200	18295
17.50	0.9900	43124
18.00	1.7200	74923
18.50	2.6200	114127
19.00	3.9600	172498
19.50	6.0300	262667
20.00	8.8500	385506

Comment:

Drop Structure Link: CS-1

Scenario: DRY-WET
From Node: POST-DEV STAGE

Upstream Pipe
Invert: 15.00 ft
Manning's N: 0.0120

Downstream Pipe
Invert: 15.00 ft
Manning's N: 0.0120

	STORAGE	Geometry: Circular		Geometry: Circular	
To Node:	POST-TAILWATER	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	58.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	1.00	Ref Node:		Ref Node:	
Exit Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	V-Notch Up	Default:	0.00 ft
Invert:	15.00 ft	Op Table:	
Control Elevation:	15.00 ft	Ref Node:	
Max Depth:	1.50 ft	Discharge Coefficients	
Max Width:	0.18 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	16.10 ft	Op Table:	
Control Elevation:	16.10 ft	Ref Node:	
Max Depth:	1.40 ft	Discharge Coefficients	
Max Width:	1.25 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	None
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	17.30 ft
Control Elevation:	17.30 ft
Max Depth:	3.00 ft
Max Width:	4.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: NORTHERN BOUNDARY

Scenario:	DRY-WET
From Node:	PRE-DEV STAGE STORAGE
To Node:	PRE-TAILWATER
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	15.50 ft
Control Elevation:	15.50 ft
Max Depth:	2.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	600.00 ft
Left Slope:	100.000 (h:v)
Right Slope:	100.000 (h:v)

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Percolation Link: PERC

Scenario:	DRY-WET
From Node:	POST-DEV STAGE STORAGE
To Node:	GROUNDWATER
Link Count:	1
Flow Direction:	Both
Aquifer Base Elevation:	0.00 ft
Water Table Elevation:	15.30 ft
Annual Recharge Rate:	0 ipy
Surface Area Option:	Vary Based on Stage/Area Table
Vertical Flow Termination:	Horizontal Flow Algorithm
Perimeter 1:	910.00 ft
Perimeter 2:	1225.00 ft
Perimeter 3:	2795.00 ft
Distance P1 to P2:	50.00 ft
Distance P2 to P3:	250.00 ft

Horizontal Conductivity:	17.450 fpd		
Vertical Conductivity:	8.500 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.300	# of Cells P2 to P3:	25
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: PERC

Scenario:	RECOVERY	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	POST-DEV STAGE STORAGE		
To Node:	GROUNDWATER	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	910.00 ft
Flow Direction:	Both	Perimeter 2:	1225.00 ft
Aquifer Base Elevation:	0.00 ft	Perimeter 3:	2795.00 ft
Water Table Elevation:	15.30 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	250.00 ft
Horizontal Conductivity:	17.450 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	8.500 fpd	# of Cells P2 to P3:	25
Fillable Porosity:	0.300		
Layer Thickness:	0.00 ft		

Comment:

Simulation: 1. 10YR-24HR

Scenario:	DRY-WET
Run Date/Time:	3/30/2022 8:31:43 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 25HR
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 2. 25YR-72HR

Scenario: DRY-WET
Run Date/Time: 3/30/2022 8:31:46 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 72 HR
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 9.50 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2

(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 3. 100YR-72HR

Scenario: DRY-WET
Run Date/Time: 3/30/2022 8:31:56 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 72 HR
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	12.23 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 2. 25YR-72HR

Scenario: RECOVERY
Run Date/Time: 3/30/2022 8:35:23 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

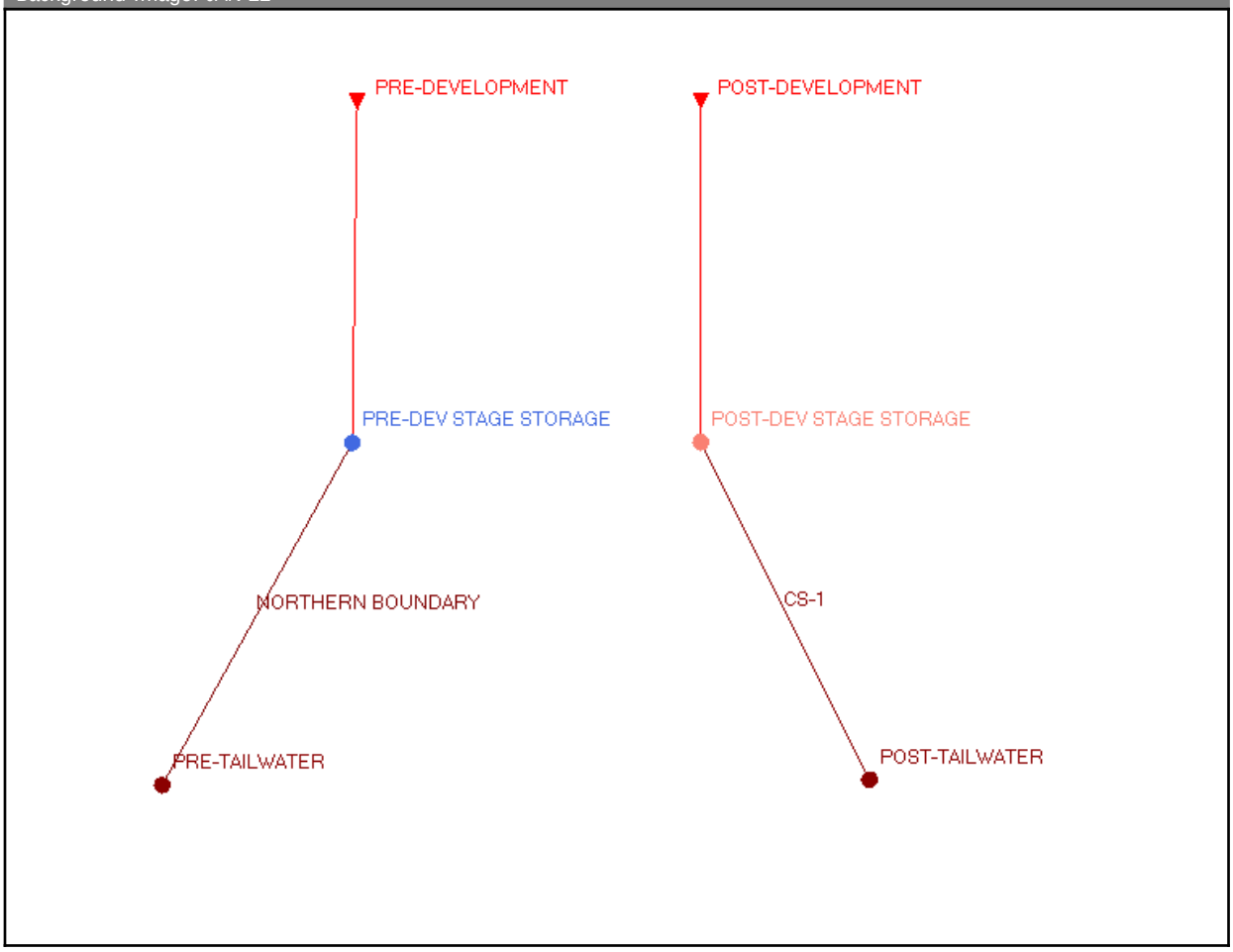
Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: No Rainfall
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Background Image: JAN 22



Appendix B

Geotechnical Investigation by KSM Engineering

(KSM Internation, Dated 9/8/2021)

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
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KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
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C.A. # 5693
KSMengineering.net

September 8, 2021

Frank Gonzalez
Bev Smith Toyota
3350 US Highway 1
Fort Pierce, FL 34982

Re: Bev Smith Toyota
3350 US Highway 1
Fort Pierce, Florida
KSM Project #: 215585-b&p

Dear Mr. Gonzalez:

As requested, KSM Engineering & Testing has performed a subsurface investigation for the proposed renovation and addition to the existing car dealership building, the new recon center building, the proposed parking areas and the stormwater pond at the referenced sites. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Services Agreement:

The agreement to perform a geotechnical exploration with the scope of services included in this report is described in the "Professional Service Agreement" that was executed by Mr. Frank Gonzalez, of Bev Smith Toyota on July 21, 2021. KSM issued the proposal to perform the requested exploration, testing, and evaluations, dated May 20, 2021. KSM's report follows below.

Site Location and Physiography:

Site Location – The site is located in Fort Pierce, FL, east of US Highway 1, north of Dixieland Drive and south of Southland Drive. There is also an undeveloped property west of US Highway 1 and north of Southland Drive that will be developed as part of this project and currently has no address attached to the property.

Physiography/Topography and Developmental Features – At the time of drilling, the site between Dixieland and Southland Drives had an existing auto dealership building with a service bay, as well as a separate body shop building. The majority of the site had existing asphalt pavement with some vegetation and trees located in the "green space" islands throughout the parking areas. The undeveloped site north of Southland Drive had moderate to dense surface vegetation with many palm, pepper, pine and oak trees along with palmettos. There was organic surface debris on the site remaining from the clearing operations conducted prior to KSM's arrival to provide access for our equipment. The sites are both commercially zoned and there are various existing businesses on the adjacent lots.

Project Description:

Based on the "Conceptual Site Plan" (Sheet CSP1) provided by "MBV Engineering, Inc." and dated 01-19-21, it is our understanding that the existing car dealership building (approximately 22,000 square feet) is to receive some minor renovations as well as a one-story car wash addition at the rear (or east side) of the existing building. On the undeveloped property to the north, it is our understanding that a new one-story recon building will be constructed. Associated parking areas will be constructed as part of the project. A 1.3 acre stormwater retention pond will also be constructed east of the northern lot.

We assume that loads from the structures will be transferred to the ground by conventional shallow stemwall footings. Although we were not furnished with structural loading conditions or a foundation plan, for our geotechnical analysis, we have assumed the following estimated loading conditions:

- For the Existing Dealership Addition, a maximum of 5,000 pounds per linear foot along the wall foundations and less than 75 kips for any individual column loads, and
- For the proposed Recon structure, a maximum of 2,500 pounds per linear foot along the wall foundations.

The Structural engineer of record should contact our office if the design loading exceeds our assumptions.

Based on the existing site grades and groundwater table elevations discovered at the time of the investigation, we estimate that several feet of site fill will be required to reach the desired grades in the building and pavement areas.

The scope of our study consisted of the following:

1. Performed Standard Penetration Test (SPT) borings and a Dynamic Cone Penetrometer Test (DC) sounding in the proposed building areas, Percolation (PB) borings in the proposed stormwater retention area, and Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed pavement areas of the northern property to estimate the subsoil relative density and visually classify the soils.

2. Measured the observed groundwater level at each boring.

3. Evaluated the discovered subsurface conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.

4. Obtain Shelby tube soil samples per each soil type encountered at the stormwater pond locations in order to perform both constant head horizontal and vertical permeability tests in our laboratory.

5. Perform engineering calculations to determine the permeability coefficient "K" values along with estimates for the elevation of wet-season and dry-season water tables for the percolation test locations.

6. Prepared this report to document our findings.

NCRS Surficial Soil Information:

Mapping of this area of Florida that was performed by the USDA, Natural Resources Conservation Service (NCRS) indicates that three (3) USDA soil units were mapped on the property. These included:

- 50: **Waveland and Immokalee fine sands** – Waveland and Immokalee fine sands occupied the majority of the sites, totaling approximately 15 acres ±. The typical profile of this soil consists of two layers of fine sand and sand that extend to a depth of about 3 feet, lying atop a layer of loamy sand extending to about 3-½ feet, followed by layers of sand. Groundwater elevations are expected to be found approximately 6 to 18 inches below the surface.

- 21: **Lawnwood and Myakka sands** – Lawnwood and Myakka sands occupied the southeastern portion of the proposed stormwater pond location, approximately 1.7 acres ±. The typical profile of this soil consists of layers of sand that extend from the surface to a depth of about 6-½ feet (maximum depth of data available via NCRS). Groundwater elevations are expected to be found approximately 6 to 18 inches below the surface.

- 47: **Urban land, 0 to 2 percent slopes** – Urban land occupied a single patch of approximately 1.5 acres ± in the western portion of the previously developed site which had the existing structure. This area included the western half of the existing structure and the northwestern group of parking spaces, as well as a portion of Southland Drive and a very small portion of the southwestern corner of the site located north of Southland Drive. No typical soil profile of expected water table elevation is available via the NCRS for this land type classification.

In summary, KSM expected that the investigation of this property, within approximately 7 feet of the land surface, would encounter deposits of predominantly cohesionless sand that featured low fines contents within approximately the top 3 feet followed by a relatively thin layer loamy sand, lying atop more layers of sandy material.

Site Investigation:

KSM's site investigation program consisted of performing a total of eleven (11) Standard Penetration Test (SPT) borings, one (1) Dynamic Cone Penetrometer Test (DC) sounding, two (2) Percolation (PB) borings and six (6) Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed development and construction areas. The SPT borings were terminated at depths ranging from ±10 to ±25 feet below grade, the DC sounding was terminated at a depth of ±11 feet below grade, the PB borings were terminated at depths of ±15 feet below grade and the HA borings at a depth of ±6 feet below grade. The approximate locations of the borings are indicated on the attached Location Plan.

Ground Penetrating Radar Investigation – KSM engaged GPRS, Inc. to conduct an investigation in the existing parking areas around the existing car dealership building in order to locate any buried utilities prior to KSM's soil boring operations. A ground penetrating radar

(GPR) device and an electromagnetic pipe and cable locator were used to locate utilities or buried objects within a 10' by 10' area around the proposed boring locations and marked.

Standard Penetration Test Borings – The SPT borings were performed in general accordance with procedures described in ASTM D-1586. The location of our testing was indicated by the client.

Following completion of each SPT boring, the groundwater in the open borehole was allowed time to attain an equilibrium level and the depth to the surface of the groundwater was measured from existing grade and recorded in the field log. The records of the soils that were encountered, the recorded SPT "N" values and the measured groundwater depths are shown on the attached SPT boring logs.

Dynamic Cone Penetrometer Test Soundings – Performance of the Dynamic Cone Penetrometer Test sounding consists of repeatedly dropping a 35-pound safety hammer, a height of 15", to drive a 10 square centimeter cone through the ground. The number of blows per 10 centimeter of penetration is recorded and is called the dynamic cone resistance. The equivalent SPT "N" values are correlated to the cone resistance. Both the dynamic cone resistance and the equivalent SPT "N" values are shown in the attached logs.

Hand Auger Borings – The hand auger borings were performed using a bucket auger tool to advance the borehole and to return disturbed samples of the soils. The drilling was performed in general accordance with the procedures delineated in ASTM D1452. A Static Cone Penetrometer Test (SCPT) sounding was performed throughout the advancement of each hand auger boring.

Static Cone Penetrometer Test (SCPT) Soundings – Execution of a SCPT sounding consists of pushing a thin steel shaft, with an attached 60˚-conical point, by hand through the soil. The capacity of this tool to measure the relative density of the soil is directly related to the weight that is applied on the shaft by the technician that operates the tool. The thrust required to push the cone tip is measured by an attached proving ring with a calibrated gauge. The value of the bearing pressure exerted by the cone point has been correlated with the relative soil density. The relationship of the SCPT reading to the relative density is listed in Table 1:

Table 1 - Penetrometer Table

Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15-40
Medium Dense	40-70
Dense	>70

Following completion of each hand auger boring, the groundwater was allowed to attain an equilibrium level and the depth to the surface of the groundwater was measured from existing grade and recorded in the field log. The records of the soils that were encountered, the recorded SCPT resistance values, and the measured groundwater depths are shown on the attached logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluation:

Subsurface Condition Summary - The boring logs and SPT "N" values recorded during the SPT borings indicate that the subsurface soils in the area of the proposed addition and renovations to the existing car dealership structure consisted of:

- In the existing pavement areas, surface layers of asphalt, followed by base material were cored through in order to reach the underlying soil layers. Generally, the asphalt was approximately 1-½ inches thick and the base material was about 6 inches thick.
- Surface layers in the unpaved areas typically consisted of fine-grained sand with rock fragments and some pieces of clay mixed in. This material appears to have been used as a site fill material for the original project.
- Below the surface layers, the soils generally consisted of medium dense to dense layers of fine-grained sand and fine-grained sand with hardpan.
- Below a depth of approximately 8 feet, some of the borings encountered medium dense layers of slightly silty or silty fine-grained sand.

The boring logs and SPT "N" values recorded during the SPT borings and DC sounding indicate that the subsurface soils in the area of the proposed recon building on the northern property consisted of:

- Loose surface layers of fine-grained sand with roots were encountered to a depth of about 2 feet below existing grade.
- Below the surface layer, loose to medium dense fine grained sand and slightly silty fine-grained sand were generally encountered to a depth of approximately 6 to 8 feet below existing grade.
- Below a depth of approximately 6 to 8 feet, the borings encountered medium dense layers of fine-grained sand to the boring terminus.

No "muck" or other unsuitable material was found in the boring locations for the proposed addition/renovations, the new recon building and the pavement areas. Please refer to the attached soil boring logs for specific information relative to the soil description and the SPT/SCPT resistance records.

Based on the results of the SPT borings and DC sounding conducted in the general area of the proposed addition/renovations to the existing building, as well as the proposed recon building as indicated on the attached location plan and based on the provided conceptual site layout, it is KSM's professional opinion that the existing soils in the proposed building areas are generally suitable for the construction of the commercial structures.
This is based on assumed loading conditions stated in the "Project Description" section of this report.

Observed Groundwater Table - The observed water table ranges encountered in each of the general test areas were as follows:

- Existing Dealership Building: 40 to 72 inches below existing grade.
- Proposed Recon Building: 17 to 28 inches below existing grade.
- Proposed Pavement Areas for Recon Building: 17 to 27 inches below existing grade.
- Proposed Stormwater Pond: 37 to 38 inches below existing grade.

KSM estimates that the surface of the groundwater table will rise approximately 24 to 28 inches above the measured levels, during the peak wet season. Given this estimate, it is KSM's opinion that several feet of fill will be required above existing grade in the proposed recon building and pavement areas in order to create acceptable distance between the bottom of the shallow footings or pavement section and the anticipated seasonal high water table elevation. It is possible that excavations that are made to install buried utility lines could require installation below the groundwater surface. In such instances, dewatering of the excavations will be necessary to allow the earthwork to be performed in dry conditions.

The estimated seasonal groundwater position provided for the proposed building and pavement areas herein should be used only as a rough estimate for site work purposes. For actual stormwater basin design and control, we recommend performing additional site-specific borings, at the proposed location(s) of the stormwater management area(s).

Groundwater Control and Excavation – Depending on the season in which construction occurs, temporary groundwater control may be necessary to create stable excavations and to properly compact utility trench subgrade and backfill material. While the actual method of dewatering should be selected and designed by the contractor, we suggest drawing down the water table a depth of at least 24 inches below the bottom of excavations to avoid compaction related problems.

Excavation banks should be cut and dressed as necessary to prevent slope failure and to allow backfilling. As a minimum, the sides of temporary excavations that extend below 4 feet should be cut to a slope inclination that complies with OSHA regulations. Where lateral restrictions will not permit slopes to be laid back to the required inclination, the excavation should be shored in accordance with OSHA requirements. KSM recommends that excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

Foundation Evaluation - It is KSM's professional opinion that, based on the discovered subsurface conditions, the proposed structures can be supported on conventional concrete, steel reinforced footings, provided that the near surface very loose to loose soils are compacted in accordance with the provided site preparation recommendations.

The following sections provide recommendations for the site preparation and foundation design.

Site Preparation:

Site Subgrade Preparation – Due to the near surface very loose and loose soils, KSM recommends that the building site subgrade be prepared for construction of the foundations and floor slabs-on-grade by improving the in-place density of the soil that will support the structure within the zone where the stress from the structure will be primarily distributed. KSM has assumed that the proposed finished floor of the structure lies above the discovered land surface level. The following earthwork procedure is recommended.

1. The proposed construction area, plus a minimum margin of five feet beyond the proposed limit of construction, should initially be prepared by removing any organic materials including roots and surface vegetation. This is especially important due to the amount of existing vegetation on site.

2. The exposed surface, created in step 1 above, should be graded level and proofrolled to compact the subgrade. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a depth of 2 feet below the proofrolled surface.

3. Upon completion of the proofrolling operation, the exposed surface should be filled to produce the desired line and grades of the building pad. Fill should consist of sandy soil containing less than 10% material that passing through the U.S. Standard no. 200 sieve and is free of debris and organic material. The fill should be placed in level lifts not more than 12-inches thick, moisture conditioned, and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density. If additional site fill will not be brought onto the site, this step may be skipped.

4. For the proposed recon building:

    a. Excavate the compacted pad to 12 inches below the foundation base line-and-grade of the perimeter wall footings, interior footings and isolated footings to the proposed foundation subgrade elevation. The exposed undercut footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 12 inches below the footing subgrade surface. This can best be achieved with the use of a small vibratory sled or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

    b. Following confirmation that the undercut subgrade soil has been compacted, fill should be placed and compacted in 6-inch-thick level lifts to a density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, in the foundation trenches to attain the proposed foundation subgrade levels. This can best be achieved with the use of a relatively light weight walk behind plate or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

4. (continued) For the proposed addition:

    a. Excavate the compacted pad to the proposed foundation subgrade elevation. The exposed footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 12 inches below the footing subgrade surface. This can best be achieved with the use of a small vibratory sled or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

5. Following the successful completion of the preparation of the foundation subgrade, foundation forms (if used) and steel reinforcement should be placed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations, as well as backfill placed in utility trench excavations within the building pad, should be likewise compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density.

Compaction Equipment - KSM does not recommend using heavy vibratory equipment for the addition to the existing dealership building due to the proximity to the existing structure and the potential that ground vibrations created by the compaction machinery might be transmitted and cause damage to the nearby structures. Accordingly, non-vibratory compaction methods are preferred to perform the recommended earthwork delineated above.

Compaction Testing - In-place density of the compacted soil can be verified using a nuclear density gauge or any other ASTM approved method to determine percent compaction. It is our recommendation that compaction tests in the excavated footings should be conducted prior to placement of any steel or concrete and conducted at every column footing and once for every 100 linear feet of footing trench.

Subgrade and each lift (12” max) of fill should be tested for compaction at a frequency of no less than one test per 2,500 sf of building area, per lift and one test per 10,000 sf of pavement area, per lift with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the site contractor and the onsite soils technician based on the requirements of the project as stated by the Engineer of Record.

Foundation:

Bearing Capacity - Provided that our recommendations for site preparation are followed, the proposed addition and new recon building may be supported on conventional concrete, steel reinforced stemwall footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

Assumed Footing Dimensions and Settlement Analysis - With the foundation properly designed and the site properly prepared, we anticipate total settlements less than 1 inch and differential settlement of less than ½ of an inch. The majority of the settlement should occur during construction. This is based on the assumed loading as indicated in the “Project Description” section of this report with a minimum continuous footer width of 24 inches and a minimum isolated pad footing of 3 feet squared for the dealership building. For the proposed recon building, KSM has assumed a minimum continuous footer width of 18 inches. All footings are assumed to have a minimum embedment depth of 16 inches. If the loading or footer is to vary from these parameters, please contact our office for additional settlement calculations. KSM maintains the right to modify any of these estimates based on new information.

Floor Slabs:

A conventional slab-on-grade can be used in the “at grade” portion of the buildings. We recommend the disturbed subgrade below the floor slab be re-compacted to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) prior to placement of the concrete. We recommend that control joints be incorporated in the slab at frequent intervals to control shrinkage cracks.

A moisture barrier is recommended beneath the floor slab to prevent moisture migration from the underlying soil resulting in dampness of the slab.

Drives and Parking Areas:

We performed six (6) Hand Auger borings with static cone penetrometer readings in the proposed drive and parking area to evaluate the soils in relation to the proposed pavement. We did not find any "muck" or other unsuitable material in the test borings. Penetrometer readings recorded during the investigation indicates the existing soil density is generally loose at the surface and becomes medium dense.

Although a comprehensive pavement evaluation was not within the scope of this study the site may be prepared to support a flexible pavement or rigid concrete pavement. The pavement should be designed for the anticipated loads and frequencies. Refer to Table 2 for the minimum pavement section. The minimum pavement design for standard duty asphalt should include the following:

Clear the roadway area of any surface debris, including vegetation, roots, organic matter and existing pavement. Stumps shall be removed entirely. The cleared areas should be graded level and proof rolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (AASHTO T180) to a depth of two feet. Additional fill shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve and placed in loose layers of 12 inches and compacted to the above densities. A minimum of 16 inches separation should be maintained between the bottom of the base and the high seasonal groundwater table.

Where a concrete pavement section is used, concrete reinforcement should be designed to withstand the design traffic loads and saw cuts constructed for crack control. The concrete should have a minimum compressive strength of 4,000 psi.

Light duty pavement areas are considered car and pickup truck loading conditions and a few medium trucks such as box trucks. Heavy duty pavement areas are considered dumpster pad & apron area and semi-tractor trailer truck loading conditions.

Please see Table 2 for a summary of the minimum recommended pavement sections.

Table 2 - Minimum Pavement Section

Pavement Type	Material	Layer Thickness (in)	
		Standard Duty	Heavy Duty
Flexible	Florida DOT Asphalt Type 3	1.5	2
	Cemented Coquina Rock (LBR of 100)*-or-Limerock* Base Course	6	8
	Clayed Soil (LBR of 40)* Stabilized Subgrade	8	12
Rigid	Portland Cement Concrete (4,000 psi)	5	7
	Clayed Soil (LBR of 40)* Stabilized Subgrade	6	10

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

Soil Percolation, Estimated Water Tables, and Hydrologic Soil Group:

The tests and observations noted in this section were performed to evaluate the drainage characteristics of the soils for this particular test locations.

Usual Open-Hole Test (in-field) – Two (2) in-field permeability tests were performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method. The results of the in-field test can be found in Table 3:

Table 3 - Usual Open-Hole Test Results

Test Location (See Location Plan)	Hydraulic Conductivity (CFS/SF- Ft Head)
P-1	3.8×10^{-4}
P-2	4.6×10^{-4}

NOTES:
1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The designer should apply the appropriate factor of safety.
2) A hole diameter of 3" was used in the computation of the Hydraulic Conductivity values presented in the above table.

Constant Head Permeability Test (in-lab) - The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profiles and obtaining undisturbed shelby tube samples. We then performed constant head permeability tests on the field samples in our laboratory in general accordance with ASTM D 2434. Table 4 indicates the horizontal and vertical flow rates for the test locations.

Table 4 - Constant Head Permeability Results (ASTM D2434)

Test Location (See Location Plan)	Horizontal Flow Rate (in/hr)	Vertical Flow Rate (in/hr)	Layer Depth (in)
P-1	6.7	5.4	0-16
P-1	10.8	10.0	16-30
P-1	--	0.7	30-46
P-1	--	1.7	46-60
P-2	6.1	4.6	0-10
P-2	11.3	10.0	10-30
P-2	--	0.3	30-40
P-2	--	1.3	40-60

Estimated Normal Wet Season & Dry Season Water Table – Table 5 indicates the observed water table and our estimated normal wet season water table and normal dry season water table for the test locations. This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for St. Lucie County, Florida. The majority of the site soils in the proposed stormwater pond location are mapped as (50) Wavelend and Immokalee fine sands and (21) Lawnwood and Myakka sands, according to the Soil Survey Map of St. Lucie County, Florida.

Table 5 - Water Table Observations

Test Location (See Location Plan)	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	37" Below Grade	14" Below Grade	50" Below Grade
P-2, PB-2	38" Below Grade	10" Below Grade	46" Below Grade

Hydrologic Soil Group – The soils in the test locations can be classified in accordance with Chapter 7, Part 630 of the USDA National Engineering Handbook. Please refer to Table 6:

Table 6 – Hydrologic Soil Group Classification

Test Location (See Location Plan)	Hydrologic Soil Group
P-1	B/D
P-2	C/D

The soils in test location P-1 are part of the dual hydrologic soil group “B/D” due to the slightly silty soil layer encountered in the tested depth range, the overall moderate hydraulic conductivity rates of the soils in the tested depth range, the absence of a water impermeable layer and the depth to high season water table which is less than 24 inches from the surface.

The soils in test location P-2 are part of the dual hydrologic soil group “C/D” due to the lower permeability of the slightly silty soil layer encountered in the tested depth range, the overall relatively low hydraulic conductivity rates of the soils in the tested depth range, the absence of a water impermeable layer and the depth to high season water table which is less than 24 inches from the surface.

Note that the Hydrologic Soil Group is a dynamic classification which changes with the conditions of the site at any given moment. Changes in water table elevation as well as changes in the ground elevations of the site can affect the hydrologic soil group for any particular location.

Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement to verify that not only have the soils been prepared following the indicated recommendations, but the foundations are installed in compliance within the parameters indicated. The Structural Engineer of Record is responsible for confirming that the estimated capacities provided are adequate for the anticipated loading. If additional capacity is required, KSM is to be notified so that our recommendations can be amended as required.

Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,

CODY CLAWSON
LICENSE
No. 91598
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Christopher S. LeBrun

Christopher S. LeBrun, E.I.
Geotechnical Engineer
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9/8/2021

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CCC/cv/CSL

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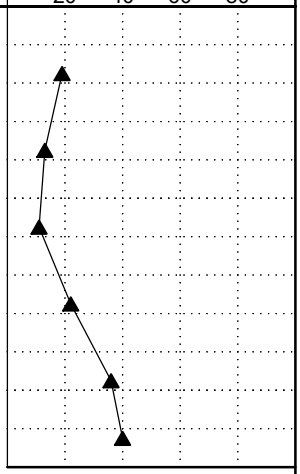
BORING NUMBER B-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.75 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt					
		Cemented Coquina Rock					
		Gray Fine Grained Sand	SS		14-6-13 (19)		
			SS		6-6-7 (13)		
5		Dark Brown Sand with Traces of Hardpan					
		▽ Brown Sand	SS		3-4-7 (11)		
		Dark Brown Sand with Traces of Hardpan	SS		7-10-12 (22)		
10			SS		14-16-20 (36)		
			SS		20-20-20 (40)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 12.0 feet.

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BORING NUMBER B-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 4.58 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		7-8-9 (17)		
			SS		14-11-6 (17)		
5		▽					
		Dark Brown Sand with Traces of Hardpan	SS		5-8-10 (18)		
			SS		5-5-7 (12)		
		Light Brown Sand					
10			SS		5-6-8 (14)		
		Dark Brown Sand, Slightly Silty	SS		3-6-9 (15)		
15							
20			SS		6-8-8 (16)		
		Dark Brown Silty Sand					
25			SS		7-8-8 (16)		

Bottom of borehole at 25.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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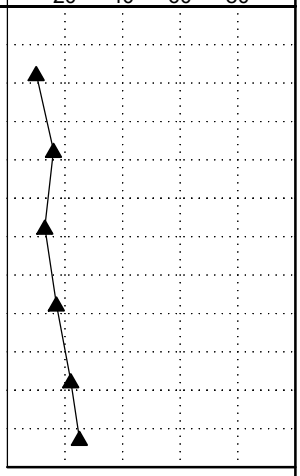
BORING NUMBER B-03

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.33 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		3-6-4 (10)		
			SS		6-7-9 (16)		
5		Dark Brown Sand with Traces of Hardpan ▽	SS		6-6-7 (13)		
		Brown Sand	SS		6-7-10 (17)		
10			SS		6-8-14 (22)		
		Dark Brown Sand, Slightly Silty	SS		9-11-14 (25)		

Bottom of borehole at 12.0 feet.



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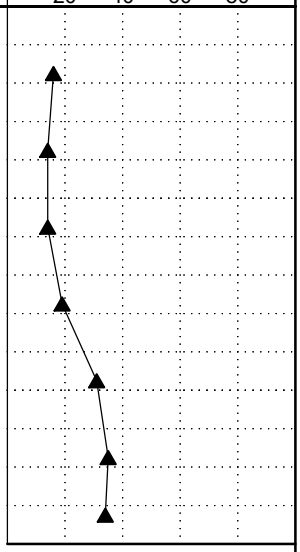
BORING NUMBER B-04

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/13/21 **COMPLETED** 8/13/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.33 ft
LOGGED BY MM/NV **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Rock Fragments and Some Clay	SS		13-8-8 (16)		
		Gray Sand					
		▽ Light Brownish Gray Sand	SS		10-6-8 (14)		
5			SS		4-6-8 (14)		
		Dark Brown Sand with Traces of Hardpan	SS		9-8-11 (19)		
10			SS		16-14-17 (31)		
		Dark Brown Sand	SS		11-17-18 (35)		
			SS		16-17-17 (34)		

Bottom of borehole at 14.0 feet.



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BORING NUMBER B-05

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 6.00 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		9-3-4 (7)		
			SS		3-4-6 (10)		
5		Dark Brown Sand with Traces of Hardpan ▽	SS		3-4-5 (9)		
			SS		6-11-15 (26)		
		Dark Brown Sand, Slightly Silty	SS		15-16-20 (36)		
10							
			SS		3-4-6 (10)		
15							
		Brown Sand	SS		3-4-3 (7)		
20		Light Brown Sand					
			SS		3-4-6 (10)		
25							

Bottom of borehole at 25.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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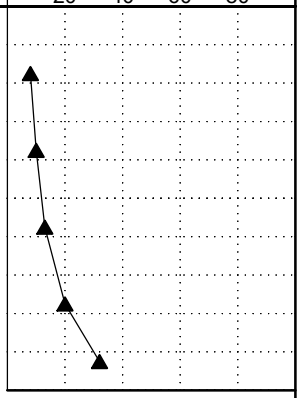
BORING NUMBER B-06

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/13/21 **COMPLETED** 8/13/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.50 ft
LOGGED BY MM/NV **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Rock					
			SS		9-4-4 (8)		
		Gray Sand					
		▽	SS		6-5-5 (10)		
5		Dark Brown Sand with Root and Traces of Hardpan	SS		3-6-7 (13)		
		Brown Clayed Sand with Root					
		Dark Brown Slightly Silty Sand with Traces of Root	SS		7-8-12 (20)		
10			SS		16-15-17 (32)		

Bottom of borehole at 10.0 feet.



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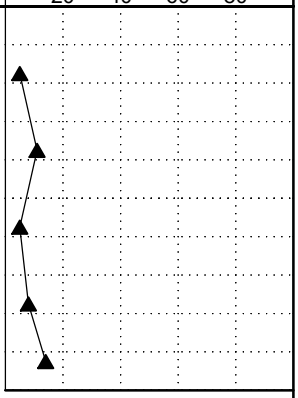
BORING NUMBER B-07

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.33 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		▽ Light Brown Sand	SS		1-2-3 (5)		
			SS		5-6-5 (11)		
5		Dark Brown Sand, Slightly Silty	SS		3-3-2 (5)		
			SS		3-3-5 (8)		
		Brown Sand	SS		6-6-8 (14)		
10							

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:44 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ

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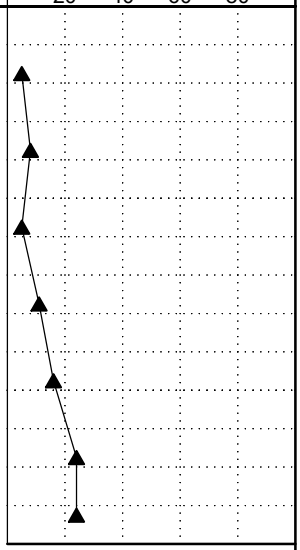
BORING NUMBER B-08

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.17 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-2-3 (5)		
			SS		6-5-3 (8)		
5		Dark Brown Sand, Slightly Silty	SS		2-2-3 (5)		
			SS		3-5-6 (11)		
		Brown Sand	SS		5-7-9 (16)		
10			SS		10-11-13 (24)		
			SS		11-11-13 (24)		

Bottom of borehole at 14.0 feet.



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WILDCAT DYNAMIC CONE LOG

Company Name KSM Engineering & Testing
Company Street # 11345 Hwy. U.S. 1
Company City, State, Zip Sebastian, Florida 32958

PROJECT NUMBER: 215585-B-09
DATE STARTED: 08-18-2021
DATE COMPLETED: 08-18-2021

HOLE #: B-09, See Attached Location Plan
CREW: SF/HM
PROJECT: Bev Smith Toyota
ADDRESS: 3350 US Highway 1
LOCATION: Fort Pierce, Florida

SURFACE ELEVATION: N/A
WATER ON COMPLETION: 17"
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	COHESIVE
-	1	4.4	•	1	VERY LOOSE	VERY SOFT
-	3	13.3	••••	3	VERY LOOSE	SOFT
- 1 ft	4	17.8	••••••	5	LOOSE	MEDIUM STIFF
-	4	17.8	••••••	5	LOOSE	MEDIUM STIFF
-	6	26.6	•••••••••	7	LOOSE	MEDIUM STIFF
- 2 ft	7	31.1	••••••••••	8	LOOSE	MEDIUM STIFF
-	9	40.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	13	57.7	••••••••••••••••••••	16	MEDIUM DENSE	VERY STIFF
- 3 ft	11	48.8	•••••••••••••••••	13	MEDIUM DENSE	STIFF
- 1 m	9	40.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	8	30.9	••••••••••	8	LOOSE	MEDIUM STIFF
- 4 ft	6	23.2	••••••••	6	LOOSE	MEDIUM STIFF
-	3	11.6	••••	3	VERY LOOSE	SOFT
-	2	7.7	••	2	VERY LOOSE	SOFT
- 5 ft	3	11.6	••••	3	VERY LOOSE	SOFT
-	3	11.6	••••	3	VERY LOOSE	SOFT
-	4	15.4	•••••	4	VERY LOOSE	SOFT
- 6 ft	7	27.0	•••••••••	7	LOOSE	MEDIUM STIFF
-	11	42.5	••••••••••••••	12	MEDIUM DENSE	STIFF
- 2 m	10	38.6	••••••••••••	11	MEDIUM DENSE	STIFF
- 7 ft	11	37.6	••••••••••••	10	LOOSE	STIFF
-	12	41.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	14	47.9	••••••••••••••••	13	MEDIUM DENSE	STIFF
- 8 ft	15	51.3	•••••••••••••••••	14	MEDIUM DENSE	STIFF
-	16	54.7	••••••••••••••••••	15	MEDIUM DENSE	STIFF
-	19	65.0	••••••••••••••••••••••	18	MEDIUM DENSE	VERY STIFF
- 9 ft	21	71.8	•••••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
-	20	68.4	••••••••••••••••••••••	19	MEDIUM DENSE	VERY STIFF
-	21	71.8	•••••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
- 3 m 10 ft	23	78.7	••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
-	28	85.7	••••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-	28	85.7	••••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-						
- 11 ft						
-						
-						
- 12 ft						
-						
-						
- 4 m 13 ft						

KSM Engineering & Testing
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BORING NUMBER B-09

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.42 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Root ▽						
		Dark Brown Sand, Slightly Silty						
5								

Bottom of borehole at 6.0 feet.

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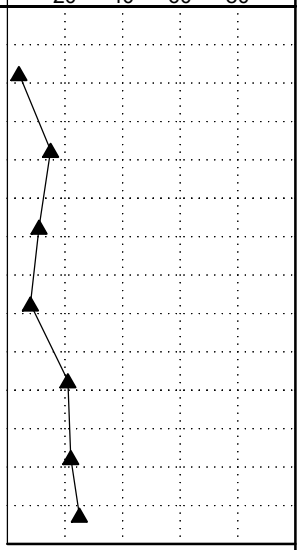
BORING NUMBER B-10

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 1.58 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		▽	SS		1-1-3 (4)		
		Dark Brown Sand, Slightly Silty	SS		4-7-8 (15)		
5			SS		6-6-5 (11)		
		Brown Sand	SS		3-4-4 (8)		
10			SS		6-10-11 (21)		
			SS		8-11-11 (22)		
			SS		11-12-13 (25)		

Bottom of borehole at 14.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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BORING NUMBER B-11

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.08 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-1-2 (3)		
			SS		3-4-4 (8)		
5		Dark Brown Sand, Slightly Silty	SS		3-2-2 (4)		
			SS		2-3-3 (6)		
		Brown Sand	SS		4-6-7 (13)		
10							

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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BORING NUMBER B-12

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.17 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-1-3 (4)		
			SS		3-6-4 (10)		
5		Dark Brown Sand, Slightly Silty	SS		2-2-3 (5)		
			SS		2-3-3 (6)		
		Brown Sand	SS		3-5-6 (11)		
10			SS		8-9-10 (19)		
			SS		11-11-12 (23)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 14.0 feet.

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BORING NUMBER HA-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.83 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				31		
		▽ Dark Gray Sand, Slightly Silty				48		
						43		
		Brown Sand				36		
						38		
5		Light Brown Sand				38		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.42 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				36		
		▽ Dark Gray Sand, Slightly Silty				54		
						53		
						44		
		Brown Sand				40		
5						41		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-03

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.67 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				37		
		▽				66		
		Dark Gray Sand, Slightly Silty				60		
						56		
5						47		
		Brown Sand				46		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-04

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 2.25 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				33		
		▽ Dark Brown Sand, Slightly Silty				50		
						63		
						48		
		Brown Sand				46		
5						46		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-05

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.67 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				38		
		▽ Light Gray Sand				43		
						56		
						47		
		Dark Brown Sand, Slightly Silty				44		
5								
		Brown Sand				42		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-06

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.50 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				40		
		▽ Light Gray Sand				40		
						50		
						40		
						39		
5		Dark Brown Sand, Slightly Silty				42		
		Brown Sand						

Bottom of borehole at 6.0 feet.

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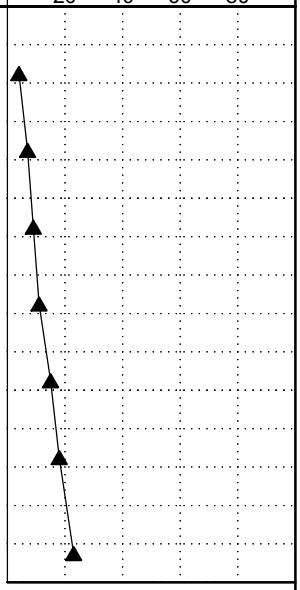
BORING NUMBER PB-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.08 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-2 (4)		
		▽ Dark Brown Sand, Slightly Silty	SS		3-3-4 (7)		
5		Brown Sand	SS		3-4-5 (9)		
			SS		4-5-6 (11)		
10			SS		5-7-8 (15)		
			SS		8-9-9 (18)		
15			SS		8-11-12 (23)		

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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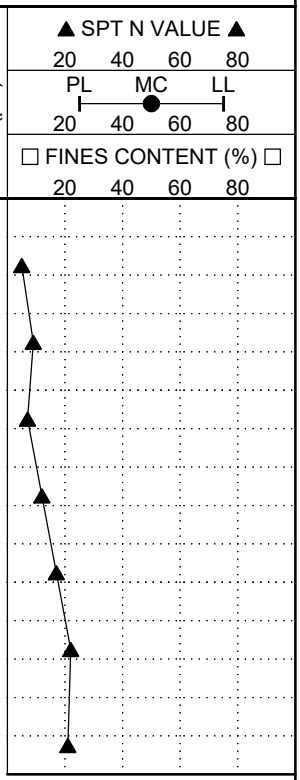
Fax: (772)-589-6469

BORING NUMBER PB-02

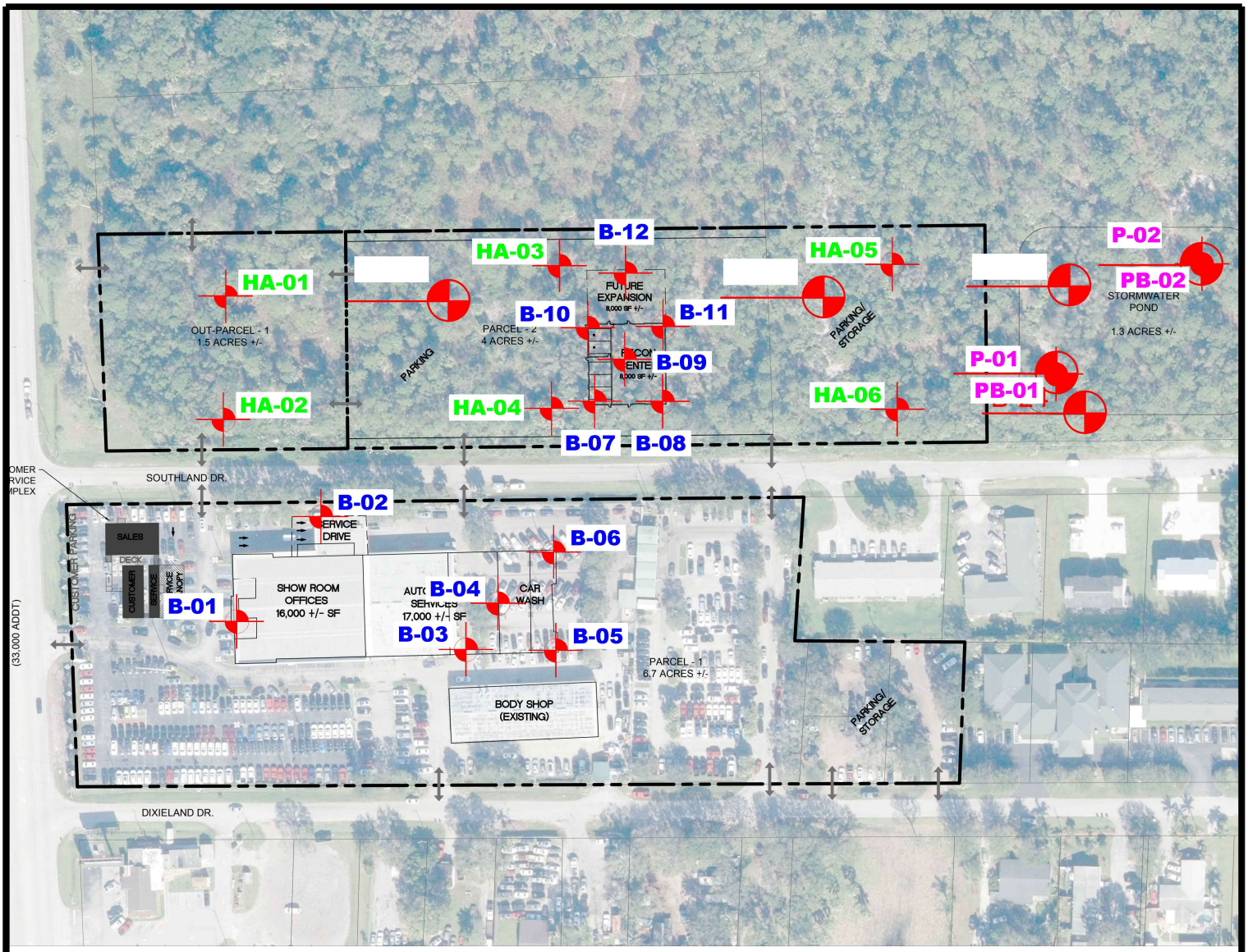
CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.17 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		2-2-3 (5)		
		▽ Dark Brown Sand, Slightly Silty					
		Brown Sand	SS		4-4-5 (9)		
5			SS		3-4-3 (7)		
			SS		4-5-7 (12)		
10			SS		6-9-8 (17)		
			SS		7-10-12 (22)		
15			SS		10-10-11 (21)		

Bottom of borehole at 15.0 feet.



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:45 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ



CONCEPTUAL SITE PLAN

SCALE: 1" = 80'

N

GRAPHIC SCALE

0 80 160

(IN FEET)

1 inch = 80 ft.

LOCATION OF SOIL TESTING

PROJECT: Bev Smith Toyota, 3350 US Highway 1, Fort Pierce, Florida

SHEET 1 OF 2

PERMIT #:

PROJECT #: 215585-b&p

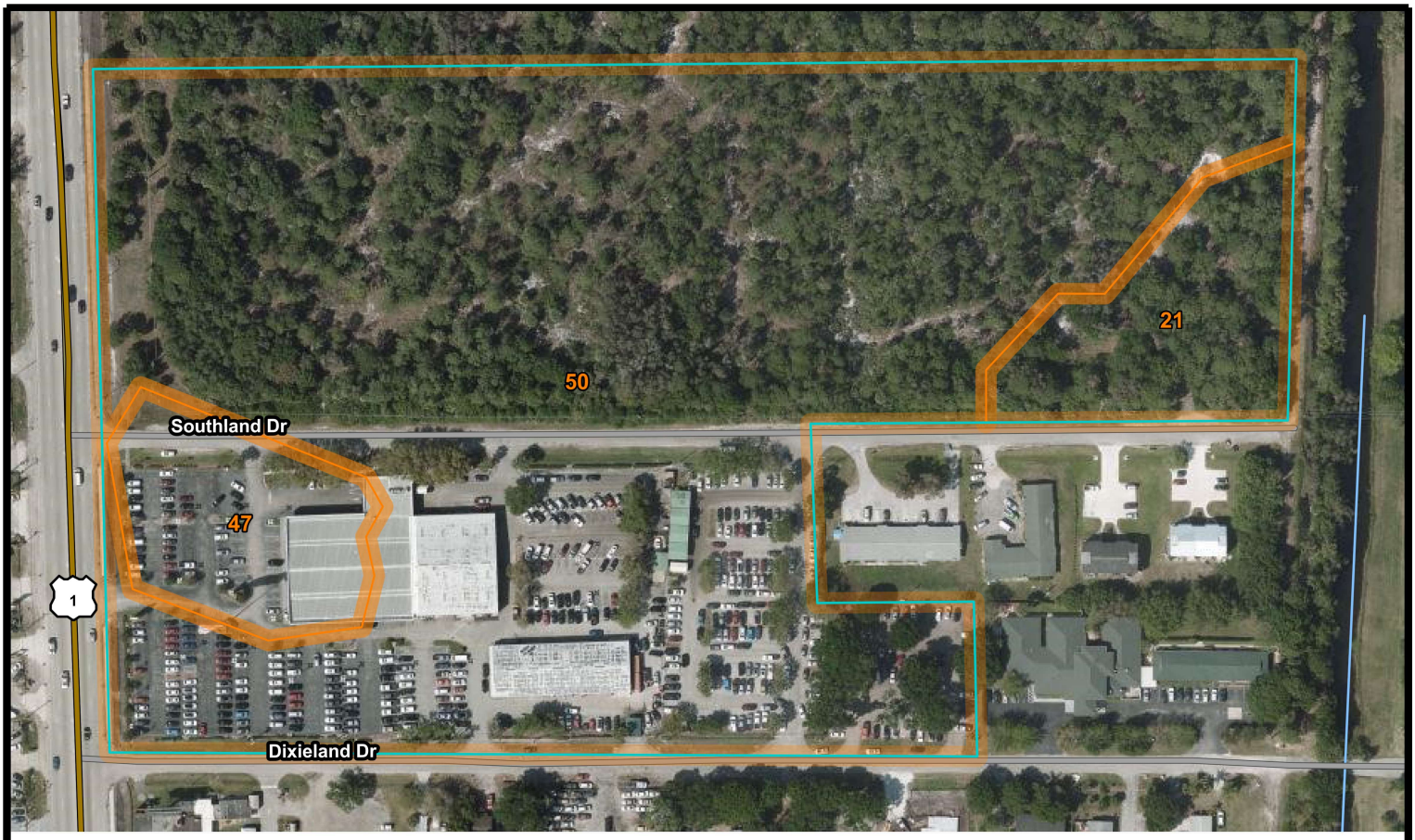
KSM ENGINEERING AND TESTING

DRAWN BY: C.V.

DESIGNED BY: C.C.C.

DATE: 20210826

SCALE: NONE



USDA SOILS SURVEY

21—Lawnwood and Myakka sands
47—Urban land, 0 to 2 percent slopes
50—Waveland and Immokalee fine sands

PROJECT: Bev Smith Toyota, 3350 US Highway 1, Fort Pierce, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 215585-soils

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20210826
SCALE: NONE

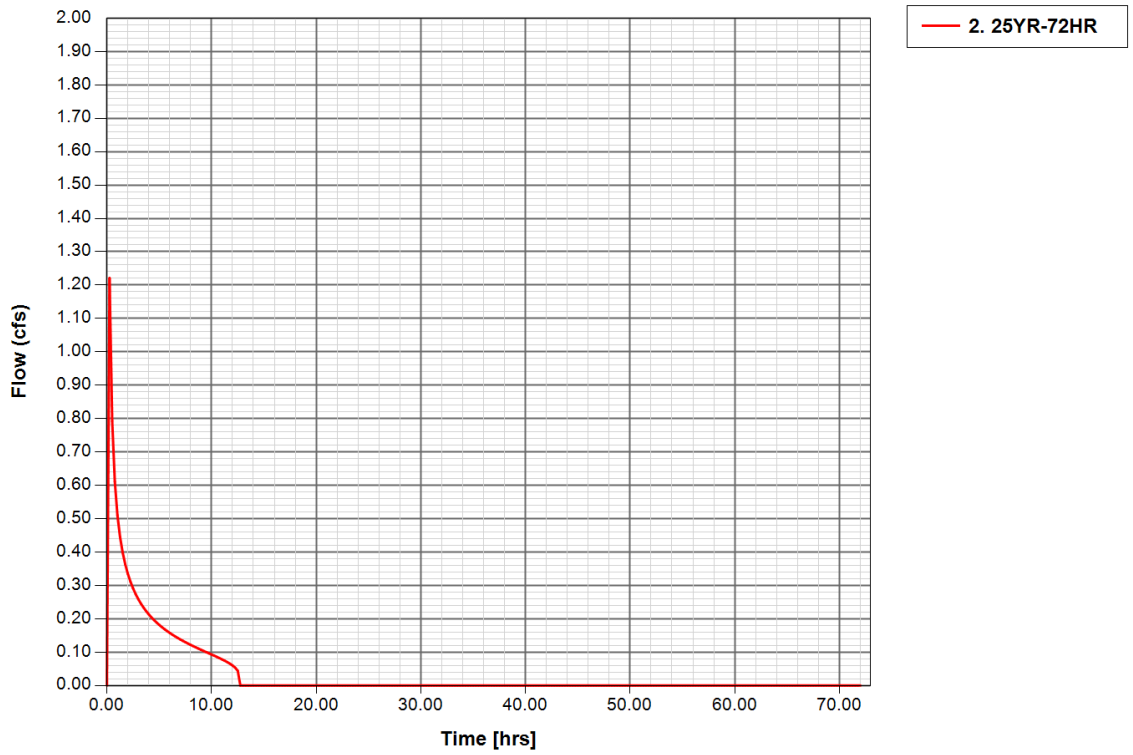
Appendix C
Dry Retention Recovery Analysis

Percolation Link: PERC

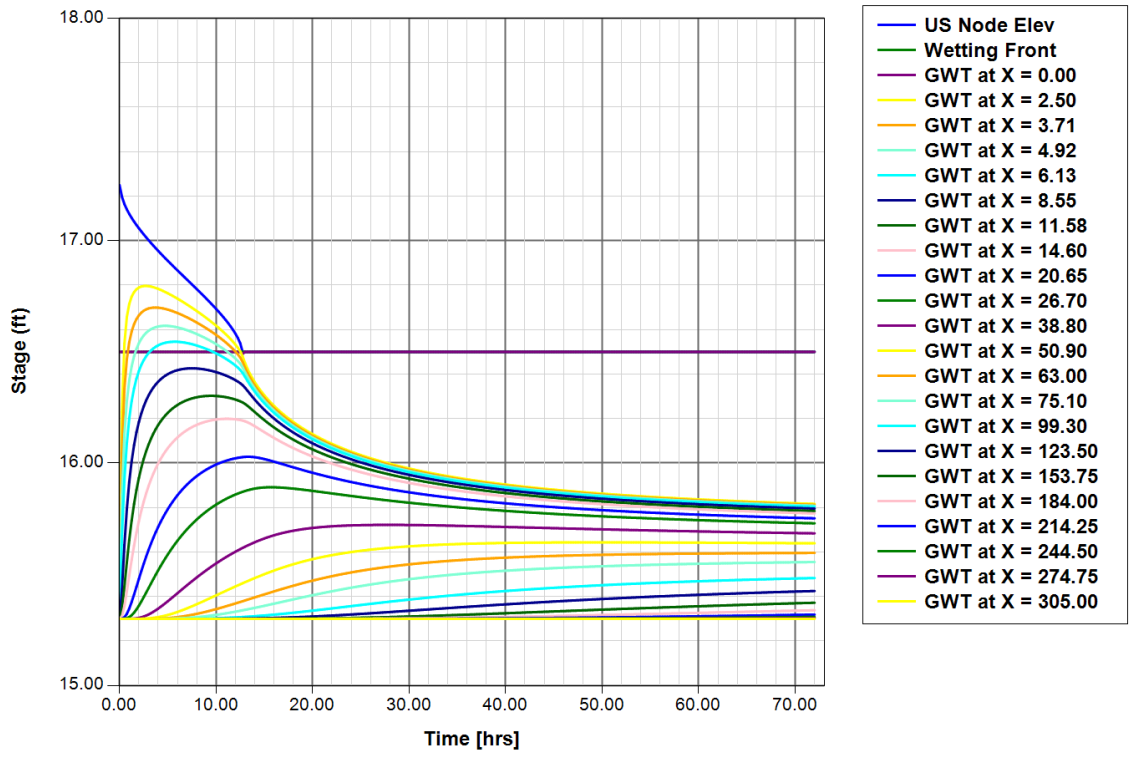
Scenario:	RECOVERY	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	POST-DEV STAGE STORAGE		
To Node:	GROUNDWATER	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	910.00 ft
Flow Direction:	Both	Perimeter 2:	1225.00 ft
Aquifer Base Elevation:	0.00 ft	Perimeter 3:	2795.00 ft
Water Table Elevation:	15.30 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	250.00 ft
Horizontal Conductivity:	17.450 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	8.500 fpd	# of Cells P2 to P3:	25
Fillable Porosity:	0.300		
Layer Thickness:	0.00 ft		

Comment:

Link Flow: PERC [RECOVERY]



Perc Link: PERC (Sim: 2. 25YR-72HR) [PERC]



Appendix D

Nutirent Reduction Analysis (BMP Trains 2020)

Complete Report (not including cost) Ver 4.3.5

Project: BEV SMITH TOYOTA-NORTH
Date: 3/30/2022 8:45:43 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	BASIN AREA
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346
Area (acres)	7.09
Rational Coefficient (0-1)	0.11
Non DCIA Curve Number	74.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.042
Phosphorus EMC (mg/l)	0.346
Runoff Volume (ac-ft/yr)	3.792
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	4.872
Phosphorus Loading (kg/yr)	1.618

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	7.09
Rational Coefficient (0-1)	0.43
Non DCIA Curve Number	74.00
DCIA Percent (0-100)	45.10

Wet Pond Area (ac)	0.82
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	12.514
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	17.436
Phosphorus Loading (kg/yr)	2.901

Catchment Number: 1 Name: BASIN AREA

Project: BEV SMITH TOYOTA-NORTH
Date: 3/30/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	0.488
Retention Volume (ac-ft)	0.255

BMP in Series Number: 2
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	4.420
Permanent Pool Volume (ac-ft) for 31 days residence	1.063
Annual Residence Time (days)	129
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 3
BMP Type: Stormwater Harvesting

Total Contributing Area to Harvesting (ac)	6.270
Total Area Available for Irrigation (ac)	2.050

Available Harvest Volume (ac-ft)	1.300
Harvest Rate (0.1-4.0 in/week)	0.250

BMP in Series Number: 4
BMP Type: None

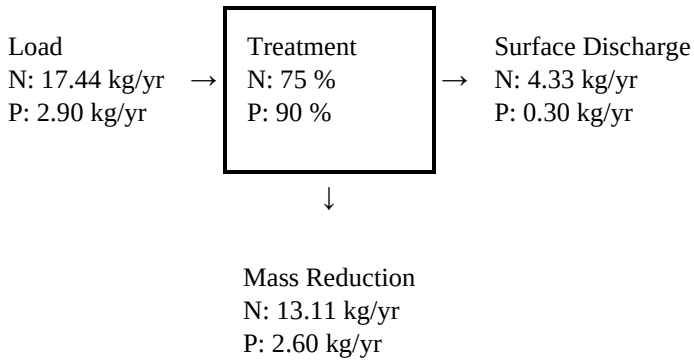
Watershed Characteristics

Catchment Area (acres)	7.09
Contributing Area (acres)	6.270
Non-DCIA Curve Number	74.00
DCIA Percent	45.10
Rainfall Zone	Florida Zone 5
Rainfall (in)	56.00

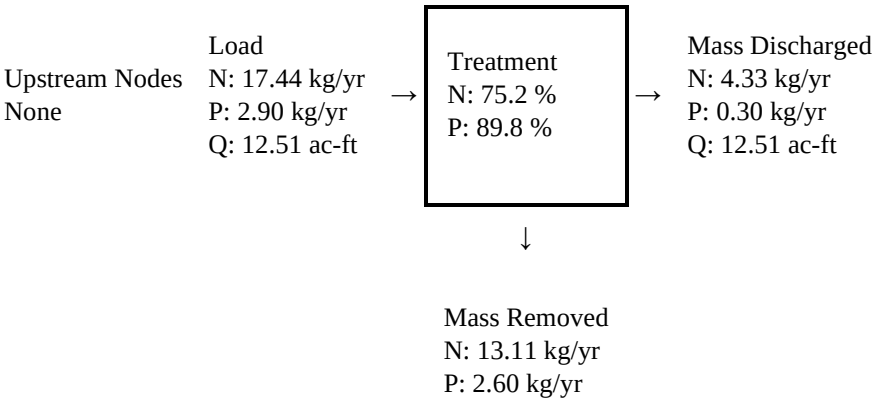
Surface Water Discharge

Required TN Treatment Efficiency (%)	72
Provided TN Treatment Efficiency (%)	75
Required TP Treatment Efficiency (%)	44
Provided TP Treatment Efficiency (%)	90

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: BEV SMITH TOYOTA-NORTH

Date:3/30/2022

Analysis Type: Net Improvement
BMP Types:
Catchment 1 - (BASIN AREA) Multiple BMP
Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report
Nitrogen

Surface Water Discharge

Total N pre load	4.87 kg/yr	
Total N post load	17.44 kg/yr	
Target N load reduction	72 %	
Target N discharge load	4.87 kg/yr	
Percent N load reduction	75 %	
Provided N discharge load	4.33 kg/yr	9.54 lb/yr
Provided N load removed	13.11 kg/yr	28.9 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	1.618 kg/yr	
Total P post load	2.901 kg/yr	
Target P load reduction	44 %	
Target P discharge load	1.618 kg/yr	
Percent P load reduction	90 %	
Provided P discharge load	.297 kg/yr	.65 lb/yr
Provided P load removed	2.604 kg/yr	5.742 lb/yr

Appendix E

Other Miscellaneous Backup

(Mannings Table, Curve Number Sheet, Pre-Tc / Basin Exhibit)

Sheet flow

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact; drag over the plane surface; obstacles such as litter, crop ridges, and rocks; and erosion and transportation of sediment. These n values are for very shallow flow depths of about 0.1 foot or so. Table 3-1 gives Manning's n values for sheet flow for various surface conditions.

Table 3-1 Roughness coefficients (Manning's n) for sheet flow

Surface description	n [1/]
Smooth surfaces (concrete, asphalt, gravel, or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover ≤20%	0.06
Residue cover >20%	0.17
Grass:	
Short grass prairie	0.15
Dense grasses [2/]	0.24
Bermudagrass .	0.41
Range (natural)	0.13
Woods:[3/]	
Light underbrush	0.40
Dense underbrush	0.80

1 The n values are a composite of information compiled by Engman (1986).

2 Includes species such as weeping lovegrass, bluegrass, buffalo grass, blue grama grass, and native grass mixtures.

3 When selecting n , consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

For sheet flow of less than 300 feet, use Manning's kinematic solution (Overtop and Meadows 1976) to compute T_t:

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} s^{0.4}} \qquad \text{[eq. 3-3]}$$

where:

T_t = travel time (hr),
n = Manning's roughness coefficient (table 3-1)
L = flow length (ft)
P_2 = 2-year, 24-hour rainfall (in)
s = slope of hydraulic grade line (land slope, ft/ft)

This simplified form of the Manning's kinematic solution is based on the following: (1) shallow steady uniform flow, (2) constant intensity of rainfall excess (that part of a rain available for runoff), (3) rainfall duration of 24 hours, and (4) minor effect of infiltration on travel time. Rainfall depth can be obtained from appendix B.

Shallow concentrated flow

After a maximum of 300 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from figure 3-1, in which average velocity is a function of watercourse slope and type of channel. For slopes less than 0.005 ft/ft, use equations given in appendix F for figure 3-1. Tillage can affect the direction of shallow concentrated flow. Flow may not always be directly down the watershed slope if tillage runs across the slope.

After determining average velocity in figure 3-1, use equation 3-1 to estimate travel time for the shallow concentrated flow segment.

Open channels

Open channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle sheets. Manning's equation or water surface profile information can be used to estimate average flow velocity. Average flow velocity is usually determined for bankfull elevation.

Table 2-2a Runoff curve numbers for urban areas [1/]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2/]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3/]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)	POST-DEV	39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4/]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5/]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b Runoff curve numbers for cultivated agricultural lands [1/]

Cover description			Curve numbers for hydrologic soil group			
Cover type	Treatment [2/]	Hydrologic condition [3/]	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+ CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T+ CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

[1] Average runoff condition, and I_a=0.2S

[2] Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

[3] Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good ≥ 20%), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c Runoff curve numbers for other agricultural lands [1/]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. [2/]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. [3/]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 [4/]	48	65	73
Woods—grass combination (orchard or tree farm). [5/]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. [6/]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 [4/]	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

1 Average runoff condition, and $I_a = 0.2S$.

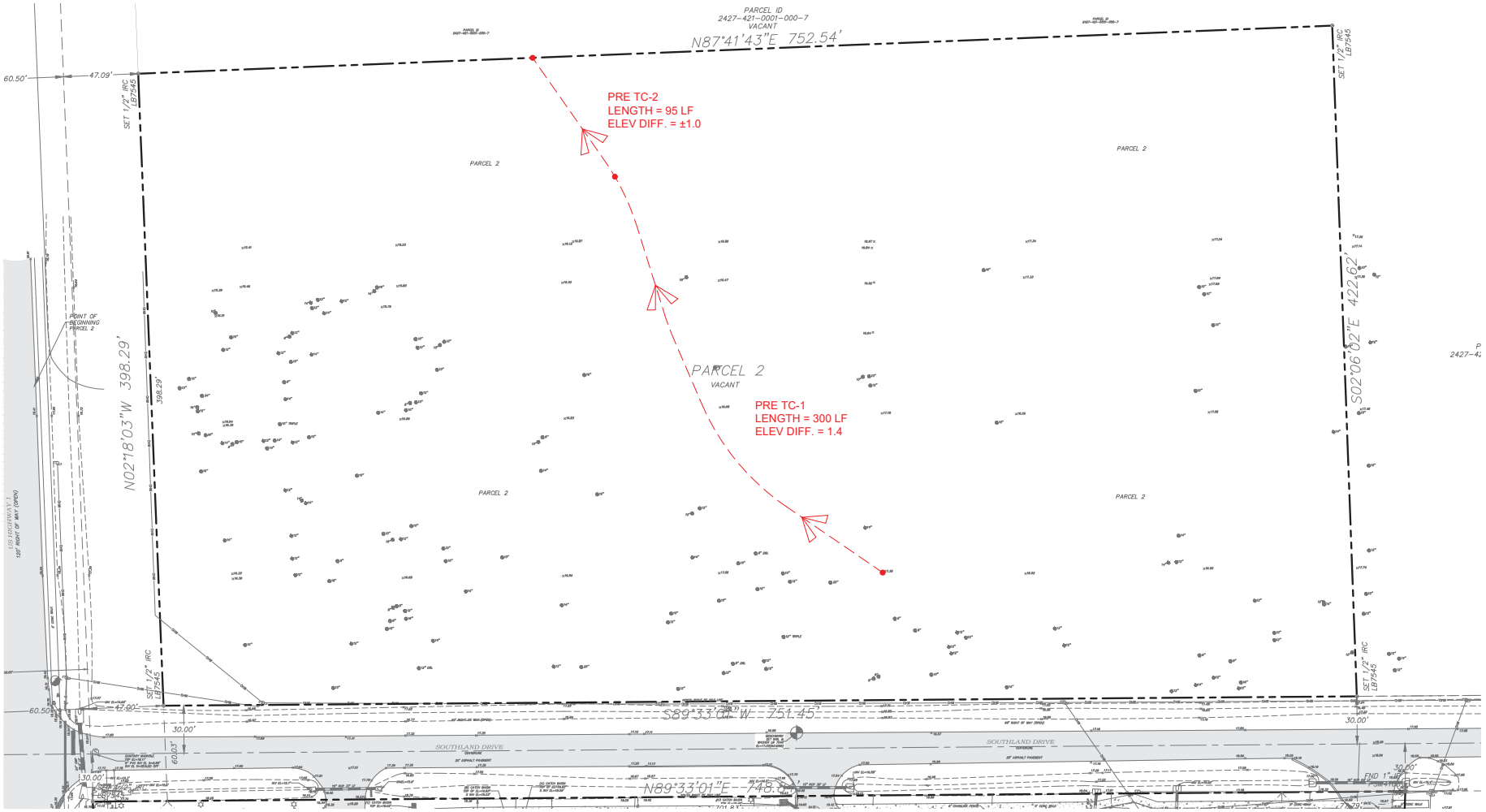
2 *Poor:* <50%) ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: > 75% ground cover and lightly or only occasionally grazed.

3 *Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

4 Actual curve number is less than 30; use CN = 30 for runoff computations.

5 CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

6 *Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.



PRE-TC PATH EXHIBIT

SCALE: NTS

N

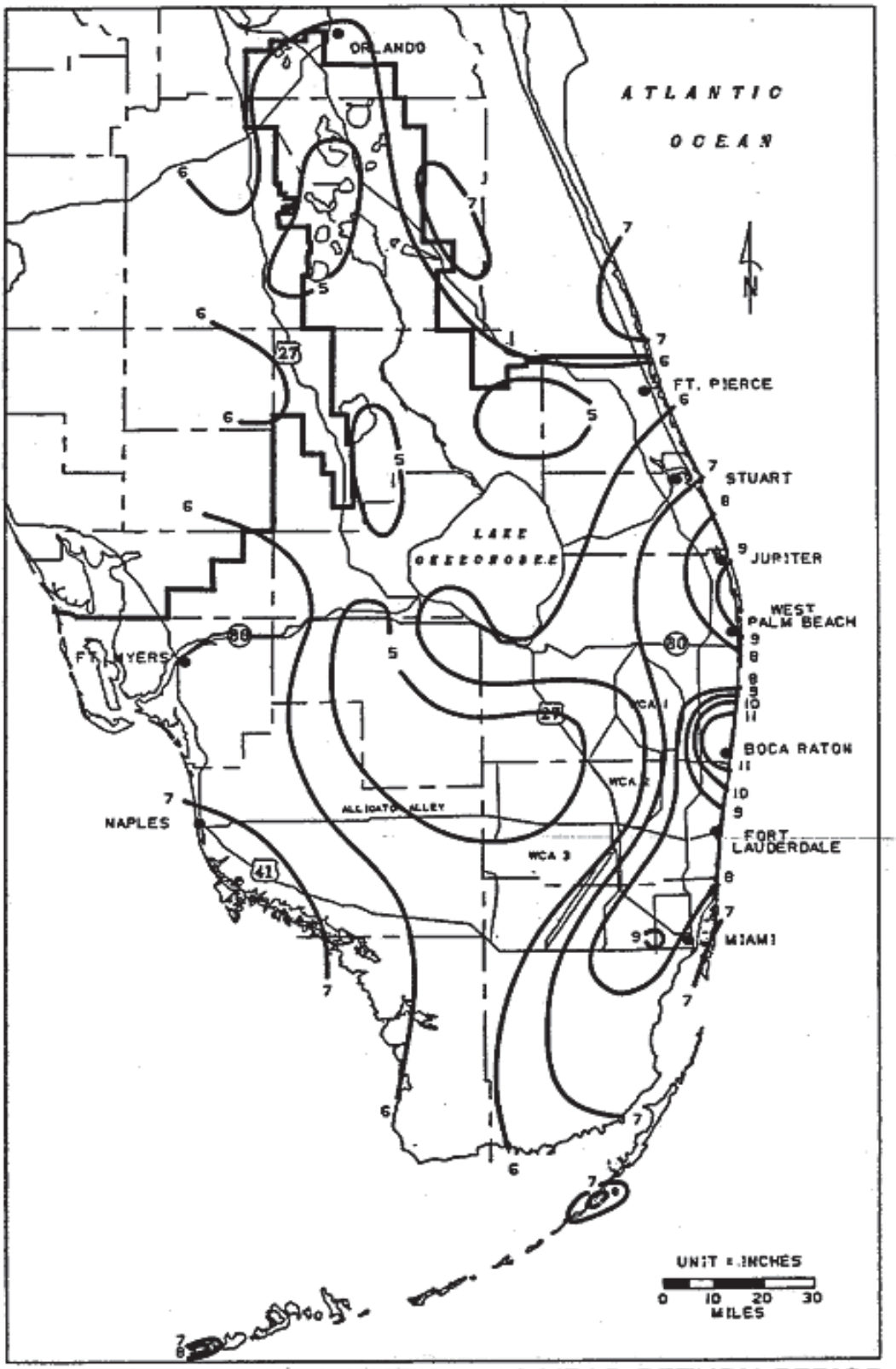


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

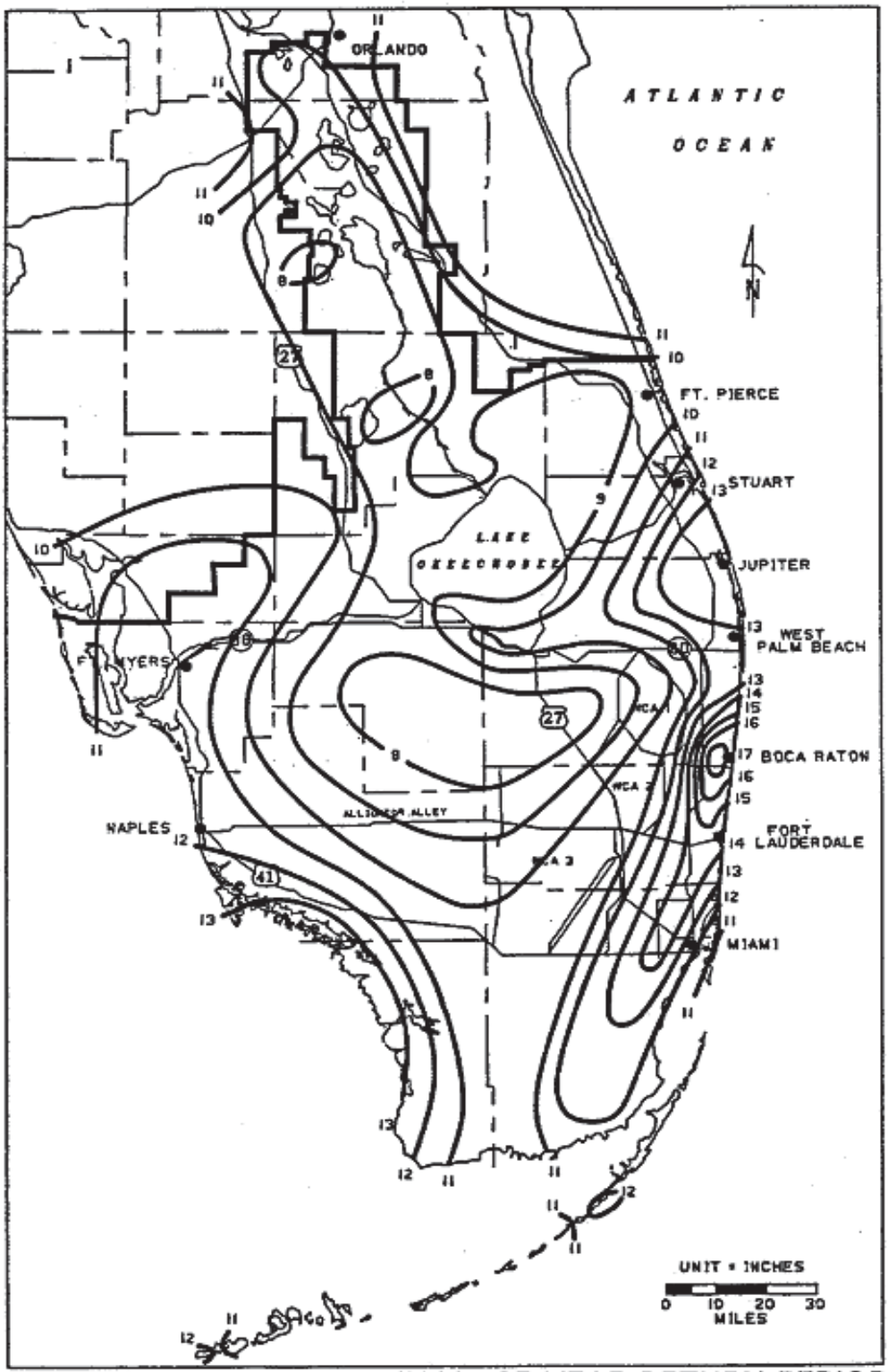


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

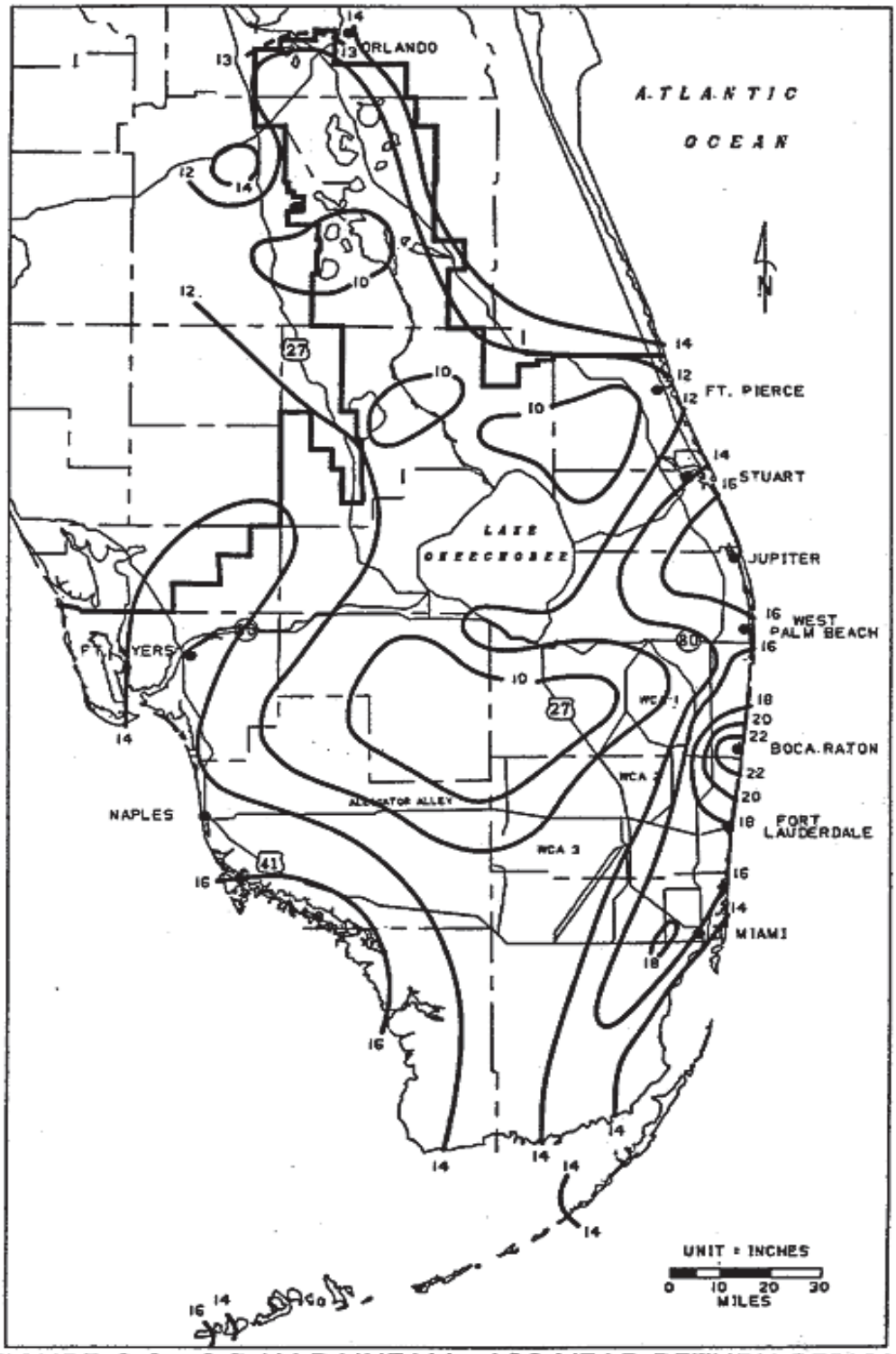
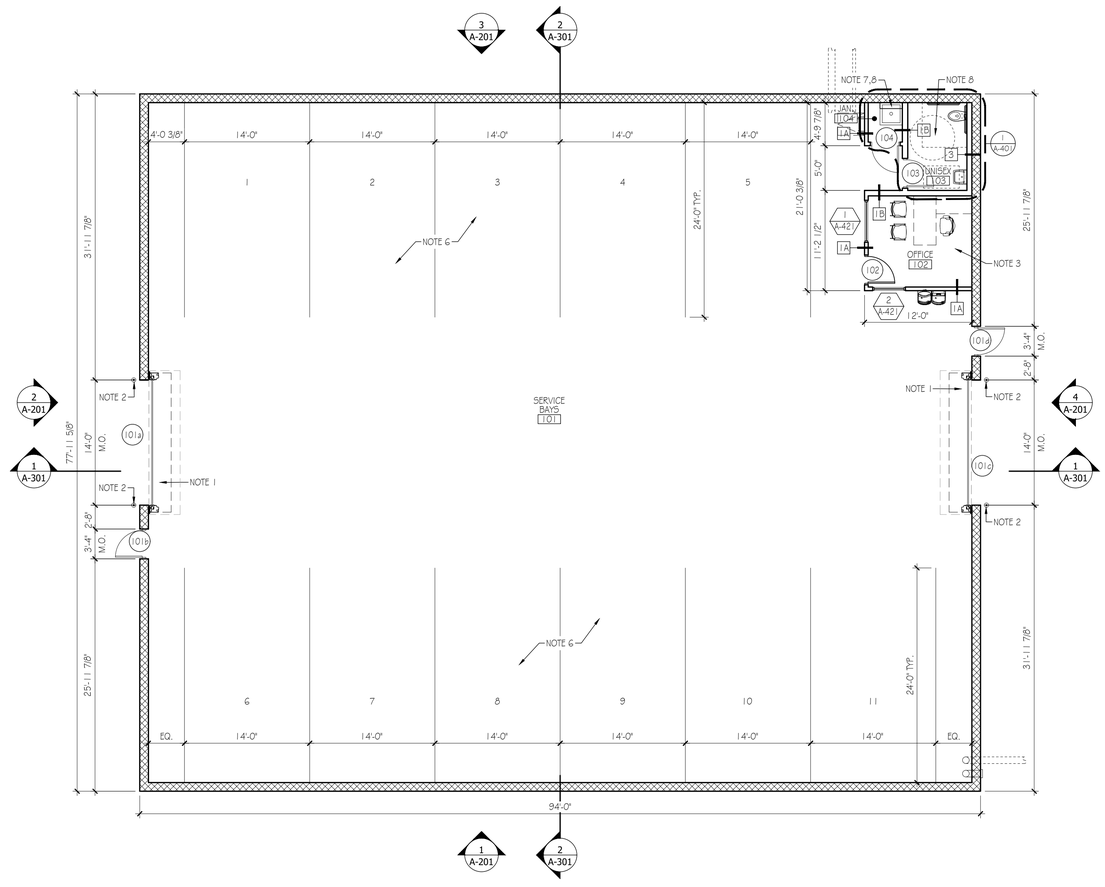


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD



1 FLOOR PLAN

Scale: 1/8" = 1'-0"

KEYED FLOOR PLAN NOTES

1. HIGH SPEED OVERHEAD DOOR COIL ABOVE; SEE SECTIONS & DOOR SCHEDULE; SEE MEP & STRUCTURAL FOR ADDITIONAL REQUIREMENTS
2. NON-CUSTOMER AREA BOLLARD @ OVERHEAD DOORS, PAINTED; SEE TYPICAL DETAILS
3. COORD. INSTALLATION OF OWNER'S I.T. EQUIPMENT w/ OWNER'S VENDOR; SEE MEP FOR ADD'L REQUIREMENTS
4. OVERHEAD REEL & STRUCTURAL SUPPORT BY OWNER VENDOR; SEE MEP & COORD. INSTALLATION w/ VENDOR
5. CATCH BASIN w/ TRAFFIC-RATED GRATE; t/o GRATE TO BE 1" BELOW TYPICAL FINISHED FLOOR
6. SERVICE DEPARTMENT EQUIPMENT (INCL. LIFTS, TOOL BENCHES, WHEEL SERVICE, TIRE CAROUSELS, OIL STORAGE, COMPRESSORS, ETC.) BY OWNER VENDOR; G.C. SHALL COORDINATE ALL WORK w/ VENDOR; SEE MEP FOR ADDITIONAL REQUIREMENTS
7. FLOOR MOP SINK, SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
8. FLOOR DRAIN, SLOPE FLOOR TOWARD DRAIN 1/8" PER 1'-0", TYP. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
9. APPROXIMATE LOCATION OF HOSE BIB HYDRANT, SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

GENERAL FLOOR PLAN NOTES

ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE

- OUTSIDE EDGE OF ALL HM DOOR FRAMES TO BE 3" FROM ADJACENT WALL @ STUD WALLS & 4" FROM ADJACENT WALL @ MASONRY WALLS, UNLESS OTHERWISE NOTED
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD; NOTIFY ARCHITECT OF DISCREPANCIES

PLAN LEGEND

#	NEW DOOR # TAG - SEE DOOR SCHEDULE
EXIST	EXISTING DOOR TO REMAIN
	NEW WALL
	EXISTING WALL/PARTITION TO REMAIN
	AREA NOT IN CONTRACT - NO WORK PROPOSED

NORTH ARROW & SCALE

0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"

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Bev Smith Recon Building

New Construction

3350 US-1
Fort Pierce, FL 34982

Bev Smith Toyota

STATE OF FLORIDA
THOMAS E. PENNEY
37071
REGISTERED ARCHITECT
MAR 2 5 2022

No.	Issue / Revision	Date
	Bid Set	2021.10.04

Drawn By:	TK
Checked By:	PS
Plot Date:	October 5, 2021

Sheet Number

A-110

Sheet Title

Floor Plan

Project Number	File Name
BST001b	BST001b_A-110.dwg

J:\Projects\Bev Smith\BST001b - Bev Smith Toyota Recon\Revit\Sheets\Sheets\BST001b_A-110.rvt

EXTERIOR MATERIALS SCHEDULE

TAG	TYPE	SPECIFICATION	REMARKS
WALLS			
CMU-1	CONCRETE MASONRY UNIT	YORK BUILDING PRODUCTS, "MIST"	SERVICE BAYS
CMU-2	CONCRETE MASONRY UNIT	YORK BUILDING PRODUCTS, "CHARCOAL", SPLIT FACE	SERVICE BAYS
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS, "GAUNTLET GRAY", SW7019	BOLLARDS, DOORS & OH DOOR STEEL JAMB, U.N.O
PC-1	PRE-FORMED PARAPET COPING	PAC-CLAD - PAC-TITE TAPERED - 4" FACE - .040" ALUMINUM - COLOR TO BE SELECTED FROM MANUFACTURER'S FULL RANGE	NEW PARAPET COPING AS INDICATED

GENERAL EXTERIOR FINISH SCHEDULE NOTES

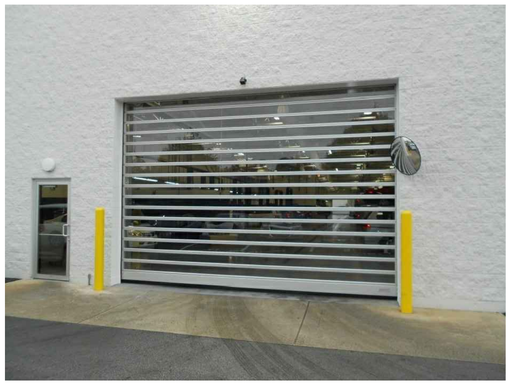
- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
  - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
  - EXTERIOR GYPSUM WALLBOARD CEILINGS/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
  - EXTERIOR WALLS - STUCCO/EIFS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



CMU-1 - YORK MIST SPLIT-FACE

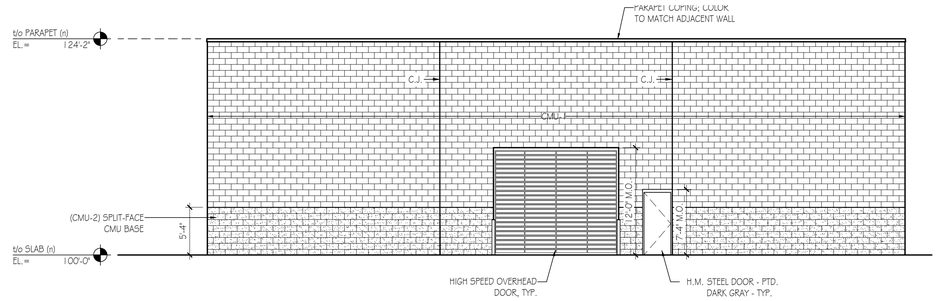


CMU-2 - YORK CHARCOAL SPLIT-FACE



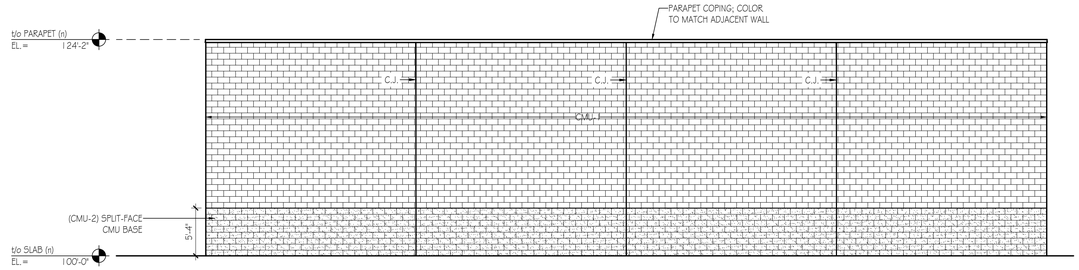
SAMPLE IMAGE - RYTEC SPIRAL FV
HIGH-SPEED OVERHEAD DOOR

EXTERIOR ELEVATIONS



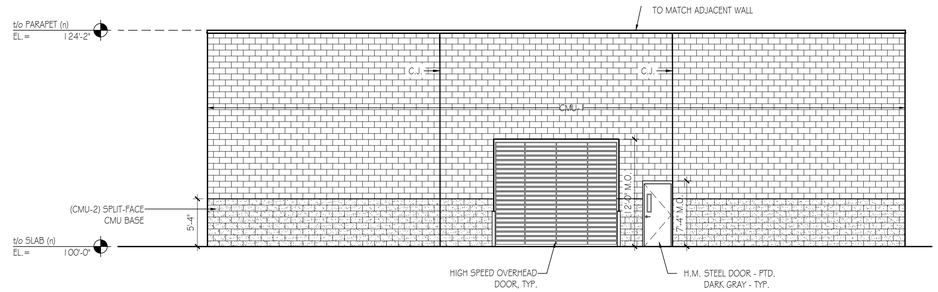
4 WEST ELEVATION

Scale: 1/8" = 1'-0"



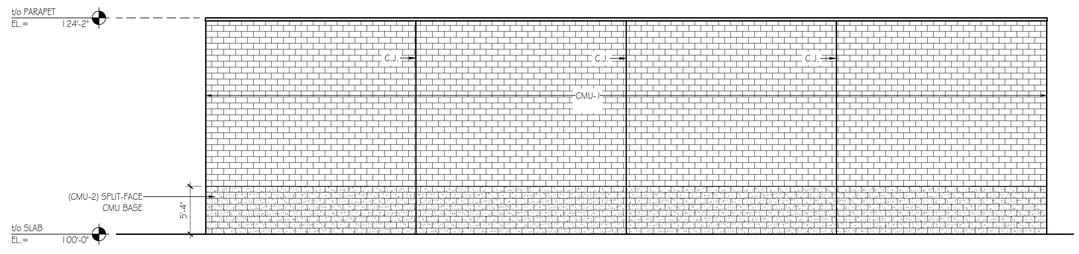
3 EAST ELEVATION

Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION

Scale: 1/8" = 1'-0"



1 NORTH ELEVATION

Scale: 1/8" = 1'-0"

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Bev Smith Recon Building

New Construction

3350 South US Hwy 1
Fort Pierce, FL 34982

...

Bev Smith TOYOTA

STATE OF FLORIDA
REGISTERED ARCHITECT
MAR 2 5 2022

No.	Issue / Revision	Date
	Permit Set	2021.12.01
	Bid Set	2021.10.04
Drawn By:		TK
Checked By:		PS
Plot Date:		March 25, 2022

Sheet Number

A-201

Sheet Title

Building Elevations

Project Number	File Name
BST001b	BST001b_A-201.dwg

Z:\Projects\Bev Smith\BST001b - Bev Smith Toyota Recon\4Arch\Sheets\2Arch\200\BST001b_A-201.dwg, 1:1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Site Plan - Bev Smith North - 3300 and 3330 S Highway 1

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: October 2nd, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Assistant Planning Director

SIGNATURE: **DATE:** October 5th, 2022

City Commission Regular Meeting - 5:05 pm **12. c.**

Meeting Date: 10/17/2022

Re: Future Land Use Amendment - Kings Highway Commerce Center - 1 Parcel

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

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SUBJECT:

Legislative Hearing - Ordinance No. 22-026 amending the Future Land Use Map of the Comprehensive Plan to change the designation of one (1) parcel generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway from RL, Low Density Residential to GC, General Commercial. SECOND READING

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Future Land Use Map Amendment from RL, Low Density Residential to GC, General Commercial for one (1) parcel of land. The applicant is also requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from R-1, Single-Family Low-Density Zone to CP-1, Commercial Parkway Zone.

RECOMMENDATION:

The requested Applications for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

ALTERNATIVES:

- Approval with changes
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 22-026

Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/27/2022 05:12 PM

Form Started By: Vennis Gilmore
Started On: 09/21/2022 05:01 PM
Final Approval Date: 10/04/2022

ORDINANCE NO. 22-026

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE SOUTH SIDE OF GRAHAM ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH KINGS HIGHWAY, FROM CITY OF FORT PIERCE (RL) LOW DENSITY RESIDENTIAL TO CITY OF FORT PIERCE (GC) GENERAL COMMERCIAL;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway, within the City of Fort Pierce, Florida, representing approximately 19.774 acres of land more or less; and

WHEREAS, the subject property is presently designated RL, Low Density Residential; and

WHEREAS, the applicant seeks a Future Land Use Map Amendment of the subject property, generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway, from RL, Low Density Residential to GC, General Commercial; and

WHEREAS, the proposed Future Land Use Map Amendment is consistent with the comprehensive plan, and will not have an adverse effect on the ability of the city to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code section 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 8th, 2022 meeting, voted 6 to 1 to recommend approval of the proposed Future Land Use Map Amendment for this parcel; and

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. 19-033, as subsequently amended; and

WHEREAS, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the City of Fort Pierce Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, the following property legally described as:

Parcel ID: 2313-331-0000-000-4

LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 3605, PAGE 859
THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH FORTY FEET (40') FOR THE RIGHT-OF-WAY OF GRAHAM ROAD. CONTAINING 19.774 ACRES MORE OR LESS.

Said property being generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway, in Fort Pierce, Florida shall be, and the Future Land Use Designation is hereby changed from RL, Low Density Residential, to GC, General Commercial, as depicted on Exhibit "A", attached hereto, and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.22-026 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on September 18th, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on October 3rd, 2022; and was duly introduced, read by title only, and passed on second and final reading October 17th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of October 2022.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

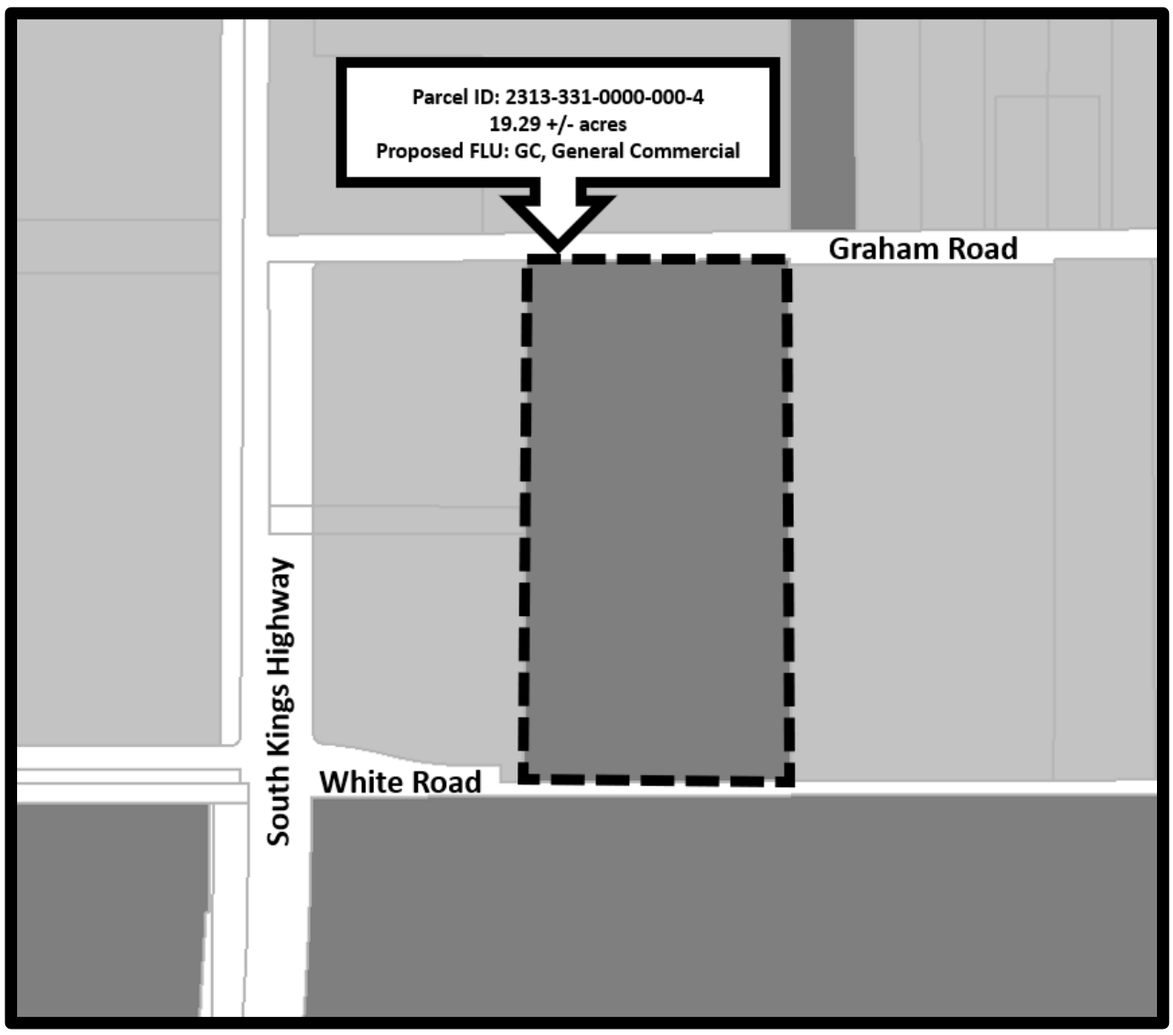
_____
Linda W. Cox
City Clerk

(City Seal)

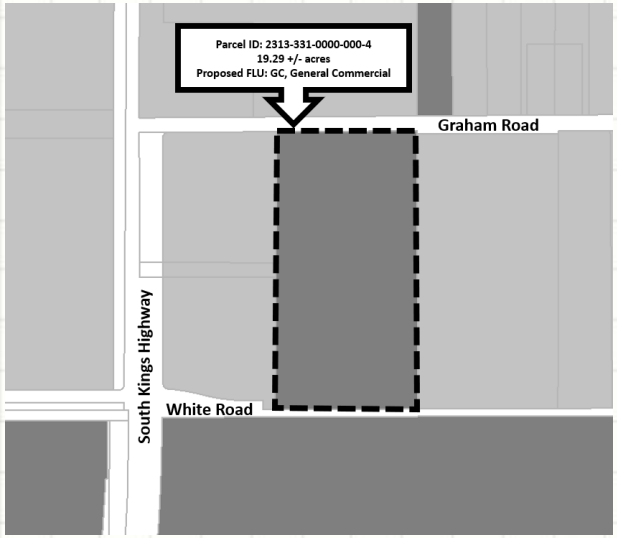
EXHIBIT A

Proposed Future Land Use

General Commercial, GC

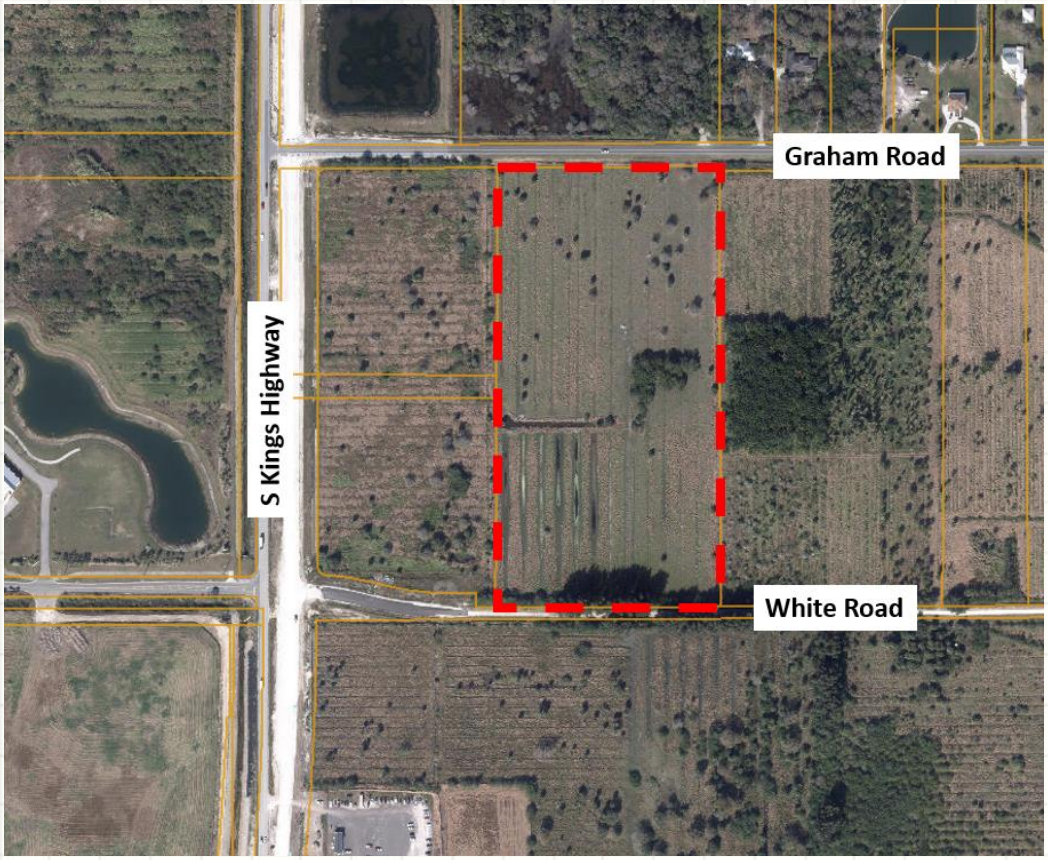


Future Land Use Map Amendment



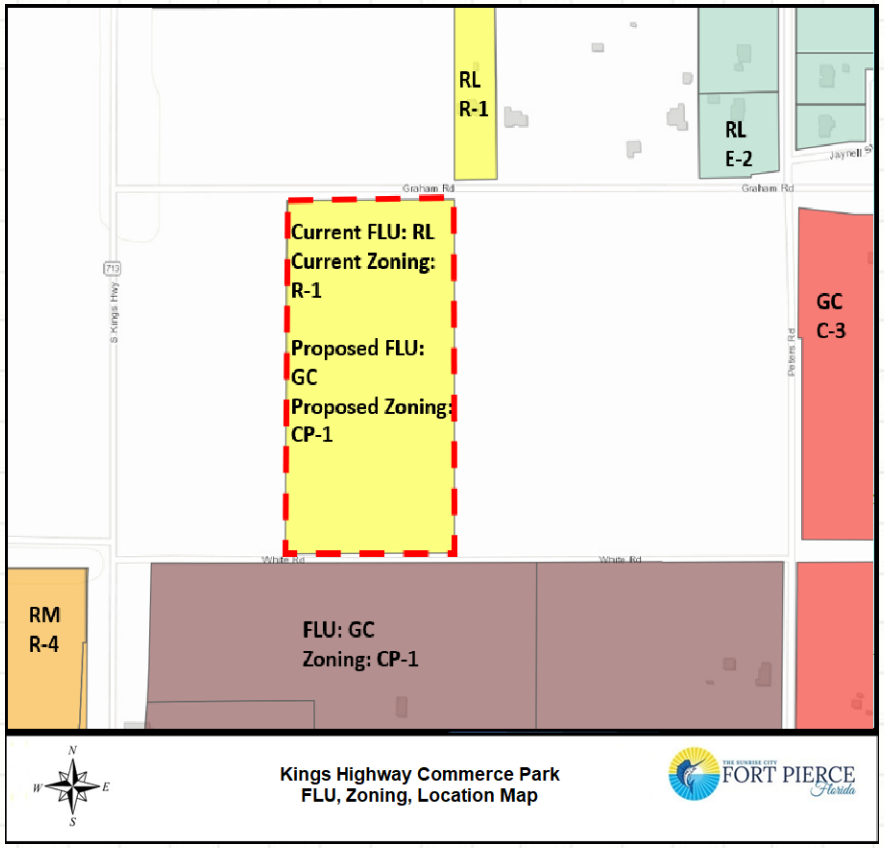
At or near just south of Graham Road and approximately 600 feet east of South Kings Highway

Aerial Map



- **Parcel ID: 2313-331-0000-000-4**
- **19.29 +/- acres**
- **Current FLU: RL, Low Density Residential**
- **Proposed FLU: GC, General Commercial**

FLU-Zoning Map



PB Recommendation

The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend **Approval** of the request.

Future Land Use Map Amendment

Future Land Use change for one (1) parcel from RL, Low-Density Residential to GC, General Commercial

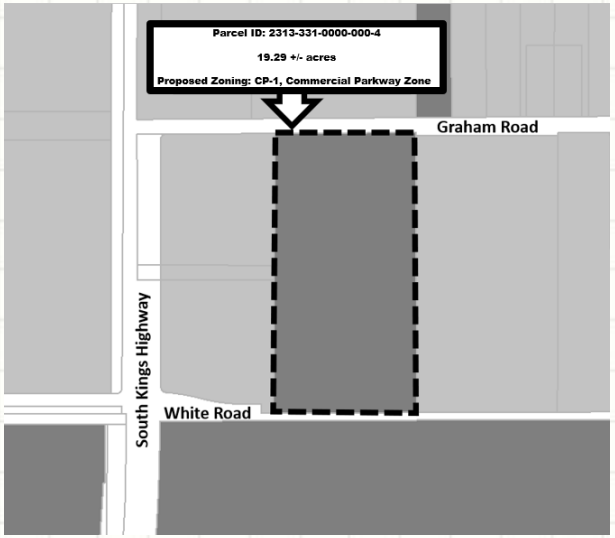
- **Staff recommends <u>Approval</u> of the request**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

City Commission Actions (Future Land Use Amendment)

Possible actions of the City Commission:

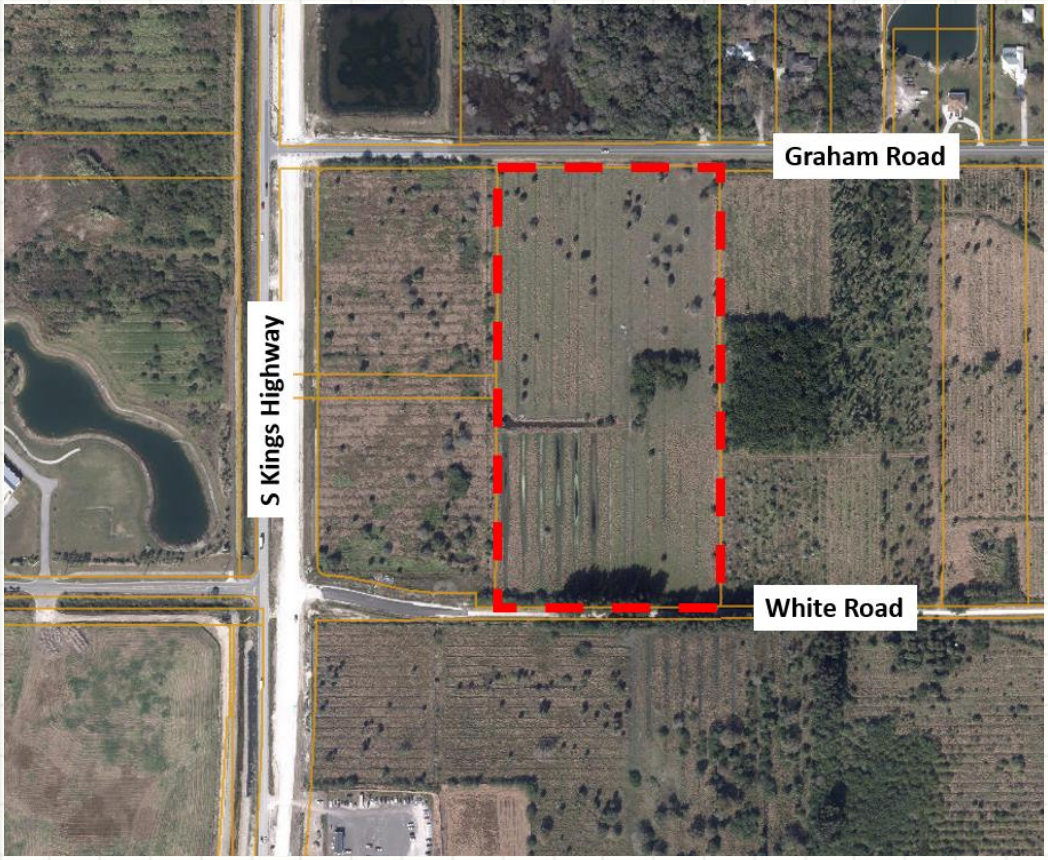
- **APPROVAL** of the proposed Future Land Use Amendment with no changes
- **APPROVAL** of the proposed Future Land Use Amendment with changes.
- **DISAPPROVAL** of the proposed Future Land Use Amendment

Zoning Atlas
Map Amendment



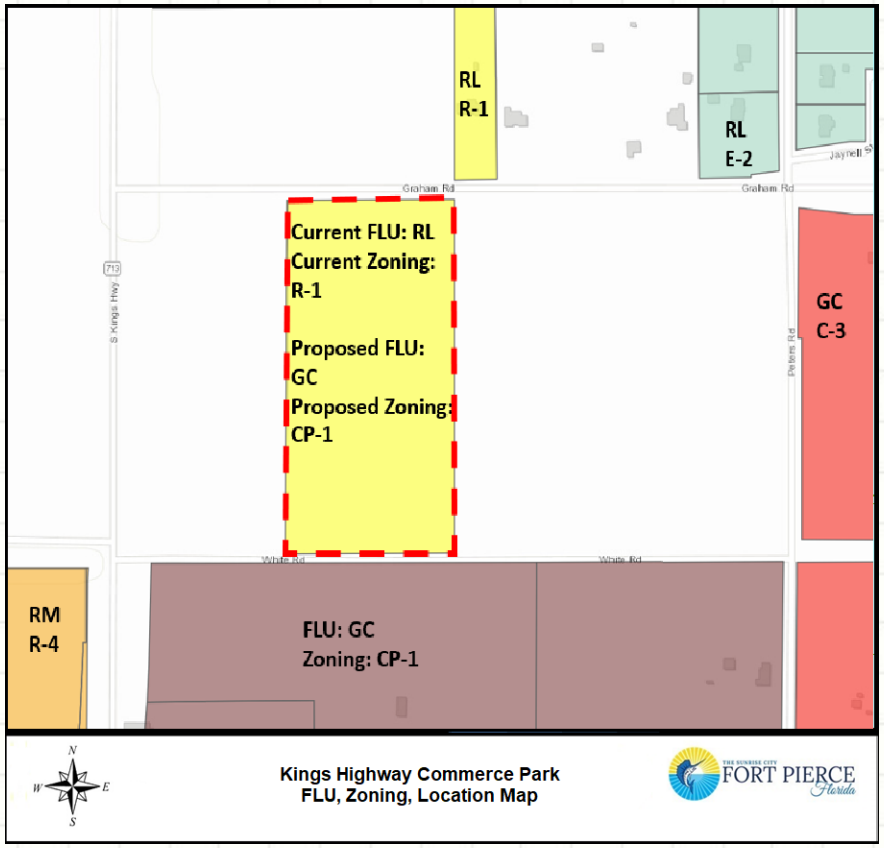
At or near just south of Graham Road and approximately 600 feet east of South Kings Highway

Aerial Map



- Parcel ID: 2313-331-0000-000-4
- 19.29 +/- acres
- Current Zoning: R-1, Low Density Residential Zone
- Proposed Zoning: CP-1, Commercial Parkway Zone

FLU-Zoning Map



PB Recommendation

The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend **Approval** of the request.

Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from R-1, Single Family Low-Density Zone (1 parcel) to CP-1, Commercial Parkway Zone.

- **Staff recommends <u>Approval</u> of the request**

  - ❑ **Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare.**

City Commission Actions (Zoning Atlas Map Amendment)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Map Amendment with no changes
- **APPROVAL** of the proposed Zoning Atlas Map Amendment with changes.
- **DISAPPROVAL** of the proposed Zoning Atlas Map Amendment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for a Future Land Use Map Amendment (1 Parcel)** **Application for Zoning Atlas Map Amendment (1 Parcel)** **Parcel ID(s): 2313-331-0000-000-4**
BOARD DATE:	October 3, 2022

STAFF REPORT

Owner(s):	J A Enterprises, Inc 100 Davit Drive North Palm Beach, FL 33458
Applicant and Representative:	Jeff H. Iravani 1934 Commerce Lane Suite 5 Jupiter, FL 33458
Applicant's Request:	Approval of Future Land Use Map Amendments (FLUMA) of one parcel (1) parcels from RL, Low Density Residential to GC, General Commercial. Approval of a Zoning Atlas Map Amendment (Rezoning) of one (1) parcel from R-1, Low-Density Residential to CP-1, Commercial Parkway
Location:	South of Graham Road and approximately 600 feet east of South Kings Highway
Parcel ID:	2313-331-0000-000-4
Existing Use:	Vacant
Site Size:	19.29 Acres (more or less)
Current Future Land Use:	Low Density Residential (RL)
Proposed Future Land Use:	General Commercial (GC)
Current Zoning:	Single-Family Low-Density Zone (R-1)
Proposed Zoning:	Commercial Parkway Zone (CP-1)

Surrounding FLU/Zoning:

North	East	South	West
COM/CG (SLC) RU/AG-1 (SLC)	RU/AR-1 (SLC)	GC/CP-1	COM/AG-1 (SLC)

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Future Land Use Map Amendment from RL, Low Density Residential to GC, General Commercial for one (1) parcel of land. The applicant is also requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from R-1, Single-Family Low-Density Zone to CP-1, Commercial Parkway Zone.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use & Zoning Designation Comparison

The subject site currently has one (1) parcel with a FLU designation of RL, Low Density Residential. The General Commercial designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half

dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject site is seeking a Future Land Use designation of GC, General Commercial for the parcel to be consistent with three (3) parcels to the west that are being annexed to the City of Fort Pierce with the same Future Land Use and Zoning designations. All four (4) parcels will be combined later for a proposed development.

When comparing both designations the Low-Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code on the project. This request is an appropriate measure to ensure that the proposed development can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Low-Density Future Land Use, especially considering the size and scale of the proposed future development.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Future Land Use Map Amendment and Zoning Atlas Map Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

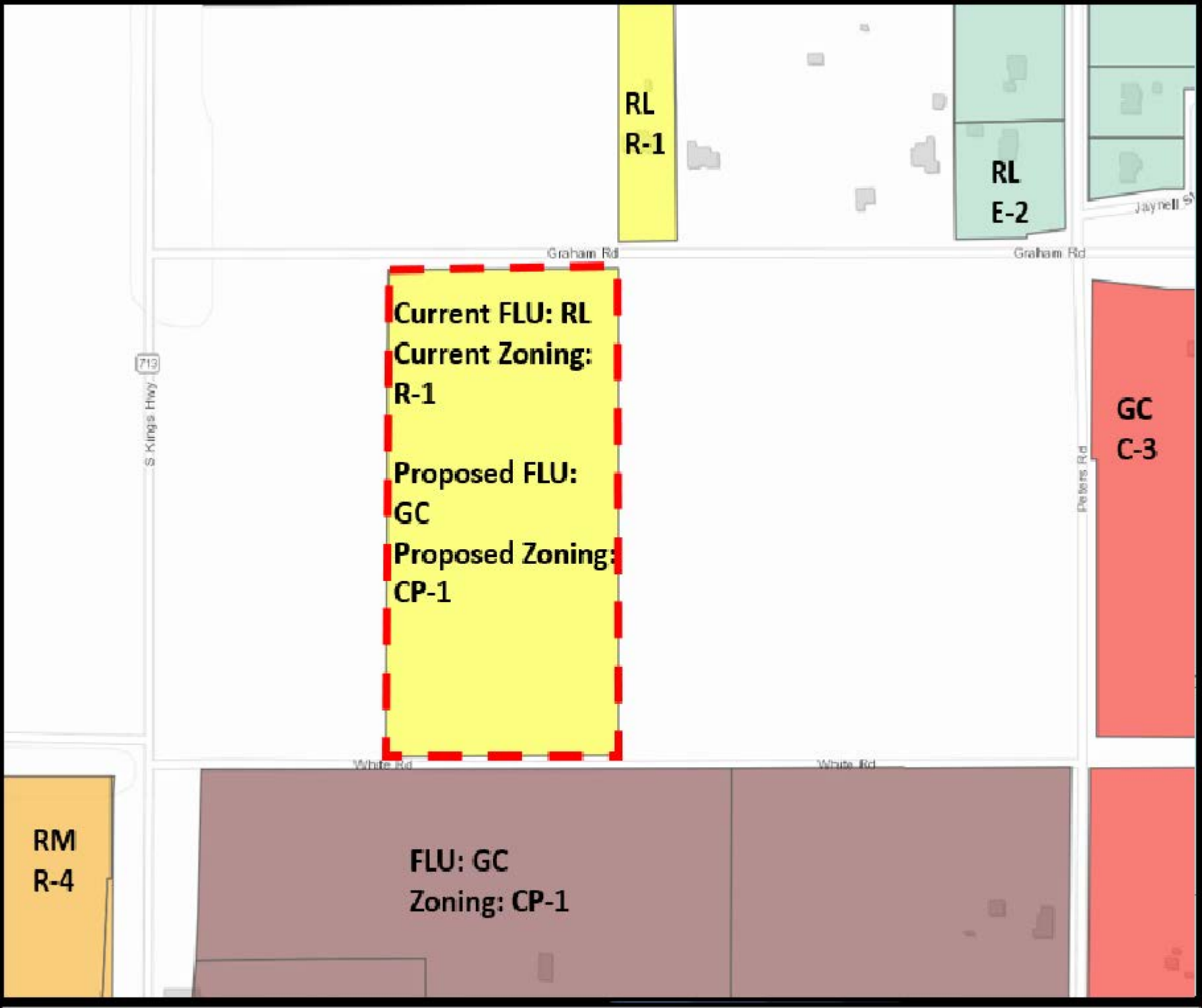
The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation Future Land Use Map Amendment

The requested Applications for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for a Zoning Atlas Map Amendment meets the criteria specified in 125-207 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.



N
W E
S

Kings Highway Commerce Park
FLU, Zoning, Location Map

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.21.22
Property Address: Future Land Use and Rezoning - Kings Highway Commerce Park #2 - NE Corner of S. Kings Highway and White Road

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/18/22

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

July 21, 2022

TECHNICAL REVIEW PROJECT # 22- 06000003
FLUMA, Rezoning – Kings Highway Commerce Park #2

Comments

FPUA W/WW Engineering: The Rezoning request is approved.

Water and wastewater services are available to serve the subject property from Graham Road. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

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

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. Approved.

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

Technical Review Committee meeting

July 21, 2022

Case # 22-06000003

Planner: City of Ft. Pierce Planning Department

Future Land Use / Rezoning

Kings Highway Commerce Park II, NE Corner of Kings Hwy / White Rd, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

☒ Warranty Deed & Legal Description

☒ St. Lucie County Property Record Card

☒ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.

☒ Current Survey

☒ Environmental Study

☒ Traffic Impact Report

☒ *** Capacity Analysis-Separate Form

☒ Drainage Analysis

☒ Historical Report

☒ 1 CD of all documents submitted in PDF

☐ Other_____

1. Property Address/Location: See Record Card
2. Property Tax ID(s): 2313-331-0000-000-4
3. Total Acreage: 19.29
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: AG-1
6. Proposed Zoning Classification: FLU CG, Zoning CP-1
7. Other applications being submitted concurrent with this application, if any: rezoning
8. Describe the existing uses, improvements and structures on the amendment lands: Agriculture
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: Proposed 10 ac distribution Center, Kings Hwy Commerce Ctr

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
Proposed	CG	CP-1	840 ksf	19.29	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 56,250
Proposed Zoning	Total gallons per day 105,000
Change in Demand	**Total gallons per day** 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 56,250
Proposed Zoning	Total gallons per day 84,000
Change in Demand	**Total gallons per day** 27,750

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

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

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

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

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	16.7 yd
Proposed Zoning	21.0 yd
Change in Demand	4.3 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	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	1,277	94/126
Proposed Zoning	28,976	1,336/2,566
Change in Demand	Trips 27,699	Trips 1,242/2,440
Impact to Capacity		

12. Name of Owner(s): J A Enterprises, Inc
Mailing Address: 100 Davit Drive
City North Palm Beach State Florida Zip 33458
Phone # 5615756030
E-mail: JHI@JHIinc.com

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

14. Name of Representative: Jeff H. Iravani
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 5615756030 Fax # 5615756088
E-mail: JHI@JHIinc.com

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

I certify that: (Check One)

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

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

Applicant's Signature Date

1934 Commerce Lane Suite 5, Jupiter, FL 33458
Address

State Florida 33458 Zip

561-575-6030 561-575-6088 JHI@JHIinc.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.

Jeff H. Iravani - Authorized Agent 561-575-6030
Property Owner's Name (Please Print) Phone

1934 Commerce Lane Suite 5 Florida 33458
Address State Zip

Property Owner's Signature 6/24/22
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 24 day of June, 2022, by Jeff H. Iravani who is personally known to me or has produced _____ as identification.

Signature of Notary

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved:_____

J A Development Partners, LLC

June 17, 2022

RE: Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

J A Development Partners, LLC , the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH J. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of June, 2022, by Kenneth J. Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

KRISTINA ILLING
MY COMMISSION # HH 199265
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3926462 OR BOOK 3605 PAGE 859, Recorded 02/19/2014 at 10:14 AM
Doc Tax: $490.70

St. Lucie County File Date: 02/19/2014 08:38 AM

J.A. ENTERPRISES, INC.,
Plaintiff,

VS.

GRAHAM GROVES DEVELOPMENT, LLC,
an administratively dissolved Florida limited
liability company; and
UNKNOWN TENANT #1,
Defendants.

IN THE CIRCUIT COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR THE COUNTY OF ST LUCIE, STATE OF FLORIDA - CIVIL DIVISION
CASE NO. 562012CA003461

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on Feb, 4,2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in St Lucie County, Florida:

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, lying and being in St. Lucie County, Florida, less and except the North forty feet (40') for the right of way for Graham Road.

Property Address: 0 White Road, Fort Pierce, Florida.
WAS SOLD TO:

J.A. ENTERPRISES, INC.
100 Davit Drive
North Palm Beach, FL 33408

WITNESS my hand and the seal of this Court On 19 February, 2014

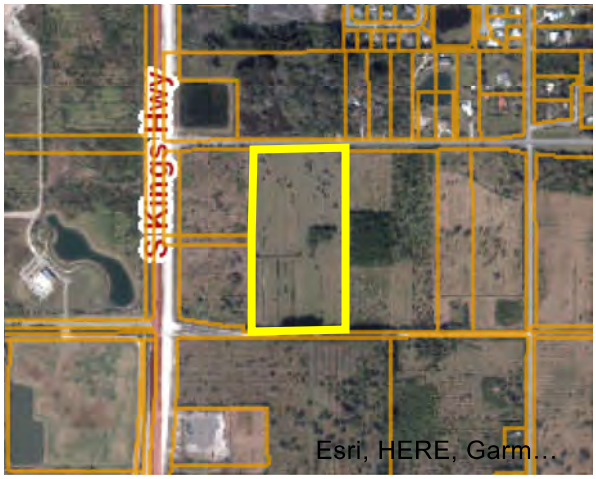
JOSEPH E. SMITH
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, May 9, 2022

Parcel Report





Parcel

PARCELNO:	2313-331-0000-000-4
Property ID:	13744
Owner1:	J A Enterprises Inc
SiteAddress:	White RD

Owner

Owner1:	J A Enterprises Inc
Owner2:	
Owner3:	
MailingAddress:	100 Davit DR North Palm Beach, FL 33408-5021

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$434,025
FinishedArea:	
Acres:	19.29
TotalArea:	840,272.4

Legal Description

LegalDescription: 13 35 39 E 1/2 OF SW 1/4 OF SW 1/4-LESS N 40 FT AND LESS S 35 FT FOR RD RS/W- (19.29 AC) (OR 3605-859)

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
2021	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2020	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2019	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063
2018	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063

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	19.29	395.45
Fort Pierce Stormwater Charge	2006	53	3,657

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

Land Lines

Line Number	Units	Unit Type
1	19.29	MACR
2	19.29	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/18/2014	$70,100	0111	CT	Graham Groves Development LLC	3605-859	Clerk of Courts
06/10/2005	$1,400,000	XX01	SP	Graham Groves	2276-2278	Clerk of Courts
04/07/1995	$221,900	XX00	WD	Kenneth H Lelly	951-771	Clerk of Courts
12/19/1994	$100	XX01	WD	Kenneth H Lelly	934-1835	Clerk of Courts
08/01/1980	$124,900	XX00	CV		338-2795	Clerk of Courts

Photos



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
****Proposed**	CG	CP-1	840 ksf	19.29	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 105,000
**Change in Demand	Total gallons per day 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 84,000
**Change in Demand	Total gallons per day 27,750

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

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	16.7 yd
****Proposed Zoning/FLU**	21.0 yd
***Change in Demand**	4.3 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	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1,277	94/126
****Proposed Zoning/FLU**	28,976	1,336/2,566
***Change in Demand**	Trips 27,699	Trips 1,242/2,440
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage): 504 ksf
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
commercial		840 ksf	19.29	04/01/2023	04/01/2024

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐Yes ☑No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐Yes ☑No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐Yes ☐No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

** Complete section if requesting a change in zoning, future land use, or expanding

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

WHITE ROAD PARCELS

Environmental Assessment Report

Prepared for:

JA Development Partners, LLC

Prepared by:

EW CONSULTANTS, INC.

June 2022

© 2022 EW Consultants, Inc.

2581 Metrocentre Blvd, Suite 1 • West Palm Beach, FL 33407 • 561-291-7950 Phone
www.ewconsultants.com

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on four parcels totaling approximately 34.3-acres in the City of Fort Pierce and unincorporated St. Lucie County. The site is located on the east side of Kings Highway, the north side of White Road, and the south side of Graham Road. The property is bordered to the north by rural residential single family homes and undeveloped land, with a recently constructed wet retention lake on the north side of Graham Road; to the south and east by agricultural land; and to the west by the initial development efforts of the Treasure Coast Research Park west adjacent to Kings Highway. The location is centered between I-95 to the east and Florida's Turnpike to the west and Okeechobee Road (Hwy 70) to the south.

The site is situated within Section 13, Township 35 South, Range 39 East, in St. Lucie County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

PROPERTY DESCRIPTION AND METHODS

The property currently comprises undeveloped land with mostly exotic, herbaceous and shrubby vegetation. The vegetation assemblages present on the project site are further described in the Natural Communities and Land Covers section of this report.

Chronological review of historical aerial imagery dating back to the mid 1980's indicates that the subject property was utilized for agricultural practices (at that time; prior use is unknown via historical images) as were the surrounding parcels. The property appeared to be used for for citrus cultivation, with associated irrigation ditches and swales. By or before 2007, the property appears to be converted to improved pasture, with cattle and feed bins visible in nearly all subsequent images. By 2017 the west parcel boundary was cleared for the expansion of Kings Highway. Construction is in progress to the present with additional improvements to White and Graham Roads in progress with the expansion. By 2019 the wet retention area was constructed off site on the north east side of Graham Road. The Kings Highway expansion includes a wide dry swale for surface water management and a sidewalk.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Ft Pierce NW, and the *Soils Survey of St. Lucie County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2021 FDOT St. Lucie County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the property were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation,

and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by the Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010), and the Navigable Waters Protection Rule (2020). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

SOILS

The soils on the site are mapped as Riviera fine sand, Wabasso sand, and Winder loamy sand. A description of the soil types in their natural conditions is listed below. These descriptions are based upon the general characteristics for the soil types as illustrated in the Soils Survey of St. Lucie County Area, Florida and are not necessarily indicative of the exact characteristics of the property. A soils map with the site boundary is included in the Appendix as an attachment.

Riviera fine sand, 0 to 2 percent slopes (38) – This is a nearly level, poorly drained soil that has a thick sandy subsurface layer and exists on the parcel from the north central portion in a strip winding to the southeast portion. Under *natural* conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. The typical natural vegetation is saw-palmetto, slash pine, pineland three-awn, inkberry, blue maidencane, toothache grass, chalky bluestem, cabbage palm, and cypress.

Wabasso sand, 0 to 2 percent slopes (48) – This poorly drained, nearly level soil is in flatwoods areas and exists in the north east corner of the parcel. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is sand about 8 inches thick. It is black in the upper 4 inches and very dark gray in the lower 4 inches. The subsurface layer is gray sand. In a

large part of the acreage, typical natural vegetation is open forest of second growth longleaf pine or slash pine, and some cabbage palms. The understory is saw palmetto, running oak, and in places inkberry and fetterbush.

Winder loamy sand, (55) – This poorly drained, nearly level soil is in hammocks and along drainage ways and comprises the entire west portion of the parcel, and includes the majority of the southern portion as well. The water table of Winder loamy sand is at a depth of less than 10 inches for 2 to 4 months and between depths of 10 to 40 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches. Typical natural vegetation is cabbage palm, willow oak, scattered longleaf pine, and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane.

NATURAL COMMUNITIES AND LAND COVERS

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject site. A land cover map of the observed community types with acreage is included as Figure 4.

211 – Improved pasture – 28.55 acres
This category is comprised of land which has been cleared, tilled, reseeded with various grass types and periodically improved with brush control. This area specifically was previously used as citrus groves. Water ponds, troughs, feed bunkers, cross fencing and cow trails are evident. Vegetation cover consists of sparse oaks and cabbage palms, Brazilian pepper, Australian pine along portions of the boundary, large areas of cogon grass, large areas of smutgrass, tall flat sedge occupying the furrow bottoms which are narrowly spaced, amaranth, torpedo grass, paspalum spp., common rush, shrubby false buttonweed, dog fennel, thistle, sparse maidencane, ruderal weeds, and a chinaberry tree.

510 – Ditches –5.7 acres
There is a system of relic, abandoned grove drainage and irrigation ditches over the entire parcel. The former rows and furrows within this portion of the pasture have eroded and the introduction of cattle foraging and trails has exacerbated that process over time. The vegetation assemblage consists primarily of duckweed, torpedo grass, tall flat sedge, paspalum spp., and sparse maidencane with negligible emergent vegetation on the west portion of the parcel and a monoculture of flat sedge on the east portion of the parcel.

534 – Reservoir/Lake less than 10-acres – 0.05 acres
This is an excavated pond found in the south central portion of the property that grades into several relic grove ditches. The surrounding vegetation consists of Brazilian pepper, sparse emergent vegetation, heavy algae growth and a dense monoculture of tall flat sedge, with surrounding areas comprised of cogon grass and cabbage palm trees.

LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission January 2021) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004).

No listed species were observed during this assessment. There is some potential for listed species of wading birds to utilize the site, but it is low due to the absence of foraging habitat and dominance of exotic species. During site reconnaissance ditches and swales were partially inundated but the observed herbaceous cover was a near monoculture of tall flat sedge, cogon grass and smut grass along with suitable cattle grazing material; the site appears to be mowed periodically. The small areas with non-ephemeral water were occupied by individual cattle and covered with duckweed. No wading birds or wading bird nests were observed during site reconnaissance.

The site is within the habitat range for Audubon's Crested Caracara, although none were observed during the assessment. Because cabbage palms are present on the site, and are the Crested Caracara's preferred nesting tree, a survey may be required during the January to April nesting season.

No gopher tortoises or gopher tortoise burrows were observed during the site reconnaissance and that habitat on the property is not considered ideal for gopher tortoises. The gopher tortoise is listed as a threatened species by FWC. If any gopher tortoises or gopher tortoise burrows are observed in the future, prior to land development, then a relocation permit from FWC would be required.

The eastern indigo snake is listed as a Federally-designated Threatened species. There is a low likelihood for the presence of the eastern indigo snake on the subject site due to the absence of native upland habitat and gopher tortoise burrows. Standardized and specific construction awareness and notification procedures should be implemented for the protection of this species during site development.

Non-listed wildlife and wildlife signs observed during the assessment include mosquitos, horseflies, a mourning dove, cattle egrets, and cattle.

SUMMARY

Field reconnaissance and mapping indicate that the property includes relic cropland ditches and furrows, as well as a cattle pond that are part of past agricultural activities. These surface waters may be considered as jurisdictional by the South Florida Water Management District (SFWMD), and/or the Florida Department of Environmental Protection (FDEP). Any proposed impacts to jurisdictional surface waters will require authorization from SFWMD and/or FDEP as part of future surface water management permitting, however compensatory mitigation would not likely be required for impacts to surface waters.

Native upland habitat was not observed and therefore a native upland preserve set-aside should not be required by the City or St. Lucie County as part of a development proposal. However, native trees such as oaks and cabbage palms that cannot be preserved in place or relocated elsewhere on the property may require mitigation. A tree survey should be conducted for native trees to determine the potential for tree preservation and relocation on-site. The City and County Land Development Codes outline the vegetation protection and preservation requirements for new developments.

No listed species were observed on the property, however a survey for Crested Caracara may be required during the January to April nesting season.

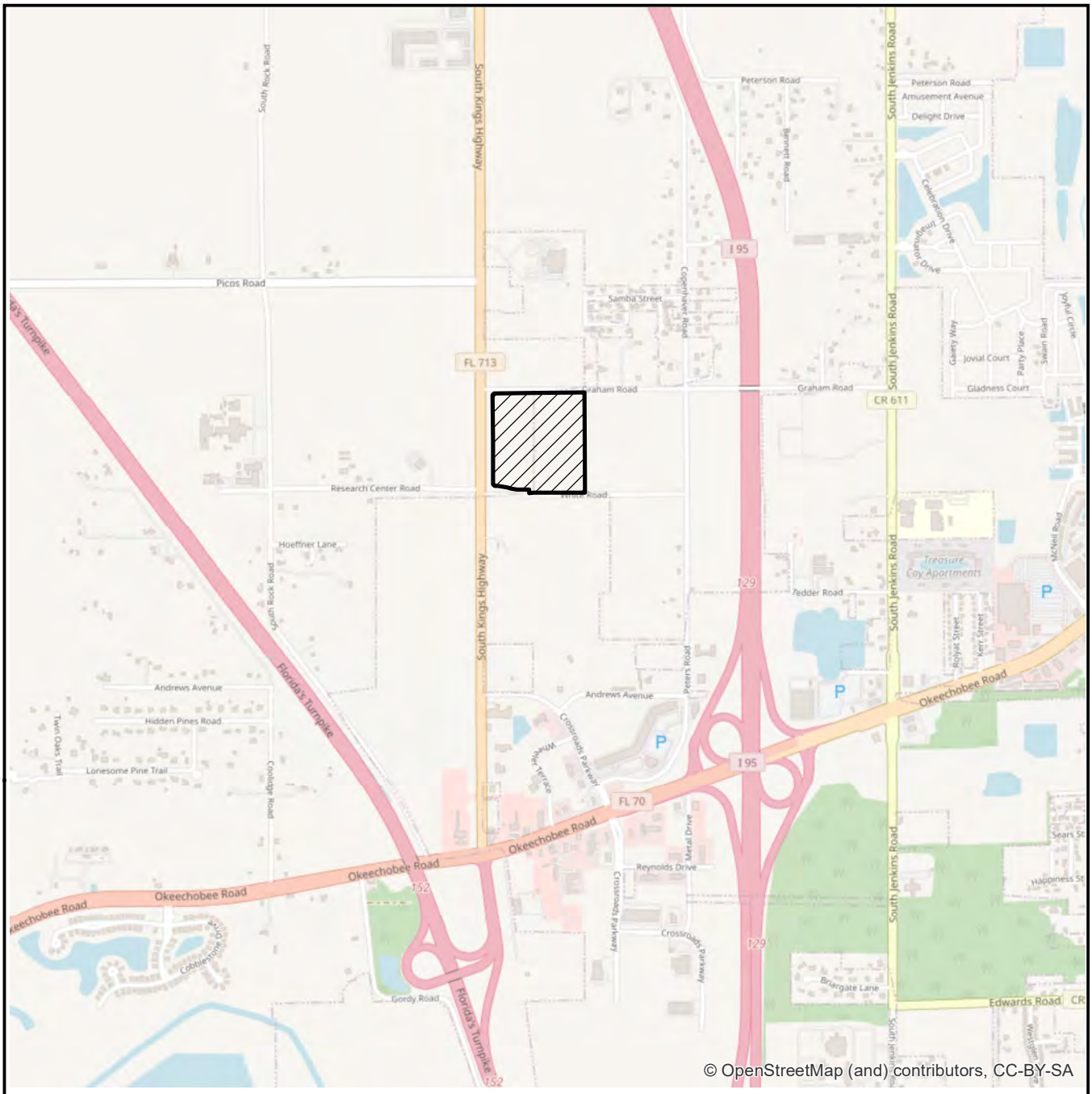
APPENDIX

Maps and Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Map
Figure 4: FLUCCS Map

Attachment:

USDA Soils Report



LEGEND

▨ - SITE (34.3+/- AC)

0 2,000 Feet

N

WHITE ROAD PARCELS
LOCATION MAP

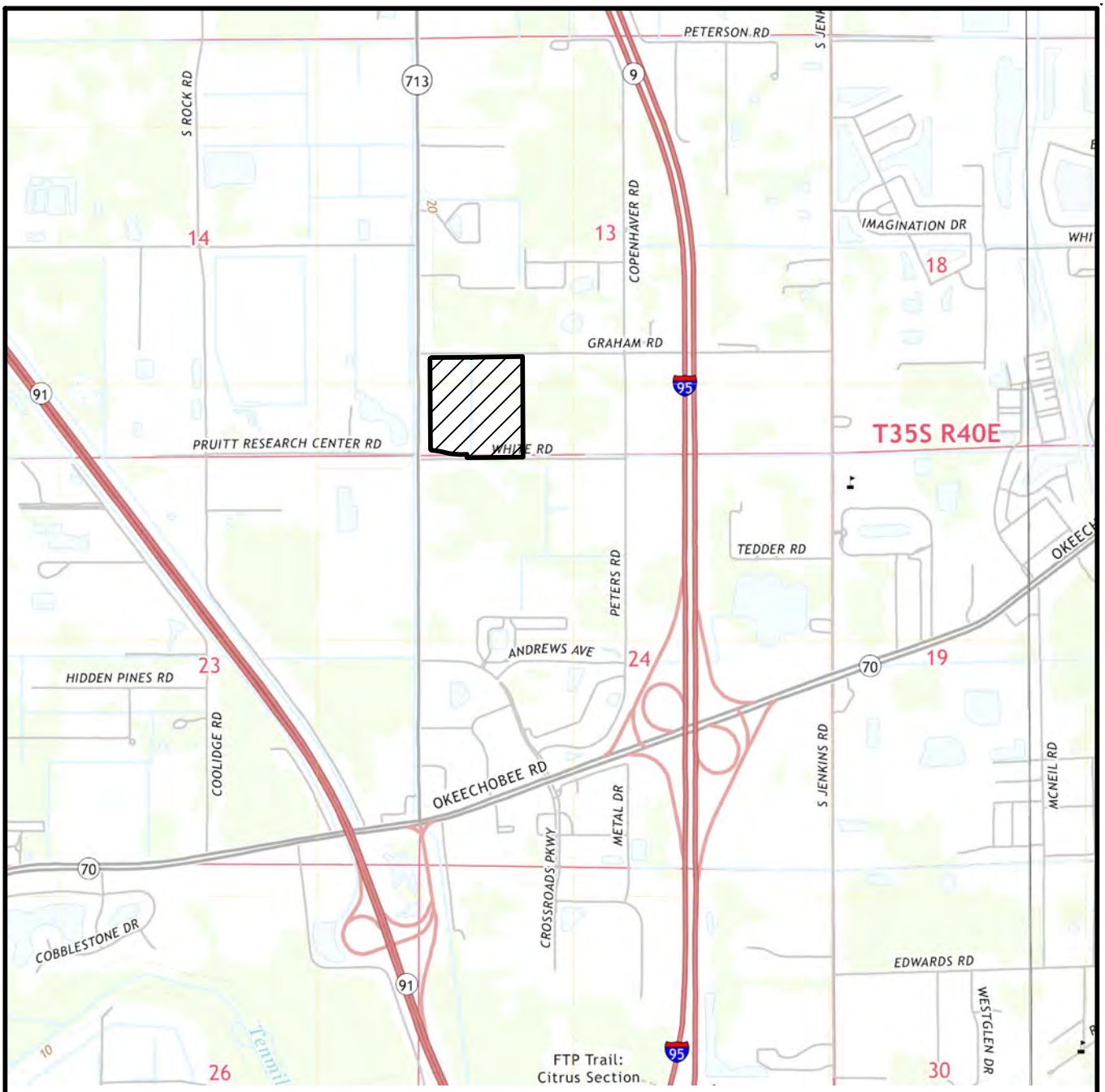
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE & UNINCORPORATED ST LUCIE COUNTY, FORT PIERCE, ST LUCIE COUNTY, FLORIDA,
LATITUDE 27°25'38.03" LONGITUDE -80°23'48.70"

LEGEND

▨ - SITE (34.3± AC)

0 2000

SCALE IN FEET

WHITE ROAD PARCELS

QUAD

EW CONSULTANTS, INC.

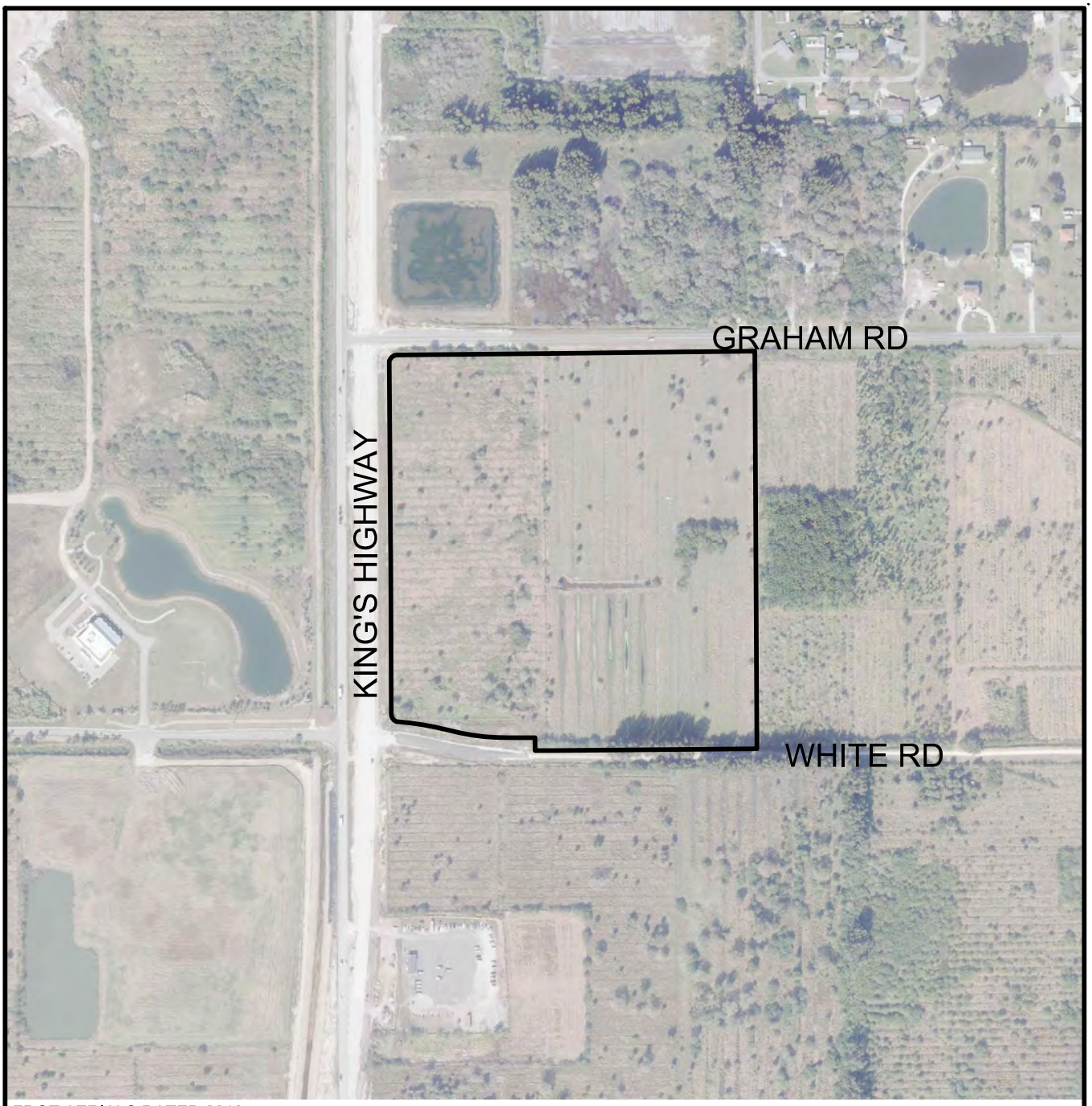
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

2

White Road Parcel.dwg QUAD



FDOT AERIALS DATED 2018

0 500
SCALE IN FEET

WHITE ROAD PARCELS

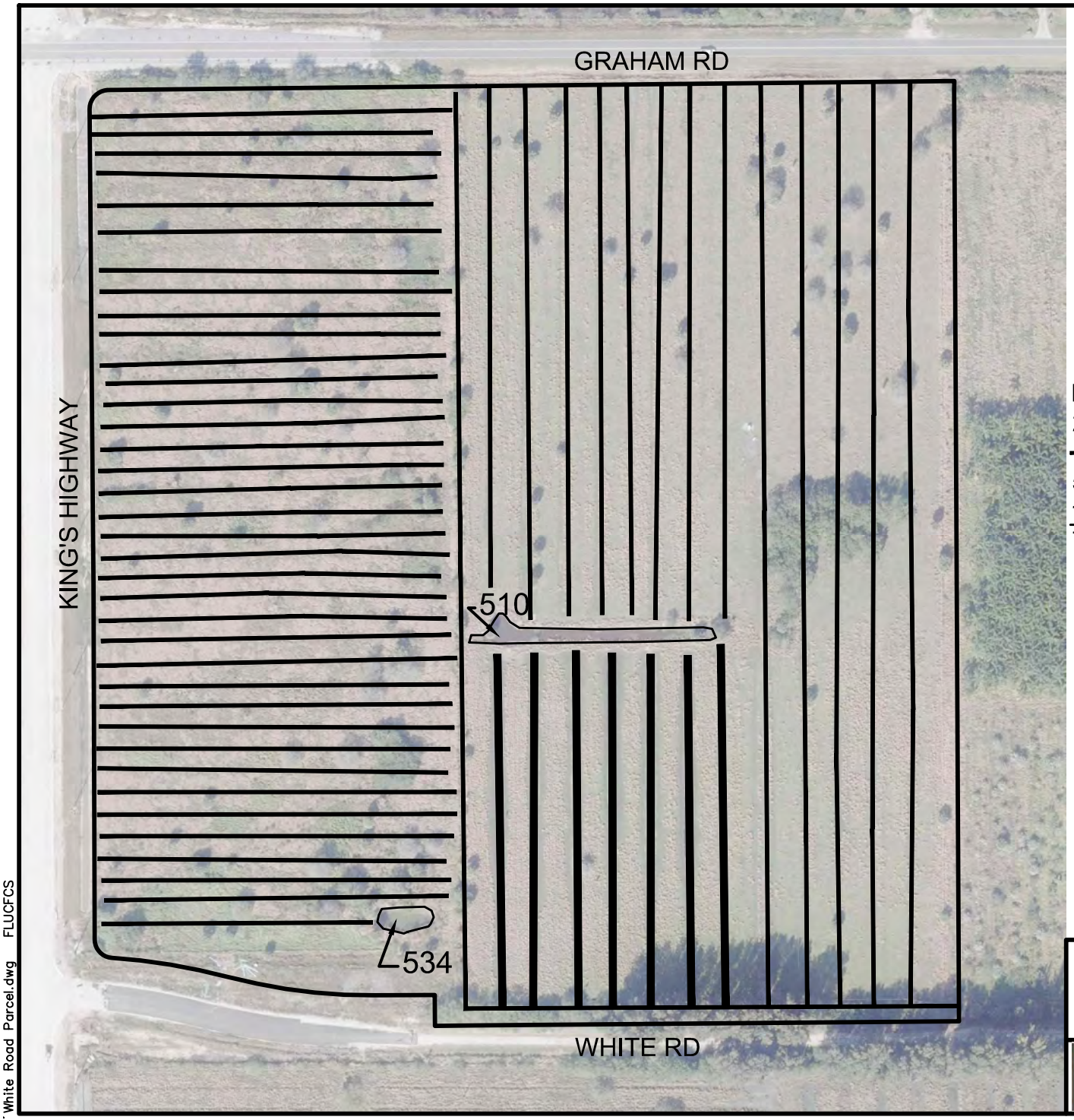
AERIAL

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE
3

White Road Parcel.dwg AERIAL



LEGEND

211 - IMPROVED PASTURE (28.55± AC)

510 - DITCHES (5.7± AC)

534 - RESERVOIRS LESS THAN 10 ACS (0.05± AC)

TOTAL SITE (34.3± AC)

0 200

SCALE IN FEET

FDOT AERIALS DATED 2021

WHITE ROAD PARCELS FLUCFCS MAP

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE 4

White Road Parcel.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(White Road Parcels)



Map Scale: 1:2,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	7.5	21.8%
48	Wabasso sand, 0 to 2 percent slopes	4.4	12.9%
55	Winder loamy sand	22.4	65.2%
Totals for Area of Interest		**34.3**	**100.0%**

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@JHIinc.com

Kings Highway Commerce Center

Drainage Impact Statement

I. Introduction

The site is located on the north side of White Road 0.1 mile east of Kings Hwy and approximately 1 mile north of Okeechobee Rd (SR-70) and consist of 34.32 ac of land. See Exhibit-A

It is proposed to amend the future land use (FLU) from residential Low (RL) to general commercial (GC).

The site historical discharge is to North St. Lucie River Water Control District (NSLRWCD) Canal-40 along the west side of Kings Hwy thru an existing 24" CMP which is now replaced by FDOT with 1-36" RCP. Canal-40 discharges to Ten Mile Creek and ultimately into the St. Lucie River North Fork. St. Lucie River is considered impaired.

II. Design Criteria

1. The proposed drainage system shall provide a minimum of on-site retention/detention for the runoff from 2.5" of rainfall or 1".

2. The drainage system shall also provide adequate dry retention and wet detention for the required nutrient removal efficiency.

3. The pavement elevations shall be above the peak stage of a 10yr-24hr storm.

4. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.

5. The perimeter elevation shall be above the peak stage of a 10yr-72hr storm.

6. The allowable discharge per NSLRWCD is 2" / day / ac for a 10yr-72hr storm.
   This is a volume-based limitation. There is no limitation on the peak discharge rate.

III. Conclusion

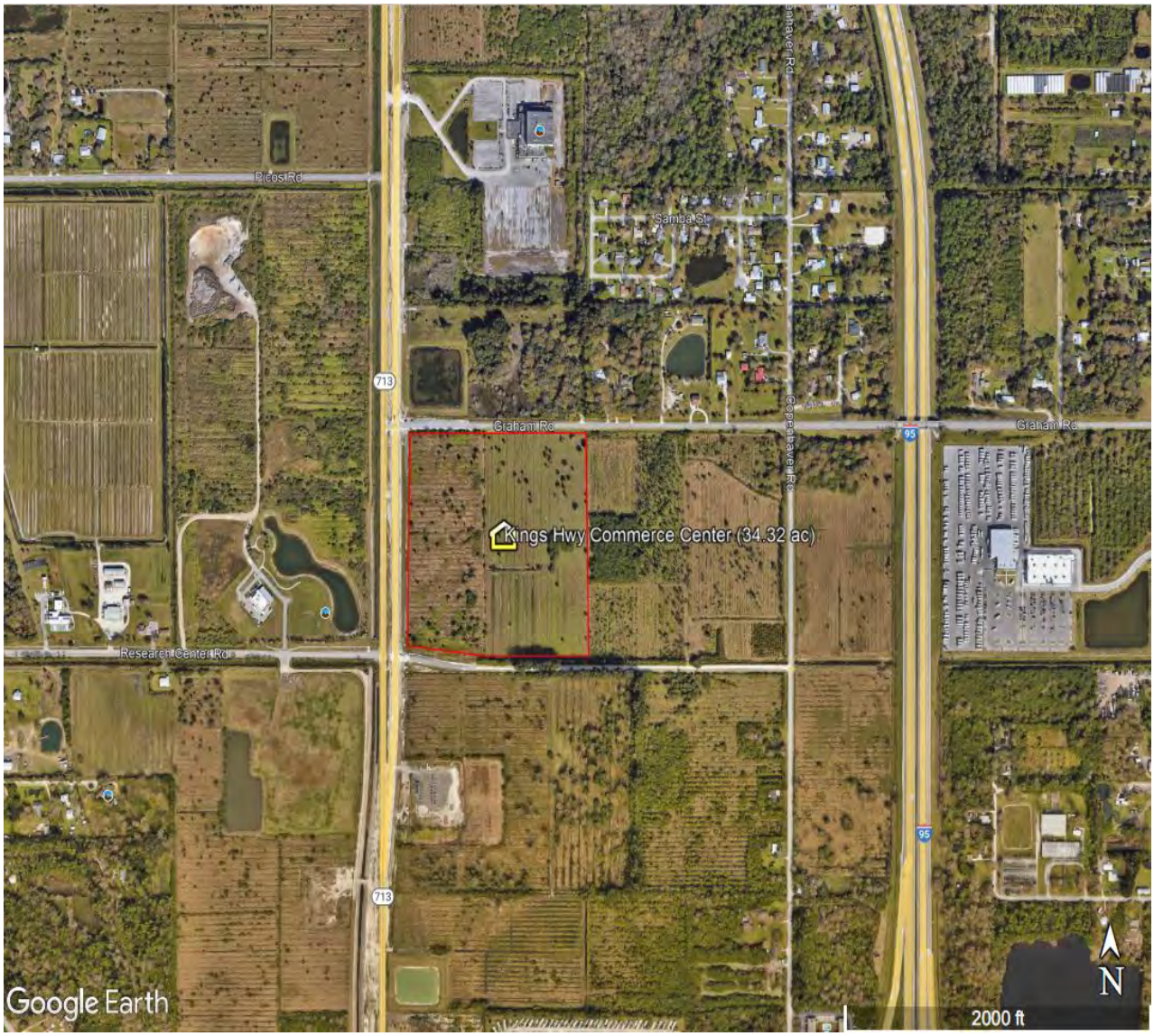
The proposed drainage system shall consist of dry and wet retention/detention areas receiving the runoff from the parking and the drive areas. The dry retention/detention system shall be in forms of dry retention/detention ponds and exfiltration trenches. The storm runoff is collected thru inlets and then conveyed to the retention/detention system. The drainage system shall provide the required treatment for water quality and the nutrients removal as required by South Florida Water Management System (SFWMD) in addition to attenuation for the storm runoff. There is no negative impact due to proposed future land use amendment since the allowable discharge volume is based on the total acreage of the site and is not affected by FLU.

Certified on This 23rd day of June, 2022

_____

Jeff H. Iravani, P.E.
FL Reg # 33155
FR # 6986

Exhibit-A
Aerial



VACANT PASTURES
PCN 2313-342-0000-000-8
EAST GLADE HOLDINGS

SET IRON ROD & CAP "LB 7571"

S00°12'44"E 1297.31'

SET IRON ROD & CAP "LB 7571"

40'

LIFT STATION

15'x60' SEWER EASEMENT ORB 2276, PAGE 2280

15' SEWER EASEMENT ORB 2276, PAGE 2280

24"CMP CULVERT

GUY WIRE

WOOD POWER POLE

O.H.E.

ditch

656.53'

656.56'

WOOD POWER POLE

WOOD POWER POLE

O.H.E.

WOOD POWER POLE

GATE

18" CMP CULVERT EAST END NOT FOUND

GRAHAM ROAD

LESSED OUT NORTH 40'

WHITE ROAD

35' ROAD RIGHT-OF-WAY
PER PUBLIC USE DEDICATION
OFFICIAL RECORDS BOOK 500, PAGE 2004

N89°46'50"E

S89°44'28"W

BANK

TOP OF

DIRT ROAD

ASPHALT ROADWAY

WOOD POST & WIRE FENCE

FOUND IRON ROD & CAP "6790" 0.4'EAST 0.1'NORTH

40'

FOUND CONCRETE MONUMENT (TOP BROKEN) 0.5'NORTH 0.1'EAST

N00°12'39"W 1297.76'

VACANT PASTURES
PCN 2313-331-0000-000-4
J A ENTERPRISES INC.

VACANT PASTURES
PCN 2313-332-0000-000-7
MATTHEW LYLE WYNNE II

PCN 2313-332-0000-010-0
MATTHEW LYLE WYNNE II

VACANT PASTURES
PCN 2313-333-0001-000-7
SHAD PROPERTIES GROUP

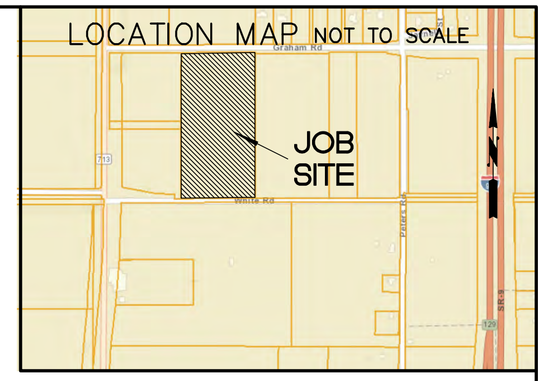
ASPHALT ROADWAY UNDER CONSTRUCTIION

663.90'

SOUTH LINE SOUTHWEST QUARTER SECTION 15

SOUTHWEST CORNER SOUTHWEST QUARTER SECTION 15 TOWNSHIP 35 SOUTH RANGE 39 EAST

LOCATION MAP NOT TO SCALE



LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 3605, PAGE 859
THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH FORTY FEET (40') FOR THE RIGHT-OF-WAY OF GRAHAM ROAD. CONTAINING 19.774 ACRES MORE OR LESS.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
O.H.E. = OVERHEAD ELECTRIC
PCN = PARCEL CONTROL NUMBER

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENTS AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS; SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S89°44'28"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A ENTERPRISES INC.

Drawn by RES	Date Of Survey	Scale
Field: BM F.B. 187 Pg.32	JUNE 18, 2022	1"= 60'
REVISIONS:		Drawing Number 22-117

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

WHITE PARCEL
LAND USE PLAN AMENDMENT

Prepared for:

Ken Morin
JA Development Partners, LLC
4923 West Cypress Street
Tampa, FL 33607

Prepared by

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

June 20, 2021
SR21052.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 6/23/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

June 3, 2021

Mr. Ken Morin
JA Development Partners, LLC
4923 West Cypress Street
Tampa, FL 33607

Re: White Parcel

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on White Road, west of Kings Highway, in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

TABLE OF CONTENTS

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EXISTING CONDITIONS	3
PROJECT TRAFFIC	5
PROJECT DISTRIBUTION / ASSIGNMENT	5
LRTP LINK ANALYSIS / REVIEW	9
FIVE YEAR ANALYSIS / REVIEW	9
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FIGURE 3: Project Traffic Assignment	8

APPENDICES

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

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 19.29 acres located east of Kings Highway in Ft. Pierce, St. Lucie County, Florida. The project location is shown in **Figure 1**. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

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

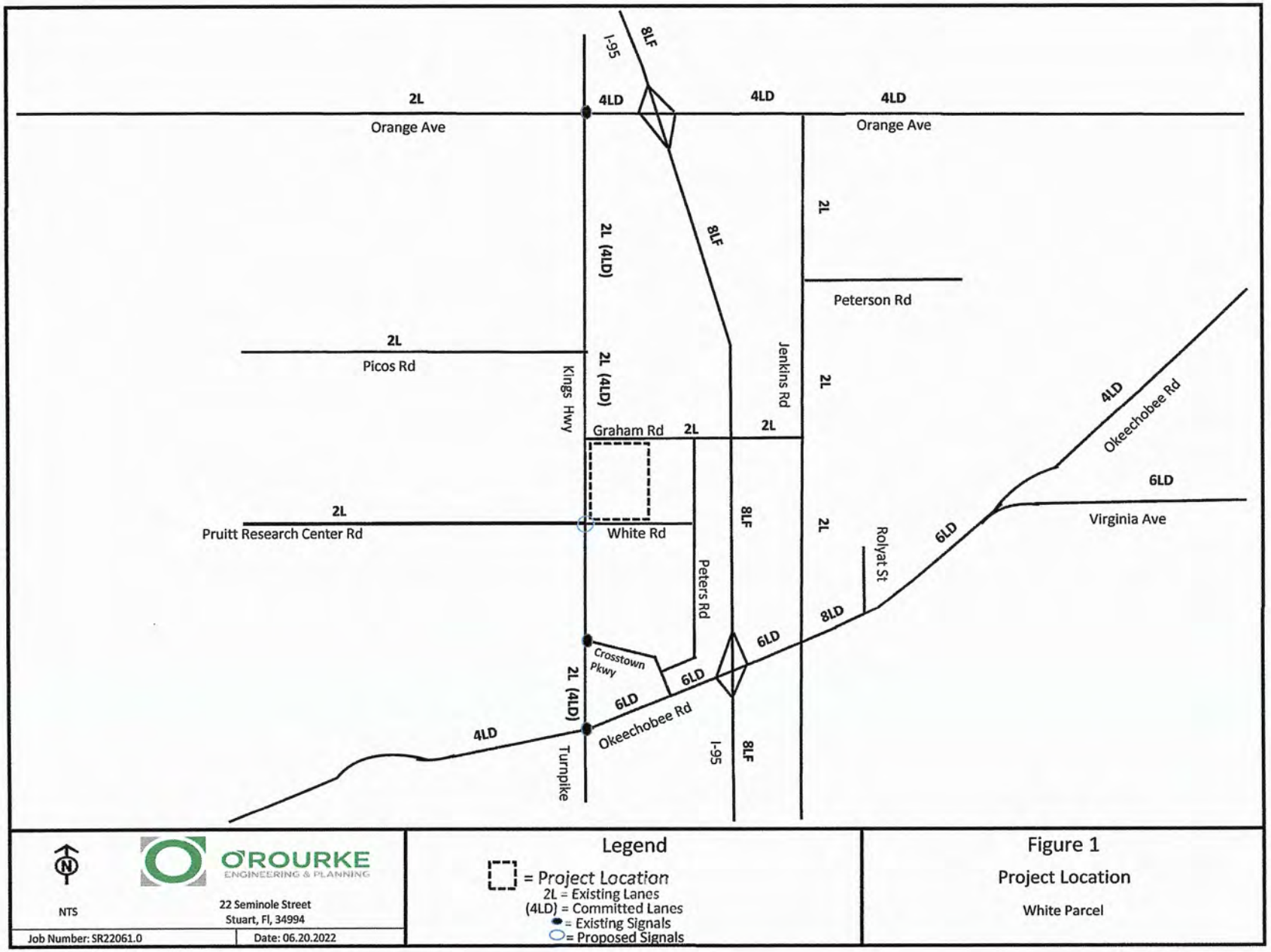
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 19.29 acres located east of Kings Highway, north of White Road, and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of RL (Residential Low) which allows single-family lots at up to 6.5DUs per acre for a total of 125 dwelling units. The proposal is to change the land use to GC (General Commercial) which allows up to a maximum FAR of 1.0. 840,272 square feet of general commercial is allowed under the proposed future land use. Under the proposed land use, medical office or retail use would generate the most traffic. However, retail could not develop at that intensity which requires multiple levels. Therefore, medical office was used.

Appendix A shows the details of the site.


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
2L
2L (4LD)
8LF
Peterson Rd
2L
Picos Rd
Kings Hwy
2L (4LD)
Jenkins Rd
2L
4LD
Okeechobee Rd
Graham Rd
2L
2L
6LD
2L
Pruitt Research Center Rd
White Rd
8LF
2L
Rolyat St
Virginia Ave
6LD
Peters Rd
8LD
6LD
Crosstown Pkwy
6LD
2L (4LD)
6LD
4LD
Okeechobee Rd
Turnpike
I-95
8LF
NTS
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
= Existing Signals
= Proposed Signals
Figure 1
Project Location
White Parcel

ROADWAY CONDITIONS

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

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

Existing/Proposed Lane Geometrics and Traffic Control

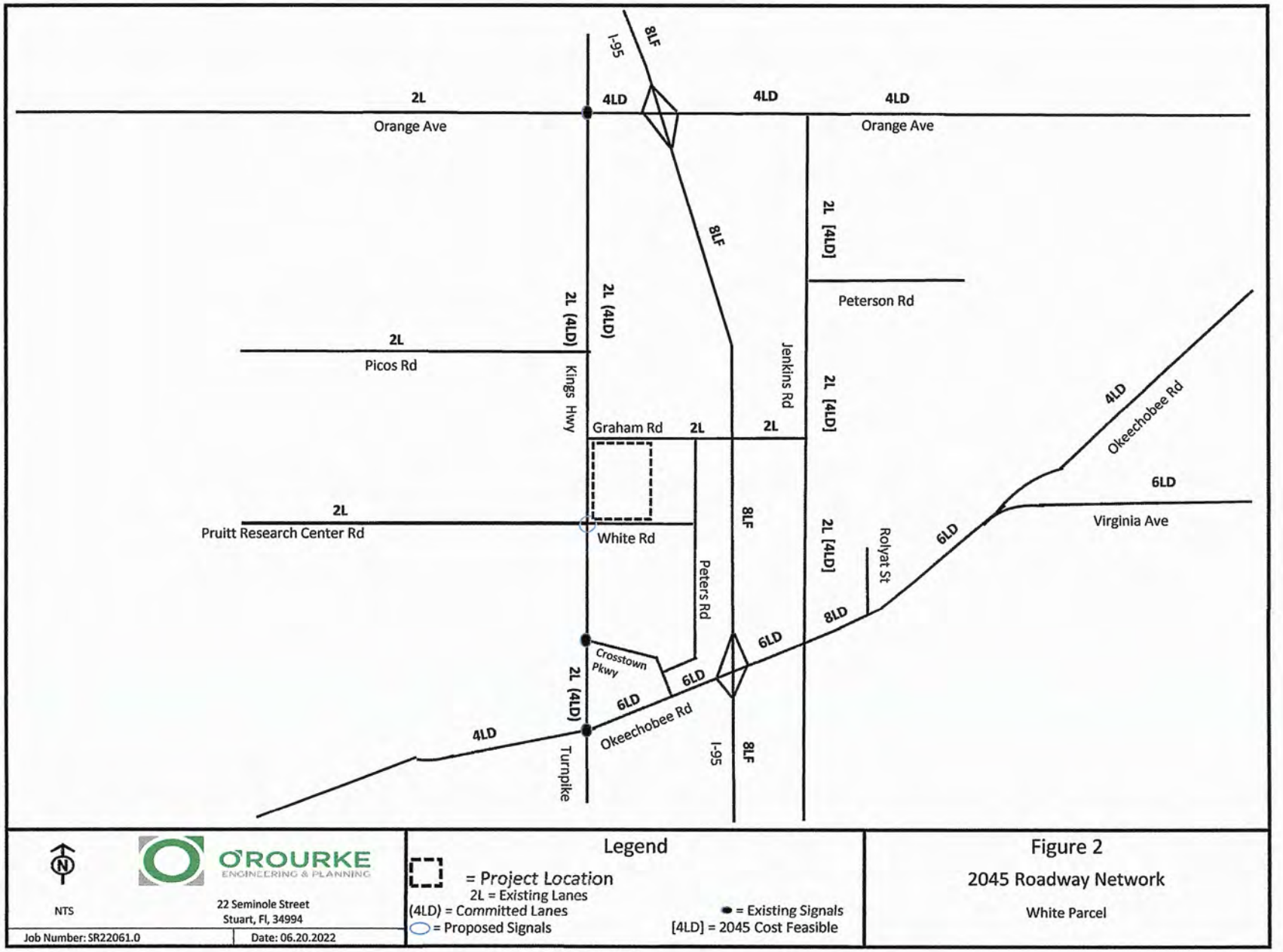
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.
- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2045 cost feasible plan.
- Graham Road is a two-lane local roadway with a north/south alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Pruitt Research Center Road and White Road are 2 lane collector roads which will be realigned to intersect at Kings Highway. Future signalization is proposed.

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

Existing Traffic Volumes/ Service Volume

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


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
2L [4LD]
Peterson Rd
8LF
2L (4LD)
2L (4LD)
2L
Picos Rd
Kings Hwy
Jenkins Rd
2L [4LD]
Graham Rd
2L
2L
4LD
Okeechobee Rd
6LD
2L
Pruitt Research Center Rd
White Rd
8LF
2L [4LD]
Rolyat St
Virginia Ave
6LD
Peters Rd
8LD
6LD
Crosstown Pkwy
6LD
6LD
2L (4LD)
4LD
Okeechobee Rd
Turnpike
I-95
8LF
NTS
O'ROURKE ENGINEERING & PLANNING
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
= Proposed Signals
= Existing Signals
[4LD] = 2045 Cost Feasible
Figure 2
2045 Roadway Network
White Parcel

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 11th Edition trip rates for the highest reasonable use in the land use category were applied. Medical-Dental Office (Land Use Code 720) was applied for the 840,272 square feet allowed under the proposed future land use. The Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 125 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, at buildout the project will generate 27,699 new daily trips. There will be 1,242 net new AM peak hour trips with 1,018 trips entering the project and 224 trips exiting the project. The project will generate 2,440 net new PM peak hour trips with 637 trips entering the project and 1,803 trips exiting the project.

Approximately 50,000 square feet are estimated to be constructed for the 5-year scenario. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

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

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

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	840,272	SF	T = 42.97(X) - 108.01	50%	50%	16098	16098	32196	3220	10%	14488	14488	28976
Existing Land Use														
Single-Family Detached Housing	210	125	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	639	639	1277	0	0%	639	638	1277
Difference												**13849**	**13850**	**27699**

Source: ITE 11th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	840,272	SF	Ln(T) = 0.90Ln(X) + 1.34	78%	22%	1158	327	1485	149	10%	1042	294	1336
Existing Land Use														
Single-Family Detached Housing	210	125	DU	T = 0.71(X) + 7.23	26%	74%	24	70	94	0	0%	24	70	94
Difference												**1018**	**224**	**1242**

Source: ITE 11th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	840,272	SF	T = 4.07(X) - 3.17	28%	72%	798	2053	2851	285	10%	718	1848	2566
Existing Land Use														
Single-Family Detached Housing	210	125	DU	Ln(T) = 0.96Ln(X) + 0.36	64%	36%	81	45	126	0	0%	81	45	126
Difference												**637**	**1803**	**2440**

Source: ITE 11th Edition Trip Generation Rates

Table 2 Trip Generation - 5 Year

Table2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	T=42.97(X) - 108.01	50%	50%	917	916	1,833

Source: ITE Trip Generation Manual 11th Edition

Table 2b: AM Peak Hour

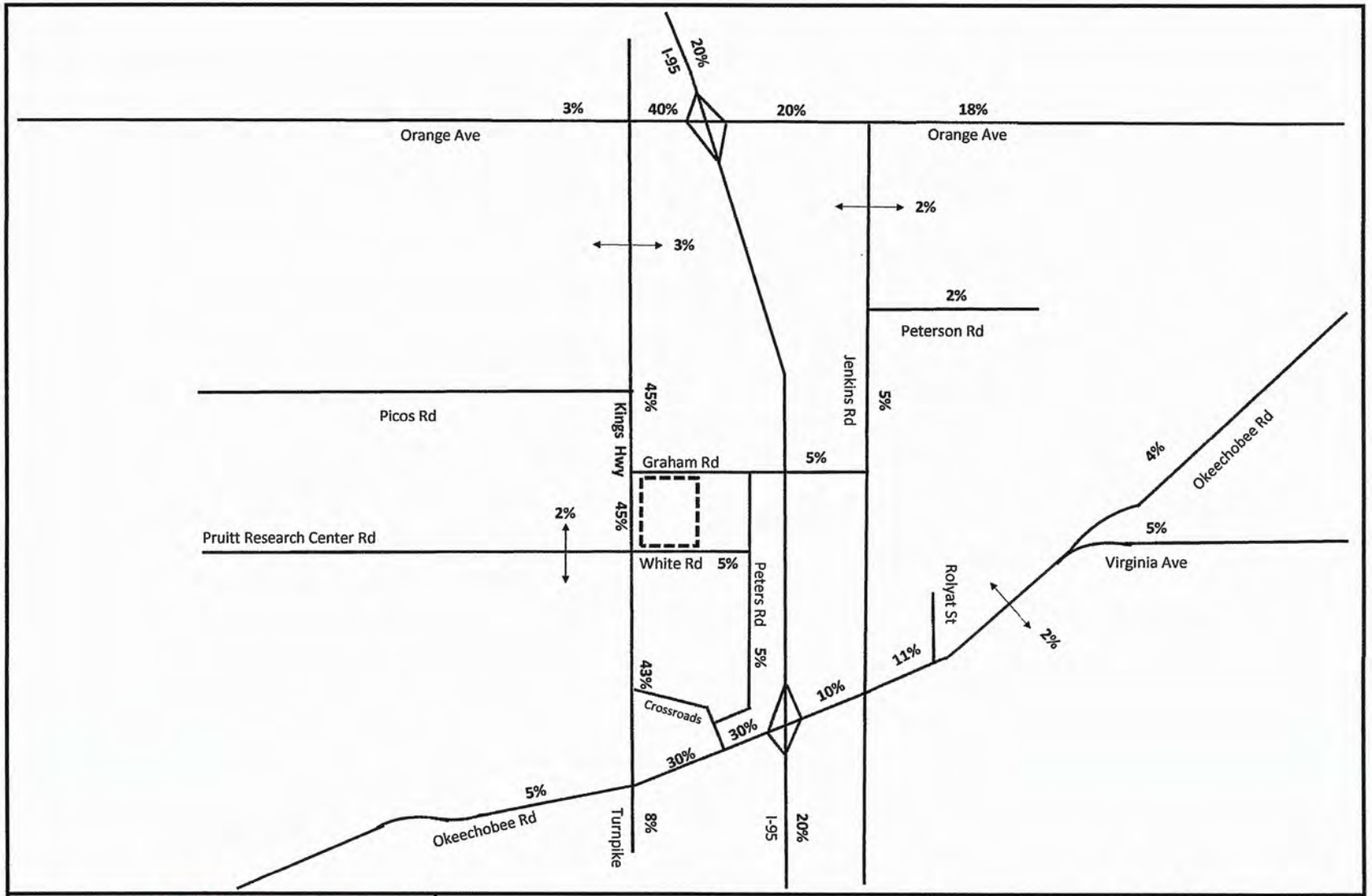
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	Ln(T)=0.90Ln(X) + 1.34	78%	22%	94	27	121

Source: ITE Trip Generation Manual 11th Edition

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	T=4.07(X) - 3.17	28%	72%	48	124	172

Source: ITE Trip Generation Manual 11th Edition


I-95
20%
3%
40%
20%
18%
Orange Ave
Orange Ave
2%
3%
2%
Peterson Rd
Jenkins Rd
5%
Picos Rd
Kings Hwy
45%
Graham Rd
5%
4%
Okeechobee Rd
2%
45%
Pruitt Research Center Rd
White Rd
5%
5%
Virginia Ave
Peters Rd
5%
Rolyat St
11%
2%
43%
Crossroads
10%
30%
30%
5%
Okeechobee Rd
Turnpike
8%
I-95
20%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
Figure 2
Percent Assignment
White Parcel

2045 ANALYSIS

The Long Range analysis relies on the Long Range Transportation Plan analysis. The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were not yet available. So 2045 volumes obtained from the St. Lucie County LRTP cost feasible model were used. These volumes were adjusted using FDOT K and D factors to obtain the Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the Long Range total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results.

Five Year Analysis

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

Appendix C includes the growth rate calculation and background traffic.

CONCLUSION

With its 1,242 net new AM peak hour trips and 2,440 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network with the exception of Peters Road. Peters Road would need to be widened to a four-lane road from Crosstown Parkway to the project driveway. This improvement would be considered site access. The project has also demonstrated through the five year analysis that the concurrency could be maintained. Therefore, the project meets the requirements for land use plan amendments.

TABLE 3a - Long Range Percent Impact 2045 - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	2040 Peak Hour Service[1] Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	407	22.61%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	90	5.00%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	458	25.44%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	101	5.61%	45%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	101	5.61%	45%
	Graham Rd	Picos Rd	SB	IN	YES	1800	458	25.44%	45%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	101	5.61%	45%
	Picos Rd	Orange Ave	SB	IN	YES	1800	458	25.44%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	11	1.75%	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	51	8.10%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	11	0.36%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	51	1.69%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	40	2.00%	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	183	9.15%	18%
	I-95	Jenkins Rd	EB	IN	YES	2000	204	10.20%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	45	2.25%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	90	4.50%	40%
	Kings Hwy	I - 95	WB	IN	YES	2000	407	20.35%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	31	2.90%	3%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	7	0.65%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	10	0.56%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	2	0.11%	1%
	Graham Rd	Peterson Rd	NB	OUT	NO	1800	11	0.61%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	1800	51	2.83%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	7	0.39%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	1800	31	1.72%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/Kings Hwy	EB	IN	NO	1810	51	2.82%	5%
	McCarty Rd	Florida Turnpike/Kings Hwy	WB	OUT	NO	1810	11	0.61%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	67	1.61%	30%
	Kings Hwy	I - 95	WB	IN	YES	4170	305	7.31%	30%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	22	0.52%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	102	2.41%	10%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	25	0.62%	11%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	112	2.77%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	204	2.79%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	45	0.61%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	45	0.61%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	204	2.79%	20%

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

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

Two-Way: 1242
Net In: 1018
Net Out: 224

TABLE 3b - Long Range Percent Impact 2045 - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service[1] Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	255	14.17%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	721	40.06%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	287	15.94%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	811	45.06%	45%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	811	45.06%	45%
	Graham Rd	Picos Rd	SB	IN	YES	1800	287	15.94%	45%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	811	45.06%	45%
	Picos Rd	Orange Ave	SB	IN	YES	1800	287	15.94%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	90	14.29%	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	32	5.08%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	90	2.98%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	32	1.06%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	325	16.25%	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	115	5.75%	18%
	I-95	Jenkins Rd	EB	OUT	YES	2000	361	18.05%	20%
	I-95	Jenkins Rd	WB	IN	YES	2000	127	6.35%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	721	36.05%	40%
	Kings Hwy	I - 95	WB	IN	YES	2000	255	12.75%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	19	1.78%	3%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	54	5.05%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	6	0.33%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	18	1.00%	1%
	Graham Rd	Peterson Rd	NB	OUT	YES	1800	90	5.00%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	1800	32	1.78%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	54	3.00%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	1800	19	1.06%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	32	1.77%	5%
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	YES	1810	90	4.97%	5%
	Kings Hwy	I - 95	EB	OUT	YES	4170	541	12.97%	30%
	Kings Hwy	I - 95	WB	IN	YES	4170	191	4.58%	30%
	I - 95	Jenkins Rd	EB	OUT	YES	4240	180	4.25%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	64	1.51%	10%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	198	4.90%	11%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	70	1.73%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	127	1.73%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	361	4.93%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	361	4.93%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	127	1.73%	20%

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

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

Two-Way: 2440
Net In: 637
Net Out: 1803

TABLE 4a - Long Range Link Analysis 2045 - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	16844	0.09	0.571	866	1800	407	1273	22.61%	YES	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	16844	0.09	0.429	650	1800	90	740	5.00%	YES	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	18366	0.09	0.571	944	1800	458	1402	25.44%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	18366	0.09	0.429	709	1800	101	810	5.61%	YES	45%
	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	101	823	5.61%	YES	45%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	458	1419	25.44%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	101	695	5.61%	YES	45%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	458	1248	25.44%	YES	45%
Graham Rd	Kings Hwy	Jenkins Rd	WB	IN	YES	3593	0.09	0.491	159	630	51	210	8.10%	YES	5%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.491	1074	2000	183	1257	9.15%	YES	18%
	I-95	Jenkins Rd	EB	OUT	YES	25426	0.09	0.509	1165	2000	204	1369	10.20%	YES	20%
	Kings Hwy	I - 95	EB	OUT	YES	25426	0.09	0.509	1165	2000	90	1255	4.50%	YES	40%
	Kings Hwy	I - 95	WB	IN	YES	29401	0.09	0.491	1299	2000	407	1706	20.35%	YES	40%
Okeechobee Rd	Kings Hwy	I - 95	WB	OUT	YES	31444	0.09	0.429	1214	4170	305	1519	7.31%	YES	30%

Two-Way: 1242
Net In: 1018
Net Out: 224

TABLE 4b - Long Range Link Analysis 2045 - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	16844	0.09	0.429	650	1800	255	905	14.17%	YES	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	16844	0.09	0.571	866	1800	721	1587	40.06%	YES	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	18366	0.09	0.429	709	1800	287	996	15.94%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	18366	0.09	0.571	944	1800	811	1755	45.06%	YES	45%
	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	811	1533	45.06%	YES	45%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	287	1248	15.94%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	811	1405	45.06%	YES	45%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	287	1077	15.94%	YES	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	5393	0.09	0.491	238	630	90	328	14.29%	YES	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	3593	0.09	0.509	165	630	32	197	5.08%	YES	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	24301	0.09	0.491	1074	2000	325	1399	16.25%	YES	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.509	1113	2000	115	1228	5.75%	YES	18%
	I-95	Jenkins Rd	EB	IN	YES	25426	0.09	0.491	1124	2000	361	1485	18.05%	YES	20%
	I-95	Jenkins Rd	WB	OUT	YES	25426	0.09	0.509	1165	2000	127	1292	6.35%	YES	20%
	Kings Hwy	I - 95	EB	OUT	YES	29401	0.09	0.491	1299	2000	721	2020	36.05%	No	40%
	Kings Hwy	I - 95	WB	IN	YES	25426	0.09	0.509	1165	2000	255	1420	12.75%	YES	40%
	Campbell Rd	Kings Hwy	WB	OUT	YES	13933	0.09	0.571	716	1070	54	770	5.05%	YES	3%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	7711	0.09	0.491	341	1800	90	431	5.00%	YES	5%
Okeechobee Rd	McCarty Rd	Florida Turnpike	WB	OUT	YES	9019	0.09	0.571	463	1810	90	553	4.97%	YES	5%
	Kings Hwy	I - 95	EB	IN	YES	31444	0.09	0.429	1214	4170	541	1755	12.97%	YES	30%
	Kings Hwy	I - 95	WB	OUT	YES	31444	0.09	0.571	1616	4170	191	1807	4.58%	YES	30%
	I - 95	Jenkins Rd	EB	OUT	YES	51103	0.09	0.491	2258	4240	180	2438	4.25%	YES	10%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	49154	0.09	0.491	2172	4040	198	2370	4.90%	YES	11%

Two-Way: 2440
Net In: 637
Net Out: 1803

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

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

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

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

Two-Way: 121
Net In: 94
Net Out: 27

TABLE 5b - Project Percent Impact - PM

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

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

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

Two-Way: 172
Net In: 48
Net Out: 124

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	2.25%	447	203	650	1800	42	692	2.33%	YES	45%

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

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

Two-Way:	121
Net In:	94
Net Out:	27
Years Grown:	8

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	2.25%	447	94	541	1800	22	563	1.22%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	7286	374	2.25%	447	214	661	1800	56	717	3.11%	YES	45%
	Graham Rd	Picos Rd	NB	OUT	YES	8216	369	2.25%	441	94	535	1800	56	591	3.11%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	8216	389	2.25%	465	202	667	1800	56	723	3.11%	YES	45%

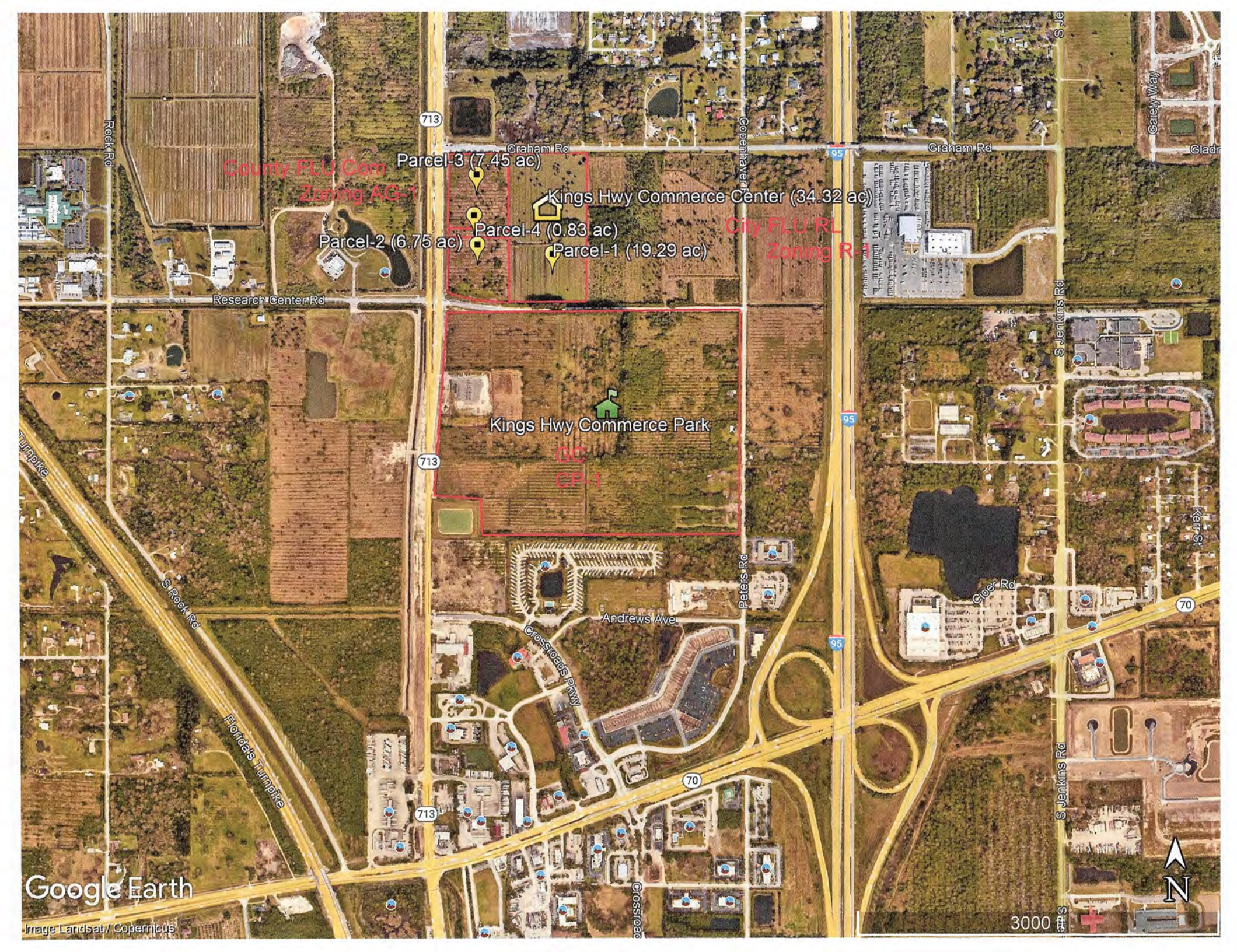
(1) St. Lucie County 2019 Traffic Counts and LOS Report

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

Two-Way:	172
Net In:	48
Net Out:	124
Years Grown:	8

APPENDIX A

SITE DATA



County FLU Com
Zoning AG-1
Parcel-3 (7.45 ac)
Kings Hwy Commerce Center (34.32 ac)
Parcel-4 (0.83 ac)
Parcel-2 (6.75 ac)
Parcel-1 (19.29 ac)
City FLU RL
Zoning R-1
Kings Hwy Commerce Park
IDC
CP-1
Graham Rd
Research Center Rd
Rock Rd
Copenhaver Rd
S Jenkins Rd
Gaiety Way
Kerr St
Cloer Rd
Peters Rd
Andrews Ave
Crossroads Pkwy
S Rock Rd
Florida's Turnpike
Turnpike
713
95
70
Google Earth
Image Landsat / Copernicus
3000 ft
N

APPENDIX B

Roadway Details

LRTP Model Data

St. Lucie County 5-Year TIP

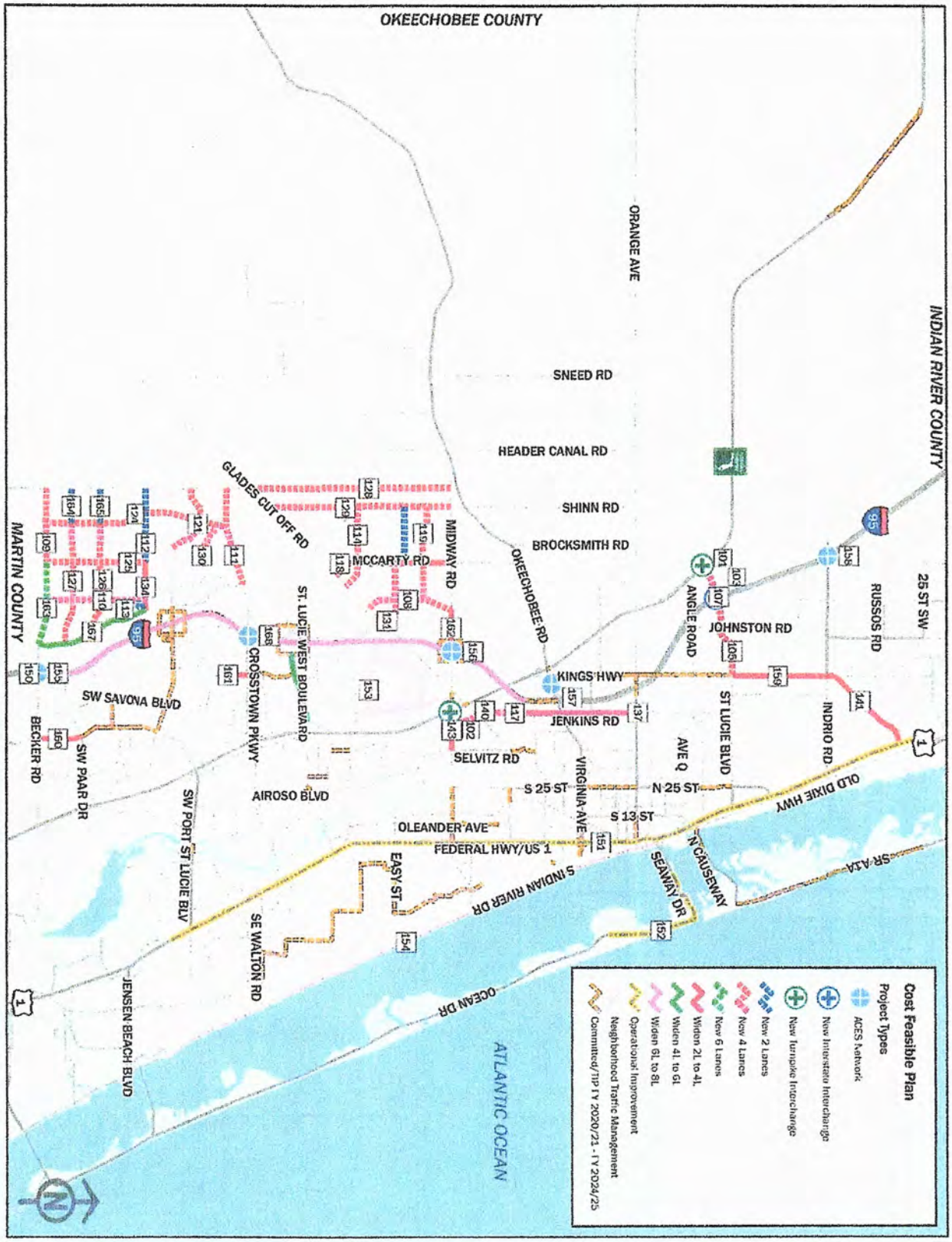


Figure 1. Cost Feasible Plan -- Project Types

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
11100	2ND ST	CITRUS AVE	ORANGE AVE	CR	2U	D	C	2,400	0	1,365	3,629	1,229	2,400	2.787	1,229	3,629	#DIV/0!	#DIV/0!
11110	2ND ST	ORANGE AVE	AVENUE A	CR	2U	D	C	1,800	0	2,132	3,719	1,919	1,800	2.091	1,919	3,719	#DIV/0!	#DIV/0!
1300	7TH ST	SUNRISE BLVD	GEORGIA AVE	CR	2U	C	D	1,425	4743	4,719	4,247	2,822	0	1.655	4,247	939	1,361	1,145
1310	7TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	2,500	8655	6,195	5,576	3,076	0	2.904	5,576	-579	1,716	569
1320	7TH ST	DELAWARE AVE	CITRUS AVE	CR	2U	C	D	3,300	9348	7,671	6,904	3,604	0	3.833	6,904	856	2,600	1,728
1330	7TH ST	CITRUS AVE	ORANGE AVE	CR	2U	C	D	3,300	8979	6,617	5,955	2,655	0	3.833	5,955	276	2,335	1,306
1340	7TH ST	ORANGE AVE	AVENUE C	CR	2U	C	D	3,400	8295	6,087	5,481	2,081	0	3.949	5,481	586	2,387	1,477
1350	7TH ST	AVENUE C	AE BACKUS AVE	CR	2U	C	D	2,955	9769	9,644	8,680	5,725	0	3.428	8,680	1,851	2,796	2,328
1360	7TH ST	AE BACKUS AVE	AVENUE D	CR	2U	C	D	2,950	8573	5,696	5,090	2,140	0	3.428	5,090	-531	1,668	661
1370	7TH ST	AVENUE D	AVENUE H	CR	2U	C	D	2,500	11085	8,658	5,992	3,492	0	2.904	5,992	-2,593	1,442	-576
11400	10TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	1,100	1141	2,044	1,798	698	-41	1.278	1,839	1,798	1,891	1,845
11410	10TH ST	ORANGE AVE	AVENUE C	CR	2U	D	D	1,100	2778	4,415	2,295	1,195	-1,678	1.278	3,973	1,795	1,678	1,967
11420	10TH ST	AVENUE C	AVENUE D	CR	2U	C	D	1,100	1425	1,476	1,328	228	0	1.278	1,328	1,003	1,044	1,049
1000 *	13TH ST	VIRGINIA AVE	NEBRASKA AVE	CR	2U	D	D	7,000	5161	6,185	7,388	388	1,819	8.130	5,549	7,388	7,967	7,682
1000.2	13TH ST	NEBRASKA AVE	GEORGIA AVE	CR	2U	D	D	7,000	6899	6,782	7,987	987	101	8.130	7,886	7,987	8,535	8,261
1010	13TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	6,200	7452	8,177	7,360	1,160	0	7.201	7,360	6,108	6,531	6,319
1020	13TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	5,700	6473	8,287	6,667	967	-773	6.620	7,440	6,667	6,985	6,825
1030.1	13TH ST	ORANGE AVE	AVENUE B	CR	2U	D	D	4,620	6332	10,495	7,914	3,114	-1,532	5.575	9,446	7,914	7,638	7,776
1030.2	13TH ST	AVENUE B	AVENUE D	CR	2U	D	D	4,600	6263	9,030	6,464	1,864	-1,663	5.342	8,127	6,464	6,387	6,425
1040.11	13TH ST	AVENUE D	AVENUE H	CR	2U	D	D	4,400	5974	7,881	5,519	1,119	-1,574	5.110	7,093	5,519	5,572	5,545
1040.12	13TH ST	AVENUE H	AVENUE I	CR	2U	D	D	4,400	5326	7,300	5,744	1,344	-826	5.110	6,570	5,744	5,900	5,822
1040.13	13TH ST	AVENUE I	AVENUE O	CR	2U	D	D	4,400	5238	6,976	5,440	1,040	-838	5.110	6,278	5,440	5,625	5,533
1040.2	13TH ST	AVENUE O	AVENUE Q	CR	2U	C	C	0	890	1,092	989	989	0	0	989	0	0	0
9490	17TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	D	C	2,400	0	2,041	4,237	1,837	2,400	2.787	1,837	4,237	#DIV/0!	#DIV/0!
9500	17TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,100	7756	9,427	6,826	726	-1,658	7.085	8,484	6,826	7,116	6,971
9510	17TH ST	ORANGE AVE	AVENUE D	CR	2U	D	D	5,000	4194	6,844	6,998	1,998	806	5.807	6,160	6,998	7,833	7,400
9520	17TH ST	AVENUE D	AVENUE Q	CR	2U	C	D	3,900	4474	4,785	4,289	389	0	4.529	4,289	3,715	3,985	3,851
1110	25TH ST	MIDWAY RD	BELL AVE	CR	4D	D	D	16,100	11334	18,890	21,767	5,667	4,766	18.699	17,001	21,767	25,760	23,764
1120	25TH ST	BELL AVE	EDWARDS RD	CR	4D	D	D	18,500	9880	17,316	24,204	5,704	6,620	21.486	15,564	24,204	31,126	27,665
1130 *	25TH ST	EDWARDS RD	CORTEZ BLVD	SR	4D	F	F	18,100	12454	21,245	27,203	9,103	6,083	21.021	19,120	24,768	29,641	27,203
1139.2	25TH ST	CORTEZ BLVD	VIRGINIA AVE	SR	4D	F	F	21,500	12595	19,160	28,774	7,274	11,530	24.973	17,244	28,145	31,395	29,774
1140.1	25TH ST	VIRGINIA AVE	NEBRASKA AVE	SR	4D	F	F	23,000	9470	14,978	30,320	7,320	17,200	26.712	13,120	28,650	33,990	30,320
1140.2	25TH ST	NEBRASKA AVE	OKEECHOBEE RD	SR	4D	F	F	23,000	10644	17,518	31,563	8,563	15,817	26.712	15,786	27,822	35,343	31,583
1150	25TH ST	OKEECHOBEE RD	GEORGIA AVE	SR	4D	F	F	23,000	11962	18,378	30,751	7,751	14,210	26.712	16,540	27,978	33,623	30,751
1160	25TH ST	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	21,300	10131	17,953	31,780	10,480	15,623	24.738	16,157	27,326	36,235	31,780
1170	25TH ST	DELAWARE AVE	ORANGE AVE	SR	4D	F	F	19,600	10354	17,769	28,764	9,164	12,772	22.763	15,592	25,238	32,290	28,764
1180	25TH ST	ORANGE AVE	AVENUE D	SR	4D	F	F	17,900	11791	18,491	23,722	6,722	7,080	19.744	16,542	21,851	25,594	23,722
1190 *	25TH ST	AVENUE D	AVENUE Q	SR	4D	F	F	15,600	9253	17,373	25,050	9,450	9,415	18.118	15,238	21,993	28,118	25,056
1190.2	25TH ST	AVENUE Q	JUANITA AVE	SR	4D	F	F	14,200	9211	18,272	24,238	10,038	7,793	16.490	16,445	21,434	27,042	24,238
1200	25TH ST	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	11,150	6385	12,690	18,734	7,584	7,310	12.953	11,424	18,199	21,276	18,734
1210	25TH ST	ST LUCIE BLVD	US 1	SR	4D	C	C	5,100	0	10,029	9,018	3,918	0	5.923	9,018	18,116	#DIV/0!	#DIV/0!
24300	29TH ST	ORANGE AVE	AVENUE D	CR	2U	D	C	3,400	0	3,193	6,274	2,874	3,400	3.949	2,874	6,274	#DIV/0!	#DIV/0!
24310	29TH ST	AVENUE D	AVENUE Q	CR	2U	D	C	3,400	0	1,412	4,671	1,271	3,400	3.949	1,271	4,671	#DIV/0!	#DIV/0!
1400	33RD ST	OKEECHOBEE RD	DELAWARE AVE	CR	2U	D	D	6,400	5146	7,658	8,144	1,744	1,254	7.433	6,890	8,144	9,140	8,642
1500	33RD ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	8,600	7960	11,204	8,724	2,124	-1,389	7.985	10,084	8,724	8,918	8,821
9610	35TH ST	KIRBY LOOP RD	CORTEZ BLVD	CR	2U	D	D	5,400	787	3,896	8,119	2,719	4,613	6.272	3,506	8,119	25,663	16,891
9620	35TH ST	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,400	4696	9,140	8,930	3,530	704	6.272	8,226	8,930	10,089	9,509
9630	35TH ST	VIRGINIA AVE	OKEECHOBEE RD	CR	2U	D	D	4,000	2745	4,534	5,336	1,336	1,255	4.646	4,081	5,336	6,343	5,839
25800	53RD ST	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,200	3309	5,339	3,788	1,588	-1,003	2.555	4,797	3,788	3,508	3,648
9600	AE BACKUS AVE	7TH ST	US 1	CR	2U	D	D	600	1258	4,043	3,181	2,381	-458	929	3,639	3,181	2,468	2,824
25935	AE BACKUS AVE	US 1	INDIAN RIVER DR	CR	2U	C	C	700	0	4,582	4,106	3,406	0	813	4,106	4,606	#D V/0	#DIV/0!
1400	AIROSO BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	U	D	15,600	10464	11,378	18,118	2,518	7,678	18.118	10,240	15,456	18,378	15,907
1410	AIROSO BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	14,020	11278	18,040	17,192	3,172	2,752	16.294	14,440	17,192	19,161	18,177
1420	AIROSO BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	12,413	10069	18,087	18,622	6,209	2,344	14.416	16,278	18,622	21,405	20,014
1430	AIROSO BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	4D	D	D	11,924	5203	9,567	15,349	3,425	6,721	13.849	8,628	15,349	21,597	18,220
1442	AIRGSO BLVD	FLORESTA DR	ST JAMES DR	CR	4D	D	D	15,433	11232	16,414	18,074	2,641	4,201	17.924	13,873	18,074	20,332	19,203
7836.4	AIRPORT CONNECTOR	FL TURNPIKE W RAMP	I-95	CR	4D	C	#N/A	0	0	22,855	20,570	20,570	0	0	20,570	0	0	0
25910	ALCANTARRA BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	C	D	3,350	5793	5,664	5,089	1,789	0	3.633	5,089	2,999	3,092	2,844
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10.685	11,845	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	9233	12,339	11,748	2,872	643	10.309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7.665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6.330	11,544	9,377	9,811	9,594
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4.994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-476	3.135	3,672	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1266	2,101	1,605	605	-266	1.161	1,871	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MILE OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1.161	225	882	700	791
1550.2	ANGLE RD	1/2 MILE OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1.161	225	882	700	791
9150	ARTERIAL A	GLADES CUT-OFF RD	MIDWAY RD	CR	4D	C	C	0	0	2,663	2,397	2,397	0	0	2,397	0	0	0
1800	AVENUE A	17TH ST	US 1	CR	2D	C	D	1,700	3302	2,841	2,557	857	0	1.974	2,557	995	1,404	1,199
1910	AVENUE A	US 1	INDIAN RIVER DR	CR	2U	C	D	1,650	4166	2,631	2,367	517	0	2.149	2,367	51	1,121	586
9900	AVENUE B	13TH ST	19TH ST	CR	2U	C	C	350	0	2,157	1,941	1,591	0	406	1,941	2,591	#DIV/0!	#DIV/0!
9910	AVENUE C	10TH ST	7TH ST	CR	2U	D	D	575	1992	4,543	2,671	2,096	-1,417	668	4,088	2,671	1,269	1,969
1791	AVENUE D	ANGLE RD	29TH ST	CR	2U	U	D	5,000	1113	1,035	5,807	807	4,875	5.807	932	4,618	4,468	4,544
1700	AVENUE D	29TH ST	25TH ST	CR	2U	D	D	4,900	1134	1,959	5,826	926	3,766	5.591	1,760	5,826	8,110	6,968
1710	AVENUE D	25TH ST	17TH ST	CR	2U	D	D	4,900	1435	1,838	5,119	219	3,465	5.69*	1,654	5,119	6,025	5,572
1720	AVENUE D	17TH ST	13TH ST	CR	2U	U	D	4,650	2716	2,432	5,401	751	3,207	5.401	2,194	4,126	4,004	4,065
1730.1	AVENUE D	13TH ST	10TH ST	CR	2U	U	D	4,600	3205	3,532	5,342	742	2,164	5.342	3,179	4,674	4,667	4,720
1730.2	AVENUE D	10TH ST	7TH ST	CR	2U	U	D	2,700	3872	4,394	3,136	436	-818	3.136	3,954	2,782	2,941	2,862
1740	AVENUE D	7TH ST	US 1	CR	2U	U	D	2,700	5529	3,238	3,136	436	-222	3.136	2,914	65	1,518	802
25700	AVENUE H	13TH ST	7TH ST	CR	2U	C	C	2,100	0	2,970	2,673	573	0	2.439	2,673	4,773	#DIV/0!	#DIV/0!
25710	AVENUE H	7TH ST	US 1	CR	2U	C	C	1,200	0	8,966	7,709	6,509	0	1.394	7,709	8,909	#DIV/0!	#DIV/0!
24400	AVENUE I	25TH ST	17TH ST	CR	2U	U	D	2,800	3075	3,564	3,368	568	1,042	3.368	3,326	2,157	2,238	2,245
24410	AVENUE I	17TH ST	13TH ST	CR	2U	D	D	2,900	1881	2,783	3,429	529	918	3.368	2,510	3,429	3,920	3,674
9400	AVENUE O	13TH ST	US 1	CR	2U	D	D	1,750	7363	8,617	2,142	392	-5,613	2.092	7,755	2,142	1,996	2,054
9320	AVENUE Q	ANGLE RD	25TH ST	CR	2U	D	D	3,800	2204	3,947	5,148	1,348	1,996	4.413	3,552	5,148	6,533	5,841
9310	AVENUE Q	25TH ST	17TH ST	CR	2U	D	D	3,400	1897	2,156	3,445	45	1,593	3.648	1,942	3,445	3,713	3,579
9320	AVENUE Q	17TH ST	13TH ST	CR	2U	D	D	3,400	1061	1,316	3,526	126	2,339	3.648	1,186	3,526	4,054	3,788
1500	BAYSHORE BLVD	MOUNTWELL ST	PORT ST LUCIE BLVD	CR	2U	D	D	5,300	10754	15,512	8,507	3,207	-5,454	6.165	13,961	8,507	7,339	7,923
1510	BAYSHORE BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	D	D	22,000	22150	38,678	32,800	10,800	-150	25.551	33,010	32,800	34,972	33,916
1520	BAYSHORE BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	21,000	16686	27,357	29,355	8,355	4,734	24.389	24,621	29,355	33,906	31,630
1530	BAYSHORE BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	23,750	15588	24,956	30,625	6,875	8,164	27.583	22,461	30,625	36,508	33,566
1540	BAYSHORE BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	2U	D	D	14,500	11976	16,127	17,036	2,536	2,522	16.640	14,514	17,036	18,742	17,889
1550	BAYSHORE BLVD	FLORESTA DR	SELVITZ RD	CR	2U	D	D	12,000	6616	11,692	13,907	1,907	3,384	13.937	10,523	13,907	15,633	14,770
1560	BAYSHORE BLVD	SELVITZ RD	25TH ST	CR	2U	U	D	9,000	4148	4,318	6,966	966	3,033	6.966	3,886	9,740	5,998	5,869
10000	BEACH AVE	OLEANDER AVE	RIO MAR DR	CR	2U	D	D	3,000	1768	2,416	3,408	408	1,232	3.484	2,174	3,408	3,935	3,670
10005	BEACH AVE	RIO MAR DR	CAMINO	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
1900.22	BECKER RD	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	21,210	19,089	19,089	0	0	19,089	0	0	0
1900.23	BECKER RD	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	6,693	5,934	5,934	0	0	5,934	0	0	0
1900.24	BECKER RD	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	6,761	6,085	6,085	0	0	6,085	0	0	0
1900.21	BECKER RD	VILLAGE PKWY	I-95	CR	6D	C	C	11,500	2	35,550	31,995	20,495	0	13,356	31,995	43,453	#VALUE!	#VALUE!
1900.25	BECKER RD	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	3,332	2,999	2,999	0	0	2,999	0	0	0
1900.3	BECKER RD	I-95	SAVONA BLVD	CR	4D	D	D	6,900	15553	25,380	25,171	16,271	-6,653	10.336	31,824	25,171	19,425	22,298
1910	BECKER RD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	4D	D	D	5,700	6884	20,266	17,055	11,355	-1,184	8.620	18,239	17,055	16,109	16,582
1920.2	BECKER RD	PORT ST LUCIE BLVD	ALBACORE ST	CR	4D	D	D	3,500	6299	17,752	15,179	9,679	-799	6.388	15,977	15,179	14,883	15,031
1930.1	BECKER RD	ALBACORE ST	DARWIN BLVD	CR	4D	D	D	5,500	6971	16,184	13,077	7,577	-571	6.388	13,648	13,077	13,168	13,122
1930.12	BECKER RD	DARWIN BLVD	ATHENA DR	CR	4D	D	D	11,200	9686	19,022	18,634	7,434	1,514	13.008	17,120	18,634	21,115	19,875
1930.11	BECKER RD	ATHENA DR	FLORIDAS TURNPIKE	CR	4D	D	D	11,000	11499	21,917	19,226	8,226	-499	12.775	19,725	19,226	20,127	19,677
1930.2	BECKER RD	FLORIDAS TURNPIKE	SOUTHBEND BLVD	CR	4D	D	D	9,500	11239	16,609	12,598	3,098	-1,720	11.033	14,318	12,598	12,932	12,765
1940	BECKER RD	SOUTHBEND BLVD	GILSON RD	CR	2U	D	D	7,050	12243	16,787	9,924	2,874	-5,193	8.186	15,117	9,924	9,265	9,595
2000	BELL AVE	25TH ST	SUNRISE BLVD	CR	2U	D	D	3,000	3128	5,023	4,396	1,396	-125	3.484	4,521	4,396	4,630	4,513
2010	BELL AVE	SUNRISE BLVD	OLEANDER AVE	CR	2U	D	D	3,000	2956	4,605	4,191	1,191	44	3.484	4,147	4,191	4,489	4,340
25930	BINNEY DR	SR A1A S (SEAWAY)	SR A1A S (OCEAN)	CR	2U	C	C	0	0	3,112	2,801	2,801	0	0	2,801	0	0	0
25915.1	BLANTON BLVD	TORINO PKWY	VOLUCIA DR	CR	2U	C	C	0	1220	1,561	1,405	1,405	0	0	1,405	0	0	0
25915.2	BLANTON BLVD	VOLUCIA DR	EAST TORINO PKWY	CR	2U	C	C	0	2571	4,546	4,091	4,091	0	0	4,091	0	0	0

Tedzie Diver
3/6/2019
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Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
12100	BLUEFIELD RD	BLUEFIELD RANCH RD	OKEECHOBEE RD	CR	2U	C	C	0	0	47	47	47	0	0	47	0	0	0
2755	BUCHANAN DR	MIDWAY	WEATHERBEE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
2750	BUCHANAN DR	EASY ST	MIDWAY RD	CR	2U	D	D	950	3053	4 140	1,623	673	-2 103	1 103	3 728	1,525	1 237	1 430
2100	CALIFORNIA BLVD	CAMEO BLVD	DEL RIO BLVD	CR	2U	D	D	5 900	5168	7 987	7 904	2 004	734	6,852	7 170	7 904	8 735	8 370
2100	CALIFORNIA BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	D	D	11 500	12316	17 434	14 375	2,875	-1 316	13,356	15 691	14 375	15 018	14 696
2100 1	CALIFORNIA BLVD	DEL RIO BLVD	SAVONA BLVD	CR	2U	D	D	11 000	6984	10 856	11 628	628	2,016	12 775	9 612	11 628	12 593	12 090
2110 2	CALIFORNIA BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	U	D	11 600	13591	15 076	13 472	1 872	-96	13,472	13 568	11 577	12 353	11 965
2110 2	CALIFORNIA BLVD	SAVONA BLVD	DEL RIO BLVD	CR	2U	U	D	10 000	9699	7 888	11 814	1 814	4,425	11 814	7 189	7 490	7 906	7 698
2140	CALIFORNIA BLVD	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CR	3U	D	D	7 000	9751	12 843	8 808	1 808	-2 751	9 130	11 559	8 808	8 851	8 829
2150	CALIFORNIA BLVD	UNIVERSITY BLVD	PEACOCK BLVD	CR	2U	D	D	5 600	5556	10 139	9 169	3 569	44	6 504	9 125	9 169	9 810	9 489
2130 1	CALIFORNIA BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	11 500	15141	16 942	11 607	107	-3 641	13 356	15 248	11 607	12 353	11 980
2141	CALIFORNIA BLVD	COUNTRY CLUB DR	UNIVERSITY BLVD	CR	2U	C	C	0	9751	14 504	13 144	13,144	0	0	13 144	0	0	0
2160	CALIFORNIA BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	D	D	9 150	5501	10 239	12 864	3,714	2 649	10 627	9 215	12 864	16 350	14 607
24700	CAMEO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	D	D	4,500	5608	5 988	5 371	771	0	5 342	5 371	4 353	4 699	4 531
24710	CAMEO BLVD	CALIFORNIA BLVD	CROSSTOWN PKWY	CR	2U	C	D	7 100	8107	8 708	7 835	735	0	6 246	7 835	6 828	7 319	7 073
18010	CAMINO ST	PRIMA VISTA	W OF US 1	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25030	CAMPBELL RD	PICOS RD	ORANGE AVE	CR	2U	D	D	425	82	317	628	203	343	494	285	628	1 577	1 103
6300	CANE SLOUGH RD	US 1	LENNARD RD	CR	4D	D	D	9,249	6875	8 371	9 908	659	2 374	10 742	7,534	9 908	10 812	10 360
22950	CARLTON RD	GLADES CUT-OFF RD	CARLTON RD (N)	CR	2U	D	D	300	189	211	302	2	112	348	190	302	329	315
22955	CARLTON RD	CARLTON RD (S)	OKEECHOBEE RD	CR	2U	C	D	475	547	577	519	44	0	552	519	447	481	464
2800 11	CASHMERE BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	C	D	6 400	10181	14 383	12 945	6 545	0	9 758	12 945	11 164	11 392	11 278
2800 12	CASHMERE BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	C	D	10 600	15199	17 192	15 483	4 883	0	12 311	15 483	10 884	11 593	11 192
2800 2	CASHMERE BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	C	D	10 600	9974	12 378	11 141	541	0	12 311	11 141	11 767	12 629	12 198
2210	CASHMERE BLVD	ST LUCIE WEST BLVD	PEACOCK BLVD	CR	2U	C	D	8,750	5300	10 684	9 886	1 136	0	10 182	9 886	12 336	14 645	13 490
11300	CASHMERE BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	C	D	7 400	8420	10 983	9 886	2 486	0	8 594	9 886	8 885	9 266	9 066
2300	CITRUS AVE	7TH ST	US 1	CR	2U	D	D	950	258	476	1 120	170	662	1 103	426	1 120	1 863	1 492
2310 1	CITRUS AVE	US 1	2ND ST	CR	4U	U	D	4 900	6570	4 670	5 691	791	1 468	5 691	4 203	3 533	3 344	3 438
2310 2	CITRUS AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	4 100	9311	4 295	4 762	662	905	4 762	3 857	1 646	1 672	2 159
2690	CITRUS AVE (SLC)	SAEGER AVE	MIDWAY RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9132	COMMERCE CENTER DR	CROSSTOWN PKWY	ST LUCIE WEST BLVD	CR	4D	D	C	1 100	0	1 048	2 043	943	1 100	1 278	943	2 043	#DIV/0!	#DIV/0!
9149	COMMERCE CENTER DR	ST LUCIE WEST BLVD	GLADES CUT-OFF RD	CR	2U	D	D	3 600	692	10,450	12 313	8 713	2 906	4 181	9 405	12 313	52 192	32 251
24710	COMMUNITY BLVD	WESTCLIFFE LN	TRADITION PKWY	CR	4D	D	D	2,300	1050	4 415	5 183	2 883	1 210	2 671	3 973	5 183	8 643	7 063
24000	COMMUNITY BLVD	TRADITION PKWY	DISCOVERY WAY	CR	2D	C	C	0	909	7 937	7 143	7 143	0	0	7 143	0	0	0
24001	COMMUNITY BLVD	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	15 050	13 545	13 545	0	0	13 545	0	0	0
24002	COMMUNITY BLVD	OPEN VIEW (WEST	PAAR (WEST)	CR	4D	C	C	0	0	5 026	4 559	4 559	0	0	4 559	0	0	0
24003	COMMUNITY BLVD	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	4 001	3 600	3 600	0	0	3 600	0	0	0
9800	CORTEZ BLVD	35TH ST	25TH ST	CR	2U	D	D	1 800	1059	3 726	4 057	2 257	701	2 091	3 356	4 057	5 862	4 960
9810	CORTEZ BLVD	25TH ST	SUNRISE BLVD	CR	2U	D	D	2 400	436	846	2 725	325	1 964	2 787	781	2 725	4 471	3 598
9980	COUNTRY CLUB DR	ST LUCIE WEST BLVD	CALIFORNIA BLVD	CR	4D	C	C	6 000	0	1 781	7 585	1 585	6 000	6 958	1 585	7 585	#DIV/0!	#DIV/0!
23500	CROSSROADS PKWY	OKEECHOBEE RD	KINGS HWY	CR	2U	C	C	550	0	3 255	2 930	2 380	0	639	2 930	3 480	#DIV/0!	#DIV/0!
23901	CROSSTOWN PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	7 293	6 537	6 537	0	0	6 537	0	0	0
23902	CROSSTOWN PKWY	N-S ROAD A	VILLAGE PKWY	CR	4D	C	C	0	0	21 939	19 475	19 475	0	0	19 475	0	0	0
23960	CROSSTOWN PKWY	VILLAGE PKWY	COMMERCE CTR DR	CR	4D	D	D	5 400	4131	34 504	32 682	27 282	1 269	6 272	31 413	32 682	43 801	38 242
10270 1	CROSSTOWN PKWY	COMMERCE CTR DR	I-95	CR	6D	D	D	5 100	4712	38 316	34 874	29 774	388	5 923	34 486	34 874	39 814	37 344
10270 2	CROSSTOWN PKWY	I-95	CALIFORNIA BLVD	CR	6D	D	D	13,000	21634	47,593	34 199	21 199	-8 634	15 098	42 833	34 199	27 455	30 827
10280	CROSSTOWN PKWY	CALIFORNIA BLVD	CASHMERE BLVD	CR	6D	D	D	14 000	20153	37 110	27 240	13 240	-6 153	18 260	33 359	27 240	24 745	25 997
10290 1	CROSSTOWN PKWY	CASHMERE BLVD	CAMEO BLVD	CR	6D	D	D	16 500	26327	42 759	28 656	12 156	-9 827	19 193	33 483	28 656	25 727	27 191
10290 2	CROSSTOWN PKWY	CAMEO BLVD	BAYSHORE BLVD	CR	6D	D	D	20 000	28234	46 623	33 727	13 727	-6 234	23 228	41 961	33 727	31 708	32 718
10000	CROSSTOWN PKWY	BAYSHORE BLVD	AROSO BLVD	CR	6D	D	D	12 500	6813	29 589	29 299	16 799	2 687	14 518	26 612	29 299	36 158	32 729
10310 1	CROSSTOWN PKWY	AROSO BLVD	SANDIA DR	CR	6D	D	D	5 900	7062	28,886	23 065	17 115	-1 132	6 910	24 197	23 065	21 685	22 375
10310 2	CROSSTOWN PKWY	SANDIA DR	MANTH LN	CR	6D	D	D	5,557	7062	26,886	22 652	17 115	-1 515	6 466	24 197	22 652	20 289	21 486
10310 3	CROSSTOWN PKWY	MANTH LN	FLORESTA DR	CR	6D	D	D	4,350	4291	25,395	22 915	18 565	59	5 052	22 656	22 915	24 744	23 814
10315	CROSSTOWN PKWY	FLORESTA DR	CORAL REEF ST	CR	6D	C	C	0	0	40 093	36 074	36 074	0	0	36 074	0	0	0
10330	CROSSTOWN PKWY	CORAL REEF ST	US 1	CR	6D	C	C	0	0	40 293	36 264	36 264	0	0	36 264	0	0	0
3155	CURTIS ST	FLORESTA DR	PRIMA VISTA BLVD	CR	2U	C	C	0	2282	3 813	3 432	3 432	0	0	3 432	0	0	0
2400	DARWIN BLVD	BECKER RD	PAAR DR	CR	2U	D	D	5,000	6264	8 537	6 419	1 419	-1 264	5 607	7 682	6 419	6 541	6 480
2410 1	DARWIN BLVD	PAAR DR	TULIP BLVD	CR	2U	D	D	6 250	7187	9 461	9 566	3 316	1 063	9 582	8 633	9 566	10 446	10 006
2410 2	DARWIN BLVD	TULIP BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	11 500	5317	10 806	12 908	1 408	3 183	13 356	9 725	12 908	14 344	13 626
2800	DEL RIO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	U	D	11 100	12351	12 097	12 892	1 792	2 031	12 892	10 860	9 629	10 411	10 020
25925	DEL RIO BLVD	CALIFORNIA BLVD	MACKENZIE ST	CR	2U	C	C	0	130	3 171	2 854	2 854	0	0	2 854	0	0	0
2510	DEL RIO BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	U	D	8,400	8853	9 741	9 756	1 356	989	9 756	8 767	8 284	8 843	8 564
2520	DEL RIO BLVD	CASHMERE BLVD	CALIFORNIA BLVD	CR	2U	C	C	0	4717	8 529	8 036	8 036	0	0	8 036	0	0	0
2800	DELAWARE AVE	HARTMAN RD	33RD ST	CR	2U	D	D	2,300	580	1 015	2 634	334	1 720	2 671	914	2 634	3 864	3 249
2810	DELAWARE AVE	33RD ST	25TH ST	CR	4U	D	D	5 500	4290	5 201	5 882	382	1 201	6 388	4 681	5 882	6 388	6 133
2830	DELAWARE AVE	25TH ST	OKEECHOBEE RD	CR	4U	U	D	2 600	2799	1 390	3 020	420	1 769	3 020	1 251	1 252	1 240	1 148
2820	DELAWARE AVE	OKEECHOBEE RD	13TH ST	CR	2D	U	D	11,000	4842	5 170	12 775	1 775	9 123	12 775	4 553	10 811	11 275	11 043
2840 1	DELAWARE AVE	13TH ST	10TH ST	CR	2U	D	D	9,750	2820	4 127	10 644	894	6 950	11 324	3 714	10 644	13 695	12 171
2840 2	DELAWARE AVE	10TH ST	7TH ST	CR	2U	D	D	8 500	1299	1 954	8 690	190	7 201	9 872	1 489	8 690	10 350	9 520
2850	DELAWARE AVE	7TH ST	US 1	CR	2U	D	D	6 800	1136	1 204	6 629	29	5 964	7 895	1 185	6 629	7 436	7 132
25905	DISCOVERY WAY	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	187	20 228	18 205	18 205	0	0	18 205	0	0	0
25906	DISCOVERY WAY	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	272	1 249	1 116	1 116	0	0	1 116	0	0	0
25907	DISCOVERY WAY	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	272	380	342	342	0	0	342	0	0	0
25908	DISCOVERY WAY	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	272	2 356	2 120	2 120	0	0	2 120	0	0	0
22910 2	EAST TORINO PKWY	CASHMERE BLVD	BLANTON BLVD	CR	2U	D	D	2,200	6394	7 520	2 574	374	-4 194	2 555	6 788	2 574	2 484	2 529
22910 3	EAST TORINO PKWY	BLANTON BLVD	TORINO PKWY	CR	2U	D	D	2,200	9021	12 664	4 595	2 395	-6 821	2 853	11 416	4 595	2 970	3 782
22920	EAST TORINO PKWY	TORINO PKWY	MIDWAY RD	CR	2U	D	D	2 200	11858	17 533	6 122	3 922	-9 659	2 555	15 750	6 122	3 123	4 622
2760	EASY ST	US 1	BUCHANAN DR	CR	2U	U	D	4 670	5035	5 043	5 424	754	885	5 424	4 539	4 174	4 490	4 332
2760 2	EASY ST	BUCHANAN DR	YUCCA DR	CR	2U	D	D	4,900	701	1 446	5 500	600	4 199	5 691	1 301	5 500	9 703	7 602
2800 1	EDWARDS RD	JENKINS RD	MCNEIL RD	CR	2U	D	D	10 200	6267	12 306	15 003	4 803	3 933	11 848	11 070	15 003	19 218	17 110
2800 2	EDWARDS RD	MCNEIL RD	SELVITZ RD	CR	2U	D	D	10 350	9566	15 990	15 175	4 825	784	12 022	14 391	15 175	16 808	15 992
2810	EDWARDS RD	SELVITZ RD	25TH ST	CR	2U	D	D	10,100	7552	12 782	14 042	3 942	2 539	11 730	11 504	14 042	16 390	15 216
2820	EDWARDS RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,100	7127	15 617	21 028	6 928	6 973	16 376	14 055	21 028	29 661	25 344
2830	EDWARDS RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	11 900	6269	10 280	14 653	2 753	5 031	13 821	9 252	14 653	18 733	16 693
2840	EDWARDS RD	OLEANDER AVE	US 1	CR	4D	D	D	8 950	3078	5 322	10 662	1 712	5 872	10 295	4 790	10 662	14 557	12 609
2900 2	EMERSON AVE	INDIRO RD	RUSSOS RD	SR	2U	F	F	4 600	5554	8 439	6 675	2 075	-920	5 342	7 595	6 641	6 710	6 676
2900 3	EMERSON AVE	RUSSOS RD	FT PIERCE BLVD	SR	2U	F	F	4 600	6029	10 705	8 096	3 496	-1 619	5 342	8 256	8 096	8 096	8 096
2910	EMERSON AVE	FT PIERCE BLVD	NORTH BLVD	SR	2U	C	C	0	6920	10 915	9 824	9 824	0	0	9 824	0	0	0
9120	E-W ROAD 2	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	10 037	9 033	9 033	0	0	9 033	0	0	0
9124	E-W ROAD 2	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	7 202	6 482	6 482	0	0	6 482	0	0	0
9123	E-W ROAD 2	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	10 149	9 131	9 131	0	0	9 131	0	0	0
25908	E-W ROAD 6	SHAW RD	MCCARTY RD	CR	4D	C	C	0	0	99	89	89	0	0	89	0	0	0
25909	E-W ROAD 6	MCCARTY RD	GLADES CUT-OFF RD	CR	4D	C	C	0	0	183	165	165	0	0	165	0	0	0
3200	FARMERS MARKET RD	OLEANDER AVE	US 1	CR	2U	C	D	1 950	2288	2 467	2 220	270	0	2 265	2 220	1 682	1 618	1 650
25555	FFA RD	ORANGE AVE	ANGLE RD	CR	2U	C	C	200	0	1 314	1 183	983	0	232	1 183	1 353	#DIV/0!	#DIV/0!
3150	FLORESTA DR	OAKLYN ST	PORT ST LUCIE BLVD	CR	2U	D	D	11 300	13567	16 487	12 172	872	-2 667	13 124	14 639	12 172	12 596	12 384
3110 2	FLORESTA DR	PORT ST LUCIE BLVD	THORNHILL DR	CR	2U	U	D	14,650	13647	11 060	16 956	2 356	7 003	16 956	9 554	10 907	11 359	11 133
3119 1	FLORESTA DR	THORNHILL DR	CROSSTOWN PKWY	CR	2U	D	D	14 700	9347	11 934	16 064	1 364	5 353	17 073	10 741	16 064	18 018	17 041
3139	FLORESTA DR	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	2U	D	D	11 650	7740	14 937	17 553	5 703	4 110	13 763	13 443	17 553	21 953	19 753
3140	FLORESTA DR	PRIMA VISTA BLVD	AIROSO BLVD	CR	2U	U	D	9,600	10255	10 918	11 149	1 549	1 327	11 149	9 823	9 169	9 805	9 488
3150 2	FLORESTA DR	AIROSO BLVD	SELVITZ RD	CR	2U	D	D	3,500	4224	5 844	4 536	1 036	-724	4 065	5 260	4 536	4 845	4 691
3150 1	FLORESTA DR	SELVITZ RD	BAYSHORE BLVD	CR	2U	D	D	3 829	3399	5 309	5 200	1 371	430	4 447	4 770	5 200	5 732	5 466
3200 1	FLORIDA'S TURNPIKE	MARTIN C L	BECKER RD	SR	4F	F	F	38 817	41700	50 589	44 266	5 459	-1 604	45 082	45 660	43 007	45 565	44 286
3200	FLORIDA'S TURNPIKE	BECKER RD	PORT ST LUCIE BLVD	SR	4F	F	F	38 817	37659	49 433	44 226	5 409	2 438	45 082	41 790	42 748	45 704	44 226
3210 1	FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD	MIDWAY RD	SR	4F	F	#N/A	32 300	36 003	39 806	33 202	902	-2 622	37 513	35 825	32 122	34 283	33 202
3210 2	FLORIDA'S TURNPIKE	MIDWAY RD	OKEECHOBEE RD	SR	4F	F	#N/A	32 300	36 003	39 806	33 202	902	-2 622	37 513	35 825	32 122	34 283	33 202
3220 1	FLORIDA'S TURNPIKE	OKEECHOBEE RD	AIRPORT CONNECTOR	SR	4F	C	#N/A	28 400	29 515	11 026	10 139	-18 261	0	30 661	10 139	7 024	9 672	8 348
3220 2	FLORIDA'S TURNPIKE	AIRPORT CONNECTOR	INDIAN RIVER D L	SR	4F	F	#N/A	28 400	29 515	34 667	29 208	1 808	-2 267	30 661	31 484	29 372	32 043	30 708
24150	FT PIERCE BLVD	INDIRO RD	EMERSON AVE	CR	2U	D	C	2 800	0	2 412	4 994	2 194	2 805	3 259	2 185	4 994	#DIV/0!	#DIV/0!
25500	GARDENIA AVE	OLEANDER AVE	US 1	CR	2U	D	D	2 400	1030	1 419	2 627	227	1 350	2 787	1 277	2 627	3 114	2 870
3299 2	GATLIN BLVD	W OF I-95	E OF I-95	CR	6D	C	D	32 500	15615	55 172	45 656	17 156	0	37 746	45 656	66 544	110 248	88 396
3301	GATLIN BLVD	E OF I-95	SAVAGE BLVD	CR	6D	C	D	32 500	20481	52 216	46 966	14 466	0	37 746	46 966	53 015	79 646	66 331
3302	GATLIN BLVD	SAVAGE BLVD	ROSSER BLVD	CR	6D	C	U	32 500	21202	47 262	42 554	10 054	0	37 746	42 554	53 852	69 576	61 715
3315	GATLIN BLVD	ROSSER BLVD	SAVONA BLVD	CR	6D	C	D	32 500	23203	44 150	39 735	7 235	0	37 746	39 735	49 032	59 366	54 199
3320	GATLIN BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	6D	C	D	32 500	17698	38 310	34 479	1 979	0	37 746	34 479	49 281	67 537	58 409
3600	GEORGIA AVE	27TH ST	25TH ST	CR	2U	C	C	0	0	3 279	2 951	2 951	0	0	2 951	0	0	0
3610	GEORGIA AVE	25TH ST	OKEECHOBEE RD	CR	2U	D	C	3 900	0	2 468	6 121	2 221	3 900	4 529	2 221	6 121	#DIV/0!	#DIV/0!
3620 1	GEORGIA AVE	OKEECHOBEE RD	17TH ST	CR	2U	D	D	3 900	1655	3 086	5 022	1 122	2 245	4 529	2 777	5 022	8 980	6 951
3620 2	GEORGIA AVE	17TH ST	13TH ST	CR	2U	D	D	4 600	1307	3 642	6 750	2 150	3 293	5 342	3 457	6 750	12 979	9 865
3630	GEORGIA AVE	13TH ST	7TH ST	CR	2U	D	D	2 100	1540	2 071	2 424	324	560	2 439	1 964	2 424	2 711	2 568
3640	GEORGIA AVE	7TH ST	US 1	CR	2U	U	D	2 000	3958	1 832	2 323	323	674	2 323	1 649	-301	859	279
25340	GEORGIA AVE	US 1	3RD ST	CR	2U	C	C	0	333	531	478	478	0	0	478	0	0	0
3920	GIBSON RD	MARTIN C L	BECKER RD	CR	2U	D	D	9,000	12980	16 687	11 082	2 082	-3 936	10 511	15 018	11 082	11 194	11 138

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3810	GILSON RD	BECKER RD	LAKERIDGE DR	CR	2U	C	C	0	2709	3,830	3,267	3,267	0	0	3,267	0	0	0
23700	GLADES CUT-OFF RD	CARLTON RD	RANGE LINE RD	CR	2U	D	D	3,600	660	984	4,026	426	3,140	4,413	886	4,026	5,439	4,732
23668	GLADES CUT-OFF RD	RANGE LINE RD	RESERVE BLVD	CR	2U	D	D	1,800	1785	11,769	10,607	8,807	10	2,091	10,592	10,607	11,393	11,000
23670	GLADES CUT-OFF RD	RESERVE BLVD	COMMERCE CTR DR	CR	2U	D	D	3,050	2194	12,650	12,241	9,191	856	3,542	11,385	12,241	16,852	14,562
3720	GLADES CUT-OFF RD	COMMERCE CTR DR	MIDWAY RD	CR	2U	D	C	2,475	2567	13,436	11,980	9,505	-112	2,874	12,092	11,980	12,340	12,160
3721 1	GLADES CUT-OFF RD	MIDWAY RD	JENKINS RD	CR	2U	D	C	5,600	4473	9,373	9,693	3,993	1,427	6,852	8,436	9,693	11,869	10,866
3726 2	GLADES CUT-OFF RD	JENKINS RD	SELVITZ RD	CR	2U	D	D	3,800	4348	6,615	7,211	3,411	-540	4,413	7,757	7,211	7,295	7,253
23400	GRAHAM RD	KINGS HWY	JENKINS RD	CR	2U	D	D	2,800	2779	5,965	5,393	2,593	21	3,252	5,314	5,393	5,773	5,583
11205	GRAND DR	LENNARD RD	WALTON RD	CR	2U	C	#N/A	0	0	1,820	1,640	1,640	0	0	1,640	0	0	0
3802 1	GREEN RIVER PKWY	MARTIN C L	CHARLESTON DR	CR	2U	D	D	2,300	8576	12,838	6,276	2,976	-6,276	2,871	11,654	6,276	3,304	4,290
3802 2	GREEN RIVER PKWY	CHARLESTON DR	MELALEUCA BLVD	CR	2U	D	D	2,300	5678	10,526	5,727	3,427	-4,378	2,871	10,105	5,727	3,480	4,604
3802 3	GREEN RIVER PKWY	MELALEUCA BLVD	WALTON RD	CR	2U	D	D	2,300	3906	7,222	5,327	3,027	-1,606	2,871	6,933	5,327	4,083	4,705
3900 1	HARTMAN RD	OKEECHOBEE RD	PETERSON RD	CR	2U	D	D	4,700	4625	6,504	6,319	1,619	72	5,459	6,244	6,319	6,345	6,332
3900 2	HARTMAN RD	PETERSON RD	DELAWARE AVE	CR	2U	D	D	4,600	4614	7,604	7,296	2,696	-14	5,342	7,300	7,296	7,276	7,286
3910	HARTMAN RD	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	4,600	4683	7,755	7,362	2,762	-83	5,342	7,445	7,362	7,313	7,337
4310	HEADER CANAL RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	1,632	94	213	1,742	110	1,538	1,895	204	1,742	3,650	2,696
25975	HEATHERWOOD BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2D	D	D	2,900	5332	7,204	4,084	1,584	-2,832	2,904	6,916	4,084	3,242	3,663
24600	HILLMOOR DR	US 1	LENNARD RD	CR	2U	D	D	3,800	2796	4,384	5,213	1,413	1,004	4,413	4,209	5,213	5,720	5,466
4300	I-95	MARTIN C L	GATLIN BLVD	SR	8F	F	F	63,000	53453	94,601	100,817	37,817	15,677	73,168	85,141	94,658	106,977	100,817
4310 1	I-95	GATLIN BLVD	CROSSTOWN PKWY	SR	8F	F	F	83,000	66172	125,400	112,151	49,151	-709	73,168	112,860	109,688	114,613	112,151
4310 2	I-95	CROSSTOWN PKWY	ST LUCIE WEST BLVD	SR	8F	F	F	63,000	66619	136,300	121,395	58,395	-7,276	73,168	122,670	119,051	123,740	121,395
4320	I-95	ST LUCIE WEST BLVD	MIDWAY RD	SR	8F	F	F	56,500	60115	110,100	97,407	40,907	-11,823	65,619	99,050	95,476	99,340	97,407
4330	I-95	MIDWAY RD	OKEECHOBEE RD	SR	8F	F	F	68,500	57376	108,600	114,620	46,120	18,660	79,556	95,940	107,064	122,177	114,620
4340	I-95	OKEECHOBEE RD	ORANGE AVE	SR	8F	F	F	49,255	53204	101,500	84,561	28,303	-6,789	53,724	91,350	84,404	84,719	84,561
4350 1	I-95	ORANGE AVE	AIRPORT CONNECTOR	SR	8F	C	#N/A	35,000	43,731	68,302	77,672	42,672	0	40,645	77,672	68,941	68,309	67,625
4350 2	I-95	AIRPORT CONNECTOR	INDRIO RD	SR	8F	F	#N/A	35,000	43,731	66,336	50,970	15,970	-8,733	40,549	59,702	50,971	50,965	50,970
4360	I-95	INDRIO RD	INDIAN RIVER C L	SR	6F	F	F	32,500	37629	54,409	44,476	11,976	-4,452	37,745	48,928	43,939	45,113	44,476
25320	IMPORT DR	GATLIN BLVD	SAVAGE BLVD	CR	2U	U	C	1,600	0	9,019	2,091	291	-5,028	2,091	8,117	3,917	#DIV/0!	#DIV/0!
4160	INDIAN RIVER DR	MARTIN C L	WALTON RD	CR	2U	D	D	5,400	6834	11,043	8,505	3,105	-1,434	6,272	9,939	8,505	8,377	8,441
4170	INDIAN RIVER DR	WALTON RD	MIDWAY RD	CR	2U	D	D	3,800	5313	7,698	5,415	1,615	-1,513	4,413	6,928	5,415	5,285	5,350
4180	INDIAN RIVER DR	MIDWAY RD	SAVANNAH RD	CR	2U	D	D	4,250	5048	8,211	6,591	2,341	-798	4,936	7,389	6,591	6,636	6,614
4190	INDIAN RIVER DR	SAVANNAH RD	CITRUS AVE	CR	2U	D	D	3,950	4493	7,799	6,468	2,518	-543	4,588	7,011	6,468	6,574	6,521
4140	INDIAN RIVER DR	CITRUS AVE	ORANGE AVE	CR	2U	C	D	9,400	10122	10,597	9,539	4,139	0	6,272	9,539	8,857	8,423	8,118
4150	INDIAN RIVER DR	ORANGE AVE	AVENUE A	CR	2U	C	D	5,300	11329	11,321	10,189	4,889	0	6,155	10,189	9,160	9,064	9,097
4160 2	INDIAN RIVER DR	AVENUE A	AVENUE D	CR	2U	C	D	5,650	11457	11,915	10,724	5,074	0	6,563	10,724	9,887	9,608	9,748
4160 3	INDIAN RIVER DR	AVENUE D	SEAWAY DR	CR	2U	D	D	6,900	11487	13,393	6,566	566	-5,487	8,966	12,045	8,558	6,711	6,634
4200 1	INDRIO RD	PRIVATE RD	I-95 W RAMPS	CR	2U	D	U	1,650	268	5,462	6,316	4,666	1,382	1,916	4,934	6,316	32,401	19,358
4200 2	INDRIO RD	I-95 W RAMP	I-95 E RAMP	SR	4D	F	F	9,175	9044	7,600	7,212	1,037	373	7,472	6,840	8,971	7,454	7,213
42_0 1	INDRIO RD	I-95 E RAMP	KOBLEGARD RD	SR	4D	F	F	18,700	12361	24,601	20,482	9,782	-1,679	12,427	22,141	20,482	20,443	20,462
42_0 2	INDRIO RD	KOBLEGARD RD	JOHNSTON RD	SR	4D	F	F	19,700	12370	21,092	17,413	8,713	-1,966	12,427	19,982	17,312	17,514	17,413
4220	INDRIO RD	JOHNSTON RD	EMERSON AVE	SR	4D	F	F	10,700	9111	9,196	14,161	3,461	5,889	12,427	8,272	12,865	15,457	14,161
4225	INDRIO RD	EMERSON AVE	SEMINOLE RD	SR	2U	C	F	5,486	8344	9,487	8,938	3,072	0	6,348	8,938	8,660	8,966	8,813
4230	INDRIO RD	SEMINOLE RD	KINGS HWY	SR	2U	U	F	10,600	9251	9,786	12,311	1,711	3,503	12,311	8,807	12,156	10,764	10,460
4240	INDRIO RD	KINGS HWY	SLASH PINE TRL	CR	2U	D	D	5,500	2487	4,566	7,123	1,623	3,013	6,386	4,110	7,123	9,664	8,409
4245	INDRIO RD	SLASH PINE TRL	US 1	CR	2U	D	C	5,500	4731	8,758	8,651	3,151	769	8,386	7,882	8,651	9,774	9,213
4250	INDRIO RD	US 1	OLD DIXIE HWY	CR	2U	D	C	1,100	0	289	1,360	260	1,100	1,276	260	1,360	#DIV/0!	#DIV/0!
4401	JENKINS RD	EDWARDS RD	ALTMAN RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4402	JENKINS RD	WALMART N ACCESS RD	GLADES CUTOFF RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4405	JENKINS RD	POST OFFICE RD	MIDWAY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4400	JENKINS RD	EDWARDS RD	OKEECHOBEE RD	CR	2U	D	D	4,400	6390	12,360	9,134	4,734	-1,990	5,110	11,124	9,134	8,170	8,652
4410 1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,248	6,543	9,852	13,972	11,462
4410 2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1568	2,441	7,711	611	5,514	6,246	2,197	7,711	10,490	9,101
4410 3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	6,246	2,041	7,608	10,084	8,846
4410 4	JENKINS RD	ORANGE AVE	LOOP RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
19000	JENNINGS RD	US 1	LENNARD RD	CR	4D	D	D	4,500	5310	8,302	6,661	2,161	-510	5,226	7,471	6,661	6,754	6,708
4500	JOHNSTON RD	ANGLE RD	L20	CR	2U	D	D	1,700	1460	2,073	2,106	406	246	1,974	1,868	2,106	2,317	2,211
4513 1	JOHNSTON RD	L20	MEADOWOOD DR	CR	2U	D	D	1,700	1460	2,073	2,106	406	246	1,974	1,868	2,106	2,317	2,211
4512	JOHNSTON RD	INDRIO RD	RUSSOS RD	CR	2U	D	D	6,200	9533	15,173	10,023	3,823	-3,833	7,201	13,856	10,023	9,164	9,594
4513 2	JOHNSTON RD	MEADOWOOD DR	OLD JOHNSTON RD	CR	2U	U	D	1,400	1257	1,115	1,826	426	826	1,626	1,082	1,349	1,422	1,386
4513 3	JOHNSTON RD	OLD JOHNSTON RD	INDRIO RD	CR	2U	D	D	6,157	10302	15,687	9,971	3,814	-4,143	7,151	14,114	9,971	8,999	9,485
4580	JUANITA AVE	53RD ST	25TH ST	CR	2U	D	D	1,400	1711	2,453	1,924	524	-311	1,626	2,235	1,924	1,950	1,937
4610	JUANITA AVE	25TH ST	US 1	CR	2U	D	D	4,200	2690	4,737	5,863	1,663	1,800	4,676	4,263	5,863	7,345	6,604
4730	KEEN RD	ANGLE RD	JUANITA AVE	CR	2U	D	D	3,400	2711	4,430	4,676	1,276	986	3,549	3,957	4,676	5,334	5,005
4740	KEEN RD	JUANITA AVE	ST LUCIE BLVD	CR	2U	D	D	2,380	5907	6,958	2,759	553	-3,527	2,764	6,260	2,733	2,690	2,711
4800 1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	10,844	3,344	8,904	15,678	7,938	15,241	18,446	16,844
4800 2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,368	7,168	7,376	13,008	10,991	15,691	20,842	18,368
4800 3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	15,955	20,844	18,699
4800 4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,683	15,374	6,474	3,977	10,336	11,397	13,892	16,866	15,379
4810 1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	18999	27,084	20,603	7,229	-3,772	15,533	24,356	20,750	20,456	20,603
4810 2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16820	26,599	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,843	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,500	15208	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
4840 4	KINGS HWY	INDRIO RD	INDIAN PINES BLVD	SR	2U	F	F	12,900	13459	20,362	18,203	5,303	-122	14,982	18,325	17,727	18,680	18,203
4840 3	KINGS HWY	INDIAN PINES BLVD	KINGS HWY SB RAMP	SR	2U	F	F	9,800	14427	22,591	15,218	5,418	-5,114	11,382	20,332	15,705	14,732	15,218
4840 1	KINGS HWY	KINGS HWY SB RAMP	US 1	SR	2U	F	F	9,600	9596	15,751	14,963	5,183	788	11,382	14,176	14,420	15,527	14,963
4840 5	KINGS HWY SB RAMP	US 1	KINGS HWY	SR	2D	F	C	0	8394	12,555	0	0	-11,581	0	11,581	0	0	0
9930	KIRBY LOOP RD	EDWARDS RD	35TH ST	CR	2U	D	D	3,150	975	4,268	6,014	2,864	2,175	3,656	3,839	6,014	13,231	9,623
4900	KITTERMAN RD	OLEANDER AVE	US 1	CR	2U	C	C	2,600	0	3,320	2,989	389	0	3,020	2,989	5,559	#DIV/0!	#DIV/0!
4910	KITTERMAN RD	US 1	LENNARD EXT RD	CR	2U	D	C	2,150	0	452	2,957	407	2,150	2,497	407	2,557	#DIV/0!	#DIV/0!
4161	LAKEHURST DR	AROSO	SANDIA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
19160	LAKEHURST DR	BAYSHORE BLVD	AROSO BLVD	CR	2U	C	C	0	6176	8,522	7,669	7,669	0	0	7,669	0	0	0
5000	LENNARD RD	US 1	MARIPOSA AVE	CR	4D	D	D	15,500	11567	17,019	19,250	3,750	3,933	18,002	15,317	19,250	21,894	20,572
25950	LENNARD RD	KITTERMAN RD	PRIMA VISTA BLVD	CR	2U	C	C	0	0	1,408	1,267	1,267	0	0	1,267	0	0	0
5010	LENNARD RD	MARIPOSA AVE	MELALEUCA BLVD	CR	4D	D	D	16,000	13280	19,373	20,156	4,156	2,720	18,582	17,436	20,156	22,407	21,282
5020 1	LENNARD RD	MELALEUCA BLVD	JENNINGS RD	CR	4D	D	D	10,900	11568	18,977	16,411	5,511	-695	12,659	17,079	16,411	17,186	16,799
5020 21	LENNARD RD	JENNINGS RD	HILLMOOR DR	CR	4D	D	D	10,900	8494	12,563	13,757	2,857	2,446	12,659	11,311	13,757	15,566	14,662
5020 22	LENNARD RD	HILLMOOR DR	TIFFANY AVE	CR	4D	D	D	10,900	9188	7,120	12,120	1,220	5,712	12,659	6,408	12,120	14,360	13,240
5030	LENNARD RD	TIFFANY AVE	WALTON RD	CR	2U	U	D	5,600	4832	5,035	6,736	936	2,204	6,736	4,532	5,780	6,053	5,916
5040	LENNARD RD	WALTON RD	S SAVANNA CLUB BLVD	CR	2U	U	D	3,600	872	331	4,529	629	4,232	4,529	297	3,629	2,163	2,896
5100	LYNGATE DR	SAVANNA MEMORIAL PKWY	MORNINGSIDE BLVD	CR	2D	U	D	6,935	6908	7,086	10,378	1,442	4,019	10,378	6,359	9,387	9,779	9,583
5110	LYNGATE DR	MORNINGSIDE BLVD	US 1	CR	2D	D	D	6,935	11842	13,838	9,556	630	-2,806	10,378	12,472	8,586	10,035	9,810
24925	MANVILLE RD	SELVITZ	ST JAMES DR	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
5310	MARIPOSA AVE	LENNARD RD	HALLAHAN ST	CR	2U	D	D	6,000	2562	3,460	6,552	552	3,436	6,568	3,114	6,552	7,779	7,166
25001	MCCARTY RD	GLADES CUT-OFF RD	RESERVE BLVD EXT	CR	4D	C	C	0	0	3,970	3,573	3,573	0	0	3,573	0	0	0
25002	MCCARTY RD	RESERVE BLVD EXT	WILLIAMS RD	CR	4D	C	C	0	0	1,799	1,619	1,619	0	0	1,619	0	0	0
25000	MCCARTY RD	WILLIAMS RD	MIDWAY RD	CR	4D	C	C	362	0	2,403	2,162	1,862	0	346	2,162	2,482	#DIV/0!	#DIV/0!
25010	MCCARTY RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	250	192	537	581	331	88	280	453	581	647	614
11690	MCNEIL RD	OKEECHOBEE RD	KIRBY LOOP RD	CR	2U	D	D	4,107	5209	8,482	6,510	2,410	-1,109	4,762	7,619	6,510	6,398	6,454
11610	MCNEIL RD	KIRBY LOOP RD	EDWARDS RD	CR	2U	D	D	2,600	4175	6,280	4,377	1,477	-1,275	3,388	5,652	4,377	4,197	4,287
11700	MELALEUCA BLVD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	6,625	7161	9,301	10,035	1,210	1,094	10,249	8,371	10,035	11,003	10,519
5420	MIDWAY RD	OKEECHOBEE RD	SHINN RD	CR	2U	D	D	3,600	4358	5,442	4,348	548	-550	4,413	4,898	4,348	4,563	4,456
5430 1	MIDWAY RD	SHINN RD	MCCARTY RD	CR	2U	D	D	3,600	5410	9,070	6,553	2,753	-1,819	4,413	8,163	6,553	6,118	6,334
5430 2	MIDWAY RD	MCCARTY RD	I-95	CR	2U	D	D	4,200	6234	14,000	10,571	6,371	-2,034	4,878	12,605	10,571	9,059	9,815
5440	MIDWAY RD	I-95	GLADES CUT-OFF RD	CR	4D	D	D	14,300	12078	23,855	23,891	9,391	2,222	16,608	21,469	23,891	27,113	25,502
5450 1	MIDWAY RD	GLADES CUT-OFF RD	EAST TORINO PKWY	CR	4D	D	D	14,500	14567	33,432	30,002	15,502	-87	16,840	30,089	30,002	31,903	30,953
5455	MIDWAY RD	EAST TORINO PKWY	MILNER DR	CR	4D	D	D	14,000	11602	29,044	27,838	13,838	2,396	16,260	25,240	27,838	32,487	30,062
5460	MIDWAY RD	MILNER DR	W OF SELVITZ RD	CR	4D	D	D	14,000	11978	27,807	27,049	13,049	2,022	16,260	25,026	27,049	31,201	29,125
5470 3	MIDWAY RD	W OF SELVITZ RD	SELVITZ RD	CR	4D	D	D	14,500	12923	27,865	26,656	12,156	1,577	16,840	25,079	26,656	30,015	28,335
5480	MIDWAY RD	SELVITZ RD	CHRISTENSEN RD	CR	4D	D	D	12,100	9141	22,903	23,572	11,472	2,959	14,053	20,613	23,572	29,104	26,338
5490	MIDWAY RD	CHRISTENSEN RD	25TH ST	CR	4D	D	D	13,000	9558	22,926	24,075	11,075	3,442	15,098	20,633	24,075	29,933	27,004
5470	MIDWAY RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,550	12607	24,035	23,572	9,025	1,943	16,858	21,632	23,572	26,630	25,102
5493	MIDWAY RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	14,000	12247	25,407	24,819	10,819	1,759	16,260	22,866	24,819	27,682	26,250
5495	MIDWAY RD	OLEANDER AVE	US 1	CR	4D	D	D	11,400	6353	12,749	18,921	5,121	5,647	13,240	11,474	18,921	21,961	19,941
5496	MIDWAY RD	US 1	WALLACE ST	CR	2U	D	D	11,400	7647	10,189	12,823	1,223	3,495	13,240	9,170	12,823	16,032	14,427
5500 1	MIDWAY RD	WALLACE ST	WEATHERBEE RD	CR	2U	D	D	11,400	3146	4,189	12,036	636	8,999	13,240	3,776	12,036	14,270	13,153
5500 2	MIDWAY RD	WEATHERBEE RD	INDIAN RIVER DR	CR	2U	D	D	3,600	2727	4,170	4,626	1,026	873	4,181	3,753	4,626	5,284	4,955
5115	MORNINGSIDE BLVD	WESTMORELAND BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	3,000	4261	6,419	4,516	1,516	-1,261	3,484	5,777	4,516	4,339	4,427
5125	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	LYNGATE DR	CR	2D	D	D	4,653	4970	7,914	6,806	2,153	-317	5,404	7,123	6,806	7,113	6,959
25990	N KINGS HWY	KINGS HWY	NORTH BLVD	CR	2U	C	C	0	0	4,231	3,808	3,808	0	0	3,808	0	0	0
25992	NEBRASKA AVE	25TH ST	13TH ST	CR	4D	D	C	3,250	0	1,847	4,912	1,662	3,250	3,773	1,662	4,912	#DIV/0!	#DIV/0!
25993	NEWELL RD	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	516	457	457	0	0	457	0	0	0
25994	NEWELL RD	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	223	201	201	0	0	201	0	0	0
24125	NORTH BLVD	N KINGS HWY	EMERSON AVE	CR	2U	C	C	0	0	1,321	1,189	1,189	0	0	1,189	0	0	0
25983	N-S ROAD A	CROSSTOWN PKWY	TRADITION PKWY	CR	4D	C	C	0	0	10,875	9,790	9,790	0	0	9,790	0	0	0
25984	N-S ROAD A	TRADITION PKWY	STONY CREEK WAY	CR	4D	C	C	0	0	1,611	1,450	1,450	0	0	1,450	0	0	0

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St Lucie TPO 2040 LRTP

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
22988	N-S ROAD A	STONY CREEK WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,730	2,462	2,462	0	0	2,462	0	0	0
22989	N-S ROAD A	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,228	2,085	2,085	0	0	2,085	0	0	0
22987	N-S ROAD A	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	892	803	803	0	0	803	0	0	0
22988	N-S ROAD A	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	2,638	2,608	2,608	0	0	2,608	0	0	0
9116	N-S ROAD B	BECKER RD	PAAR DR (WEST)	CR	4D	C	C	0	0	1,239	1,088	1,088	0	0	1,088	0	0	0
9117	N-S ROAD B	PAAR DR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,734	2,461	2,461	0	0	2,461	0	0	0
9118	N-S ROAD B	OPEN VIEW (WEST	E-W ROAD 2	CR	4D	C	C	0	0	535	482	482	0	0	482	0	0	0
9119	N-S ROAD B	E-W ROAD 2	DISCOVERY WAY	CR	4D	C	C	0	0	860	774	774	0	0	774	0	0	0
1851	OAKRIDGE DR	MOUNTWELL ST	OAKLYN ST	CR	2U	D	D	3,700	6712	10,043	6,026	2,326	-3,912	4.297	9,038	6,026	5,316	5,670
11010	OHIO AVE	SUNRISE BLVD	COLONIAL RD	CR	2U	D	D	2,800	1787	2,675	3,441	641	1,033	3.252	2,405	3,441	4,069	3,755
11020	OHIO AVE	COLONIAL RD	US 1	CR	2U	U	D	2,800	1456	1,575	3,252	452	1,834	3.253	1,418	2,759	2,902	2,830
6200	OKEECHOBEE RD	OKEECHOBEE C L	BLUEFIELD RD	SR	4D	F	F	8,400	5627	6,596	6,956	556	1,019	7.433	5,936	8,709	7,206	8,958
6210.1	OKEECHOBEE RD	BLUEFIELD RD	CARLTON RD	SR	4D	F	F	8,400	5519	6,596	6,840	440	613	7.433	5,826	8,609	7,072	8,840
6210.2	OKEECHOBEE RD	CARLTON RD	SNEED RD	SR	4D	F	F	5,900	6358	7,349	6,457	557	-157	6.852	6,614	9,059	6,855	8,457
6220.2	OKEECHOBEE RD	SNEED RD	IDEAL HOLDING RD	SR	4D	F	F	5,900	7223	9,757	6,713	813	-1,169	6.852	7,881	9,558	8,667	9,713
6220.1	OKEECHOBEE RD	IDEAL HOLDING RD	HEADER CANAL RD	SR	4D	F	F	5,900	7471	9,249	6,663	993	-1,442	6.852	8,324	8,753	7,912	8,883
6230	OKEECHOBEE RD	HEADER CANAL RD	MIDWAY RD	SR	4D	F	F	5,100	7812	9,876	6,183	1,083	-2,705	5.923	8,588	8,176	8,190	8,183
6240	OKEECHOBEE RD	MIDWAY RD	SHINN RD	SR	4D	U	F	4,300	3610	4,448	4,994	694	991	4.994	4,003	4,693	5,086	4,890
6250.1	OKEECHOBEE RD	SHINN RD	MCCARTY RD	SR	4D	F	F	4,300	4153	6,603	6,352	2,052	410	4.994	5,943	8,110	8,585	8,352
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,286	9,019	3,319	660	6.620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,735	24.979	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	6D	F	F	21,500	23051	26,436	22,956	1,456	-836	24.979	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	6D	F	F	29,000	24698	33,326	31,444	6,444	1,451	29.035	28,994	30,388	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	6D	F	F	30,500	35848	62,649	51,103	29,603	-5,261	35.423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	6D	F	F	30,300	31176	53,620	49,154	18,854	716	35.423	48,438	47,762	50,546	49,154
6290.2	OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	SR	6D	F	F	32,901	33590	52,715	47,765	14,864	341	38.211	47,424	48,449	49,121	47,785
6300	OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	CR	4D	D	D	13,500	18690	27,206	16,295	2,795	-5,190	16.679	24,485	15,295	18,865	16,080
6310.1	OKEECHOBEE RD	HARTMAN RD	35TH ST	CR	4D	D	D	14,250	8720	13,334	17,531	3,281	5,530	16.560	12,001	17,531	20,918	19,225
6310.2	OKEECHOBEE RD	35TH ST	33RD ST	CR	4D	D	D	15,000	11447	17,616	19,407	4,407	3,553	17.421	15,654	19,407	22,162	20,784
6320	OKEECHOBEE RD	33RD ST	25TH ST	CR	4D	D	D	14,000	11068	16,739	17,997	3,997	2,932	16.260	15,065	17,997	20,327	19,162
6330	OKEECHOBEE RD	25TH ST	GEORGIA AVE	CR	4D	D	D	13,000	11336	15,357	15,485	2,485	1,664	15.096	13,821	15,485	18,907	16,196
6340	OKEECHOBEE RD	GEORGIA AVE	DELAWARE AVE	CR	4D	D	D	12,000	9578	14,155	15,166	3,166	2,428	13.937	12,740	15,166	17,032	16,099
6400	OLD DIXIE HWY	US 1	SR A1A NORTH	CR	2U	D	D	4,600	5526	6,695	5,099	499	-926	5.343	6,025	5,099	5,350	5,224
6410	OLD DIXIE HWY	SR A1A NORTH	ST LUCIE BLVD	CR	2U	D	D	2,400	18	159	2,525	125	2,385	2.767	143	2,525	20,352	11,439
6420	OLD DIXIE HWY	ST LUCIE BLVD	INDRIO RD	CR	2U	D	D	1,850	30	182	1,984	134	1,820	2.149	164	1,984	10,763	6,373
6430	OLD DIXIE HWY	INDRIO RD	INDIAN RIVER C L	CR	2U	D	D	1,500	915	1,915	2,304	804	389	1.743	1,719	2,304	3,906	2,855
6500	OLEANDER AVE	BEACH AVE	KITTERMAN RD	CR	2U	D	D	4,664	1338	1,758	4,908	244	3,150	5.411	1,582	4,908	10,883	7,895
6510	OLEANDER AVE	KITTERMAN RD	MIDWAY RD	CR	2U	D	D	5,700	4058	5,551	8,640	940	1,644	6.622	4,996	8,640	7,489	8,064
6520	OLEANDER AVE	MIDWAY RD	WEATHERBEE RD	CR	2U	D	D	6,800	5374	7,643	8,484	1,684	1,426	7.898	7,068	8,484	9,527	9,005
6530.2	OLEANDER AVE	WEATHERBEE RD	BELL AVE	CR	2U	D	D	6,800	5682	7,755	8,107	1,307	1,118	7.898	6,989	8,107	8,920	8,514
6532	OLEANDER AVE	BELL AVE	FARMERS MARKET RD	CR	2U	D	D	6,800	6743	7,861	6,970	170	57	7.895	6,913	6,970	7,436	7,203
6540	OLEANDER AVE	FARMERS MARKET RD	EDWARDS RD	CR	2U	D	D	9,000	6286	8,549	13,300	1,400	3,614	11.498	7,686	11,300	12,911	12,105
6550.1	OLEANDER AVE	EDWARDS RD	WISTERIA AVE	CR	2U	D	D	9,000	8105	9,543	9,484	484	859	10.453	8,580	9,484	10,173	9,829
6550.11	OLEANDER AVE	WISTERIA AVE	GARDENIA AVE	CR	2U	D	D	9,100	7815	9,482	9,819	719	1,285	10.569	8,534	9,819	10,599	10,209
6550.2	OLEANDER AVE	GARDENIA AVE	VIRGINIA AVE	CR	2U	D	D	9,050	8682	10,637	10,121	1,071	388	10.511	9,733	10,121	10,844	10,483
6560	OLEANDER AVE	VIRGINIA AVE	SUNRISE BLVD	CR	2U	U	D	4,700	5919	5,253	5,459	759	731	5.459	4,727	3,508	4,004	3,756
9112	OPEN VIEW DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	2,127	1,914	1,914	0	0	1,914	0	0	0
9113	OPEN VIEW DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	7,726	6,953	6,953	0	0	6,953	0	0	0
9114	OPEN VIEW DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	3,980	3,582	3,582	0	0	3,582	0	0	0
9115	OPEN VIEW DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,371	1,234	1,234	0	0	1,234	0	0	0
6600	ORANGE AVE	OKEECHOBEE C L	SNEED RD	CR	2U	D	D	3,833	3892	4,478	3,971	138	-59	4.453	4,030	3,971	4,234	4,101
6610	ORANGE AVE	SNEED RD	HEADER CANAL RD	CR	2U	D	D	3,892	3018	3,724	4,226	334	874	4.527	3,352	4,226	4,810	4,518
6620	ORANGE AVE	HEADER CANAL RD	SHINN RD	CR	2U	D	D	3,951	2985	4,015	4,570	619	956	4.589	3,614	4,570	5,085	4,827
6630.1	ORANGE AVE	SHINN RD	CAMPBELL RD	CR	2U	D	D	2,426	3918	5,735	3,669	1,243	-1,492	2.818	5,161	3,669	3,409	3,539
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	12,513	6776	11,329	13,933	3,420	3,737	12.210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,461	10,861	1,002	21.802	26,596	29,441	30,361	29,901
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,500	9835	20,522	25,426	11,926	6,966	18.027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,700	9184	20,775	24,301	12,031	5,604	14.285	15,698	21,334	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	8,375	10375	20,389	13,174	5,799	-5,188	7.404	16,332	14,332	13,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,200	8144	16,547	21,416	9,180	6,527	14.208	14,882	18,880	23,956	21,418
6690.1	ORANGE AVE	25TH ST	17TH ST	SR	4D	F	F	14,100	4066	12,406	31,269	17,169	20,085	16.370	11,164	21,169	41,350	31,259
6690.2	ORANGE AVE	17TH ST	13TH ST	SR	4D	F	F	12,300	7282	15,530	22,095	9,795	8,114	14.283	13,982	19,000	25,191	22,096
6700.1	ORANGE AVE	13TH ST	10TH ST	SR	2U	F	F	10,300	7226	8,951	11,689	1,389	3,639	11.963	8,096	11,139	12,349	11,744
6700.2	ORANGE AVE	10TH ST	7TH ST	SR	2U	F	F	8,300	5100	6,643	9,785	1,485	3,142	9.643	5,983	9,183	10,387	9,785
6710	ORANGE AVE	7TH ST	US 1	SR	2U	F	F	7,000	2818	3,504	7,845	845	4,342	8.139	3,153	7,335	8,355	7,845
6720.1	ORANGE AVE	US 1	2ND ST	CR	2U	D	D	3,300	1907	3,607	4,739	1,439	1,133	3.833	3,248	4,739	0.324	5,532
6720.2	ORANGE AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	3,350	1869	1,232	3,883	533	2,724	3.833	1,105	2,540	2,089	2,314
24200	PAAR DR	ROSSER BLVD	SAVONA BLVD	CR	2U	D	D	3,900	2062	5,142	6,465	2,565	1,838	4.529	4,627	5,465	9,335	7,900
24210	PAAR DR	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	3,200	6519	9,284	5,036	1,836	-3,319	3.716	6,355	5,036	4,375	4,705
24200	PAAR DR	PORT ST LUCIE BLVD	DARWIN BLVD	CR	2U	D	D	2,450	2427	4,714	4,266	1,816	23	2.845	4,243	4,266	4,569	4,417
24201	PAAR DR	DARWIN BLVD	TULIP BLVD	CR	2U	D	D	1,800	378	1,974	3,198	1,398	1,422	2.091	1,776	3,198	9,022	6,110
29970	PAAR DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	1,329	1,196	1,196	0	0	1,196	0	0	0
29971	PAAR DR (WEST	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	3,372	3,035	3,035	0	0	3,035	0	0	0
29972	PAAR DR (WEST	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	580	522	522	0	0	522	0	0	0
29973	PAAR DR (WEST	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,073	966	966	0	0	966	0	0	0
25986	PEACHTREE BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	D	1,700	6412	8,268	5,841	3,941	0	1.974	5,641	629	1,595	1,285
23605	PEACOCK BLVD	ST LUCIE WEST BLVD	UNIVERSITY BLVD	CR	4D	D	D	19,300	12681	22,954	26,787	7,487	6,639	22.415	20,126	26,787	32,727	29,747
23600	PEACOCK BLVD	UNIVERSITY BLVD	CALIFORNIA BLVD	CR	2U	D	D	6,000	6411	12,046	10,432	4,432	-411	6.966	10,843	10,432	10,825	10,628
2430	PEACOCK BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	D	D	2,800	2080	4,369	4,852	1,852	720	3.252	3,932	4,852	5,446	5,149
25900	PETERSON RD	BENT CREEK DR	HARTMAN RD	CR	2U	D	D	600	3561	5,650	2,604	1,704	-2,661	1.045	5,265	2,604	1,419	2,012
25200	PICOS RD	CAMPBELL RD	KINGS HWY	CR	2U	U	D	1,300	1289	420	1,510	210	1,132	1.510	378	410	413	412
6790	PORT ST LUCIE BLVD	MARTIN C L	BECKER RD	CR	2U	D	D	5,100	5046	13,780	11,838	6,738	-546	5.623	12,384	11,838	11,932	11,885
6800	PORT ST LUCIE BLVD	BECKER RD	PAAR DR	CR	4D	D	D	5,100	8340	21,349	15,965	10,865	-3,246	5.923	19,211	15,965	12,522	14,244
6802	PORT ST LUCIE BLVD	PAAR DR	TULIP BLVD	CR	4D	D	D	9,800	13563	28,951	20,473	10,673	-3,783	11.382	24,256	20,473	18,667	19,570
6803	PORT ST LUCIE BLVD	TULIP BLVD	DARWIN BLVD	CR	4D	D	D	14,500	18699	31,189	23,871	9,371	-4,199	16.845	26,070	23,871	23,218	23,544
6810	PORT ST LUCIE BLVD	DARWIN BLVD	GATLIN BLVD	CR	4D	D	D	27,500	33021	47,279	37,030	9,530	-5,521	31.939	42,551	37,030	37,799	37,415
6820	PORT ST LUCIE BLVD	GATLIN BLVD	DEL RIO BLVD	CR	6D	D	D	37,500	38543	61,357	54,178	16,678	-1,043	43.553	55,221	54,178	57,309	55,744
6831	PORT ST LUCIE BLVD	DEL RIO BLVD	CAMEO BLVD	CR	6D	D	D	42,000	44472	63,092	54,354	12,354	-2,422	48.778	56,776	54,354	57,295	55,788
6832	PORT ST LUCIE BLVD	CAMEO BLVD	FLORIDAS TURNPIKE	CR	6D	D	D	45,500	49186	66,478	58,134	11,634	-1,486	54.005	59,620	58,134	61,573	59,853
6840	PORT ST LUCIE BLVD	FLORIDAS TURNPIKE	BAYSHORE BLVD	SR	6D	F	F	45,250	45226	66,592	58,470	13,220	-1,483	52.553	59,953	58,470	59,957	59,213
6850	PORT ST LUCIE BLVD	BAYSHORE BLVD	AIROSO BLVD	SR	6D	F	F	44,000	43086	55,675	52,990	8,990	2,702	51.102	53,288	51,202	54,778	52,990
6860	PORT ST LUCIE BLVD	AIROSO BLVD	FLORESTA DR	SR	6D	F	F	48,000	45480	59,095	54,410	6,410	1,231	55.747	53,179	52,079	56,141	54,110
6870	PORT ST LUCIE BLVD	FLORESTA DR	STEPHENS MEMORIAL PKWY	SR	6D	F	F	52,000	67235	71,764	51,318	-682	-13,270	60.293	64,588	43,353	53,283	51,318
6880	PORT ST LUCIE BLVD	STEPHENS MEMORIAL PKWY	MORNINGSIDE BLVD	SR	6D	F	F	39,500	44682	50,148	38,139	1,639	-9,994	42.291	45,132	36,961	39,326	38,139
6890	PORT ST LUCIE BLVD	MORNINGSIDE BLVD	US 1	SR	6D	F	F	34,500	46684	53,114	36,650	2,150	-11,152	40.068	47,802	35,016	37,582	36,650
7200	PRIMA VISTA BLVD	BAYSHORE BLVD	AIROSO BLVD	CR	4D	D	D	28,000	18386	25,103	32,237	4,237	9,644	22.519	22,593	32,237	36,782	34,466
7210	PRIMA VISTA BLVD	AIROSO BLVD	FLORESTA DR	CR	4D	D	D	23,638	21242	29,399	28,854	5,216	2,399	27.453	26,459	28,854	31,405	30,129
7220	PRIMA VISTA BLVD	FLORESTA DR	NARANJA AVE	CR	4D	U	D	34,500	32699	31,041	40,068	5,568	12,131	40.068	27,937	29,538	31,250	30,394
7230	PRIMA VISTA BLVD	NARANJA AVE	RIO MAR DR	CR	4D	U	D	34,500	33996	30,424	40,068	5,568	12,687	40.068	27,382	27,890	27,945	28,763
7240	PRIMA VISTA BLVD	RIO MAR DR	US 1	CR	4D	U	D	29,250	33577	19,239	33,971	4,721	15,658	33.971	17,315	12,583	16,089	14,636
7250	PRIMA VISTA BLVD	US 1	LENNARD RD	CR	4D	D	D	7,800	1371	3,711	9,769	1,969	6,429	9.059	3,340	8,769	20,268	15,019
7100.1	RANGE LINE RD	MARTIN C L	BECKER RD	CR	2U	D	D	1,450	1139	8,284	7,766	6,316	311	1.684	7,455	7,766	10,131	8,949
7100.2	RANGE LINE RD	BECKER RD	SW 168TH GLADES CUT-OFF RD	CR	2U	D	D	1,450	1406	10,372	9,379	7,929	44	1.684	9,335	9,379	10,269	9,824
7100.3	RANGE LINE RD	SW 168TH GLADES CUT-OFF RD	GLADES CUT-OFF RD	CR	2U	D	D	1,450	1403	11,916	10,771	9,321	47	1.684	10,724	10,771	11,823	11,297
7101	RANGE LINE RD	GLADES CUT-OFF RD	CANAL-24	CR	4D	C	C	0	0	547	492	492	0	0	492	0	0	0
7102	RANGE LINE RD	CANAL-24	MIDWAY RD	CR	4D	C	C	0	0	545	491	491	0	0	491	0	0	0
7885	RESERVE BLVD	COMMERCE CTR DR	W OF I-95	CR	4D	D	D	9,900	10595	23,290	19,930	10,030	-995	11.485	20,925	19,930	20,292	20,106
7200	RIO MAR DR	PRIMA VISTA BLVD	BEACH AVE	CR	2U	C	C	6,500	0	11,598	9,969	4,469	0	6.388	9,969	15,485	#DIV/0	#DIV/0
7210	RIO MAR DR	BEACH AVE	US 1	CR	2U	D	D	5,762	2826	10,395	12,292	6,530	2,536	6.652	9,356	12,292	20,949	16,621
10800.2	ROSSER BLVD	PAAR DR	ANDALUSIA RD	CR	2U	D	D	3,900	2875	5,508	5,978	2,078	1,021	4.229	4,957	5,978	7,193	6,586
10800.1	ROSSER BLVD	ANDALUSIA RD	GATLIN BLVD	CR	4D	D	D	3,900	7964	12,269	6,978	3,078	-4,064	4.229	11,042	6,978	6,768	6,873
2805	SAEGER AVE	CITRUS AVE	US 1	CR	2U	C	#N/A	0	0	547	488	488	0	0	488	0	0	0
3170	SANDIA AVE	PRIMA VISTA	CROSSTOWN	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3171	SANDIA AVE	CROSSTOWN	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9400	SAVAGE BLVD	GATLIN BLVD	GALIANO RD	CR	2U	D	D	2,717	3142	4,524	3,647	930	-425	3.156	4,072	3,647	3,756	3,701
7400	SAVANNAH RD	US 1	INDIAN RIVER DR	CR	2U	D	D	1,850	3416	4,660	2,624	774	-1,568	2.149	4,190	2,624	2,420	2,522
23391	SAVONA BLVD	BECKER RD	PAAR DR	CR	2U	D	D	4,700	7851	12,776	8,337	3,637	-3,161	5.459	11,498	8,337	7,353	7,839
23392	SAVONA BLVD	PAAR DR	GATLIN BLVD	CR	2U	D	D	6,763	7040	9,523	8,653	1,890	-277	7.855	9,930	8,653	9,151	8,902
23400	SAVONA BLVD	GATLIN BLVD	CALIFORNIA BLVD	CR	2U	D	D	11,500	10934	14,622	13,728	2,228	566	13.356	13,162	13,728	14,784	14,256
7409	SELVITZ RD	FLORESTA	BAYSHORE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
7500.1	SELVITZ RD	BAYSHORE BLVD	ST JAMES BLVD	CR	2U	D	D	7,500	6915	9,397	9,022	1,522	585	8.711	8,437	9,022	9,750	9,386
7500.2	SELVITZ RD	ST JAMES BLVD	MIDWAY RD	CR	2U	D	D	7,600	6842	10,637	8,332	732	-1,242	8.827	9,574	8,332	8,777	8,554
7510	SELVITZ RD	MIDWAY RD	GLADES CUT-OFF RD	CR	2U	D	D	6,900	7092	9,665	8,686	1,786	-192	8.014	8,878	8,686	9,214	8,950
7520	SELVITZ RD	GLADES CUT-OFF RD	EDWARDS RD	CR	2U	D	D	11,000	10218	15,653	14,869	3,869	782	12.775	14,087	14,869	16,171	15,520
24110	SEMINOLE RD	PT PIERCE BLVD	NORTH BLVD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
7600	SHINN RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	600	1125	3,633	2,745	2,145	-525	697	3,270	2,745	1,660	2,202

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
7810	SHINN RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	750	932	2,116	1,723	973	-192	971	1,905	1,723	1,635	1,679
7801	SHINN RD	MIDWAY RD	WILLIAMS RD	CR	4D	C	C	0	71	1,056	951	951	0	0	951	0	0	0
7802	SHINN RD	WILLIAMS RD	E-W ROAD 6	CR	4D	C	C	0	0	1,023	921	921	0	0	921	0	0	0
7803	SHINN RD	E-W ROAD 6	GLADES CUT-OFF RD	CR	4D	C	C	0	0	1,044	939	939	0	0	939	0	0	0
7700	SNEED RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	650	1154	1,547	788	238	-804	639	1,392	788	706	748
9100	SOUTHBEND BLVD	BECKER RD	FLORESTA DR	CR	2U	C	D	9,600	10316	11,479	10,328	728	0	11,143	10,328	9,172	9,778	9,445
7302	SR A1A NORTH	SHOREWINDS DR	INDIAN RIVER C L	SR	2U	F	F	5,900	5284	6,495	6,784	884	906	6,910	5,845	5,801	7,007	6,734
7300	SR A1A NORTH	US 1	OLD DIXIE HWY	SR	2U	F	F	7,100	5365	9,252	10,908	3,808	2,581	8,246	8,327	12,082	11,784	10,908
7313	SR A1A NORTH	OLD DIXIE HWY	N HWY A1A	SR	2U	F	F	7,900	9281	13,800	11,163	3,263	-1,280	9,170	12,425	11,044	11,261	11,163
7360 2	SR A1A SOUTH	OCEAN DR	BINNEY DR	SR	2U	C	F	10,400	13087	14,542	13,086	2,686	0	12,079	13,086	8,401	9,023	9,012
7360 3	SR A1A SOUTH	BINNEY DR	BINNEY DR	SR	2U	F	F	13,300	15087	17,654	14,521	1,221	-1,366	15,447	15,686	14,102	14,940	14,521
7330	SR A1A SOUTH	MARTIN C L	NETTLES ISLAND	SR	2U	F	F	13,900	12028	14,323	15,328	1,428	2,436	16,143	12,691	14,763	15,390	15,328
7310	SR A1A SOUTH	SOUTH CAUSEWAY PARK	INDIAN RIVER DR	SR	4U	F	F	12,500	15087	17,654	13,672	1,172	-2,217	14,518	15,689	13,302	14,042	13,672
7340	SR A1A SOUTH	NETTLES IS JND	FPL PLANT	SR	2U	U	F	10,300	7295	7,581	11,982	1,682	5,139	11,962	6,823	9,829	10,278	10,055
7350	SR A1A SOUTH	INDIAN RIVER DR	US 1	SR	4D	F	F	11,700	12188	14,376	12,849	1,149	-89	13,585	12,936	12,490	13,248	12,849
7356	SR A1A SOUTH	FPL PLANT	BLUE HERON BLVD	SR	2U	U	F	6,850	5082	4,331	7,956	1,106	4,058	7,956	3,898	5,668	5,634	5,638
7358 1	SR A1A SOUTH	BLUE HERON BLVD	SEAWAY DR	SR	2U	F	F	5,450	6513	11,448	7,135	1,688	-3,165	8,330	13,303	7,240	7,036	7,138
24390	ST JAMES BLVD	SE VITZ RD	ST JAMES DR	CR	2U	C	C	4,100	0	5,248	4,723	623	0	4,762	4,723	9,823	#DIV/0!	#DIV/0!
1100 1	ST JAMES DR	AROSO BLVD	ST JAMES BLVD	CR	4D	D	D	21,567	13497	18,110	24,369	2,802	6,259	23,048	16,299	24,366	27,781	26,075
1100 2	ST JAMES BLVD	ST JAMES BLVD	PEACHTREE BLVD	CR	4D	D	D	18,500	15705	21,365	22,020	3,520	2,781	21,488	19,229	22,020	24,154	23,087
1100 31	ST JAMES DR	PEACHTREE BLVD	TELFORD AVE	CR	4D	D	D	17,750	12378	16,497	20,219	2,469	5,372	20,615	14,847	20,219	22,710	21,465
1100 32	ST JAMES DR	TELFORD AVE	MIDWAY RD	CR	4D	D	D	17,000	13832	18,486	20,006	3,006	3,368	19,744	16,638	20,006	22,131	21,069
7810	ST LUCIE BLVD	KINGS HWY	KEEN RD	CR	2U	D	D	5,000	4404	5,671	5,790	790	658	5,912	5,104	5,790	6,292	6,041
7820	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	3248	4,828	6,158	1,058	1,654	5,923	4,344	6,158	7,279	6,733
7810 1	ST LUCIE BLVD	25TH ST	SENECA AVE	SR	2U	U	F	4,500	8670	5,217	5,226	726	231	5,225	4,695	920	2,599	1,562
7810 2	ST LUCIE BLVD	SENECA AVE	US 1	SR	2U	U	F	4,500	7140	3,360	5,226	726	2,202	5,226	3,024	384	2,033	1,209
7810 3	ST LUCIE BLVD	US 1	OLD DIXIE HWY	CR	2U	C	C	0	0	145	131	131	0	0	131	0	91	0
7980	ST LUCIE WEST BLVD	W OF I-95	E OF I-95	CR	4D	D	D	20,250	20580	49,559	44,833	24,583	-330	23,518	44,963	44,833	47,192	45,913
7900	ST LUCIE WEST BLVD	E OF I-95	CALIFORNIA BLVD	CR	6D	D	D	30,000	29560	55,599	50,479	20,479	440	34,640	50,039	50,479	54,170	52,325
7910	ST LUCIE WEST BLVD	CALIFORNIA BLVD	COUNTRY CLUB DR	CR	6D	D	D	36,500	18000	37,450	52,205	15,705	18,500	42,391	33,705	52,205	72,602	62,553
7920	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CASHMERE BLVD	CR	6D	D	D	36,500	23122	40,013	49,390	12,890	13,378	42,391	36,012	49,390	60,636	55,014
7930	ST LUCIE WEST BLVD	CASHMERE BLVD	BAYSHORE BLVD	CR	6D	D	D	43,000	28418	52,489	61,801	18,801	14,583	49,845	47,218	61,801	76,211	69,006
3290 5	STONY CREEK WAY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	4,588	4,129	4,129	0	0	4,129	0	0	0
3290 7	STONY CREEK WAY	N-S ROAD A	TRADITION PKWY	CR	4D	C	C	0	0	0	0	0	0	0	0	0	0	0
8000	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	836	2,793	4,228	1,878	1,714	2,729	2,514	4,228	9,907	7,067
8010	SUNRISE BLVD	BELL AVE	EDWARDS RD	CR	2U	D	D	3,350	1334	4,103	5,658	2,308	1,966	3,823	3,692	5,658	9,743	7,700
8020 1	SUNRISE BLVD	EDWARDS RD	CORTEZ BLVD	CR	2U	D	D	4,950	679	2,343	6,365	1,433	4,275	5,749	2,108	6,365	16,491	11,437
8020 2	SUNRISE BLVD	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,300	1658	3,543	6,831	1,531	3,942	6,155	3,186	6,831	10,973	8,852
8030	SUNRISE BLVD	VIRGINIA AVE	CLEANDER AVE	CR	2U	U	D	4,700	4520	4,643	5,459	759	1,285	5,459	4,178	4,359	4,634	4,496
8041	SUNRISE BLVD	OLEANDER AVE	17TH ST	CR	2D	U	D	4,700	7380	7,420	5,459	759	-1,219	5,459	6,576	3,998	4,536	4,267
8042	SUNRISE BLVD	17TH ST	US 1	CR	2D	U	D	3,400	2686	2,703	3,949	549	1,516	3,949	2,432	3,147	3,285	3,216
44107	TAYLOR DAIRY RD	ANGLE RD	ST LUCIE BLVD	CR	2U	C	#N/A	0	0	704	634	634	0	0	634	0	0	0
25480	THORNHILL DR	BAYSHORE BLVD	FLORESTA DR	CR	2U	D	D	6,700	7228	11,117	7,478	2,778	-2,528	5,459	10,006	7,478	6,940	7,209
9200 11	TIFFANY AVE	US 1	HILLMOOR DR	CR	4D	U	D	9,850	14348	10,467	11,242	1,592	1,622	11,242	9,420	4,750	6,779	5,765
9200 12	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	9235	7,904	7,114	614	0	7,849	7,114	4,372	5,341	4,860
9200 2	TIFFANY AVE	VILLAGE GREEN DR	LENNARD RD	CR	4D	C	D	5,150	6124	7,783	6,987	1,837	0	5,981	6,987	9,013	8,267	8,640
22900 1	TORINO PKWY	CASHMERE BLVD	VOLUCIA DR	CR	2U	D	D	5,600	3845	6,888	6,154	2,554	1,955	6,504	8,199	8,154	10,159	9,157
22900 2	TORINO PKWY	VOLUCIA DR	CALIFORNIA BLVD	CR	2U	U	D	5,600	3069	4,906	6,948	1,348	2,531	6,504	4,417	6,948	8,597	7,773
22910 1	TORINO PKWY	CALIFORNIA BLVD	EAST TORINO PKWY	CR	2U	C	C	0	2101	3,510	3,159	3,159	0	0	3,159	0	0	0
3290 8	TRADITION PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	5,888	5,297	5,297	0	0	5,297	0	0	0
3290 9	TRADITION PKWY	N-S ROAD A	STONY CREEK WAY	CR	4D	C	C	0	0	13,030	11,727	11,727	0	0	11,727	0	0	0
3290 10	TRADITION PKWY	STONY CREEK WAY	COMMUNITY BLVD	CR	4D	C	C	0	0	20,030	18,027	18,027	0	0	18,027	0	0	0
3290 11	TRADITION PKWY	COMMUNITY BLVD	VILLAGE PKWY	CR	4D	C	D	4,300	5071	23,815	21,434	17,134	0	4,994	21,434	22,683	19,365	20,024
3290 12	TRADITION PKWY	VILLAGE PKWY	W OF I-95	CR	6D	C	D	19,600	11950	64,165	57,749	38,249	0	22,847	57,749	65,290	100,516	82,903
24610 2	TULIP BLVD	PAAR DR	DARWIN BLVD	CR	2U	D	D	3,800	2140	2,974	4,337	537	1,686	4,413	2,677	4,337	8,070	6,703
24600	TULIP BLVD	DARWIN BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	6,800	2998	4,475	7,829	1,029	3,802	7,895	4,027	7,829	9,743	8,786
24612 1	TULIP BLVD	PORT ST LUCIE BLVD	PAAR DR	CR	2U	D	D	3,550	3375	7,360	6,817	3,267	175	4,123	6,642	6,817	7,652	7,235
9100	US 1	MARTIN C L	LENNARD RD	SR	6D	F	F	55,000	67590	79,851	60,827	5,827	-11,035	63,877	71,866	59,279	62,578	60,927
9110	US 1	LENNARD RD	PORT ST LUCIE BLVD	SR	6D	F	F	55,000	63728	73,764	59,407	4,407	-6,999	63,877	68,406	57,680	61,134	59,407
9120	US 1	PORT ST LUCIE BLVD	JENNINGS RD	SR	6D	F	F	46,000	38668	47,054	55,992	9,992	8,938	53,424	42,349	54,496	57,396	55,992
9130	US 1	JENNINGS RD	TIFFANY AVE	SR	6D	F	F	37,000	36171	49,283	45,771	8,771	-3,512	42,972	44,338	45,169	48,376	46,773
9140	US 1	TIFFANY AVE	WALTON RD	SR	6D	F	F	40,750	39252	52,214	53,917	13,167	6,925	47,320	45,992	51,490	56,344	53,917
9150	US 1	WALTON RD	VILLAGE GREEN DR	SR	6D	F	F	44,500	44568	60,106	55,797	11,297	1,703	51,683	54,095	54,007	57,587	55,797
9160	US 1	VILLAGE GREEN DR	SPANISH LAKES BLVD	SR	6D	U	F	48,000	49113	50,099	55,747	7,747	10,658	55,747	55,065	43,078	47,008	45,490
9170	US 1	SPANISH LAKES BLVD	PRIMA VISTA BLVD	SR	6D	U	F	48,000	49201	49,632	55,747	7,747	11,078	55,747	44,669	43,668	46,464	44,976
9180	US 1	PRIMA VISTA BLVD	RIO MAR DR	SR	6D	U	F	39,500	38502	41,008	47,381	7,881	5,484	42,391	36,908	34,999	37,327	36,113
9190	US 1	RIO MAR DR	KITTERMAN RD	SR	6C	F	F	34,750	35499	48,407	44,153	9,403	587	40,359	43,566	42,617	45,490	44,153
9200 1	US 1	KITTERMAN RD	S OF SAEGER AVE	SR	6D	F	F	33,000	34268	46,252	41,572	8,572	-54	38,326	41,627	40,371	43,774	41,572
9200 2	US 1	S OF SAEGER AVE	EASY ST	SR	6D	F	F	33,000	33097	45,991	42,656	9,656	1,287	38,326	41,392	41,295	44,022	42,659
9210	US 1	EASY ST	MIDWAY RD	SR	6D	F	F	31,000	29275	41,435	40,569	9,569	3,277	36,003	37,291	39,016	42,121	40,569
9220	US 1	MIDWAY RD	WEATHERBEE RD	SR	4D	F	F	28,000	27302	33,034	31,476	3,476	1,745	32,519	29,730	30,428	32,523	31,476
9230	US 1	WEATHERBEE RD	FARMERS MARKET RD	SR	4D	F	F	30,000	28394	35,011	34,314	4,314	2,654	34,842	31,510	33,118	35,512	34,314
9240	US 1	FARMERS MARKET RD	EDWARDS RD	SR	4D	F	F	32,000	28683	35,514	36,693	4,693	4,730	37,166	31,965	35,310	38,078	36,693
9250	US 1	EDWARDS RD	SAVANNAH RD	SR	4D	F	F	31,750	27450	34,503	38,795	5,045	5,744	36,874	31,053	35,323	39,270	37,296
9260 2	US 1	SAVANNAH RD	GARDENIA AVE	SR	4D	F	F	31,850	29108	35,929	36,027	4,527	3,691	36,584	32,336	34,729	37,326	36,027
9260 1	US 1	GARDENIA AVE	VIRGINIA AVE	SR	4D	F	F	31,500	29053	35,758	35,624	4,424	3,742	36,584	32,182	34,829	37,216	35,624
9270 1	US 1	VIRGINIA AVE	OHIO AVE	SR	4D	F	F	40,000	12291	18,573	47,201	7,201	32,286	48,458	14,516	42,625	51,778	47,201
9270 2	US 1	OHIO AVE	GEORGIA AVE	SR	4D	F	F	35,500	13213	17,175	41,012	5,512	25,560	41,230	15,453	37,740	44,285	41,012
9280	US 1	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	31,000	11328	17,697	41,045	10,045	25,118	39,603	15,927	35,599	46,491	41,045
9290	US 1	DELAWARE AVE	CITRUS AVE	SR	4D	F	F	28,350	11757	17,982	34,733	6,383	16,549	30,803	16,184	30,777	38,690	34,733
9300	US 1	CITRUS AVE	ORANGE AVE	SR	4D	F	F	21,700	5944	14,318	39,404	17,704	28,521	26,702	12,883	28,839	50,165	39,404
9310	US 1	ORANGE AVE	AVENUE A	SR	4D	F	F	23,350	6423	13,256	37,360	14,210	25,630	27,119	11,930	28,857	49,263	37,560
9320 2	US 1	AVENUE A	AE BACKUS AVE	SR	4D	F	F	23,350	6845	13,369	36,917	13,567	24,885	27,119	12,032	28,737	45,097	36,917
9330	US 1	AE BACKUS AVE	AVENUE D	SR	4D	F	F	23,350	7052	14,175	37,057	13,707	24,299	27,119	12,756	28,566	45,058	37,057
9340	US 1	AVENUE D	SR A1A SOUTH	SR	4D	F	F	25,000	5562	13,269	44,205	19,205	32,263	29,035	11,942	31,360	57,051	44,205
9240 1	US 1	SR A1A SOUTH	AVENUE H	SR	4D	F	F	20,500	13303	24,747	37,218	13,718	14,946	27,293	22,272	32,489	41,947	37,218
9240 2	US 1	AVENUE H	OLD DIXIE HWY	SR	4D	F	F	24,250	20026	29,115	32,137	7,887	5,933	28,164	26,204	30,428	33,846	32,137
9350 1	US 1	OLD DIXIE HWY	AVENUE O	SR	4D	F	F	24,250	16587	23,284	27,763	3,513	6,807	28,164	20,956	28,619	29,007	27,763
9350 2	US 1	AVENUE O	SR A1A NORTH	SR	4D	F	F	20,300	23359	30,251	24,661	4,361	-2,565	23,576	27,228	24,127	25,195	24,661
9360	US 1	SR A1A NORTH	JUANITA AVE	SR	4D	F	F	21,050	23161	31,818	27,120	6,070	-1,516	24,447	28,836	26,504	27,736	27,120
9370	US 1	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	17,100	20248	26,972	21,413	4,313	-2,771	19,860	24,184	21,059	21,768	21,413
9380	US 1	ST LUCIE BLVD	25TH ST	SR	6D	C	F	16,500	23292	25,454	23,069	6,269	0	19,512	23,069	16,391	17,785	17,088
9390	US 1	25TH ST	INDRIO RD	SR	4D	F	F	16,500	23112	26,694	24,888	8,388	-7,137	19,183	32,125	26,512	24,463	24,488
9400	US 1	INDRIO RD	KINGS HWY	SR	4D	F	F	18,000	18764	27,435	24,642	6,642	-93	20,905	24,737	23,973	25,311	24,642
9410	US 1	KINGS HWY	INDIAN RIVER C L	SR	4D	F	F	19,500	29749	38,038	27,617	8,117	-6,414	22,647	34,232	27,583	27,552	27,617
9420	VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD	LYNGATE DR	CR	4D	U	D	15,100	15892	11,970	17,537	2,437	5,764	17,537	10,773	9,981	10,919	10,450
5410	VETERANS MEMORIAL PKWY	LYNGATE DR	US 1	CR	4D	U	D	10,451	9103	7,552	12,149	1,698	5,353	12,149	6,796	8,154	9,331	8,743
10330	VILLAGE GREEN DR	US 1	WALTON RD	CR	4D	D	D	8,700	5218	16,443	16,261	9,561	1,482	7,761	14,779	18,281	20,268	19,274
10340	VILLAGE GREEN DR	WALTON RD	TIFFANY AVE	CR	2U	D	D	3,600	3170	5,325	5,222	1,622	439	4,181	4,732	5,222	5,805	5,514
9110 1	VILLAGE PKWY	BECKER RD	PAAR (WEST)	CR	4D	C	C	1,800	2	15,182	13,665	11,865	0	2,091	13,665	15,463	##########	8,568,797
9110 2	VILLAGE PKWY	PAAR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	1,800	2	17,044	15,339	13,539	0	2,091	15,339	17,137	##########	7,371,433
9110 3	VILLAGE PKWY	OPEN VIEW (WEST)	DISCOVERY WAY	CR	4D	C	C	1,800	2	20,045	18,041	16,241	0	2,091	18,041	19,839	##########	8,669,790
9110 4	VILLAGE PKWY	DISCOVERY WAY	TRADITION PKWY	CR	6D	D	D	1,800	402	35,532	33,377	31,577	1,398	2,091	31,979	33,377	152,736	93,057
9120 1	VILLAGE PKWY	TRADITION PKWY	WESTCLIFFE LN	CR	4D	D	D	19,000	3812	10,679	22,179	6,179	12,389	19,582	9,791	22,179	46,261	34,220
9120 2	VILLAGE PKWY	WESTCLIFFE LN	CROSSROADS PKWY	CR	4D	D	D	5,460	2282	7,441	9,815	4,415	3,118	6,272	6,837	9,815	16,804	13,360
9421	VIRGINIA AVE	OKEECHOBEE RD	HARTMAN RD	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
9500	VIRGINIA AVE	HARTMAN RD	35TH ST	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	31,104	35,089	34,097
9500 2	VIRGINIA AVE	35TH ST	25TH ST	SR	6D	F	F	22,500	21067	34,083	33,527	11,027	2,956	26,132	30,672	32,108	34,946	33,527
9510	VIRGINIA AVE	25TH ST	13TH ST	SR	6D	F	F	24,750	30435	40,181	30,903	6,153	-5,240	28,746	36,163	30,478	31,368	30,923
9520 1	VIRGINIA AVE	13TH ST	11TH ST	SR	6D	F	F	24,000	31769	39,341	28,065	4,065	-7,322	27,874	39,407	27,638	28,632	28,065
9520 2	VIRGINIA AVE	11TH ST	SUNRISE BLVD	SR	6D	F	F	24,000	30436	37,907	28,105	4,105	-5,921	27,874	34,026	27,590	28,629	28,109
9530	VIRGINIA AVE	SUNRISE BLVD	OLEANDER AVE	SR	6D	F	F	22,500	25566	32,653	26,965	4,465	-2,423	26,132	29,387	26,331	27,598	26,965
9540 1	VIRGINIA AVE	OLEANDER AVE	COLONIAL RD	SR	6D	F	F	21,000	19709	23,424	23,168	2,168	2,083	24,388	21,092	22,733	23,960	23,346
9540 2	VIRGINIA AVE	COLONIAL RD	US 1	SR	6D	F	F	21,000	20699	25,047	24,413	3,413	388	24,388	24,045	24,388	24,441	24,413
22915	VOLUCIA DR	TORINO PKWY	BLANTON BLVD	CR	2U	C	C	0	3450	5,489	5,250	5,250	0	0	5,250	0	0	0
8000	WALTON RD	US 1	VILLAGE GREEN DR	CR	4D	U	D	12,450	7281	4,700	14,450	2,000	9,948	14,450	4,512	9,881	7,935	8,908
8010	WALTON RD	VILLAGE GREEN DR	LENNARD RD	CR	4D	D	D	9,900	6589	13,152	15,937	6,037	3,311	11,498	12,826	15,937	18,970	17,453
8020	WALTON RD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	7,300	7764	12,476	11,513	4,213	-464	8,478	11,977	11,513	11,261	11,387
8030	WALTON RD	GREEN RIVER PKWY	INDIAN RIVER DR	CR	2U	D	D	4,850	6327	9,564	7,733	2,883	-1,477	5,633	9,210	7,733	7,060	7,396
8810	WEATHERBEE RD	OLEANDER AVE	US 1	CR	2U	D	D	2,200	4576	6,111	5,311	3,111	-2,476	2,566	7,787	5,311	3,663	4,487
8930	WEATHERBEE RD	US 1	MIDWAY RD	CR	2U	D	D	5,400	2676	3,926	8,493	1,093	2,722	6,272	3,771	8,493	7,634	7,049
24500	WESTCLIFFE LN	TREMONTE AVE	VILLAGE PKWY	CR	4D	D	D	1,100	324	3,928	4,547	3,447	776	1,276	3,771	4,547	12,802	8,675
9010	WESTMORELAND BLVD	MARTIN C L	MORNINGSIDE BLVD	CR	2D	D	D	8,600	10290	12,739	10,738	1,938	-1,492	10,520	12,230	10,738	10,457	10,597
9020	WESTMORELAND BLVD	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	12,300	7991	10,894	14,805	2,505	4,349	14,485	10,456	14,805	19,179	16,453
3105	WHITMORE DR	BAYSHORE BLVD	AROSO BLVD	CR	2U	C	C	0	5229	4,383	4,209	4,209	0	0	4,209	0	0	0
3156	WHITMORE DR	AROSO BLVD	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
5187	WHITMORE DR	THORNHILL	FLORESTA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25006	WILLIAMS EXT	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	295	286	286	0	0	286	0	0	0
25007	WILLIAMS EXT	ARTERIAL A	GLADES CUTOFF RD	CR	4D	C	C	0	0	10	10	10	0	0	10	0	0	0
25205	WILLIAMS RD	SHINN RD	MCCARTY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
25995	WINTER GARDEN PKWY	KINGS HWY	FT PIERCE BLVD	CR	2U	C	C	3,100	0	3,488	3,348	248	0	3.600	3,348	6,448	#DIV/0	#DIV/0

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



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

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

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

Notes

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

4383791 Non-SIS



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

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

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

Notes

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

2302568 Non-SIS



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

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

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

Notes

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

4383792 Non-SIS



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

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

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

Notes

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



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

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

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

B-12

Notes

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

4380411 Non-SIS



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

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

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

Notes

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



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

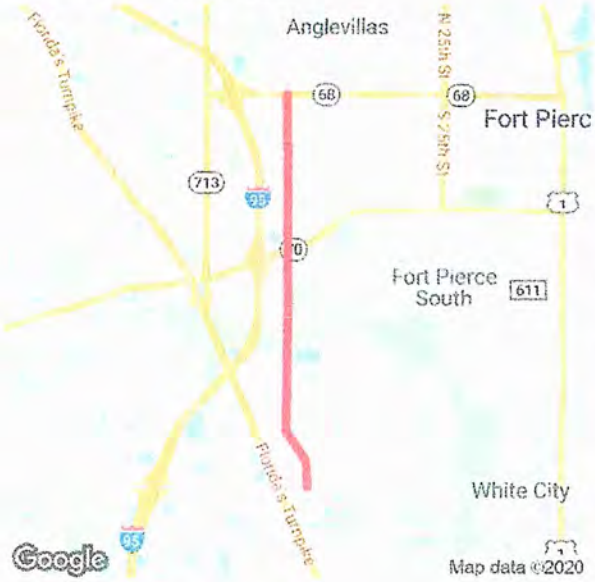
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SA	0	0	3,605,309	0	0	3,605,309
ROW	DS	0	0	6,939,345	0	0	6,939,345
ROW	DIH	0	0	162,000	0	0	162,000
ROW	DDR	0	0	353,970	0	0	353,970
				11,060,624			**11,060,624**

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

Notes

JENKINS ROAD FROM MIDWAY ROAD TO ORANGE AVENUE

4463311 Non-SIS



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

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

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

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Notes

APPENDIX C

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA

AM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
Jenkins Rd	Orange	Peterson	3%	6	2	5%	7	21	2%	1	4	30%	9	29	70%	117	32	2%	2	0
	Peterson	Okeechobee	3%	6	2	5%	7	21	2%	1	4	50%	48	15	12%	20	5	5%	4	1
	Okeechobee	Edwards	3%	6	2	5%	7	21	0%	0	0	5%	5	2	5%	8	2	0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2%	1	4	0%	0	0	0%	0	0	5%	5	2	5%	8	2	3%	1	1
	Kings Hwy	I-95	30%	17	59	0%	0	0	5%	3	9	10%	10	3	10%	17	5	40%	7	30
	I-95	Jenkins Rd	20%	11	39	0%	0	0	20%	12	37	25%	24	8	60%	100	27	20%	3	15
	Jenkins Rd	Hartman Rd	25%	14	49	0%	0	0	25%	16	47	5%	5	2	10%	17	5	18%	3	14
	Hartman	Angle Rd	20%	11	39	0%	0	0	35%	65	22	15%	5	14	20%	33	9	18%	3	14
	Angle	25th St	15%	8	30	0%	0	0	33%	61	20	10%	3	10	13%	22	6	0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	50%	38	9
	Picos Rd	Orange Ave	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	43%	33	7
	Orange Ave	Angle Rd (CR603)	0%	0	0	0%	0	0	2%	4	1	3%	3	1	3%	5	1	0%	0	0
Edwards Rd.	US 1	Oleander	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Oleander	25th	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	25th	Jenkins Rd	0%	0	0	0%	0	0	0%	0	0	5%	2	5	5%	8	2	0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	10	3	90%	379	129	0%	0	0	5%	2	5	5%	8	2	5%	1	1
	Kings Hwy	Crossroads Pkwy	35%	69	19	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	Crossroads Pkwy	I95	40%	79	22	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	I95	Jenkins Rd	20%	39	11	40%	168	57	0%	0	0	5%	2	5	5%	8	2	10%	2	2
	Jenkins Rd	McNeil Rd	20%	39	11	30%	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	2
	McNeil Rd	Virginia Ave	20%	39	11	30%	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	2
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	197		In	143		In	62		In	30		In	45		In	76
				Out	55		Out	421		Out	186		Out	96		Out	167		Out	17

AM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0%	0	0	30%	42	9	0%	0	0	15%	2	5	134	52	85	17	-10	176	-3	98
	Peterson	Okeechobee	0%	0	0	0%	0	0	30%	42	9	0%	0	0	20%	2	7	77	54	45	19	-11	170	-4	80
	Okeechobee	Edwards	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	20	6	25	2	-1	25	0	26
Orange Ave	Rock Rd	Kings Hwy	55.0%	23	23	4%	14	14	90%	127	28	0%	0	0	5%	2	1	13	167	4	70	-3	177	-1	73
	Kings Hwy	I-95	55.0%	23	23	26%	89	89	50%	71	16	0%	0	0	10%	1	4	29	207	17	221	-7	229	-4	233
	I-95	Jenkins Rd	20.0%	8	8	3%	10	10	10%	14	3	0%	0	0	0%	0	0	137	47	72	76	-9	124	-15	133
	Jenkins Rd	Hartman Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	87	40	53	84	-8	69	-13	124
	Hartman	Angle Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	103	37	45	74	-7	133	-11	108
	Angle	25th St	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	86	32	36	53	-6	111	-9	78
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	8	8	52%	177	178	0%	0	0	30%	2	2	15%	2	5	32	316	11	227	-8	340	-3	235
	Picos Rd	Orange Ave	20.0%	8	8	48%	164	164	30%	9	42	30%	2	2	15%	2	5	32	306	11	254	-8	190	-3	252
	Orange Ave	Angle Rd (CR603)	20.0%	8	8	18%	61	62	10%	3	14	0%	0	0	0%	0	0	12	73	3	84	-3	82	-1	87
Edwards Rd.	US 1	Oleander	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	10	0	7	0	0	10	0	7
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	2	2	4%	14	14	0%	0	0	5%	0	0	5%	2	1	389	29	136	20	-6	412	-4	152
	Kings Hwy	Crossroads Pkwy	5.0%	2	2	11%	38	38	0%	0	0	5%	0	0	0%	0	0	347	114	121	64	-23	438	-13	173
	Crossroads Pkwy	I95	5.0%	2	2	11%	38	38	0%	0	0	45%	2	3	55%	7	20	347	132	121	90	-26	458	-18	193
	I95	Jenkins Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	178	66	64	48	-13	231	-10	102
	Jenkins Rd	McNeil Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	131	67	49	48	-13	184	-10	87
	McNeil Rd	Virginia Ave	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	40%	5	14	130	56	44	37	-11	174	-7	74
Peters Road	Crossroads Pkwy	White Road										0%	0	0	65%	23	8	0	23	0	8	0	23	0	8
	White Road	Graham Rd										0%	0	0	35%	4	13	0	4	0	13	0	4	0	13
				In	42		In	342		In	141		In	7		In	36								
				Out	42		Out	341		Out	31		Out	5		Out	12								

PM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0			
Jenkins Rd	Orange	Peterson	3.0%	2	6	5.0%	25	16	2.0%	4	2	30.0%	30	17	70.0%	117	120	2.0%	0	1
	Peterson	Okeechobee	3.0%	2	6	5.0%	25	16	2.0%	4	2	50.0%	29	50	12.0%	20	21	5.0%	1	3
	Okeechobee	Edwards	3.0%	2	6	5.0%	25	16	0.0%	0	0	5.0%	3	5	5.0%	8	9	0.0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2.0%	1	4	0.0%	0	0	0.0%	0	0	5.0%	3	5	5.0%	8	9	3.0%	2	2
	Kings Hwy	I-95	30.0%	56	20	0.0%	0	0	5.0%	10	6	10.0%	6	10	10.0%	17	17	40.0%	23	8
	I-95	Jenkins Rd	20.0%	37	14	0.0%	0	0	20.0%	39	23	25.0%	14	25	60.0%	100	103	20.0%	11	4
	Jenkins Rd	Hartman Rd	25.0%	47	17	0.0%	0	0	25.0%	48	28	5.0%	3	5	10.0%	17	17	18.0%	10	3
	Hartman	Angle Rd	20.0%	37	14	0.0%	0	0	35.0%	40	67	15.0%	15	9	20.0%	33	34	18.0%	10	3
	Angle	25th St	15.0%	28	10	0.0%	0	0	33.0%	37	64	10.0%	10	6	13.0%	22	22	0.0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	50.0%	10	29
	Picos Rd	Orange Ave	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	43.0%	8	25
	Orange Ave	Angle Rd (CR603)	0.0%	0	0	0.0%	0	0	2.0%	2	4	3.0%	2	3	3.0%	5	5	0.0%	0	0
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	5.0%	5	3	5.0%	8	9	0.0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	9	90.0%	280	448	0.0%	0	0	5.0%	5	3	5.0%	8	9	5.0%	3	3
	Kings Hwy	Crossroads Pkwy	35.0%	24	65	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	Crossroads Pkwy	I95	40.0%	27	74	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	I95	Jenkins Rd	20.0%	14	37	40.0%	124	199	0.0%	0	0	5.0%	5	3	5.0%	8	9	10.0%	6	6
	Jenkins Rd	McNeil Rd	20.0%	14	37	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	6
	McNeil Rd	Virginia Ave	20.0%	14	37	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	5
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	68		In	498		In	193		In	100		In	172		In	19
				Out	186		Out	311		Out	113		Out	57		Out	167		Out	57

PM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.							0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	10.0%	5	5	0.0%	0	0	30.0%	16	59	0%	0	0	15%	2	2	176	25	155	72	-5	195	-14	213
	Peterson	Okeechobee	8.0%	4	4	0.0%	0	0	30.0%	16	59	0%	0	0	20%	2	2	77	25	88	73	-5	97	-15	147
	Okeechobee	Edwards	0.0%	0	0	0.0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	36	2	29	6	0	38	-1	34
Orange Ave	Rock Rd	Kings Hwy	55.0%	28	29	4.0%	9	9	90.0%	47	176	0%	0	0	5%	1	1	11	87	14	220	-3	95	-3	230
	Kings Hwy	I-95	55.0%	29	28	58.0%	125	266	50.0%	26	98	0%	0	0	10%	1	1	32	260	33	421	-8	284	-8	445
	I-95	Jenkins Rd	20.0%	10	10	13.0%	28	60	10.0%	5	20	0%	0	0	0%	0	0	153	92	151	107	-18	227	-21	236
	Jenkins Rd	Hartman Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	68	83	50	73	-17	134	-13	111
	Hartman	Angle Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	88	74	110	70	-15	147	-14	166
	Angle	25th St	10.0%	5	5	0.0%	0	0	5.0%	3	10	0%	0	0	15%	2	2	69	37	92	27	-7	99	-5	113
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	10	10	52.0%	112	238	0.0%	0	0	30.0%	6	4	15.0%	2	2	26	171	34	366	-6	190	-8	391
	Picos Rd	Orange Ave	20.0%	10	10	48.0%	104	220	30.0%	59	16	30.0%	6	4	15.0%	2	2	26	219	34	359	-6	239	-8	384
	Orange Ave	Angle Rd (CR603)	20.0%	10	10	18.0%	39	82	10.0%	20	5	0.0%	0	0	0.0%	0	0	9	69	12	98	-2	75	-3	107
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	13	0	11	0	0	13	0	11
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	3	4.0%	9	9	0.0%	0	0	5%	1	1	5%	1	1	293	19	460	25	-4	308	-5	479
	Kings Hwy	Crossroads Pkwy	5.0%	3	3	11.0%	24	24	0.0%	0	0	5%	1	1	0%	0	0	262	68	410	109	-14	317	-22	497
	Crossroads Pkwy	I95	5.0%	3	3	11.0%	24	24	0.0%	0	0	45%	9	5	55%	6	6	262	86	410	129	-17	331	-26	513
	I95	Jenkins Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	138	37	211	60	-7	167	-12	259
	Jenkins Rd	McNeil Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	102	37	156	60	-7	131	-12	204
	McNeil Rd	Virginia Ave	0.0%	0	0	3.0%	6	6	0.0%	0	0	0%	0	0	40%	4	4	97	30	153	53	-6	120	-11	195
Peters Road	Crossroads Pkwy	White Road										50.0%	11	6	65.0%	7	7	0	17	0	13	0	17	0	13
	White Road	Graham Rd										30.0%	6	4	35.0%	4	4	0	10	0	7	0	10	0	7
					In	51		In	458		In	52		In	12		In	10							
					Out	52		Out	216		Out	196		Out	21		Out	11							

St. Lucie Transportation Planning Organization

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

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

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

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I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to I-20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	I-20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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

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

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

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

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

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

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

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

Class II (35 mph or slower posted speed limit)

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

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

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

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

PEDESTRIAN MODE[2]

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

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

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

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

Urbanized

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

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

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

Uninterrupted Flow Highway Adjustments

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

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

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

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

* Cannot be achieved using table input value defaults.

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

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

Historical Growth Rate Calculation

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

*Source FDOT Historical Traffic Counts

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: VennisJHI@JHIinc.com Website: www.JHIinc.com

June 23, 2022

City of Ft. Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Vennis Gilmore
Planning Supervisor

Re: **Kings Highway Commerce Park**
Future Land Use Amendment Justification
JHI Project No. 2205-1402
Parcel ID#'s 2313-331-0000-000-4 J A Enterprises, Inc

Dear Mr. Gilmore,

Please consider the attached application to amend the future land use (FLU) for the above parcel from RL to General Commercial (GC).

Kings Highway Commerce Center is a proposed 34.32 ac distribution development and consists of 4 paorcels. See Exhibit-A.

The 3 parcels along Kings Hwy are in the St. Lucie County and are to be annexed to the City. These parcels have a future land use of Commercial and to be annexed to city with GC future land use.

Exhibit-B and C show the future land use maps for the St Lucie County and the city with project highlighted.

The proposed future land use is ideal for this location on Kings Highway approximately 1 mile north of Okeechobee Road. Proximity to both I-95 & Florida Turnpike makes this site ideal for this designation. Exhibit-C shows that all the parcels in the city along the east side Kings hwy and to the south of the project have a GC future land use. There are also parcels on the west side of the Kings hwy & to the north of the project with same future lane use designation.

Vennis Gilmore – Planning Supervisor
Kings Highway Commerce Center
June 23, 2022

The proposed future land use is compatible with the surrounding lands within ½ mile of the project. This is also the designation that is the city vision of the development along Kings Hwy corridor. The future land use amendment is also consistent with Comprehensive plan.

The proposed future land use amendment and development has a significant positive impact on city of Ft. Pierce economy development by creating construction and permanent job opportunities, significantly higher tax income and would be model for future development along the Kings Hwy.

Please see attached applications, authorization letters and warranty deeds for the above parcels.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President
Authorized Agent

Kings Highway Commerce Center

Aerial

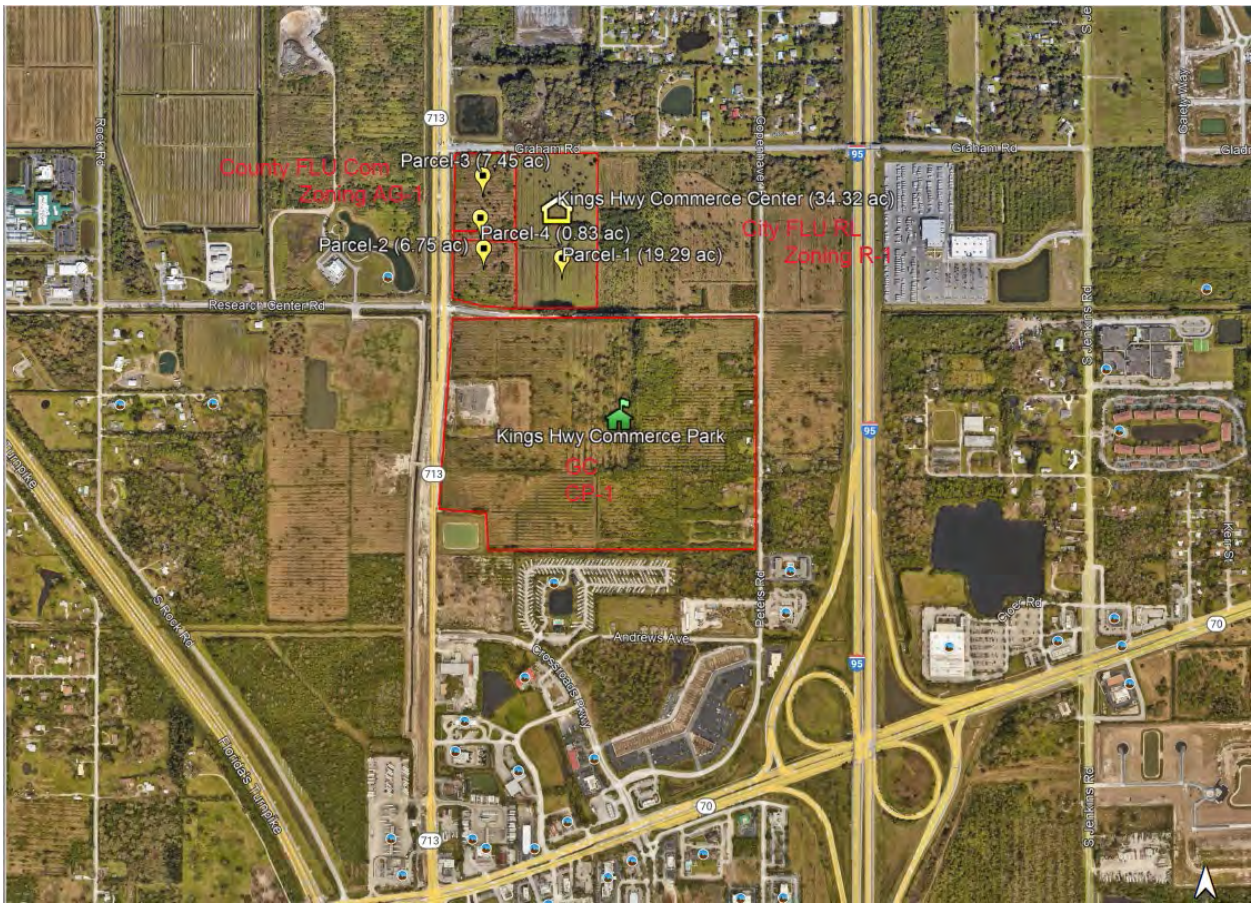


EXHIBIT - A

Kings Highway Commerce Center

St Lucie County FLU Map

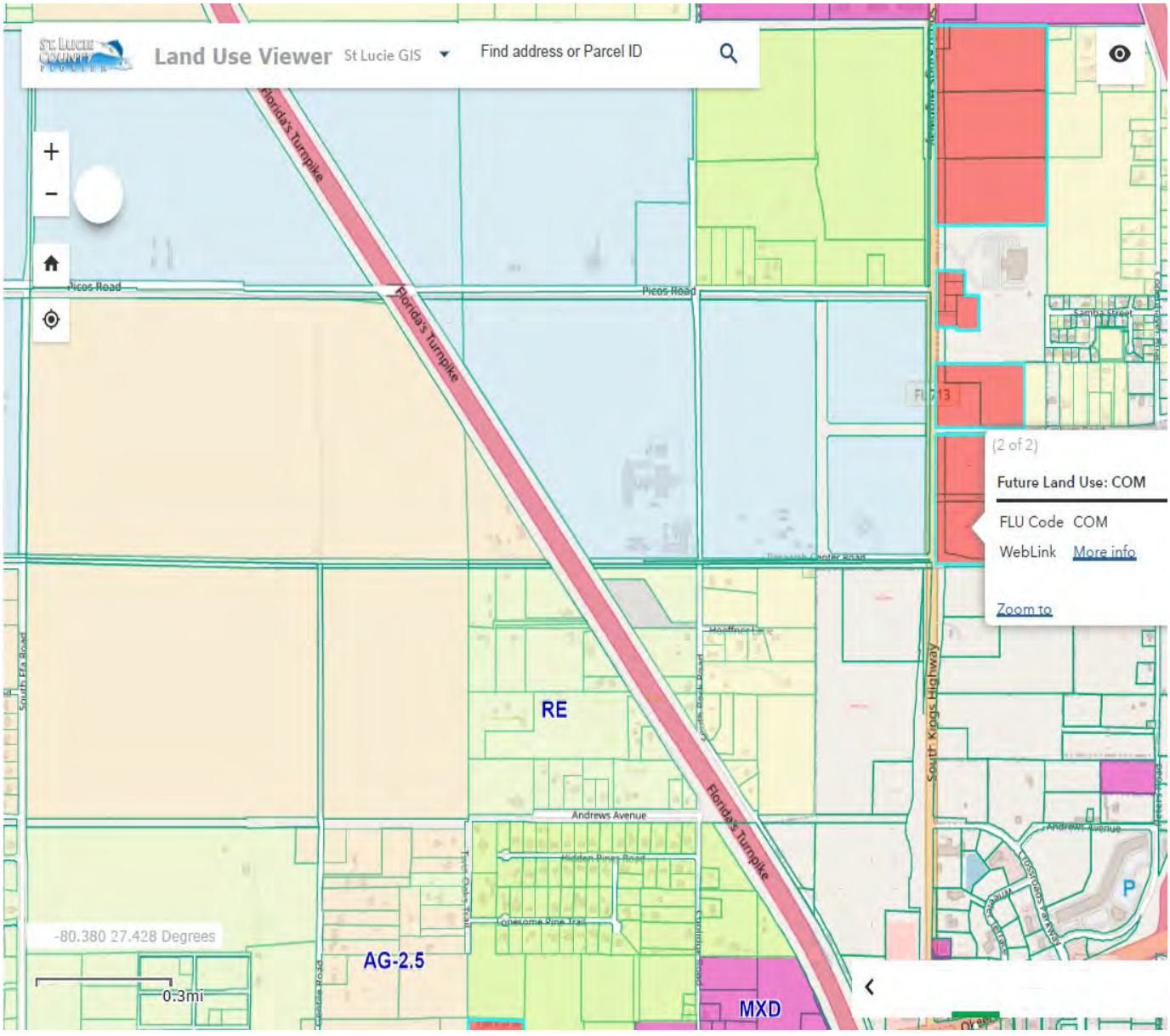


EXHIBIT-B

Kings Highway Commerce Center

City of Fort Pierce FLU Map

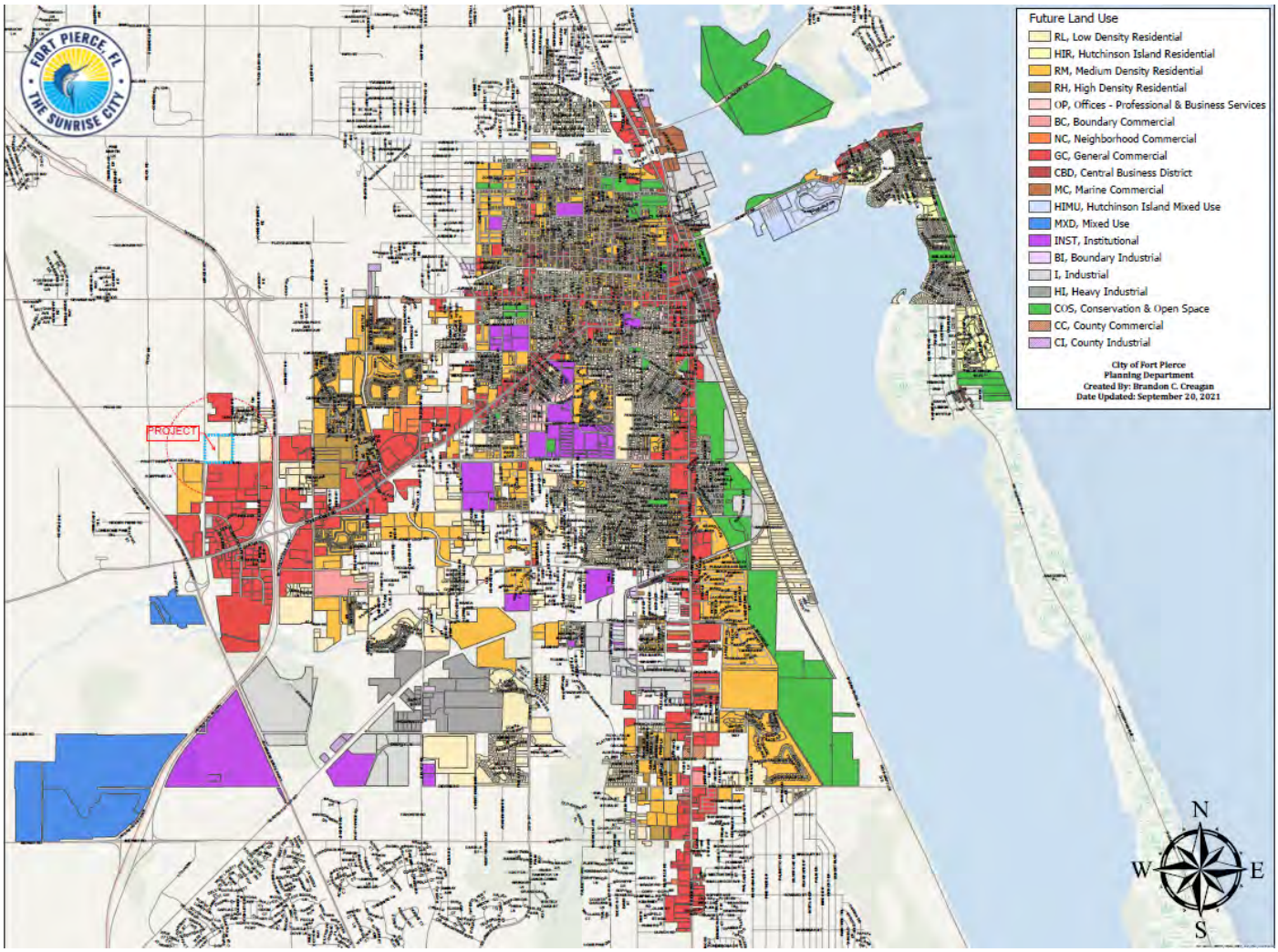


EXHIBIT- C

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: See Record Card
2. Property Tax ID(s): 2313-331-0000-000-4
3. Total Acreage: 19.29
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: AG-1
6. Proposed Zoning Classification: FLU CG, Zoning CP-1
7. Other applications being submitted concurrent with this application, if any: Future Land Use

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

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

10. The reason for making this request: Proposed 10 ac distribution Center, Kings Hwy Commerce Ctr

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
Proposed	CG	CP-1	840 ksf	19.29	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 56,250
Proposed Zoning	Total gallons per day 105,000
Change in Demand	**Total gallons per day** 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 56,250
Proposed Zoning	Total gallons per day 84,000
Change in Demand	**Total gallons per day** 27,750

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

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

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

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

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

Demand Analysis	Maximum
Current Zoning	16.7 yd
Proposed Zoning	21.0 yd
Change in Demand	4.3 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	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	807	58/78
Proposed Zoning	1,027	125/114
Change in Demand	Trips 220	Trips 67/36
Impact to Capacity		

12. Name of Owner(s): J A Enterprises, INC Jeff H. Iravani - Authorized Agent
Mailing Address: 100 Davit Drive
City North Palm Beach State Florida Zip 33408
Phone # 5615756030
E-mail: Jhi@JHIinc.com

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

14. Name of Representative: Jeff H. Iravani
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 561-575-6030 Fax #
E-mail: JHI@JHIinc.com

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

I certify that: (Check One)

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

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

Applicant's Signature 6/24/22 Date

1934 commerce IN Suite 5 FL 33458
Address State Zip

5615756030 5615756088 JHI@JHIinc.com
Phone Fax E-mail Address

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

Jeff H. Iravani - Authorized Agent 561-575-6030
Property Owner's Name (Please Print) Phone

1934 Commerce IN Suite 5 Florida 33458
Address State Zip

Property Owner's Signature 6/24/22
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 24 day of June, 2022, by Jeff. H. Iravani who is personally known to me or has produced _____ as ident

Signature of Notary

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

J A Development Partners, LLC

June 17, 2022

RE: Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

J A Development Partners, LLC , the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH J. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of June, 2022, by Kenneth J. Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

KRISTINA ILLING
MY COMMISSION # HH 199265
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3926462 OR BOOK 3605 PAGE 859, Recorded 02/19/2014 at 10:14 AM
Doc Tax: $490.70

St. Lucie County File Date: 02/19/2014 08:38 AM

J.A. ENTERPRISES, INC.,
Plaintiff,

VS.

GRAHAM GROVES DEVELOPMENT, LLC,
an administratively dissolved Florida limited
liability company; and
UNKNOWN TENANT #1,
Defendants.

IN THE CIRCUIT COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR THE COUNTY OF ST LUCIE, STATE OF FLORIDA - CIVIL DIVISION
CASE NO. 562012CA003461

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on Feb, 4,2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in St Lucie County, Florida:

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, lying and being in St. Lucie County, Florida, less and except the North forty feet (40') for the right of way for Graham Road.

Property Address: 0 White Road, Fort Pierce, Florida.
WAS SOLD TO:

J.A. ENTERPRISES, INC.
100 Davit Drive
North Palm Beach, FL 33408

WITNESS my hand and the seal of this Court On 19 February, 2014

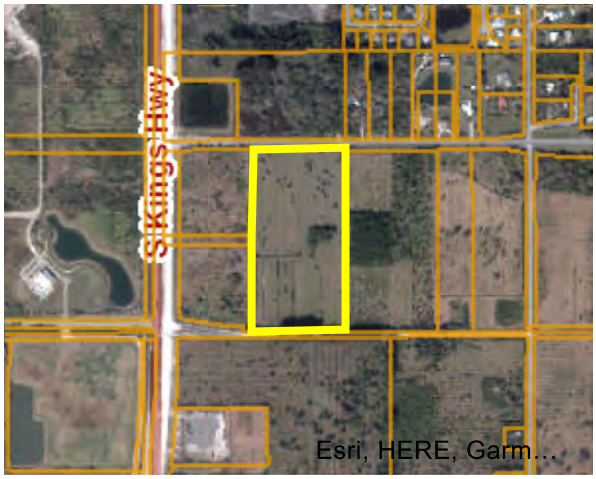
JOSEPH E. SMITH
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, May 9, 2022

Parcel Report





Parcel

PARCELNO:	2313-331-0000-000-4
Property ID:	13744
Owner1:	J A Enterprises Inc
SiteAddress:	White RD

Owner

Owner1:	J A Enterprises Inc
Owner2:	
Owner3:	
MailingAddress:	100 Davit DR North Palm Beach, FL 33408-5021

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$434,025
FinishedArea:	
Acres:	19.29
TotalArea:	840,272.4

Legal Description

LegalDescription: 13 35 39 E 1/2 OF SW 1/4 OF SW 1/4-LESS N 40 FT AND LESS S 35 FT FOR RD RS/W- (19.29 AC) (OR 3605-859)

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
2021	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2020	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2019	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063
2018	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063

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	19.29	395.45
Fort Pierce Stormwater Charge	2006	53	3,657

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

Land Lines

Line Number	Units	Unit Type
1	19.29	MACR
2	19.29	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/18/2014	$70,100	0111	CT	Graham Groves Development LLC	3605-859	Clerk of Courts
06/10/2005	$1,400,000	XX01	SP	Graham Groves	2276-2278	Clerk of Courts
04/07/1995	$221,900	XX00	WD	Kenneth H Lelly	951-771	Clerk of Courts
12/19/1994	$100	XX01	WD	Kenneth H Lelly	934-1835	Clerk of Courts
08/01/1980	$124,900	XX00	CV		338-2795	Clerk of Courts

Photos



EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

WHITE ROAD PARCELS

Environmental Assessment Report

Prepared for:

JA Development Partners, LLC

Prepared by:

EW CONSULTANTS, INC.

June 2022

© 2022 EW Consultants, Inc.

2581 Metrocentre Blvd, Suite 1 • West Palm Beach, FL 33407 • 561-291-7950 Phone
www.ewconsultants.com

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on four parcels totaling approximately 34.3-acres in the City of Fort Pierce and unincorporated St. Lucie County. The site is located on the east side of Kings Highway, the north side of White Road, and the south side of Graham Road. The property is bordered to the north by rural residential single family homes and undeveloped land, with a recently constructed wet retention lake on the north side of Graham Road; to the south and east by agricultural land; and to the west by the initial development efforts of the Treasure Coast Research Park west adjacent to Kings Highway. The location is centered between I-95 to the east and Florida's Turnpike to the west and Okeechobee Road (Hwy 70) to the south.

The site is situated within Section 13, Township 35 South, Range 39 East, in St. Lucie County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

PROPERTY DESCRIPTION AND METHODS

The property currently comprises undeveloped land with mostly exotic, herbaceous and shrubby vegetation. The vegetation assemblages present on the project site are further described in the Natural Communities and Land Covers section of this report.

Chronological review of historical aerial imagery dating back to the mid 1980's indicates that the subject property was utilized for agricultural practices (at that time; prior use is unknown via historical images) as were the surrounding parcels. The property appeared to be used for for citrus cultivation, with associated irrigation ditches and swales. By or before 2007, the property appears to be converted to improved pasture, with cattle and feed bins visible in nearly all subsequent images. By 2017 the west parcel boundary was cleared for the expansion of Kings Highway. Construction is in progress to the present with additional improvements to White and Graham Roads in progress with the expansion. By 2019 the wet retention area was constructed off site on the north east side of Graham Road. The Kings Highway expansion includes a wide dry swale for surface water management and a sidewalk.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Ft Pierce NW, and the *Soils Survey of St. Lucie County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2021 FDOT St. Lucie County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the property were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation,

and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by the Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010), and the Navigable Waters Protection Rule (2020). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

SOILS

The soils on the site are mapped as Riviera fine sand, Wabasso sand, and Winder loamy sand. A description of the soil types in their natural conditions is listed below. These descriptions are based upon the general characteristics for the soil types as illustrated in the Soils Survey of St. Lucie County Area, Florida and are not necessarily indicative of the exact characteristics of the property. A soils map with the site boundary is included in the Appendix as an attachment.

Riviera fine sand, 0 to 2 percent slopes (38) – This is a nearly level, poorly drained soil that has a thick sandy subsurface layer and exists on the parcel from the north central portion in a strip winding to the southeast portion. Under *natural* conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. The typical natural vegetation is saw-palmetto, slash pine, pineland three-awn, inkberry, blue maidencane, toothache grass, chalky bluestem, cabbage palm, and cypress.

Wabasso sand, 0 to 2 percent slopes (48) – This poorly drained, nearly level soil is in flatwoods areas and exists in the north east corner of the parcel. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is sand about 8 inches thick. It is black in the upper 4 inches and very dark gray in the lower 4 inches. The subsurface layer is gray sand. In a

large part of the acreage, typical natural vegetation is open forest of second growth longleaf pine or slash pine, and some cabbage palms. The understory is saw palmetto, running oak, and in places inkberry and fetterbush.

Winder loamy sand, (55) – This poorly drained, nearly level soil is in hammocks and along drainage ways and comprises the entire west portion of the parcel, and includes the majority of the southern portion as well. The water table of Winder loamy sand is at a depth of less than 10 inches for 2 to 4 months and between depths of 10 to 40 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches. Typical natural vegetation is cabbage palm, willow oak, scattered longleaf pine, and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane.

NATURAL COMMUNITIES AND LAND COVERS

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject site. A land cover map of the observed community types with acreage is included as Figure 4.

211 – Improved pasture – 28.55 acres
This category is comprised of land which has been cleared, tilled, reseeded with various grass types and periodically improved with brush control. This area specifically was previously used as citrus groves. Water ponds, troughs, feed bunkers, cross fencing and cow trails are evident. Vegetation cover consists of sparse oaks and cabbage palms, Brazilian pepper, Australian pine along portions of the boundary, large areas of cogon grass, large areas of smutgrass, tall flat sedge occupying the furrow bottoms which are narrowly spaced, amaranth, torpedo grass, paspalum spp., common rush, shrubby false buttonweed, dog fennel, thistle, sparse maidencane, ruderal weeds, and a chinaberry tree.

510 – Ditches –5.7 acres
There is a system of relic, abandoned grove drainage and irrigation ditches over the entire parcel. The former rows and furrows within this portion of the pasture have eroded and the introduction of cattle foraging and trails has exacerbated that process over time. The vegetation assemblage consists primarily of duckweed, torpedo grass, tall flat sedge, paspalum spp., and sparse maidencane with negligible emergent vegetation on the west portion of the parcel and a monoculture of flat sedge on the east portion of the parcel.

534 – Reservoir/Lake less than 10-acres – 0.05 acres
This is an excavated pond found in the south central portion of the property that grades into several relic grove ditches. The surrounding vegetation consists of Brazilian pepper, sparse emergent vegetation, heavy algae growth and a dense monoculture of tall flat sedge, with surrounding areas comprised of cogon grass and cabbage palm trees.

LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission January 2021) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004).

No listed species were observed during this assessment. There is some potential for listed species of wading birds to utilize the site, but it is low due to the absence of foraging habitat and dominance of exotic species. During site reconnaissance ditches and swales were partially inundated but the observed herbaceous cover was a near monoculture of tall flat sedge, cogon grass and smut grass along with suitable cattle grazing material; the site appears to be mowed periodically. The small areas with non-ephemeral water were occupied by individual cattle and covered with duckweed. No wading birds or wading bird nests were observed during site reconnaissance.

The site is within the habitat range for Audubon's Crested Caracara, although none were observed during the assessment. Because cabbage palms are present on the site, and are the Crested Caracara's preferred nesting tree, a survey may be required during the January to April nesting season.

No gopher tortoises or gopher tortoise burrows were observed during the site reconnaissance and that habitat on the property is not considered ideal for gopher tortoises. The gopher tortoise is listed as a threatened species by FWC. If any gopher tortoises or gopher tortoise burrows are observed in the future, prior to land development, then a relocation permit from FWC would be required.

The eastern indigo snake is listed as a Federally-designated Threatened species. There is a low likelihood for the presence of the eastern indigo snake on the subject site due to the absence of native upland habitat and gopher tortoise burrows. Standardized and specific construction awareness and notification procedures should be implemented for the protection of this species during site development.

Non-listed wildlife and wildlife signs observed during the assessment include mosquitos, horseflies, a mourning dove, cattle egrets, and cattle.

SUMMARY

Field reconnaissance and mapping indicate that the property includes relic cropland ditches and furrows, as well as a cattle pond that are part of past agricultural activities. These surface waters may be considered as jurisdictional by the South Florida Water Management District (SFWMD), and/or the Florida Department of Environmental Protection (FDEP). Any proposed impacts to jurisdictional surface waters will require authorization from SFWMD and/or FDEP as part of future surface water management permitting, however compensatory mitigation would not likely be required for impacts to surface waters.

Native upland habitat was not observed and therefore a native upland preserve set-aside should not be required by the City or St. Lucie County as part of a development proposal. However, native trees such as oaks and cabbage palms that cannot be preserved in place or relocated elsewhere on the property may require mitigation. A tree survey should be conducted for native trees to determine the potential for tree preservation and relocation on-site. The City and County Land Development Codes outline the vegetation protection and preservation requirements for new developments.

No listed species were observed on the property, however a survey for Crested Caracara may be required during the January to April nesting season.

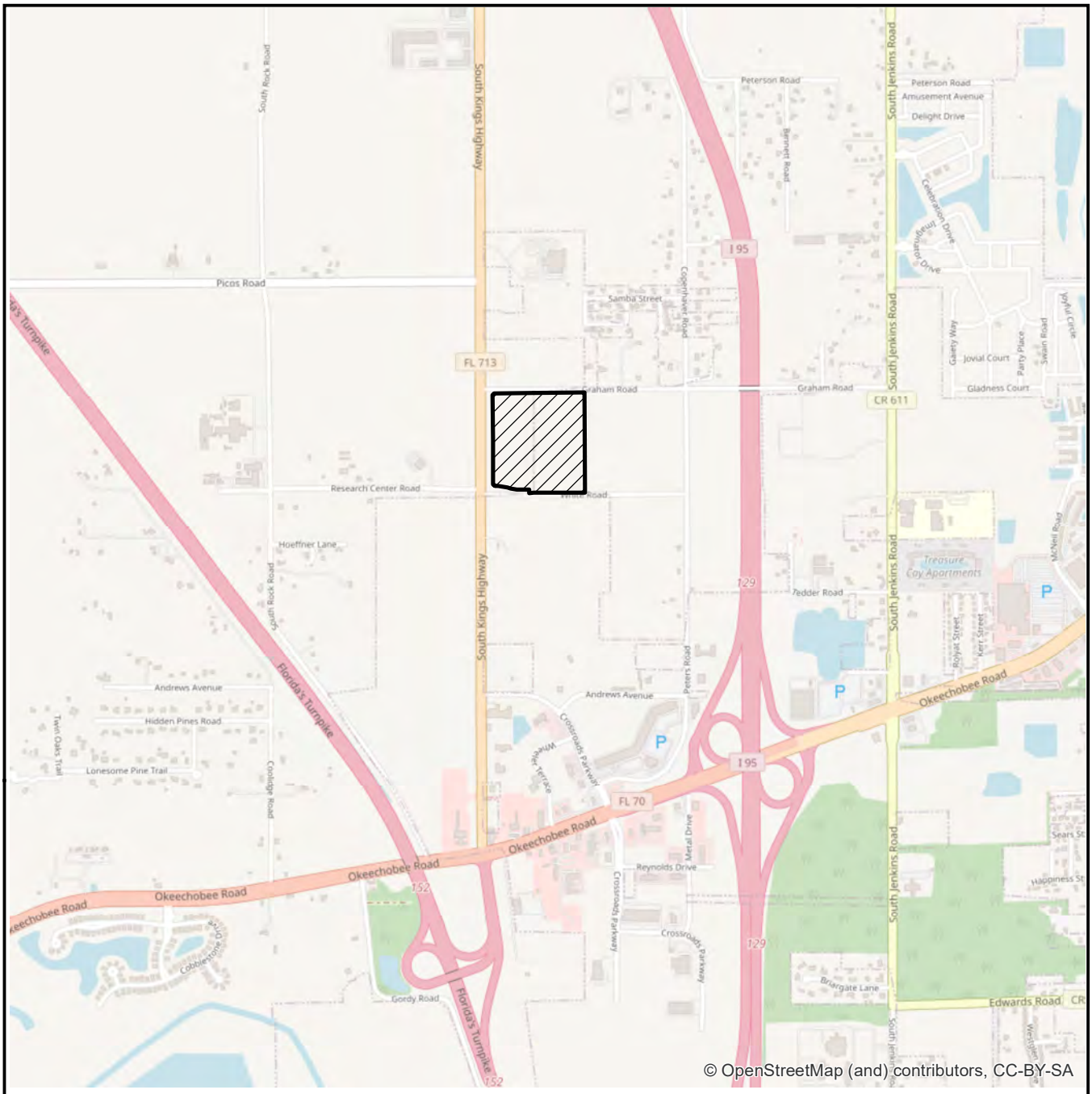
APPENDIX

Maps and Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Map
Figure 4: FLUCCS Map

Attachment:

USDA Soils Report



LEGEND

▨ - SITE (34.3+/- AC)

0 2,000 Feet

N

WHITE ROAD PARCELS
LOCATION MAP

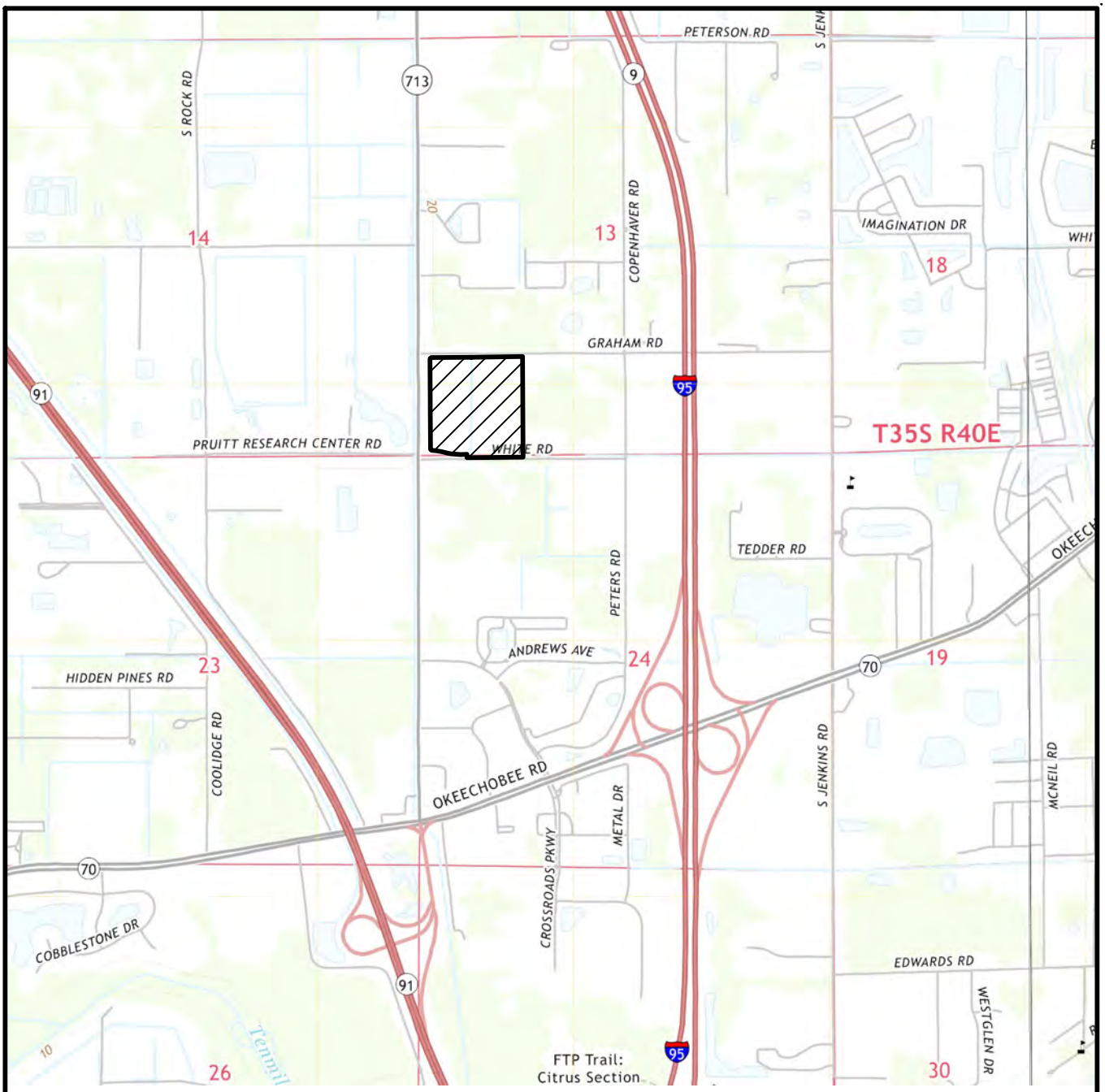
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE & UNINCORPORATED ST LUCIE COUNTY, FORT PIERCE, ST LUCIE COUNTY, FLORIDA,
LATITUDE 27°25'38.03" LONGITUDE -80°23'48.70"

LEGEND

▨ - SITE (34.3± AC)

0 2000

SCALE IN FEET

WHITE ROAD PARCELS

QUAD

EW CONSULTANTS, INC.

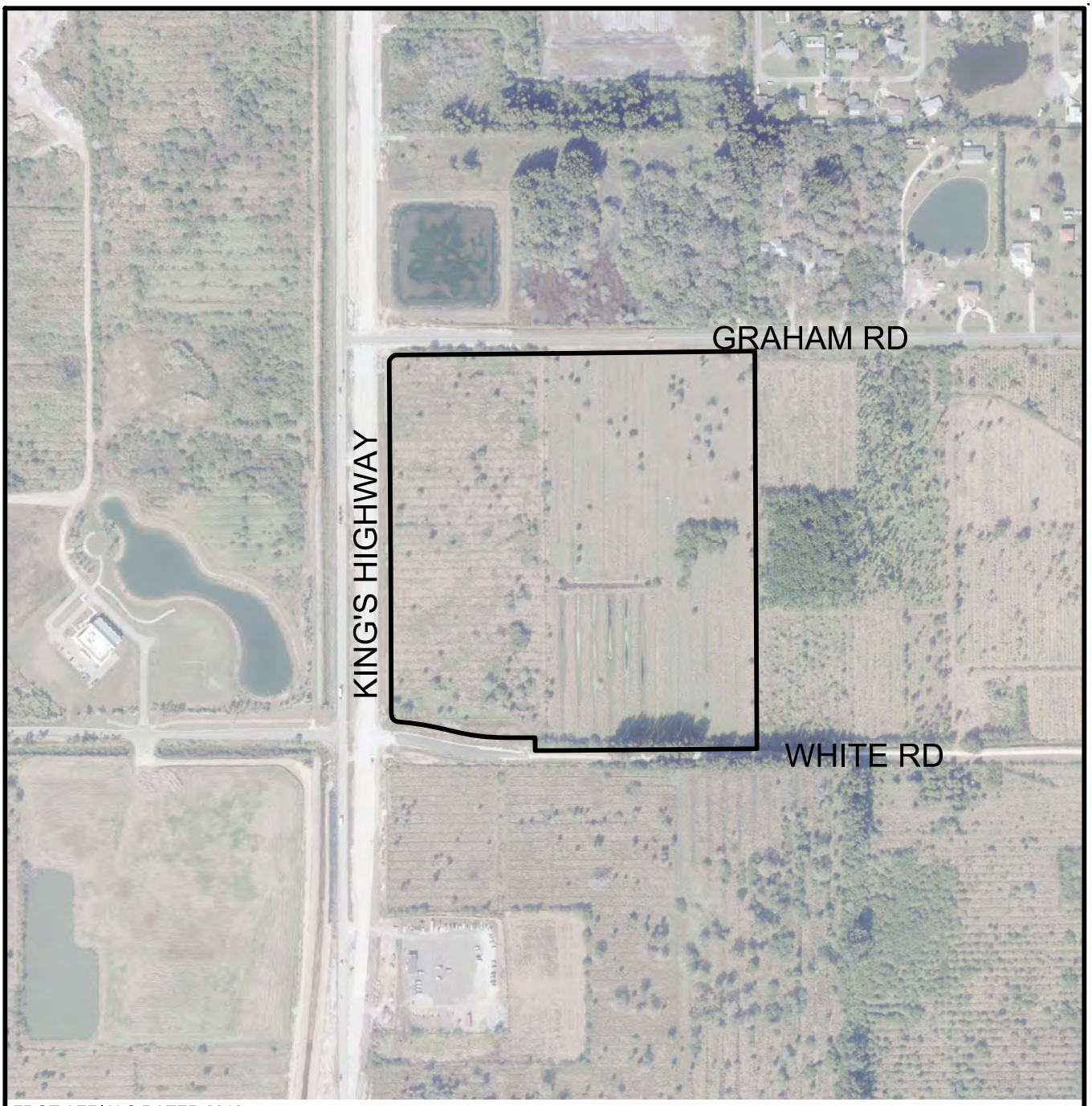
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

2

White Road Parcel.dwg QUAD



FDOT AERIALS DATED 2018

0 500
SCALE IN FEET

WHITE ROAD PARCELS

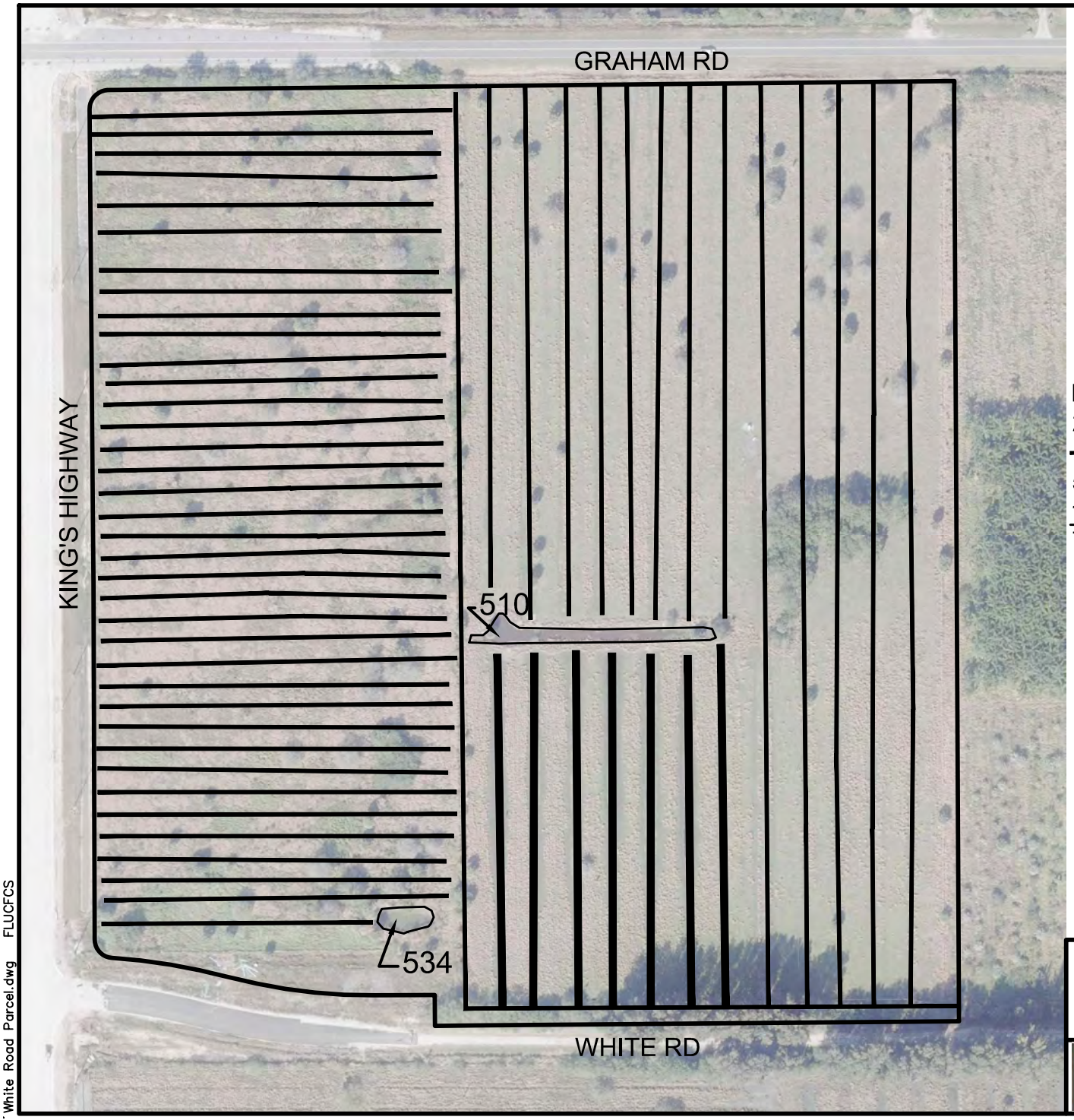
AERIAL

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE
3

White Road Parcel.dwg AERIAL



LEGEND

211 - IMPROVED PASTURE (28.55± AC)

510 - DITCHES (5.7± AC)

534 - RESERVOIRS LESS THAN 10 ACS (0.05± AC)

TOTAL SITE (34.3± AC)

0 200

SCALE IN FEET

FDOT AERIALS DATED 2021

WHITE ROAD PARCELS FLUCFCS MAP

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE 4

White Road Parcel.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(White Road Parcels)



Map Scale: 1:2,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	7.5	21.8%
48	Wabasso sand, 0 to 2 percent slopes	4.4	12.9%
55	Winder loamy sand	22.4	65.2%
Totals for Area of Interest		**34.3**	**100.0%**

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@JHIinc.com

Kings Highway Commerce Center

Drainage Impact Statement

I. Introduction

The site is located on the north side of White Road 0.1 mile east of Kings Hwy and approximately 1 mile north of Okeechobee Rd (SR-70) and consist of 34.32 ac of land. See Exhibit-A

It is proposed to re-zone the site to Commercial Parkway Zone (CP-1).

The existing zoning for the western 15.03 ac is AG-1 with the eastern 19.29 ac being R-1.

The site historical discharge is to North St. Lucie River Water Control District (NSLRWCD) Canal-40 along the west side of Kings Hwy thru an existing 24" CMP which is now replaced by FDOT with 1-36" RCP. Canal-40 discharges to Ten Mile Creek and ultimately into the St. Lucie River North Fork. St. Lucie River is considered impaired.

II. Design Criteria

1. The proposed drainage system shall provide a minimum of on-site retention/detention for the runoff from 2.5" of rainfall or 1".

2. The drainage system shall also provide adequate dry retention and wet detention for the required nutrient removal efficiency.

3. The pavement elevations shall be above the peak stage of a 10yr-24hr storm.

4. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.

5. The perimeter elevation shall be above the peak stage of a 10yr-72hr storm.

6. The allowable discharge per NSLRWCD is 2" / day / ac for a 10yr-72hr storm.
   This is a volume-based limitation. There is no limitation on the peak discharge rate.

III. Conclusion

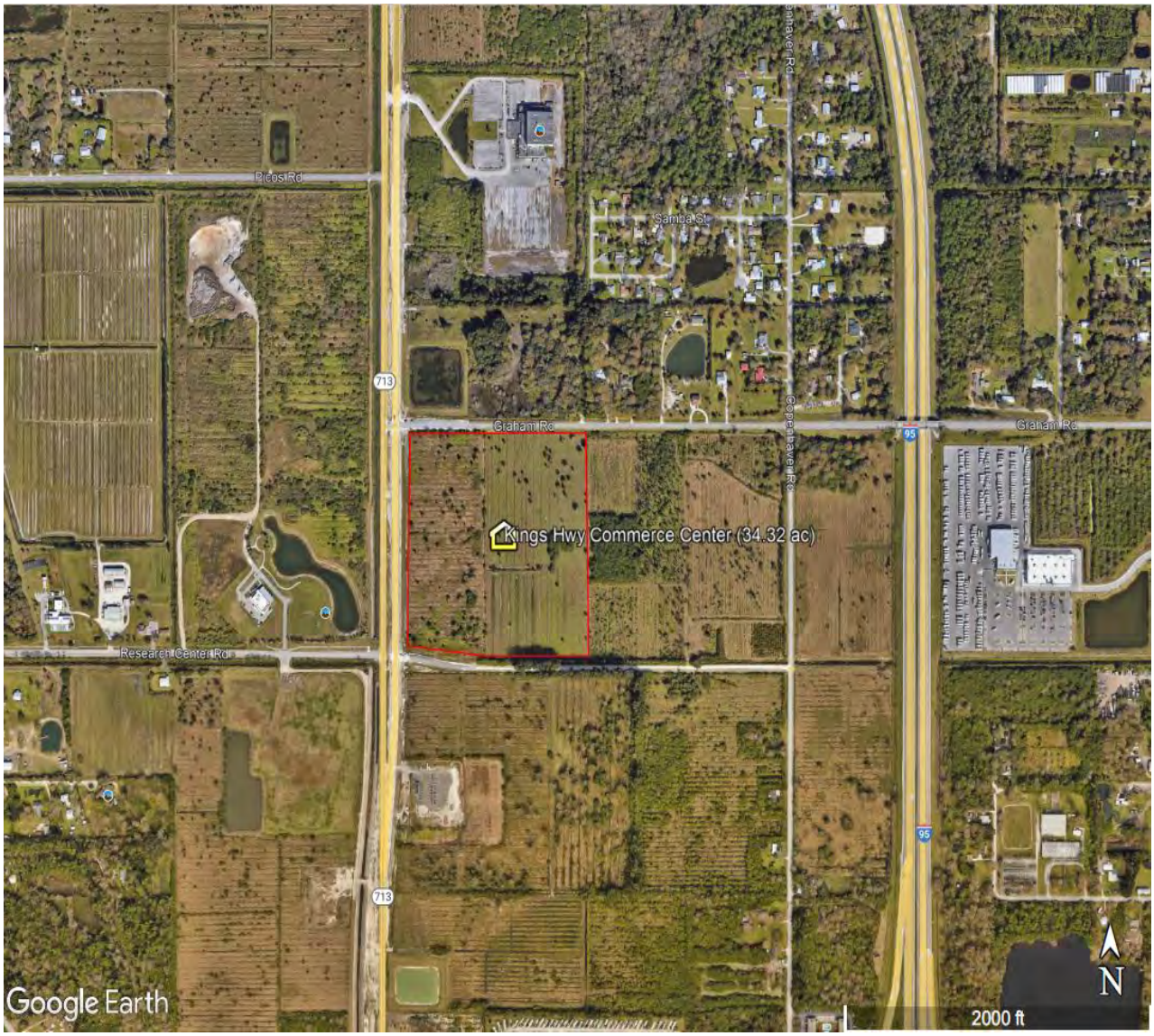
The proposed drainage system shall consist of dry and wet retention/detention areas receiving the runoff from the parking and the drive areas. The dry retention/detention system shall be in forms of dry retention/detention ponds and exfiltration trenches. The storm runoff is collected thru inlets and then conveyed to the retention/detention system. The drainage system shall provide the required treatment for water quality and the nutrients removal as required by South Florida Water Management System (SFWMD) in addition to attenuation for the storm runoff. There is no negative impact due to proposed re-zoning since the allowable discharge volume is based on the total acreage of the site and is not affected by re-zoning.

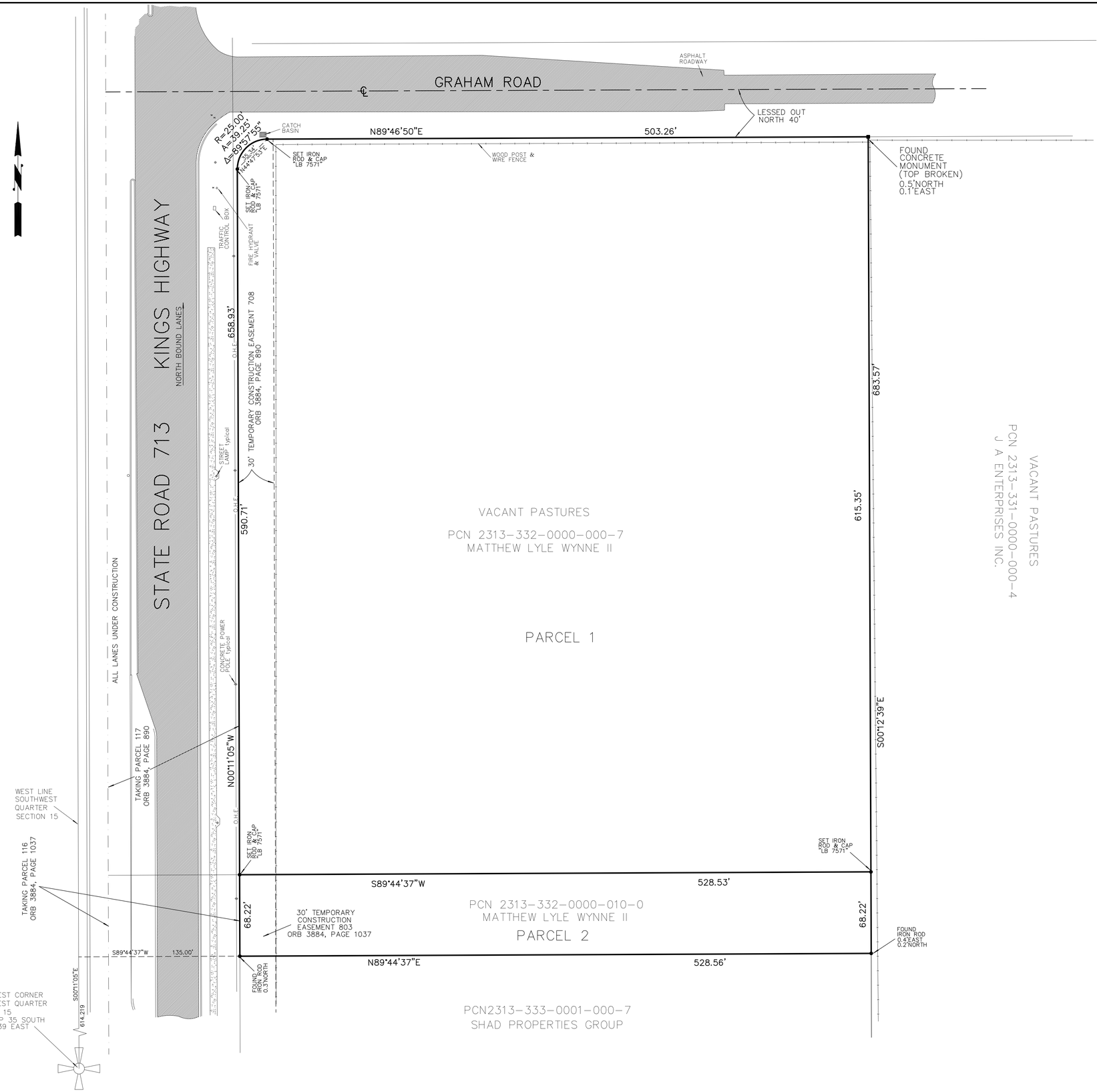
Certified on This 23rd day of June, 2022

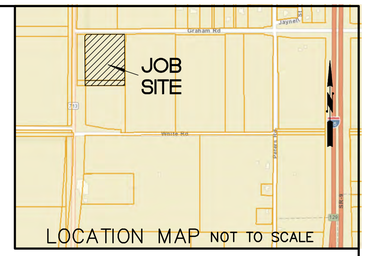
_____

Jeff H. Iravani, P.E.
FL Reg # 33155
FR # 6986

Exhibit-A
Aerial







LEGAL DESCRIPTION

PARCEL 1
OFFICIAL RECORDS BOOK3128, PAGE 3128
A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)
LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ALL TOGETHER CONTAINING

PARCEL 1 CONTAINING 7.463 ACRES MORE OR LESS

PARCEL 2
THE SOUTH 1 ACRE OF THE FOLLOWING DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.

LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 1037 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 1037, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL 2 CONTAINING 0.828 ACRES MORE OR LESS

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S00°11'05"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECIEPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A LEGACY DEVELOPMENT PARTNERS, LLC

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 187 Pg.32	JUNE 18, 2022	1"= 40'
REVISIONS:		Drawing Number 22-119

VACANT PASTURES
PCN 2313-342-0000-000-8
EAST GLADE HOLDINGS

SET IRON ROD & CAP "LB 7571"

S00°12'44"E 1297.31'

SET IRON ROD & CAP "LB 7571"

40'

LIFT STATION

15'x60' SEWER EASEMENT ORB 2276, PAGE 2280

15' SEWER EASEMENT ORB 2276, PAGE 2280

24"CMP CULVERT

GUY WIRE

WOOD POWER POLE

O.H.E.

ditch

656.53'

656.56'

WOOD POWER POLE

WOOD POWER POLE

O.H.E.

WOOD POWER POLE

GATE

18" CMP CULVERT EAST END NOT FOUND

GRAHAM ROAD

LESSED OUT NORTH 40'

WHITE ROAD

35' ROAD RIGHT-OF-WAY
PER PUBLIC USE DEDICATION
OFFICIAL RECORDS BOOK 500, PAGE 2004

N89°46'50"E

S89°44'28"W

BANK

TOP OF

DIRT ROAD

ASPHALT ROADWAY

WOOD POST & WIRE FENCE

FOUND IRON ROD & CAP "6790" 0.4'EAST 0.1'NORTH

40'

FOUND CONCRETE MONUMENT (TOP BROKEN) 0.5'NORTH 0.1'EAST

N00°12'39"W 1297.76'

VACANT PASTURES
PCN 2313-331-0000-000-4
J A ENTERPRISES INC.

VACANT PASTURES
PCN 2313-332-0000-000-7
MATTHEW LYLE WYNNE II

PCN 2313-332-0000-010-0
MATTHEW LYLE WYNNE II

VACANT PASTURES
PCN 2313-333-0001-000-7
SHAD PROPERTIES GROUP

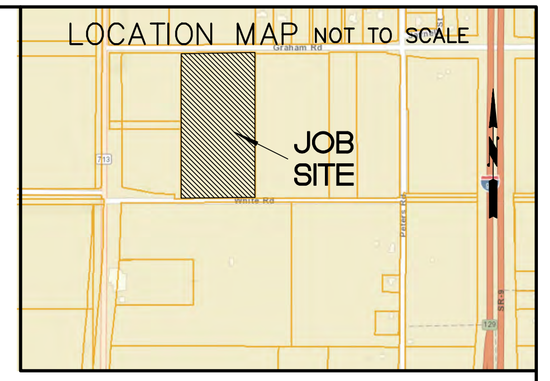
ASPHALT ROADWAY UNDER CONSTRUCTIION

663.90'

SOUTH LINE SOUTHWEST QUARTER SECTION 15

SOUTHWEST CORNER SOUTHWEST QUARTER SECTION 15 TOWNSHIP 35 SOUTH RANGE 39 EAST

LOCATION MAP NOT TO SCALE



LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 3605, PAGE 859
THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH FORTY FEET (40') FOR THE RIGHT-OF-WAY OF GRAHAM ROAD. CONTAINING 19.774 ACRES MORE OR LESS.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
O.H.E. = OVERHEAD ELECTRIC
PCN = PARCEL CONTROL NUMBER

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENTS AGENT.
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5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S89°44'28"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

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561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A ENTERPRISES INC.

Drawn by RES	Date Of Survey	Scale
Field: BM F.B. 187 Pg.32	JUNE 18, 2022	1"= 60'
REVISIONS:		Drawing Number 22-117

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Kings Highway Commerce Center
Concurrency

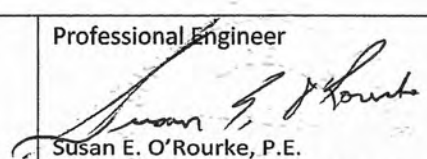
Prepared for:

Mr. Ken Morin
JA Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Prepared by:

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

June 22, 2022
SR22061.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/22/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

June 22, 2022

Mr. Ken Morin
JA Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Re: Kings Highway Commerce Center

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located east of Kings Highway and north of White 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

Concurrency Report – Kings Highway and White Road 6.22.2022

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 442,000 square feet development consisting of warehousing and office located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

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

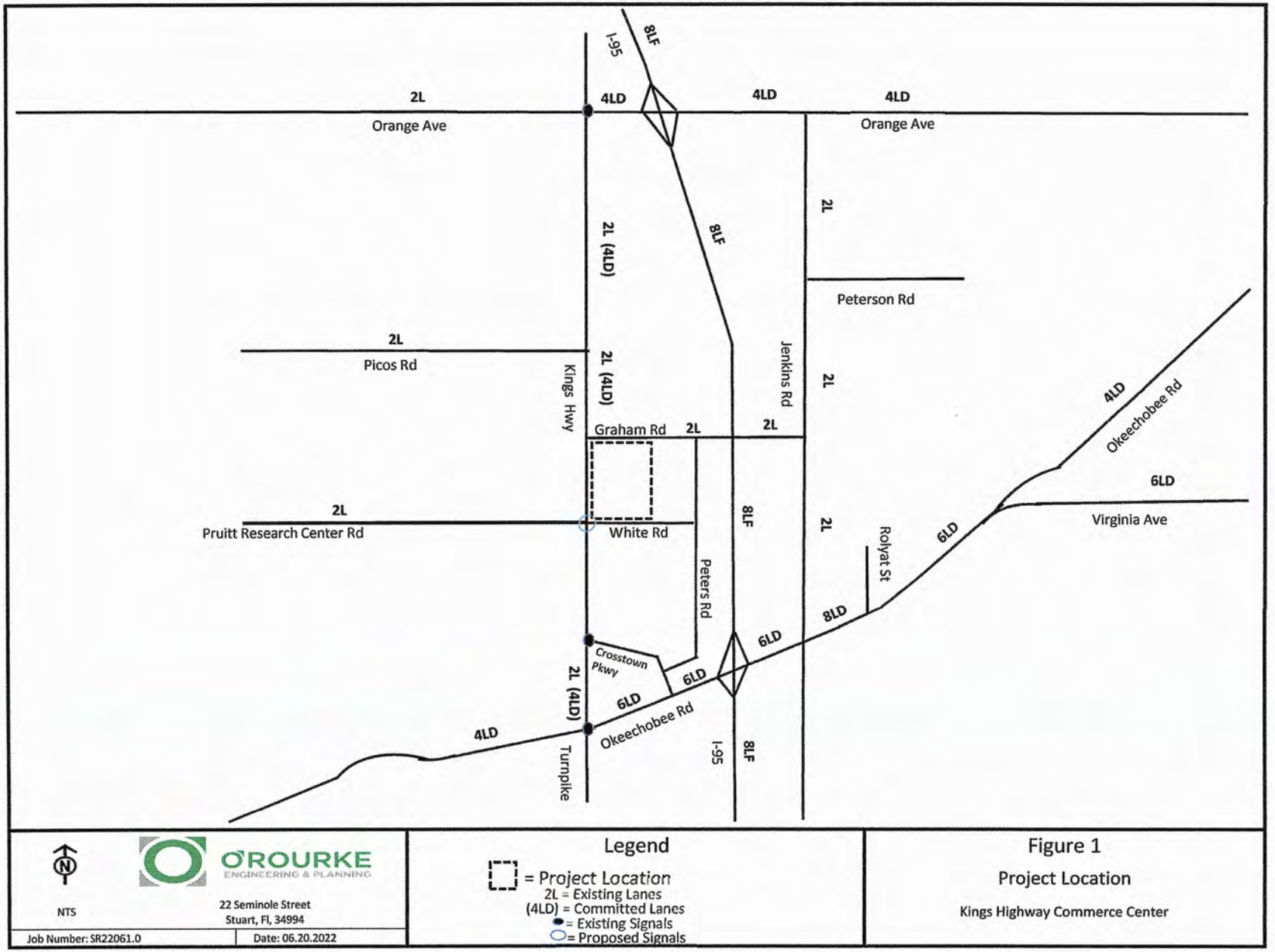
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida, will consist of 412,000 square feet of warehouse and 30,000 square feet of office. The site is currently vacant. The project location is shown in **Figure 1**. The traffic study is based on the current site plan.

Appendix A includes the project site plan.


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
2L (4LD)
8LF
2L
Peterson Rd
2L
Picos Rd
2L (4LD)
Kings Hwy
Jenkins Rd
2L
4LD
Okeechobee Rd
Graham Rd
2L
2L
6LD
2L
Pruitt Research Center Rd
White Rd
8LF
2L
Roiyat St
6LD
Virginia Ave
Peters Rd
8LD
Crosstown Pkwy
6LD
6LD
2L (4LD)
6LD
Okeechobee Rd
4LD
Turnpike
I-95
8LF
NTS
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
= Existing Signals
= Proposed Signals
Figure 1
Project Location
Kings Highway Commerce Center

EXISTING CONDITIONS

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

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

Existing/Proposed Lane Geometrics and Traffic Control

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

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

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service and St. Lucie TPO 2021 Level of Service Report were used to establish capacity. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Warehouse (Land Use Code 150) and Office (Land Use Code 710) were applied to estimate the trips generated by the proposed development as it is currently site planned. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,027 new daily trips. There will be 125 AM peak hour trips with 101 entering the project and 24 trips exiting the project. The project will generate 114 new PM peak hour trips. There will be 27 trips entering the project and 87 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation - White Parcel

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	165	165	330
Warehousing	150	412,000	Sft	T = 1.58(X) + 45.54	50%	50%	349	348	697
TOTALS							**514**	**513**	**1,027**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	T = 0.94(X) + 26.49	86%	14%	47	8	55
Warehousing	150	412,000	Sft	T = 0.17(X)	77%	23%	54	16	70
TOTALS							**101**	**24**	**125**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	6	30	36
Warehousing	150	412,000	Sft	T = 0.19(X)	27%	73%	21	57	78
TOTALS							**27**	**87**	**114**

Source: ITE 10th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

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

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 4-year area wide historical growth rate of 2.25%. Other project data includes committed traffic from Creekside, Bent Creek, Celebration Pointe, Whispering Oaks, St. Lucie Commerce Center, Walsh Crossroads, Project Hurricane, Project Hunt, Wawa Kingsgate, Stonemont, and Kings Highway Warehouse. These projects plus a reduced growth rate of 1.5% were applied to estimate background traffic.

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

LINK ANALYSIS / REVIEW

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

INTERSECTION ANALYSIS/SIGNAL WARRANT

The intersection of White Road at Kings Highway was analyzed for the AM and PM peak hours using HCS for signalized intersections. As part of the Kings Highway widening project, Research Center Road and White Road will be aligned. The FDOT has approved a signal when warranted through Kings Highway Commerce Park. The intersection will operate at a level of service B in the AM peak hour and LOS D in the PM peak hour at project build out as a signalized intersection.

The intersection data are included in **Appendix D.** The LOS results are included in the next section of the report.

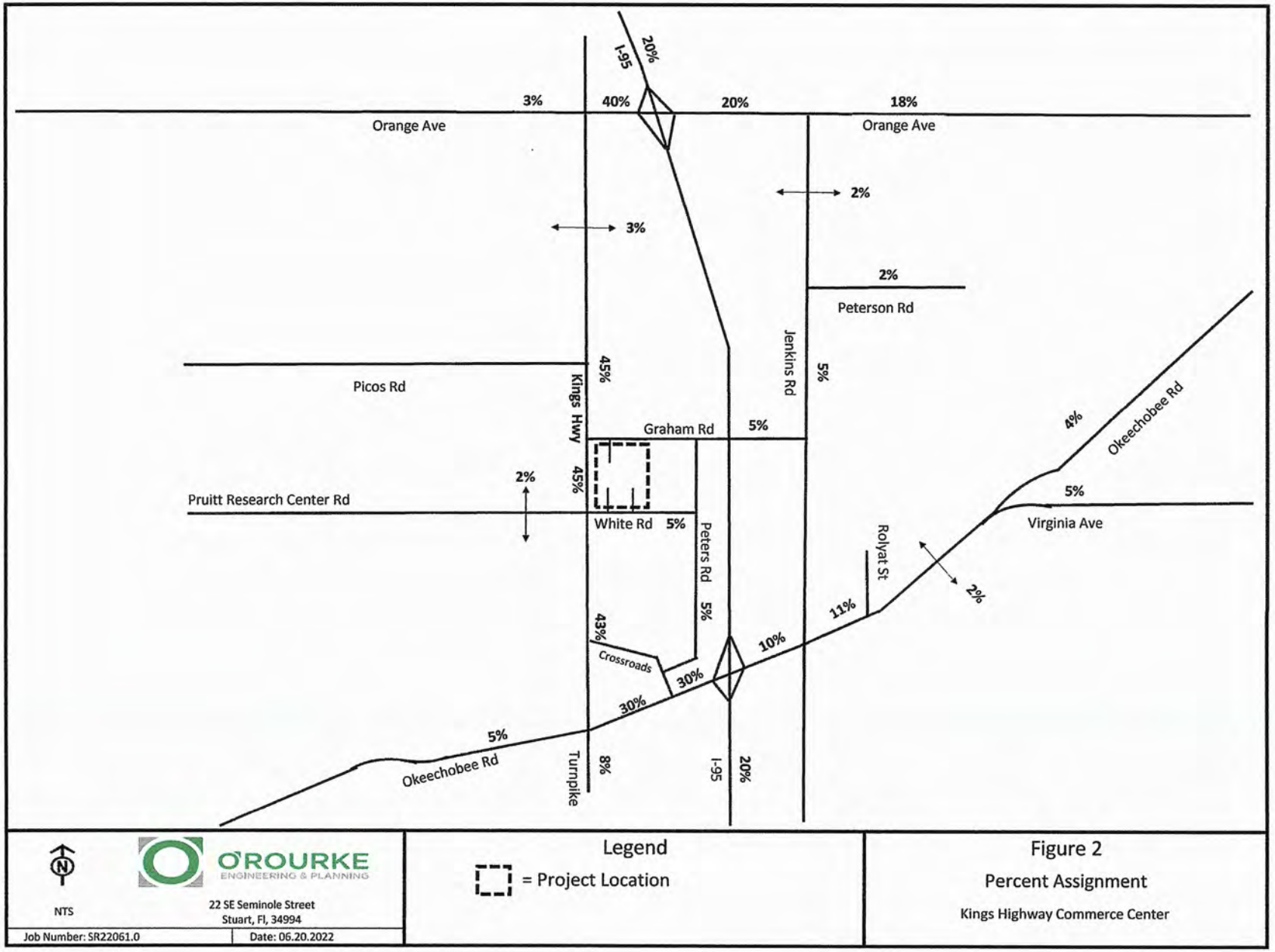

I-95
20%
3%
40%
20%
18%
Orange Ave
Orange Ave
2%
3%
2%
Peterson Rd
Jenkins Rd
5%
Picos Rd
45%
Kings Hwy
Graham Rd
5%
4%
Okeechobee Rd
2%
45%
Pruitt Research Center Rd
White Rd
5%
Peters Rd
5%
Virginia Ave
Rolyat St
11%
2%
43%
Crossroads
30%
10%
30%
5%
Okeechobee Rd
Turnpike
8%
I-95
20%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
Figure 2
Percent Assignment
Kings Highway Commerce Center

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	5	0.54%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	1	0.11%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	1	0.11%	5%
	White Rd	Graham Rd	SB	IN	NO	920	5	0.54%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	45	2.50%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	11	0.61%	45%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	45	2.50%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	1800	11	0.61%	45%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	8	0.44%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	35	1.94%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	8	0.44%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	32	1.78%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	11	1.75%	45%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	45	7.14%	45%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	2	0.07%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	10	0.33%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	6	0.29%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	25	1.19%	25%
	I-95	Jenkins Rd	EB	IN	NO	2100	20	0.95%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2100	5	0.24%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2100	7	0.33%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	30	1.43%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	0	0.00%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	2	0.32%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	10	1.59%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	2	0.22%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	10	1.09%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	5	0.15%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	1	0.03%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	5	0.24%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	1	0.05%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	10	0.24%	40%
	Kings Hwy	I - 95	WB	IN	NO	4240	40	0.94%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	5	0.12%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	20	0.47%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	5	0.12%	20%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	20	0.50%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	5500	20	0.36%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	5500	5	0.09%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	2	0.03%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	10	0.14%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

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

Two-Way: 125
Net In: 101
Net Out: 24

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	1	0.11%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	4	0.43%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	4	0.43%	5%
	White Rd	Graham Rd	SB	IN	NO	920	1	0.11%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	12	0.67%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	39	2.17%	45%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	1800	12	0.67%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	39	2.17%	45%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	30	1.67%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	9	0.50%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	28	1.56%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	9	0.50%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	39	6.19%	45%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	12	1.90%	45%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	3	0.10%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	22	1.05%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	7	0.33%	25%
	I-95	Jenkins Rd	EB	OUT	NO	2100	17	0.81%	20%
	I-95	Jenkins Rd	WB	IN	NO	2100	5	0.24%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2100	26	1.24%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	8	0.38%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	9	1.43%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	3	0.48%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	9	0.98%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	3	0.33%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	1	0.03%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	4	0.12%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	1	0.05%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	4	0.19%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	35	0.83%	40%
	Kings Hwy	I - 95	WB	IN	NO	4240	11	0.26%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	17	0.40%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	5	0.12%	20%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	17	0.42%	20%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	5	0.12%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	5500	5	0.09%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	5500	17	0.31%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	9	0.12%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	3	0.04%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

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

Two-Way: 114
Net In: 27
Net Out: 87

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	AADT 2020	D Factor	Last Count Year from TPO	Peak Hour Volume - Peak Direction from TPO	2022 Peak Hour Volume - Peak Direction from TPO[2]	2022 Peak Hour Directional Volumes	Yearly Growth Rate (from 2022 to 2023)	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	2000 [4]	0.562	N/A	100[4]	105	105	1.50%	108	23	131	920	5	136	0.54%	YES	5%
	White Rd	Graham Rd	SB	2000 [4]	0.438	N/A	78 [4]	82	82	1.50%	84	13	97	920	5	102	0.54%	YES	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	7900	0.562	2020	363	380	380	1.50%	391	38	429	1800	45	474	2.50%	YES	45%
	Crossroads Pkwy	Graham Rd	NB	7900	0.562	2020	361	377	377	1.50%	389	38	427	1800	45	472	2.50%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	7900	0.438	2020	361	377	294[3]	1.50%	303	14	317	1800	11	328	0.61%	YES	45%
	Graham Rd	Picos Rd	SB	7000	0.438	2020	337	352	275 [3]	1.50%	283	14	297	1800	35	332	1.94%	YES	35%
	Graham Rd	Picos Rd	NB	700	0.562	2020	337	352	452 [3]	1.50%	466	14	480	1800	32	512	1.78%	YES	32%
	Picos Rd	Orange Ave	SB	7000	0.438	2020	337	352	275	1.50%	283	45	328	1800	32	360	1.78%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	3833	0.509	2017	262	293	293	1.50%	302	0	302	630	11	313	1.75%	YES	45%
	Kings Hwy	Jenkins Rd	EB	3833	0.491	2017	262	293	293	1.50%	302	0	302	2100	6	308	0.29%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	WB	14400	0.509	2020	705	737	737	1.50%	759	68	827	2100	25	852	1.19%	YES	25%
	Kings Hwy	I - 95	WB	19000	0.562	2020	856	895	895	1.50%	922	144	1066	2100	30	1096	1.43%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	SB	9900	0.509	2021	517	529	529	1.50%	521	101	622	630	10	632	1.59%	YES [5]	10%
	Peterson Rd	Orange Ave	SB	9900	0.509	2021	517	529	529	1.50%	521	123	644	920	10	654	1.09%	YES	10%

(1) St. Lucie County 2021 Traffic Counts and LOS Report

(2) TPO volumes grown to 2022 using area wide average growth rate.

(3) Calculated using TPO peak hour volumes and D Factors from traffic counts.

(4) Estimated Existing 2020 Traffic

(5) Detailed Analysis used to demonstrate Concurrency

Two-Way: 125
Net In: 101
Net Out: 24
Years Grown: 2
Area Wide Weighted Average Growth Rate (applied to get 2022 traffic volumes): 2.25%

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	AADT 2020	D Factor	Last Count Year from TPO	Peak Hour Volume - Peak Direction from TPO	2022 Peak Hour Volume - Peak Direction from TPO [2]	2022 Peak Hour Directional Volumes	Yearly Growth Rate (from 2022 to 2023)	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	SB	2000 [4]	0.562	N/A	100[4]	105	105	1.50%	108	24	132	920	4	136	0.43%	YES	5%
	White Rd	Graham Rd	NB	2000[4]	0.438	N/A	78[4]	82	82	1.50%	84	13	97	920	9	106	0.98%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	SB	7900	0.562	2020	371	388	388	1.50%	400	43	443	1800	39	482	2.17%	YES	45%
	Crossroads Pkwy	Graham Rd	NB	7900	0.438	2020	371	388	302	1.50%	311	38	349	1800	12	361	0.67%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	7900	0.562	2020	371	388	388	1.50%	400	43	443	1800	39	482	2.17%	YES	45%
	Graham Rd	Picos Rd	NB	7000	0.438	2020	324	339	264	1.50%	272	38	310	1800	30	340	1.67%	YES	35%
	Graham Rd	Picos Rd	SB	7000	0.562	2020	324	339	435	1.50%	448	38	486	1800	28	514	1.56%	YES	32%
	Picos Rd	Orange Ave	NB	7000	0.438	2020	324	339	264	1.50%	272	114	386	1800	28	414	1.56%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	3833	0.509	2017	250	279	279	1.50%	288	0	288	1800	30	318	1.67%	YES	35%
	Kings Hwy	Jenkins Rd	EB	3833	0.491	2017	250	279	279	1.50%	288	0	288	630	9	297	1.43%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	14400	0.509	2020	655	685	685	1.50%	706	79	785	2100	22	807	1.05%	YES	25%
	Kings Hwy	I - 95	EB	19000	0.562	2020	863	902	902	1.50%	930	96	1026	2100	26	1052	1.24%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	NB	9900	0.509	2021	523	535	535	1.50%	551	96	647	630	9	656	1.43%	YES [5]	10%
	Peterson Rd	Orange Ave	NB	9900	0.509	2021	523	535	535	1.50%	551	177	728	920	9	737	0.98%	YES	10%

(1) St. Lucie County 2021 Traffic Counts and LOS Report

(2) TPO volumes grown to 2022 using area wide average growth rate.

(3) Calculated using TPO peak hour volumes and D Factors from traffic counts.

(4) Estimated Existing 2020 Traffic

(5) Detailed Analysis used to demonstrate Concurrency

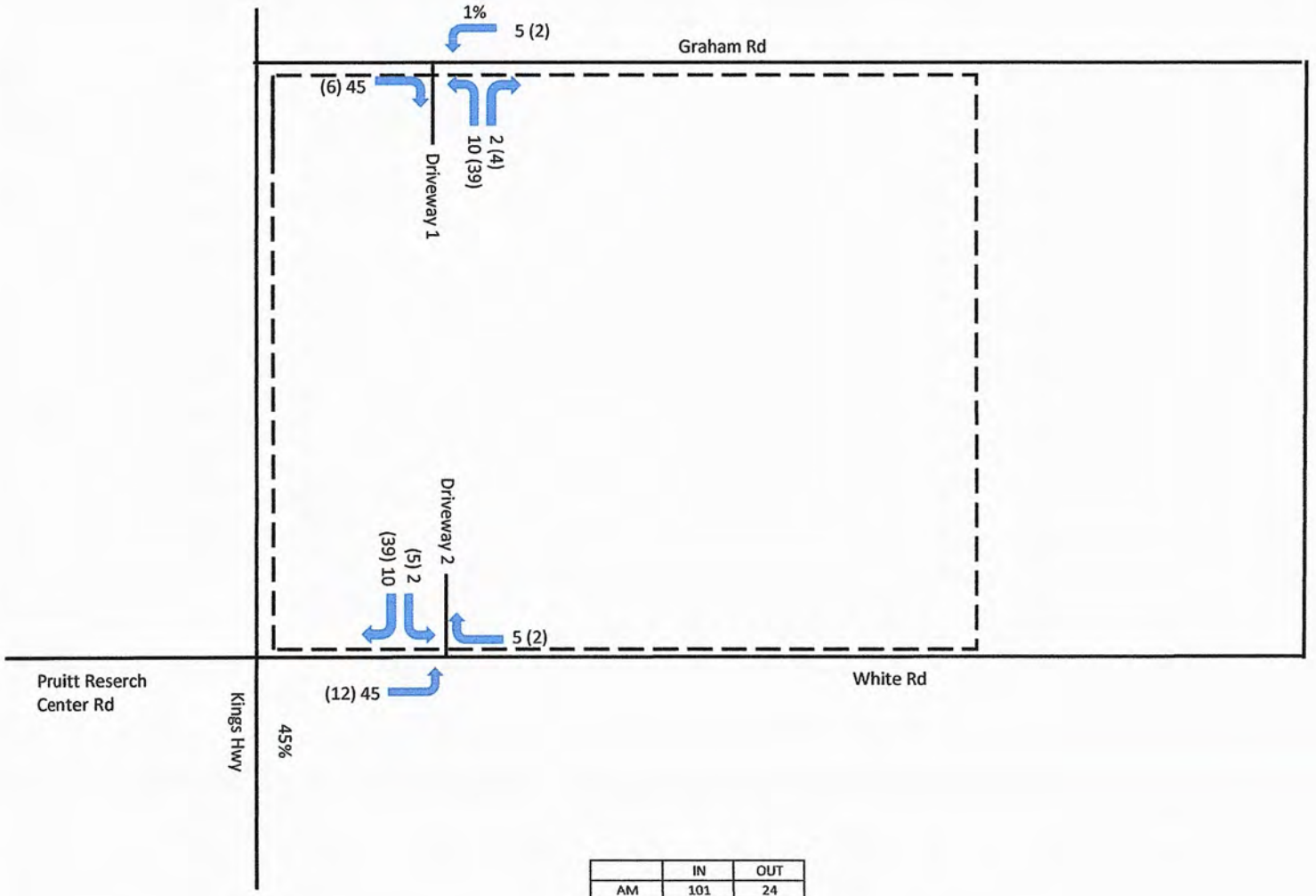
Two-Way: 114
Net In: 27
Net Out: 87
Years Grown: 2
Area Wide Weighted Average Growth Rate (applied to get 2022 traffic volumes): 2.25%

DRIVEWAY ANALYSIS

The project will have a total of 4 driveways. Driveway 1 and 2 will be full access driveways on Graham Road. Driveways 3 and 4 will be full access driveways located on White Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours.

CONCLUSION

With 125 net new AM peak hour trips and 114 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	101	24
PM	27	87

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Project Location

XX (XX) = AM (PM)

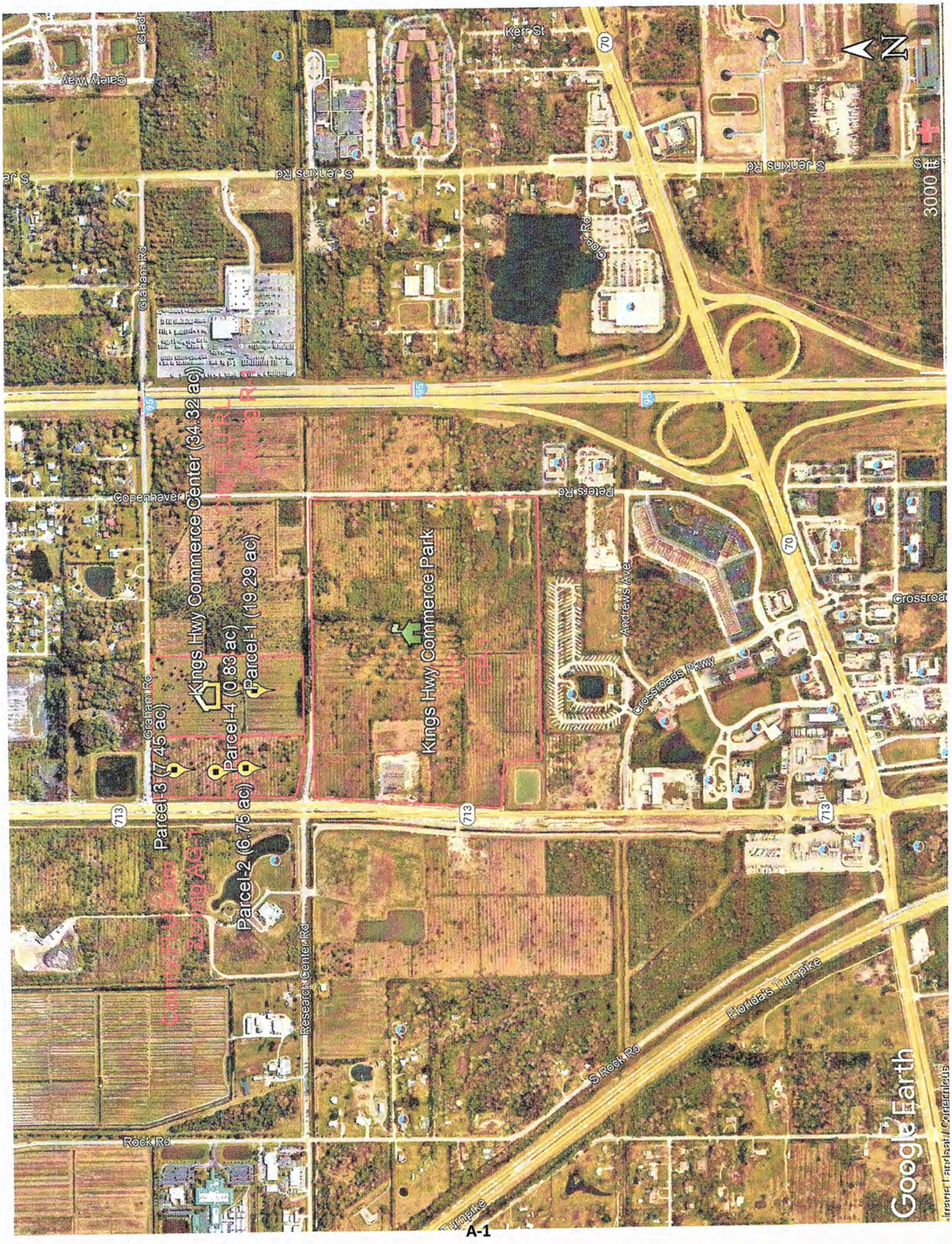
Figure 3

Driveway Volumes

Kings Highway Commerce Center

APPENDIX A

SITE PLAN



Kerr St
Gaiety Way
S Jenkins Rd
Graham Rd
Copenhaver
Peters Rd
Andrews Ave
Crossroads Pkwy
Crossroa
Kings Hwy Commerce Center (34.32 ac)
Parcel-1 (19.29 ac)
Parcel-4 (0.83 ac)
Parcel-3 (7.45 ac)
Parcel-2 (6.75 ac)
Kings Hwy Commerce Park
Research Center Rd
Rock Rd
S Rock Rd
Florida's Turnpike
Turnpike
Google Earth
3000 ft
N

APPENDIX B

ST. LUCIE COUNTY 2021 LEVEL OF SERVICE REPORT
&
FDOT 2020 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

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						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
.EANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	31,500	2021	2,000	1,590	C	0.795	1,584	C	0.792
US 1	OLD DIXIE HWY to AVENUE O	940123	29,000	2020	2,000	1,709	C	0.855	1,336	C	0.668
US 1	AVENUE O to SR A1A NORTH	940123	29,000	2020	2,100	1,709	C	0.814	1,336	C	0.636
US 1	SR A1A NORTH to JUANITA AVE	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	JUANITA AVE to ST LUCIE BLVD	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	ST LUCIE BLVD to 25TH ST	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	25TH ST to INDRIO RD	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	17,256	2019	2,100	927	C	0.441	973	C	0.463
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,400	2021	2,100	429	C	0.204	434	C	0.207
LAGE GREEN DR	US 1 to WALTON RD	716	16,500	2021	2,100	987	C	0.47	1,040	C	0.495
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,733	2017	920	254	C	0.276	240	C	0.261
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	16,000	2021	2,650	792	C	0.299	806	C	0.304
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	16,000	2021	1,710	792	D	0.463	806	D	0.471
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,500	2021	1,710	1,294	D	0.757	1,295	D	0.757
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	13,043	2019	1,710	696	C	0.407	689	C	0.403
VIRGINIA AVE	35TH ST to 25TH ST	940032	22,000	2020	3,020	1,075	C	0.356	1,047	C	0.347
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,000	2020	3,020	988	C	0.327	1,052	C	0.348
VIRGINIA AVE	13TH ST to 11TH ST	940794	21,500	2020	3,020	1,002	C	0.332	1,002	C	0.332
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	21,500	2020	3,170	1,002	C	0.316	1,002	C	0.316
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	21,100	2020	3,020	1,055	C	0.349	985	C	0.326
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,300	2020	3,170	902	C	0.285	882	C	0.278

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

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

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

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

Class II (35 mph or slower posted speed limit)

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

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

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

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

PEDESTRIAN MODE[2]

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

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

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

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

Urbanized

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

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

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

Uninterrupted Flow Highway Adjustments

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

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

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

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

* Cannot be achieved using table input value defaults.

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

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

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

AM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
Jenkins Rd	Orange	Peterson	3%	6	2	5%	7	21	2%	1	4	30%	9	29	70%	117	32	2%	2	0
	Peterson	Okeechobee	3%	6	2	5%	7	21	2%	1	4	50%	48	15	12%	20	5	5%	4	1
	Okeechobee	Edwards	3%	6	2	5%	7	21	0%	0	0	5%	5	2	5%	8	2	0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2%	1	4	0%	0	0	0%	0	0	5%	5	2	5%	8	2	3%	1	1
	Kings Hwy	I-95	30%	17	59	0%	0	0	5%	3	9	10%	10	3	10%	17	5	40%	7	30
	I-95	Jenkins Rd	20%	11	39	0%	0	0	20%	12	37	25%	24	8	60%	100	27	20%	3	15
	Jenkins Rd	Hartman Rd	25%	14	49	0%	0	0	25%	16	47	5%	5	2	10%	17	5	18%	3	14
	Hartman	Angle Rd	20%	11	39	0%	0	0	35%	65	22	15%	5	14	20%	33	9	18%	3	14
	Angle	25th St	15%	8	30	0%	0	0	33%	61	20	10%	3	10	13%	22	6	0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	50%	38	9
	Picos Rd	Orange Ave	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	43%	33	7
	Orange Ave	Angle Rd (CR603)	0%	0	0	0%	0	0	2%	4	1	3%	3	1	3%	5	1	0%	0	0
Edwards Rd.	US 1	Oleander	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Oleander	25th	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	25th	Jenkins Rd	0%	0	0	0%	0	0	0%	0	0	5%	2	5	5%	8	2	0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	10	3	90%	379	129	0%	0	0	5%	2	5	5%	8	2	5%	1	1
	Kings Hwy	Crossroads Pkwy	35%	69	19	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	Crossroads Pkwy	I95	40%	79	22	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	I95	Jenkins Rd	20%	39	11	40%	168	57	0%	0	0	5%	2	5	5%	8	2	10%	2	2
	Jenkins Rd	McNeil Rd	20%	39	11	30%	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	2
	McNeil Rd	Virginia Ave	20%	39	11	30%	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	2
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	197		In	143		In	62		In	30		In	45		In	76
				Out	55		Out	421		Out	186		Out	96		Out	167		Out	17

AM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0%	0	0	30%	42	9	0%	0	0	15%	2	8	134	52	65	17	-10	176	-3	98
	Peterson	Okeechobee	0%	0	0	0%	0	0	30%	42	9	0%	0	0	20%	2	7	77	54	45	19	-11	170	-4	80
	Okeechobee	Edwards	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	70	6	25	2	-1	25	0	26
Orange Ave	Rock Rd	Kings Hwy	55.0%	23	23	4%	14	14	90%	127	28	0%	0	0	5%	2	1	13	167	4	70	-3	177	-1	73
	Kings Hwy	I-95	55.0%	23	23	26%	89	89	50%	71	16	0%	0	0	10%	1	4	29	207	17	721	-7	229	-4	233
	I-95	Jenkins Rd	20.0%	8	8	3%	10	10	30%	14	3	0%	0	0	0%	0	0	137	47	72	76	-9	174	-15	133
	Jenkins Rd	Hartman Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	37	40	53	84	-8	68	-13	124
	Hartman	Angle Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	103	37	45	74	-7	133	-11	108
	Angle	25th St	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	66	32	36	51	-6	111	-9	78
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	8	8	52%	177	178	0%	0	0	30%	2	2	15%	2	5	32	316	11	227	-8	340	-3	235
	Picos Rd	Orange Ave	20.0%	8	8	48%	164	164	30%	9	42	30%	2	2	15%	2	5	32	306	11	284	-8	330	-3	267
	Orange Ave	Angle Rd (CR609)	20.0%	8	8	18%	61	62	10%	3	14	0%	0	0	0%	0	0	12	73	3	84	-3	80	-1	87
Edwards Rd.	US 1	Oleander	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	10	0	7	0	0	10	0	7
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	2	2	4%	14	14	0%	0	0	5%	0	0	5%	2	1	359	29	116	20	-6	412	-4	152
	Kings Hwy	Crossroads Pkwy	5.0%	2	2	11%	38	38	0%	0	0	5%	0	0	0%	0	0	347	114	121	64	-23	438	-13	173
	Crossroads Pkwy	I95	5.0%	2	2	11%	38	38	6%	0	0	45%	2	3	55%	7	20	347	132	121	90	-26	458	-38	193
	I95	Jenkins Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	16	178	66	64	48	-13	231	-10	102
	Jenkins Rd	Michiell Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	131	67	49	48	-13	184	-10	87
	Michiell Rd	Virginia Ave	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	40%	5	14	130	58	44	37	-11	178	-7	74
Peters Road	Crossroads Pkwy	White Road										0%	0	0	65%	23	8	0	23	0	8	0	23	0	8
	White Road	Graham Rd										0%	0	0	35%	4	13	0	4	0	13	0	4	0	13
				In	42		In	342		In	141		In	7		In	35								
				Out	42		Out	341		Out	31		Out	5		Out	12								

PM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0			
Jenkins Rd	Orange	Peterson	3.0%	2	6	5.0%	25	16	2.0%	4	2	30.0%	30	17	70.0%	117	120	2.0%	0	1
	Peterson	Okeechobee	3.0%	2	6	5.0%	25	16	2.0%	4	2	50.0%	29	50	12.0%	20	21	5.0%	1	3
	Okeechobee	Edwards	3.0%	2	6	5.0%	25	16	0.0%	0	0	5.0%	3	5	5.0%	8	9	0.0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2.0%	1	4	0.0%	0	0	0.0%	0	0	5.0%	3	5	5.0%	8	9	3.0%	2	2
	Kings Hwy	I-95	30.0%	56	20	0.0%	0	0	5.0%	10	6	10.0%	6	10	10.0%	17	17	40.0%	23	8
	I-95	Jenkins Rd	20.0%	37	14	0.0%	0	0	20.0%	39	23	25.0%	14	25	60.0%	100	103	20.0%	11	4
	Jenkins Rd	Hartman Rd	25.0%	47	17	0.0%	0	0	25.0%	48	28	5.0%	3	5	10.0%	17	17	18.0%	10	3
	Hartman	Angle Rd	20.0%	37	14	0.0%	0	0	35.0%	40	67	15.0%	15	9	20.0%	33	34	18.0%	10	3
	Angle	25th St	15.0%	28	10	0.0%	0	0	33.0%	37	64	10.0%	10	6	13.0%	22	22	0.0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	50.0%	10	29
	Picos Rd	Orange Ave	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	43.0%	8	25
	Orange Ave	Angle Rd (CR603)	0.0%	0	0	0.0%	0	0	2.0%	2	4	3.0%	2	3	3.0%	5	5	0.0%	0	0
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	5.0%	5	3	5.0%	8	9	0.0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	9	90.0%	280	448	0.0%	0	0	5.0%	5	3	5.0%	8	9	5.0%	3	3
	Kings Hwy	Crossroads Pkwy	35.0%	24	65	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	Crossroads Pkwy	I95	40.0%	27	74	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	I95	Jenkins Rd	20.0%	14	37	40.0%	124	199	0.0%	0	0	5.0%	5	3	5.0%	8	9	10.0%	6	6
	Jenkins Rd	McNeil Rd	20.0%	14	37	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	6
	McNeil Rd	Virginia Ave	20.0%	14	37	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	5
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	68		In	498		In	193		In	100		In	172		In	19
				Out	186		Out	311		Out	113		Out	57		Out	167		Out	57

PM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/S	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.							0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	10.0%	5	5	0.0%	0	0	30.0%	16	59	0%	0	0	15%	2	2	176	25	155	72	-5	195	-14	213
	Peterson	Okeechobee	8.0%	4	4	0.0%	0	0	30.0%	16	59	0%	0	0	20%	2	2	77	25	88	73	-5	97	-15	147
	Okeechobee	Edwards	0.0%	0	0	0.0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	36	2	29	6	0	38	-1	34
Orange Ave	Rock Rd	Kings Hwy	55.0%	28	29	4.0%	9	9	90.0%	47	176	0%	0	0	5%	1	1	11	87	14	220	-3	95	-3	230
	Kings Hwy	I-95	55.0%	29	28	58.0%	125	266	50.0%	26	98	0%	0	0	10%	1	1	32	260	33	421	-8	284	-8	445
	I-95	Jenkins Rd	20.0%	10	10	13.0%	28	60	10.0%	5	20	0%	0	0	0%	0	0	153	92	151	107	-18	227	-21	236
	Jenkins Rd	Hartman Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	68	83	50	73	-17	134	-13	111
	Hartman	Angle Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	88	74	110	70	-15	147	-14	166
	Angle	25th St	10.0%	5	5	0.0%	0	0	5.0%	3	10	0%	0	0	15%	2	2	69	37	92	27	-7	99	-5	113
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	10	10	52.0%	112	238	0.0%	0	0	30.0%	6	4	15.0%	2	2	26	171	34	366	-6	190	-8	391
	Picos Rd	Orange Ave	20.0%	10	10	48.0%	104	220	30.0%	59	16	30.0%	6	4	15.0%	2	2	26	219	34	359	-6	239	-8	384
	Orange Ave	Angle Rd (CR603)	20.0%	10	10	18.0%	39	82	10.0%	20	5	0.0%	0	0	0.0%	0	0	9	69	12	98	-2	75	-3	107
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	13	0	11	0	0	13	0	11
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	3	4.0%	9	9	0.0%	0	0	5%	1	1	5%	1	1	293	19	460	25	-4	308	-5	472
	Kings Hwy	Crossroads Pkwy	5.0%	3	3	11.0%	24	24	0.0%	0	0	5%	1	1	0%	0	0	262	68	410	109	-14	317	-22	497
	Crossroads Pkwy	I95	5.0%	3	3	11.0%	24	24	0.0%	0	0	45%	9	5	55%	6	6	262	86	410	129	-17	331	-26	513
	I95	Jenkins Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	138	37	211	60	-7	167	-12	259
	Jenkins Rd	McNeil Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	102	37	156	60	-7	131	-12	204
	McNeil Rd	Virginia Ave	0.0%	0	0	3.0%	6	6	0.0%	0	0	0%	0	0	40%	4	4	97	30	153	53	-6	120	-11	195
Peters Road	Crossroads Pkwy	White Road										50.0%	11	6	65.0%	7	7	0	17	0	13	0	17	0	13
	White Road	Graham Rd										30.0%	6	4	35.0%	4	4	0	10	0	7	0	10	0	7
					In	51		In	458		In	52		In	12		In	10							
					Out	52		Out	216		Out	196		Out	21		Out	11							

Historical Growth Rate Calculation

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

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 94 - ST.LUCIE

SITE: 0030 - SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	21000 C	E 10500	W 10500	9.00	51.00	7.10
2018	21500 C	E 11000	W 10500	9.00	51.30	3.60
2017	20300 C	E 10500	W 9800	9.00	50.90	3.60
2016	22500 C	E 12000	W 10500	9.00	50.90	3.60
2015	21000 C	E 11000	W 10000	9.00	51.00	3.30
2014	20400 C	E 10500	W 9900	9.00	50.80	3.90
2013	21000 C	E 10500	W 10500	9.00	50.80	3.90
2012	21000 C	E 10500	W 10500	9.00	56.80	4.50
2011	23500 C	E 11500	W 12000	9.00	57.20	4.50
2010	22000 C	E 11500	W 10500	10.32	55.40	4.50
2009	22000 C	E 11000	W 11000	10.27	57.35	5.20
2007	16900 C	E 8900	W 8000	10.31	58.74	5.20
2006	20500 C	E 11000	W 9500	10.73	65.89	5.00
2005	22000 C	E 11500	W 10500	10.80	60.70	5.00
2004	20300 C	E 10500	W 9800	10.30	57.70	5.00

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
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COUNTY: 94 - ST.LUCIE

SITE: 0041 - SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19800 C	E 10500	W 9300	9.00	54.30	22.40
2018	21000 C	E 10500	W 10500	9.00	55.20	22.40
2017	19000 C	E 9800	W 9200	9.00	56.20	22.40
2016	21300 C	E 11500	W 9800	9.00	57.10	25.00
2015	17300 C	E 8500	W 8800	9.00	56.30	25.00
2014	15700 S	E 8000	W 7700	9.00	54.70	16.40
2013	15500 F	E 7900	W 7600	9.00	57.20	16.40
2012	15700 C	E 8000	W 7700	9.00	57.00	16.40
2011	17900 C	E 9000	W 8900	9.00	56.50	24.40
2010	18600 C	E 9400	W 9200	11.51	57.07	24.40
2009	16300 C	E 8200	W 8100	11.11	58.68	24.40
2008	26000 C	E 13000	W 13000	11.51	54.38	22.30
2007	27000 C	E 13500	W 13500	11.51	58.16	22.30
2006	18100 C	E 8700	W 9400	10.78	56.96	22.30
2005	18800 C	E 9700	W 9100	11.10	56.60	20.90
2004	18000 C	E 9000	W 9000	11.10	60.50	20.90

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
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COUNTY: 94 - ST.LUCIE

SITE: 0035 - SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15300 C	E 7600	W 7700	9.00	51.00	16.60
2018	13100 C	E 7000	W 6100	9.00	51.30	16.60
2017	15400 C	E 7300	W 8100	9.00	50.90	10.80
2016	13900 C	E 6700	W 7200	9.00	50.90	10.80
2015	13600 C	E 6700	W 6900	9.00	51.00	10.80
2014	12600 F	E 6200	W 6400	9.00	50.80	10.40
2013	12600 C	E 6200	W 6400	9.00	50.80	10.40
2012	13700 C	E 6700	W 7000	9.00	56.80	10.40
2011	12900 C	E 6600	W 6300	9.00	57.20	16.30
2010	13800 C	E 6800	W 7000	10.32	55.40	16.30
2009	12200 C	E 6000	W 6200	10.27	57.35	16.30
2008	13200 C	E 6600	W 6600	10.45	58.06	9.70
2007	15100 C	E 7500	W 7600	10.31	58.74	16.60
2006	12800 C	E 6300	W 6500	10.73	65.89	10.20
2005	13000 C	E 6700	W 6300	10.80	60.70	10.20
2004	12700 C	E 6500	W 6200	10.30	57.70	10.20

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

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COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70

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
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COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

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
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COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50
2006	7300 C	N 3600	S 3700	10.78	56.96	25.50
2005	7900 C	N 3900	S 4000	11.10	56.60	18.10
2004	7200 C	N 3500	S 3700	11.10	60.50	18.10

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

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COUNTY: 94 - ST.LUCIE

SITE: 0076 - SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7000 C	N 3500	S 3500	9.00	54.30	22.80
2018	9700 C	N 4600	S 5100	9.00	55.20	22.80
2017	9500 C	N 4700	S 4800	9.00	56.20	22.80
2016	9600 C	N 4600	S 5000	9.00	57.10	32.40
2015	8400 C	N 4100	S 4300	9.00	56.30	32.40
2014	7900 C	N 3800	S 4100	9.00	54.70	19.90
2013	7200 C	N 3400	S 3800	9.00	57.20	14.20
2012	7100 C	N 3400	S 3700	9.00	57.00	14.20
2011	8000 C	N 3900	S 4100	9.00	56.50	17.20
2010	8900 C	N 4400	S 4500	11.51	57.07	17.20
2009	8000 C	N 3800	S 4200	11.11	58.68	17.20
2008	10600 C	N 5200	S 5400	11.51	54.38	11.20
2007	11100 C	N 5400	S 5700	11.51	58.16	7.90
2006	10600 C	N 5300	S 5300	10.78	56.96	17.30
2005	9900 C	N 4800	S 5100	11.10	56.60	17.30
2004	9400 C	N 4600	S 4800	11.10	60.50	17.30

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: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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

APPENDIX D

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

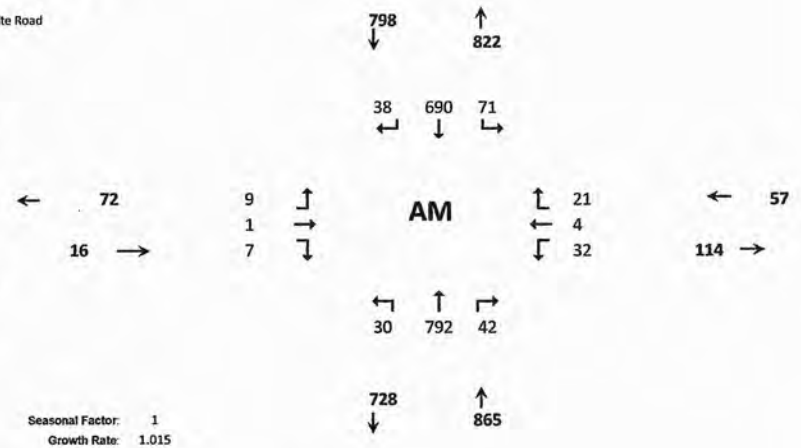
N/S STREET: Kings Highway **E/W STREET:** White Road **CONTROL:** Signalized

FILENAME:

COUNT DATE: 2/12/2019 **DAY:** **CITY:** Ft Pierce **INTERSECTION:** Kings Highway & White Road

REPORT DATE: 6/22/2022 **ANALYSIS YEAR:** 2024 Without Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15		91			81								172	701
7:15-7:30		81			76								157	708
7:30-7:45		100			101								201	730
7:45-8:00		90			81								171	672
8:00-8:15		86			93								179	642
8:15-8:30		88			91								179	
8:30-8:45		80			63								143	
8:45-9:00		50			91								141	



AM PEAK HOUR IS FROM: **7:30 AM TO 8:30AM**

Volumes	0	364	0	0	366	0	0	0	0	0	0	0	730	
Season Factor	0	364	0	0	366	0	0	0	0	0	0	0	730	
Growth	0	392	0	0	394	0	0	0	0	0	0	0	786	
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT		
Percentage	0%	10%	15%	25%	15%	0%	0%	0%	0%	45%	0%	30%		
PROJECT	0	7	42	71	42	0	0	0	0	32	0	21	216	

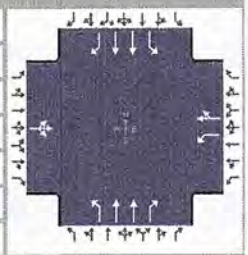
Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

															Trips In	Trips Out
SUBPROJECTS																
%	40%					50%	50%	5%	40%		5%					
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	30	0	0	0	0	38	9	1	7	0	4	0	0	Project Hunt	76	17
%		30.0%			30.0%											
In/Out		IN			OUT											
Volume	0	169	0	0	37	0	0	0	0	0	0	0	0	St Lucie Commerce Center	563	124
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	1	0	0	3	0	0	0	0	0	0	0	0	Whispering Oaks	45	167
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek	123	371
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	9	0	0	10	0	0	0	0	0	0	0	0	Wawa Kings	63	64
%		52.0%			52.0%											
In/Out		IN			OUT											
Volume	0	178	0	0	177	0	0	0	0	0	0	0	0	Kings Highway Warehouse	342	341
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	30	0	0	8	0	0	0	0	0	0	0	0	Stonemont	197	55
%		30.0%			30.0%											
In/Out		OUT			IN											
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	Walsh Crossroads	7	5
%																
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Project Hurricane	36	12
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	8	0	0	0	0	0	0	0	0	Celebration Pointe	121	385
Subtotal	30	393	0	0	253	38	9	1	7	0	4	0	0			
Total	30	792	42	71	690	38	9	1	7	32	4	21	1002			

D-1

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITHOUT PROJECT) - AM - 202...		
Project Description	Kings Hwy Commerce - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	9	1	7	32	4	21	30	792	42	71	690	38

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	24.0	14.0		64.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0	5	6	7	8	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		30.0		30.0	20.0	70.0	20.0	70.0
Change Period, ($Y+R_c$), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (g_s), s					2.8	24.9	4.2	20.9
Green Extension Time (g_e), s		0.0		0.0	0.0	4.7	0.1	4.7
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		18		35	27		33	861	46	77	750	41
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1402		1228	1419		1668	1484	1384	1555	1484	1321
Queue Service Time (g_s), s		0.0		2.9	1.9		0.8	22.9	1.9	2.2	18.9	1.8
Cycle Queue Clearance Time (g_c), s		1.9		4.7	1.9		0.8	22.9	1.9	2.2	18.9	1.8
Green Ratio (*g/C*)		0.20		0.20	0.20		0.65	0.53	0.53	0.65	0.53	0.53
Capacity (*c*), veh/h		326		286	284		494	1583	738	424	1583	705
Volume-to-Capacity Ratio (*X*)		0.057		0.121	0.096		0.066	0.544	0.062	0.182	0.474	0.059
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		0.8		1.7	1.3		0.5	12.1	1.1	1.3	10.4	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh		38.8		41.1	39.2		9.4	18.4	13.5	10.7	17.5	13.5
Incremental Delay (d_2), s/veh		0.3		0.9	0.7		0.0	0.2	0.0	0.1	0.1	0.0
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		39.2		41.9	39.8		9.4	18.6	13.5	10.8	17.6	13.5
Level of Service (LOS)		D		D	D		A	B	B	B	B	B
Approach Delay, s/veh / LOS	39.2	D		41.0	D		18.1	B		16.8	B	
Intersection Delay, s/veh / LOS	18.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.46	B	2.46	B	1.90	B	1.68	B
Bicycle LOS Score / LOS	0.52	A	0.59	A	1.26	A	1.20	A

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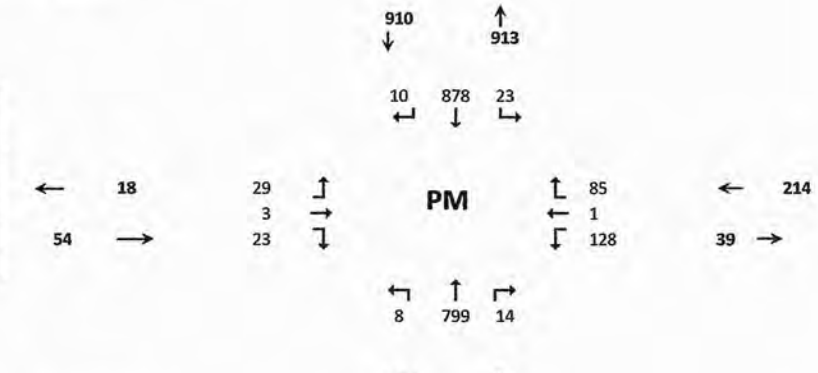
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kings Highway **E/W STREET:** White Road **CONTROL:** Signalized
FILENAME:
COUNT DATE: 2/12/2019 **DAY:** **CITY:** Ft Pierce
REPORT DATE: 3/24/2022 **ANALYSIS YEAR:** 2024 Without Project With Project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15		88			89								177	813
4:15-4:30		116			111								227	847
4:30-4:45		95			103								198	810
4:45-5:00		85			126								211	802
5:00-5:15		102			109								211	730
5:15-5:30		91			99								190	
5:30-5:45		98			92								190	
5:45-6:00		71			68								139	



PM PEAK HOUR IS FROM: 4:15PM TO 5:15PM

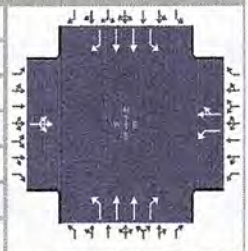
Volumes	0	398	0	0	449	0	0	0	0	0	0	0	847	
Season Factor	0	398	0	0	449	0	0	0	0	0	0	0	847	
Growth	0	429	0	0	484	0	0	0	0	0	0	0	912	
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT		
Percentage	0%	10%	15%	25%	15%	0%	0%	0%	0%	45%	0%	30%		
PROJECT	0	28	14	23	14	0	0	0	0	128	0	85	291	
SUBPROJECTS														
%	40.0%	0.0%	0.0%	0.0%	0.0%	50.0%	50.0%	5.0%	40.0%	0.0%	5.0%	0.0%	0.0%	
In/Out	IN	0.0%	0.0%	0.0%	0.0%	IN	OUT	OUT	OUT	0.0%	IN	0.0%	0.0%	
Volume	8	0	0	0	0	10	29	3	23	0	1	0	0	
%		30.0%			30.0%									
In/Out		IN			OUT									
Volume	0	62	0	0	235	0	0	0	0	0	0	0	0	
%		2.0%			2.0%									
In/Out		IN			OUT									
Volume	0	3	0	0	2	0	0	0	0	0	0	0	0	
%		2.0%			2.0%									
In/Out		IN			OUT									
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	
%		15.0%			15.0%									
In/Out		IN			OUT									
Volume	0	9	0	0	9	0	0	0	0	0	0	0	0	
%		52.0%			52.0%									
In/Out		IN			OUT									
Volume	0	238	0	0	112	0	0	0	0	0	0	0	0	
%		15.0%			15.0%									
In/Out		IN			OUT									
Volume	0	10	0	0	10	0	0	0	0	0	0	0	0	
%		30.0%			30.0%									
In/Out		OUT			IN									
Volume	0	3	0	0	3	0	0	0	0	0	0	0	0	
%														
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%		2.0%			2.0%									
In/Out		IN			OUT									
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	
Subtotal	8	342	0	0	380	10	29	3	23	0	1	0	0	
Total	8	799	14	23	878	10	29	3	23	128	1	85	1203	3193

Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

	Trips In	Trips Out
Kings Highway Commerce Park	90	284
Project Hunt	19	57
St Lucie Commerce Center	208	784
Whispering Oaks	172	94
Bent Creek	385	226
Wawa Kings	57	58
Kings Highway Warehouse	458	216
Stonemont	68	186
Walsh Crossroads	10	11
Project Hurricane	23	37
Celebration Pointe	398	229

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	Without Project	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITHOUT PROJECT) - PM - 202...		
Project Description	Kings Hwy Commerce - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	29	3	23	128	1	85	8	799	14	23	878	10

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	44.0	14.0	64.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		5	6	7	8	
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		50.0		50.0	20.0	70.0	20.0	70.0
Change Period, (*Y+R c*), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (*g s*), s					2.4	33.4	3.2	38.0
Green Extension Time (*g e*), s		0.0		0.0	0.0	5.3	0.0	5.2
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.01	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		60		139	93		9	868	15	25	954	11
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1036		1404	1210		1485	1484	1208	1358	1484	1321
Queue Service Time (*g s*), s		3.2		11.8	8.0		0.4	31.4	1.0	1.2	36.0	0.6
Cycle Queue Clearance Time (*g c*), s		11.2		23.0	8.0		0.4	31.4	1.0	1.2	36.0	0.6
Green Ratio (*g/C*)		0.31		0.31	0.31		0.56	0.46	0.46	0.56	0.46	0.46
Capacity (*c*), veh/h		365		380	380		291	1357	552	293	1357	604
Volume-to-Capacity Ratio (*X*)		0.164		0.366	0.246		0.030	0.640	0.028	0.085	0.703	0.018
Back of Queue (*Q*), ft/ln (85 th percentile)												
Back of Queue (*Q*), veh/ln (85 th percentile)		3.0		6.6	4.2		0.2	14.7	0.5	0.7	16.7	0.4
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh		37.1		45.6	35.7		19.1	29.2	20.9	18.2	30.4	20.8
Incremental Delay (*d 2*), s/veh		1.0		2.7	1.5		0.0	0.8	0.0	0.0	1.4	0.0
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		38.1		48.3	37.2		19.1	30.0	20.9	18.2	31.8	20.8
Level of Service (LOS)		D		D	D		B	C	C	B	C	C
Approach Delay, s/veh / LOS	38.1	D		43.8	D		29.7	C		31.4	C	
Intersection Delay, s/veh / LOS	32.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.45	B	1.92	B	1.69	B
Bicycle LOS Score / LOS	0.59	A	0.87	A	1.22	A	1.30	A

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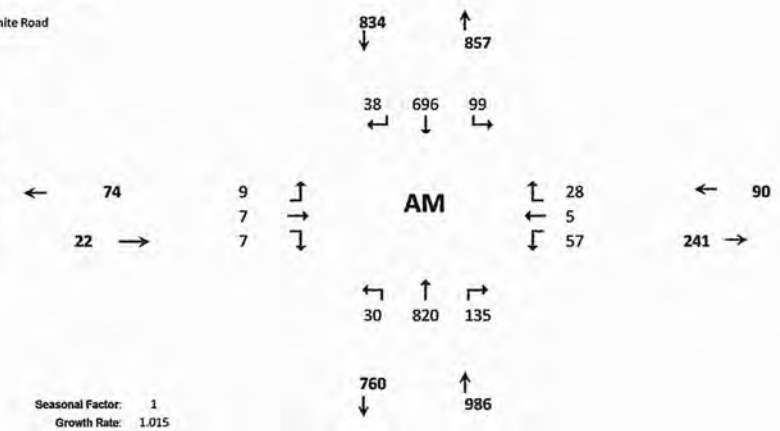
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kings Highway **E/W STREET:** White Road **CONTROL:** Signalized
FILENAME:
COUNT DATE: 2/12/2019 **DAY:** **CITY:** Ft Pierce **INTERSECTION:** Kings Highway & White Road
REPORT DATE: 6/22/2022 **ANALYSIS YEAR:** 2024 With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15		91			81								172	701
7:15-7:30		81			76								157	708
7:30-7:45		100			101								201	730
7:45-8:00		90			81								171	672
8:00-8:15		86			93								179	642
8:15-8:30		88			91								179	
8:30-8:45		80			63								143	
8:45-9:00		50			91								141	



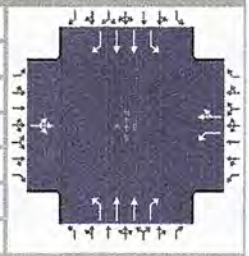
AM PEAK HOUR IS FROM: 7:30 AM TO 8:30AM

Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

															Trips In	Trips Out
Volumes	0	364	0	0	366	0	0	0	0	0	0	0	730			
Season Factor	0	364	0	0	366	0	0	0	0	0	0	0	730			
Growth	0	392	0	0	394	0	0	0	0	0	0	0	786			
In/Out	-	IN	IN	IN	OUT	-	-	IN	-	OUT	OUT	OUT				
Percentage	0%	10%	33%	10%	10%	0%	0%	2%	0%	35%	2%	10%				
PROJECT	0	28	93	28	7	0	0	6	0	25	1	7	196		283	71
SUBPROJECTS																
%	0%	10%	15%	25%	15%	0%	0%	0%	0%	45%	0%	30%				
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT				
Volume	0	7	42	71	42	0	0	0	0	32	0	21	0	Kings Highway Commerce Park	283	71
%	40%					50%	50%	5%	40%		5%					
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	30	0	0	0	0	38	9	1	7	0	4	0	0	Project Hunt	76	17
%		30.0%			30.0%											
In/Out		IN			OUT											
Volume	0	169	0	0	37	0	0	0	0	0	0	0	0	St Lucie Commerce Center	563	124
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	1	0	0	3	0	0	0	0	0	0	0	0	Whispering Oaks	45	167
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek	123	371
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	9	0	0	10	0	0	0	0	0	0	0	0	Wawa Kings	63	64
%		52.0%			52.0%											
In/Out		IN			OUT											
Volume	0	178	0	0	177	0	0	0	0	0	0	0	0	Kings Highway Warehouse	342	341
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	30	0	0	8	0	0	0	0	0	0	0	0	Stonemont	197	55
%		30.0%			30.0%											
In/Out		OUT			IN											
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	Walsh Crossroads	7	5
%																
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Project Hurricane	36	12
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	8	0	0	0	0	0	0	0	0	Celebration Pointe	121	385
Subtotal	30	400	42	71	295	38	9	1	7	32	4	21	0			
Total	30	820	135	99	696	38	9	7	7	57	5	28	983			

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITH PROJECT) - AM - 2023.1.xus		
Project Description	Kings Hwy Commerce - With Project				

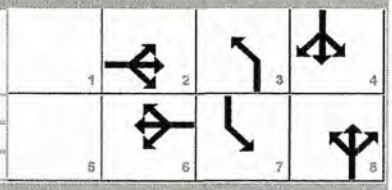


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	9	7	7	57	5	28	30	820	135	99	696	38

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	24.0	14.0		64.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		30.0		30.0	20.0	70.0	20.0	70.0
Change Period, ($Y+R_c$), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s					2.8	26.0	5.1	21.2
Green Extension Time (g_e), s		0.0		0.0	0.0	5.2	0.1	5.2
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		25		62	36		33	891	147	108	757	41
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1489		1221	1417		1668	1484	1384	1555	1484	1321
Queue Service Time (g_s), s		0.0		5.2	2.5		0.8	24.0	6.6	3.1	19.2	1.8
Cycle Queue Clearance Time (g_c), s		1.5		6.7	2.5		0.8	24.0	6.6	3.1	19.2	1.8
Green Ratio (*g/C*)		0.20		0.20	0.20		0.65	0.53	0.53	0.65	0.53	0.53
Capacity (*c*), veh/h		340		289	283		491	1583	738	414	1583	705
Volume-to-Capacity Ratio (*X*)		0.074		0.214	0.127		0.066	0.563	0.199	0.260	0.478	0.059
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		1.1		3.1	1.7		0.5	12.6	3.7	1.8	10.5	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh		39.0		41.7	39.4		9.5	18.7	14.6	11.4	17.5	13.5
Incremental Delay (d_2), s/veh		0.4		1.7	0.9		0.0	0.3	0.0	0.1	0.1	0.0
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		39.4		43.4	40.3		9.5	19.0	14.7	11.5	17.6	13.5
Level of Service (LOS)		D		D	D		A	B	B	B	B	B
Approach Delay, s/veh / LOS	39.4	D		42.3	D		18.1	B		16.7	B	
Intersection Delay, s/veh / LOS	18.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.46	B	2.46	B	1.90	B	1.68	B
Bicycle LOS Score / LOS	0.53	A	0.65	A	1.37	A	1.23	A

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TURNING MOVEMENT VOLUME COUNTS

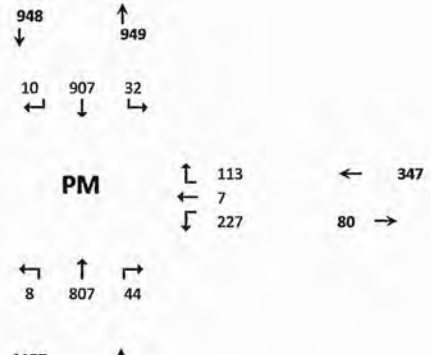
N/S STREET: Kings Highway **E/W STREET:** White Road **CONTROL:** Signalized

FILENAME:

COUNT DATE: 2/12/2019 **DAY:** **CITY:** Ft Pierce

REPORT DATE: 3/24/2022 **ANALYSIS YEAR:** 2024 With Project **With Project**

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15		88			89								177	813
4:15-4:30		116			111								227	847
4:30-4:45		95			103								198	810
4:45-5:00		85			126								211	802
5:00-5:15		102			109								211	730
5:15-5:30		91			99								190	
5:30-5:45		98			92								190	
5:45-6:00		71			68								139	



PM PEAK HOUR IS FROM: **4:15PM TO 5:15PM**

Volumes	0	398	0	0	449	0	0	0	0	0	0	0	847	
Season Factor	0	398	0	0	449	0	0	0	0	0	0	0	847	
Growth	0	429	0	0	484	0	0	0	0	0	0	0	912	
In/Out	-	IN	IN	IN	OUT	-	-	IN	-	OUT	OUT	OUT		
Percentage	0%	10%	33%	10%	10%	0%	0%	2%	0%	35%	2%	10%		
PROJECT	0	9	30	9	28	0	0	2	0	99	6	28	211	

Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

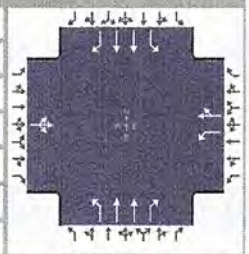
	Trips In	Trips Out
	90	284

SUBPROJECTS

%		10%	15%	25%	15%					45.00%		30%			
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT			
Volume	0	28	14	23	14	0	0	0	0	128	0	85	0	Kings Highway Commerce Park	90	284
%	40.0%	0.0%	0.0%	0.0%	0.0%	50.0%	50.0%	5.0%	40.0%	0.0%	5.0%	0.0%				
In/Out	IN	0.0%	0.0%	0.0%	0.0%	IN	OUT	OUT	OUT	0.0%	IN	0.0%				
Volume	8	0	0	0	0	10	29	3	23	0	1	0	0	Project Hunt	19	57
%		30.0%			30.0%											
In/Out		IN			OUT											
Volume	0	62	0	0	235	0	0	0	0	0	0	0	0	St Lucie Commerce Center	208	784
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	3	0	0	2	0	0	0	0	0	0	0	0	Whispering Oaks	172	94
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Bent Creek	385	226
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	9	0	0	9	0	0	0	0	0	0	0	0	Wawa Kings	57	58
%		52.0%			52.0%											
In/Out		IN			OUT											
Volume	0	238	0	0	112	0	0	0	0	0	0	0	0	Kings Highway Warehouse	458	216
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	10	0	0	10	0	0	0	0	0	0	0	0	Stonemont	68	186
%		30.0%			30.0%											
In/Out		OUT			IN											
Volume	0	3	0	0	3	0	0	0	0	0	0	0	0	Walsh Crossroads	10	11
%																
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Project Hurricane	23	37
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
Subtotal	8	370	14	23	394	10	29	3	23	128	1	85	0			
Total	8	807	44	32	907	10	29	5	23	227	7	113	1124	3326		

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	with project 2024	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITH PROJECT) - PM - 2024.1.xus		
Project Description	Kings Hwy Commerce - With Project				

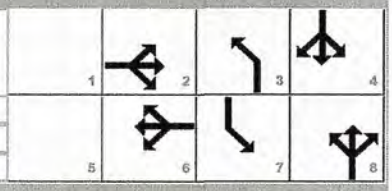


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	29	5	23	227	7	113	8	807	44	32	907	10

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	44.0	14.0		64.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		50.0		50.0	20.0	70.0	20.0	70.0
Change Period, (*Y+R c*), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (*g s*), s					2.4	33.9	3.6	39.8
Green Extension Time (*g e*), s		0.0		0.0	0.0	5.6	0.0	5.5
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.01	0.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		62		247	130		9	877	48	35	986	11
Adjusted Saturation Flow Rate (*s*), veh/h/ln		937		1401	1219		1485	1484	1208	1358	1484	1321
Queue Service Time (*g s*), s		3.4		23.7	11.5		0.4	31.9	3.1	1.6	37.8	0.6
Cycle Queue Clearance Time (*g c*), s		14.9		38.7	11.5		0.4	31.9	3.1	1.6	37.8	0.6
Green Ratio (*g/C*)		0.31		0.31	0.31		0.56	0.46	0.46	0.56	0.46	0.46
Capacity (*c*), veh/h		333		342	383		282	1357	552	291	1357	604
Volume-to-Capacity Ratio (*X*)		0.186		0.721	0.340		0.031	0.646	0.087	0.120	0.726	0.018
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		3.3		14.5	6.6		0.2	16.9	1.6	0.9	19.7	0.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh		38.6		53.4	36.9		19.6	29.3	21.5	18.5	30.9	20.8
Incremental Delay (*d 2*), s/veh		1.2		12.4	2.4		0.0	0.8	0.0	0.1	1.7	0.0
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		39.9		65.7	39.3		19.6	30.1	21.5	18.6	32.6	20.8
Level of Service (LOS)		D		E	D		B	C	C	B	C	C
Approach Delay, s/veh / LOS	39.9	D		56.6	E		29.6	C		32.0	C	
Intersection Delay, s/veh / LOS	35.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.45	B	1.92	B	1.69	B
Bicycle LOS Score / LOS	0.59	A	1.11	A	1.26	A	1.34	A

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
****Proposed**	CG	CP-1	840 ksf	19.29	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 105,000
**Change in Demand	Total gallons per day 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 84,000
**Change in Demand	Total gallons per day 27,750

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

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	16.7 yd
****Proposed Zoning/FLU**	21.0 yd
***Change in Demand**	4.3 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	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1,277	94/126
****Proposed Zoning/FLU**	28,976	1,336/2,566
***Change in Demand**	Trips 27,699	Trips 1,242/2,440
Impact to Capacity		

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units:		Single Family:		Multifamily:	
	Non-residential (square footage): 504 ksf				
	Mixed-use (describe use):				
(If this is a single phase project, name it Phase I – Total)					

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
commercial		840 ksf	19.29	04/01/2023	04/01/2024

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

** Complete section if requesting a change in zoning, future land use, or expanding

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: VennisJHI@JHIinc.com Website: www.JHIinc.com

June 24, 2022

City of Ft. Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Vennis Gilmore

Re: **Kings Highway Commerce Park**
Rezoning Justification
JHI Project No. 2205-1402
Parcel ID#'s 2313-331-0000-000-4 J A Enterprises, Inc

Dear Mr. Gilmore,

Please consider the attached applications to re-zone the above parcel from AG-1 to Commercial Parkway Zone (CP-1).

Kings Highway Commerce Center is a proposed 34.32 ac distribution development and consists of 4 paorcels. See Exhibit-A.

The 3 parcels along Kings hwy are in the St. Lucie County and are to be annexed to the City with CP-1 zoning. These parcels have a future land use of Commercial.

The parcel in City has a FLU of RL which is being amended to GC. Exhibits-B shows the city zoning map with the project highlighted.

The proposed zonong is ideal for this location on Kings Hwy approximately 1 mile north of Okeechobee Road. Proximity to both I-95 & Florida Turnpike makes this site ideal for this designation. Exhibit-B shows that all the parcels in the city along the east side Kings Hwy and to the south of the project have a Zoning of either CP-1 or C-3. There are also parcels on the west side of the Kings hwy & to the north of the project with C-3 zoning.

The proposed zoning is compatible with the surrounding lands within ½ mile of the project. This is also the designation the vision that city has for the development along Kings Hwy corridor.

Vennis Gilmore – Planning Supervisor
Kings Highway Commerce Center
June 24, 2022

The proposed use is similar to what is defined as the purpose for CP-1 zoning as defined under city code section 125-207 below:

"The CP-l district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting."

The proposed zoning and development has a significant positive impact on city of Ft. Pierce economy development by creating construction and permanent job opportunities, significantly higher tax income and would be model for future development along the Kings Hwy.

Please see attached applications, authorization letters and warranty deeds for the above parcels.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President
Authorized Agent

Kings Highway Commerce Center

Aerial

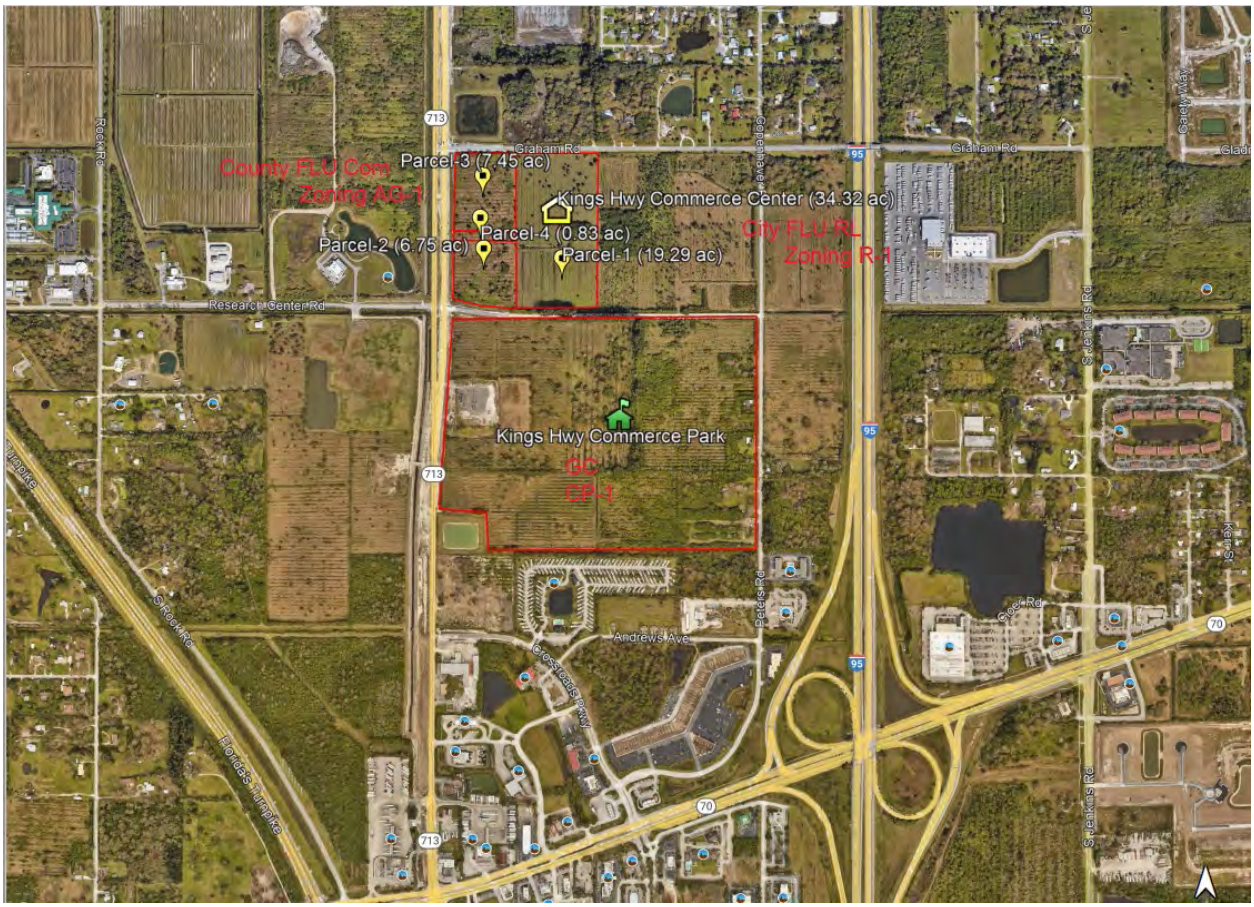


EXHIBIT - A

King Highway Commerce Center

City of Fort Pierce Zoning Map

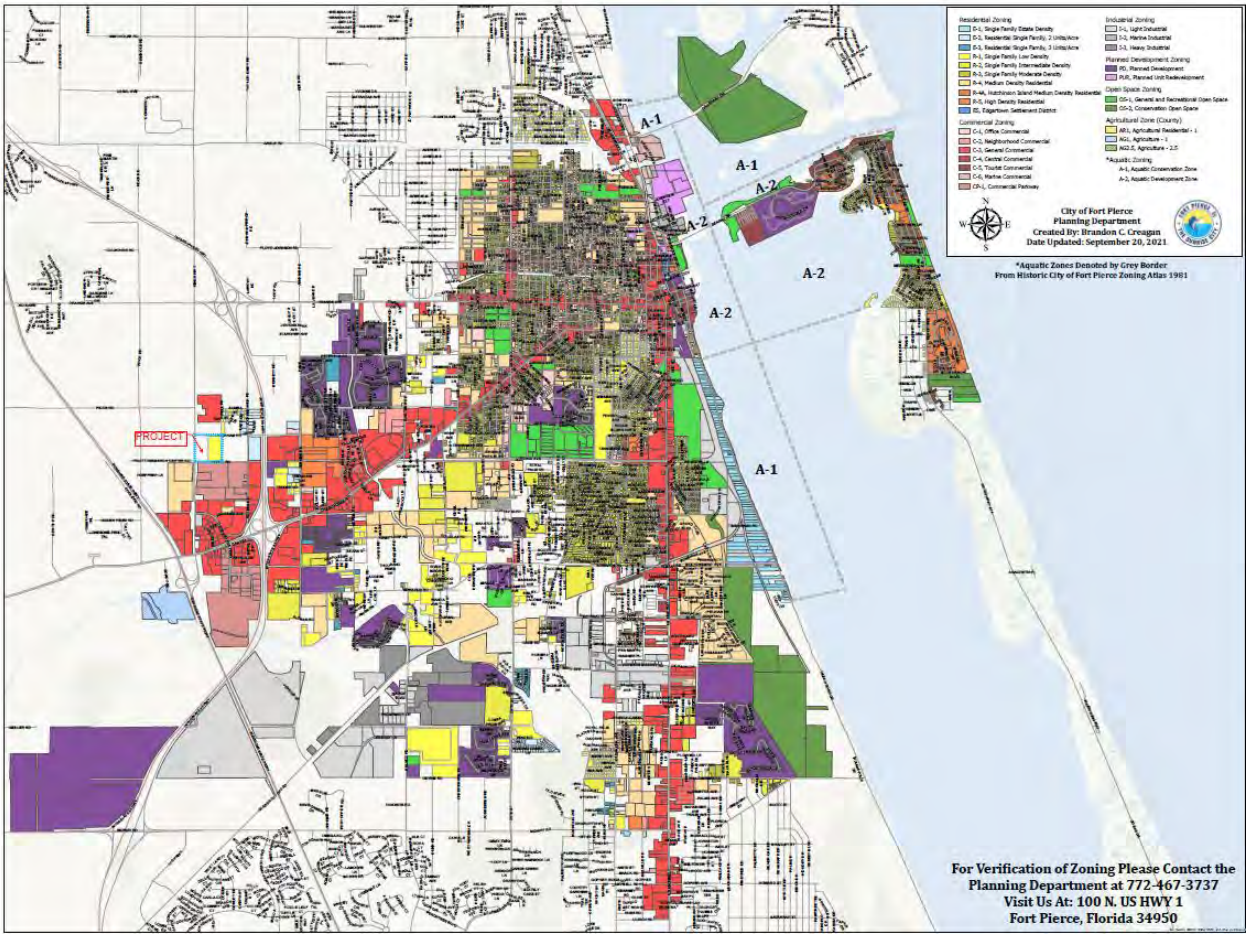


EXHIBIT - B

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: FLUMA - Kings Highway Commerce Center (1 Parcel)

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: September 18th, 2022

NOTICE BY MAIL:

NOTICE BY SIGNS:

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner

SIGNATURE: **DATE:** September 21st, 2022

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

9/18/2022

Subscribed and sworn to before on the 18th of September, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

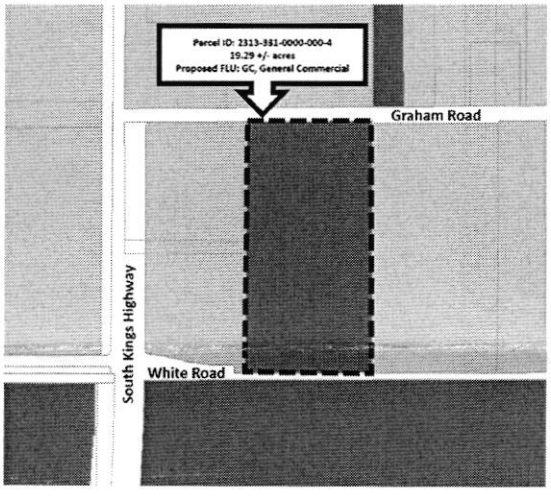
Publication Cost: $315.00
Ad No: GCI0945144
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Monday, October 3, 2022 at 5:05 p.m. and Monday, October 17, 2022 at 5:05 p.m. hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

Ordinance No. 22-026

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE SOUTH SIDE OF GRAHAM ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH KINGS HIGHWAY, FROM CITY OF FORT PIERCE (RL) LOW DENSITY RESIDENTIAL TO CITY OF FORT PIERCE (GC) GENERAL COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk

Publish: 9/18/2022

TR-GCI0945144-01

City Commission Regular Meeting - 5:05 pm **12. d.**

Meeting Date: 10/17/2022

Re: Zoning Atlas Map Amendment - Kings Highway Commerce Center - 1 Parcel

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

---

SUBJECT:

Legislative Hearing - Ordinance No. 22-029 - an ordinance rezoning the property generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway, from (R-1) Low Density Residential Zone to (CP-1) Commercial Parkway Zone. SECOND READING

SUMMARY:

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Future Land Use Map Amendment from RL, Low Density Residential to GC, General Commercial for one (1) parcel of land. The applicant is also requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from R-1, Single-Family Low-Density Zone to CP-1, Commercial Parkway Zone.

RECOMMENDATION:

The requested Application for a Zoning Atlas Map Amendment meets the criteria specified in 125-207 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

ALTERNATIVES:

- Approval with changes
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Proof of Publication

Ordinance 22-029
Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/27/2022 05:12 PM

Form Started By: Vennis Gilmore
Started On: 09/21/2022 04:26 PM
Final Approval Date: 10/04/2022

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.
Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :
09/18/2022

Dana Kanitz

Subscribed and sworn to before on September 19, 2022:

Kathleen Allen

Notary, State of WI, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Publication Cost: $129.48
Ad No: 0005414679
Customer No: 1309463
PO #:

# of Affidavits: 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Monday, October 3, 2022 at 5:05 p.m. and Monday, October 17, 2022 at 5:05 p.m., hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

Ordinance 22-029 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTH SIDE OF GRAHAM ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH KINGS HIGHWAY, FROM (R-1) LOW DENSITY RESIDENTIAL ZONE TO (CP-1) COMMERCIAL PARKWAY ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Subject Property: Parcel ID: 2313-331-0000-000-4

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Pub Sep 18th 2022
TCN5414679

ORDINANCE NO. 22-029

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING THE PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTH SIDE OF GRAHAM ROAD AND APPROXIMATELY 600 FEET EAST OF SOUTH KINGS HIGHWAY, FROM (R-1) LOW DENSITY RESIDENTIAL ZONE TO (CP-1) COMMERCIAL PARKWAY ZONE;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway within the City of Fort Pierce, Florida, representing approximately 19.774 acres of land, more or less; and

WHEREAS, the applicant, has applied for rezoning of the subject property generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway from (R-1) Low Density Residential Zone to (CP-1) Commercial Parkway Zone; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs, will meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 8th, 2022, meeting, voted 6 to 1 to recommend approval of the request; and

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

SECTION 1. From and after the effective date hereof, the following described property is hereby rezoned as follows:

Parcel ID: 2313-331-0000-000-4

From and after the effective date hereof, the following property legally described as:

LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 3605, PAGE 859
THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH FORTY FEET (40') FOR THE RIGHT-OF-WAY OF GRAHAM ROAD. CONTAINING 19.774 ACRES MORE OR LESS.

Said property being generally located at or near the south side of Graham Road and approximately 600 feet east of South Kings Highway in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from (R-1) Low Density Residential Zone to (CP-1) Commercial Parkway Zone, as depicted on Exhibit "A" and Exhibit "B," attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-0xx was duly advertised by title only in the St. Lucie News Tribune on Sunday, September 18th, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on October 3rd, 2022; and was duly introduced, read by title only, and passed on second and final reading October 17th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of October 2022.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
(R-1) Low Density Residential Zone to (CP-1) Commercial Parkway Zone

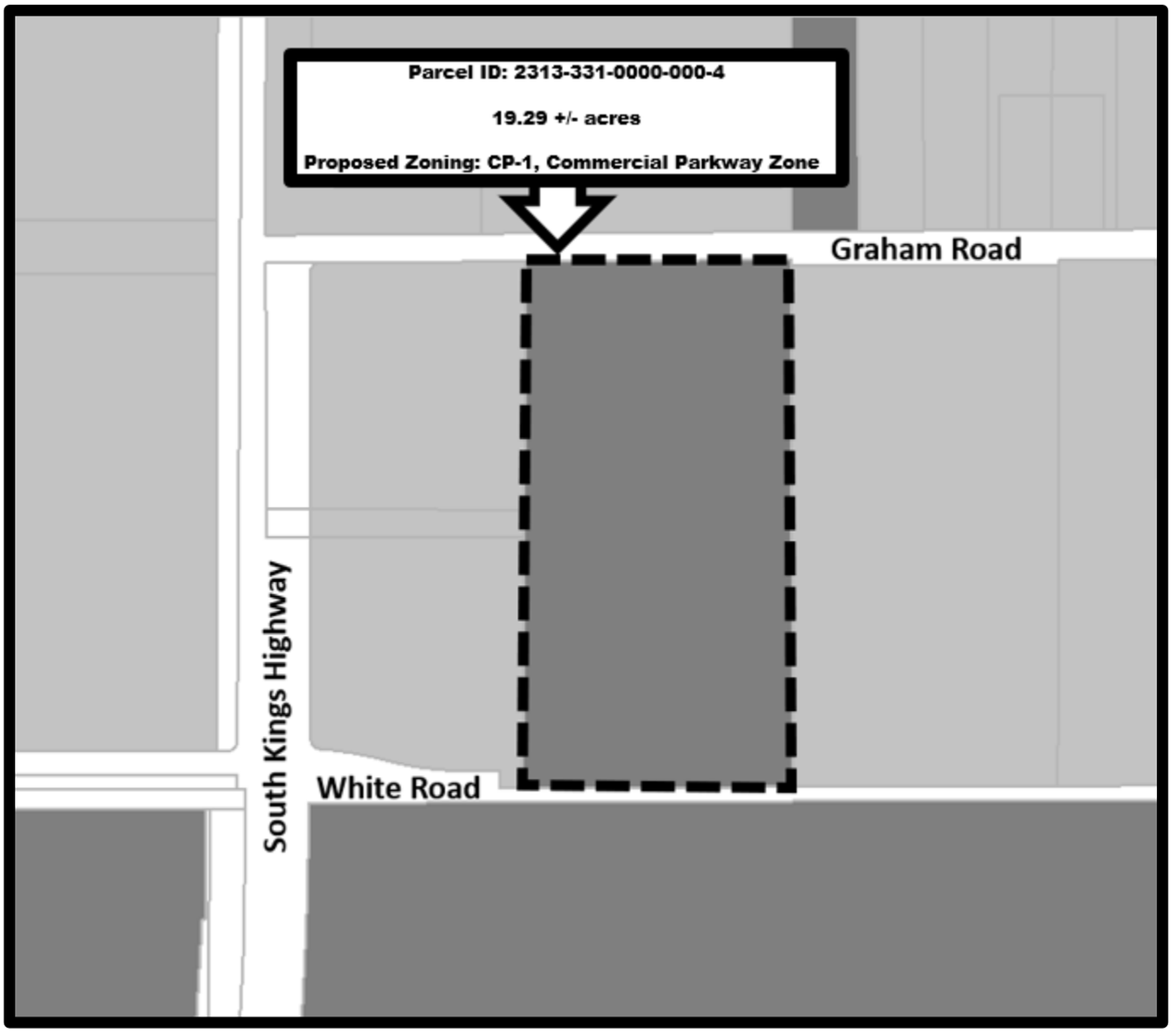
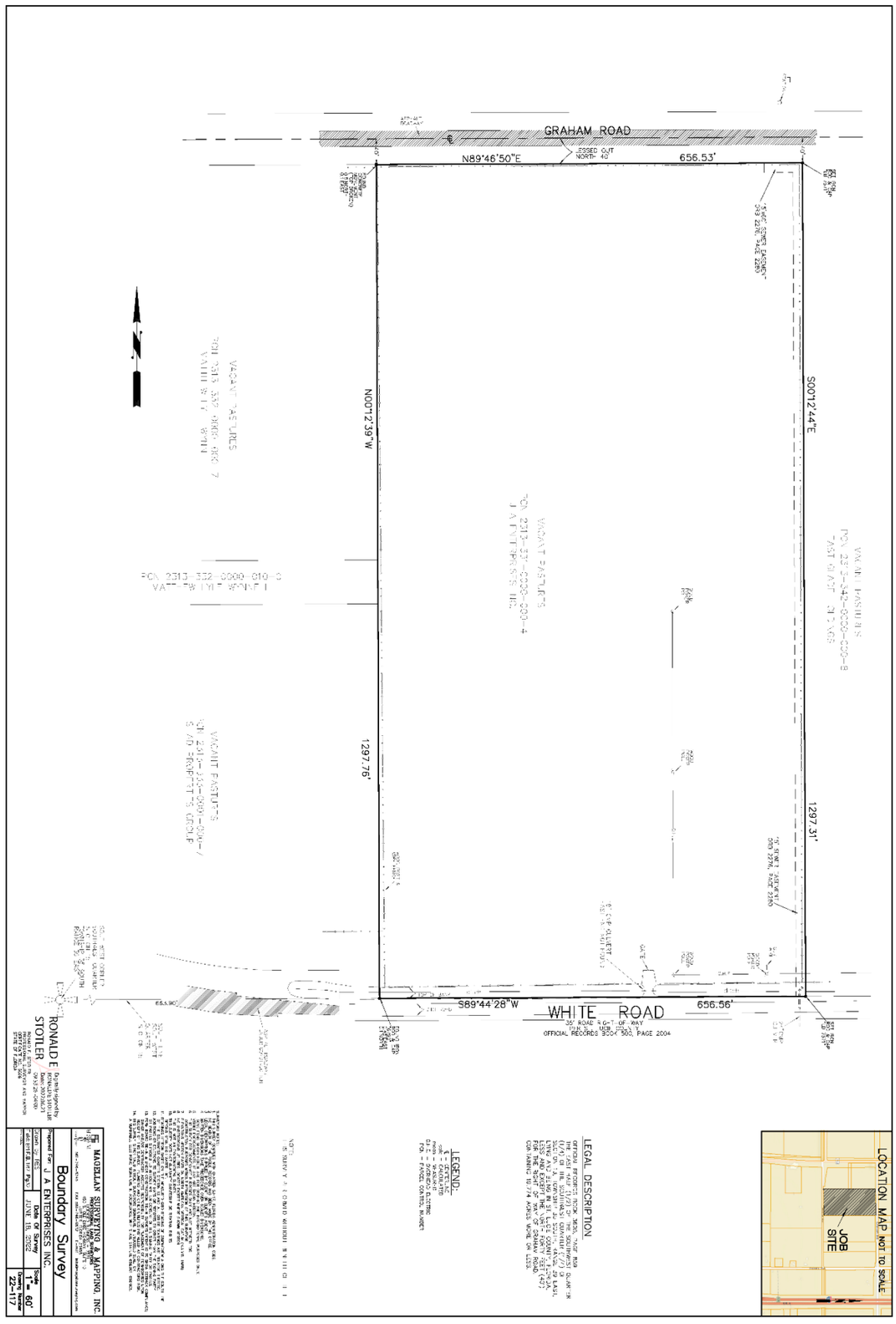
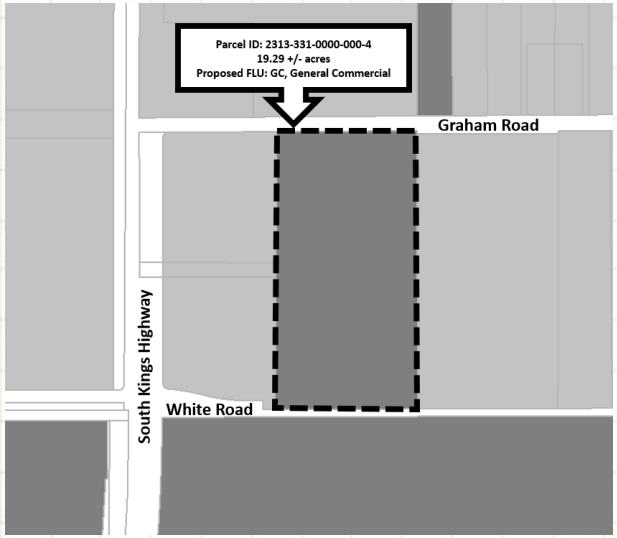


Exhibit B
Sketch and Legal Description



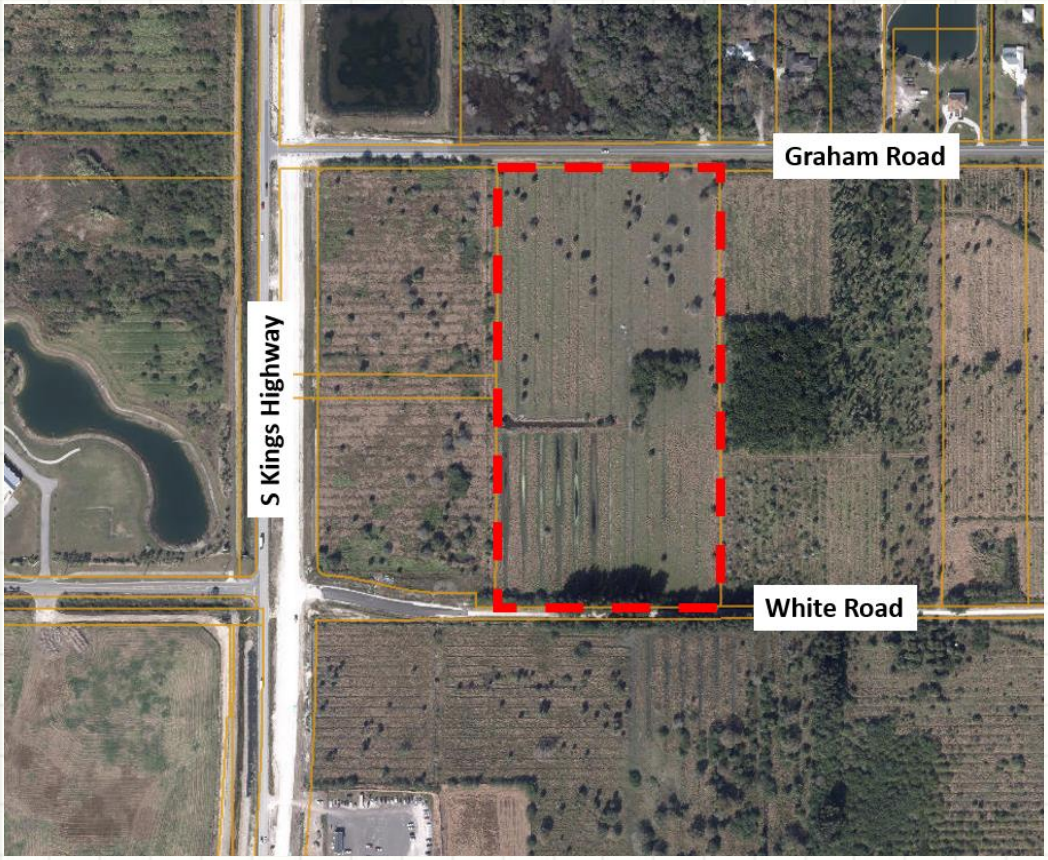
Parcel ID: 2313-331-0000-000-4

Future Land Use Map Amendment



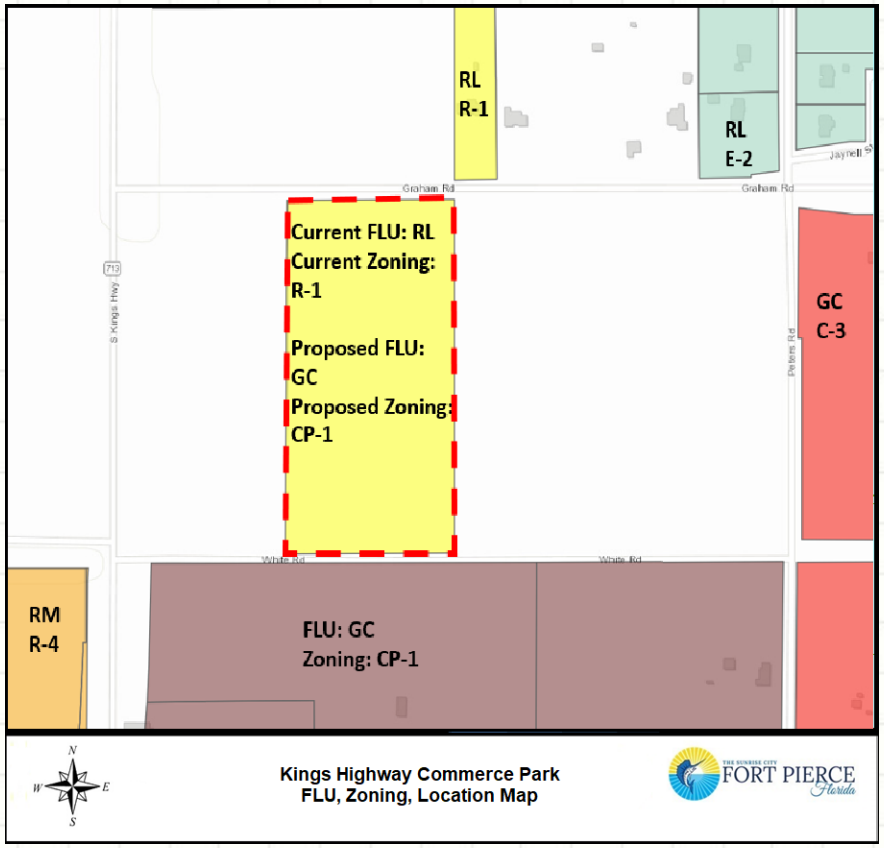
At or near just south of Graham Road and approximately 600 feet east of South Kings Highway

Aerial Map



- **Parcel ID: 2313-331-0000-000-4**
- **19.29 +/- acres**
- **Current FLU: RL, Low Density Residential**
- **Proposed FLU: GC, General Commercial**

FLU-Zoning Map



PB Recommendation

The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend **Approval** of the request.

Future Land Use Map Amendment

Future Land Use change for one (1) parcel from RL, Low-Density Residential to GC, General Commercial

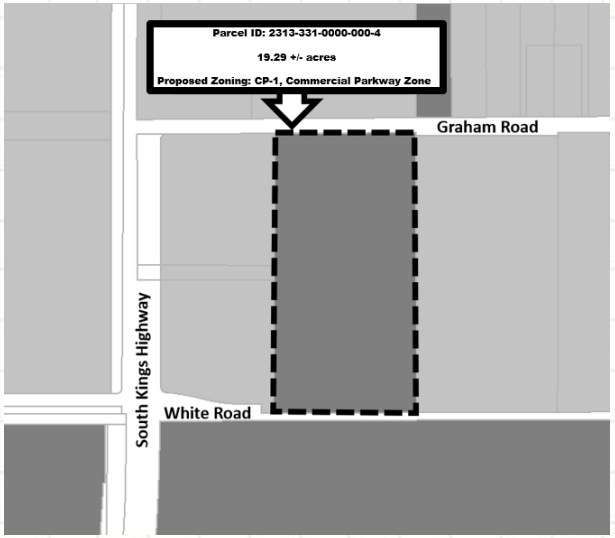
- **Staff recommends <u>Approval</u> of the request**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

City Commission Actions (Future Land Use Amendment)

Possible actions of the City Commission:

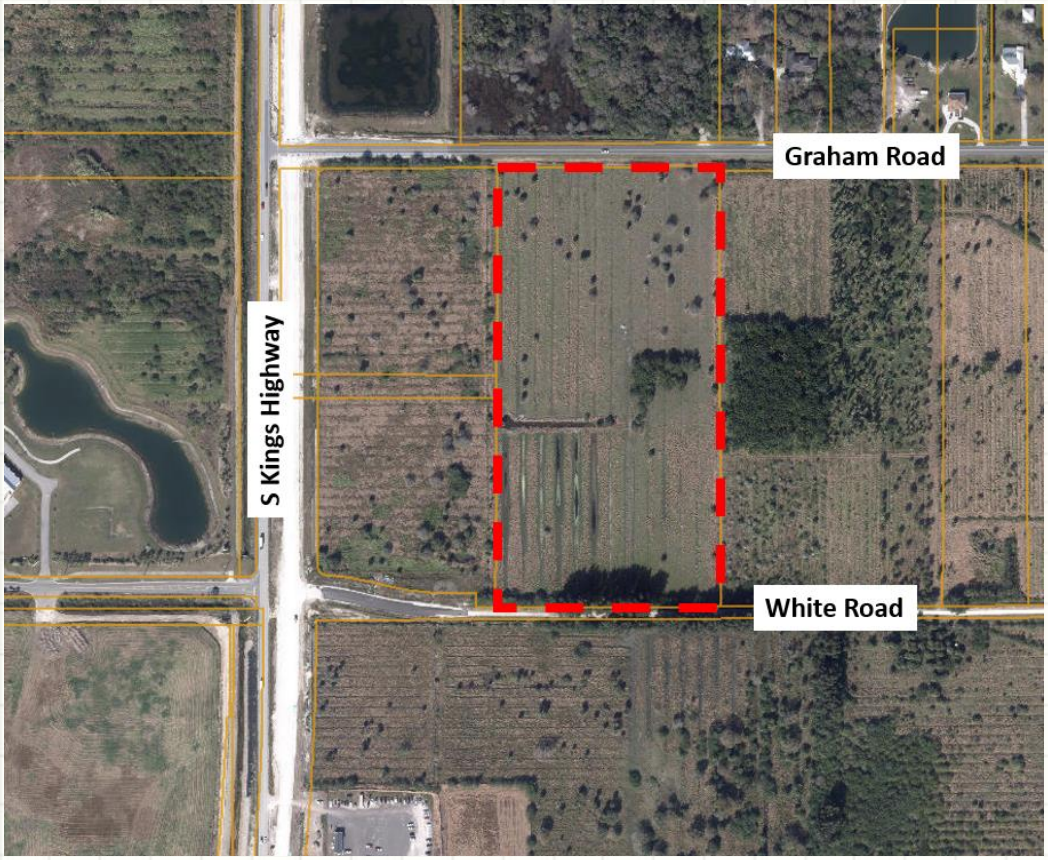
- **APPROVAL** of the proposed Future Land Use Amendment with no changes
- **APPROVAL** of the proposed Future Land Use Amendment with changes.
- **DISAPPROVAL** of the proposed Future Land Use Amendment

Zoning Atlas
Map Amendment



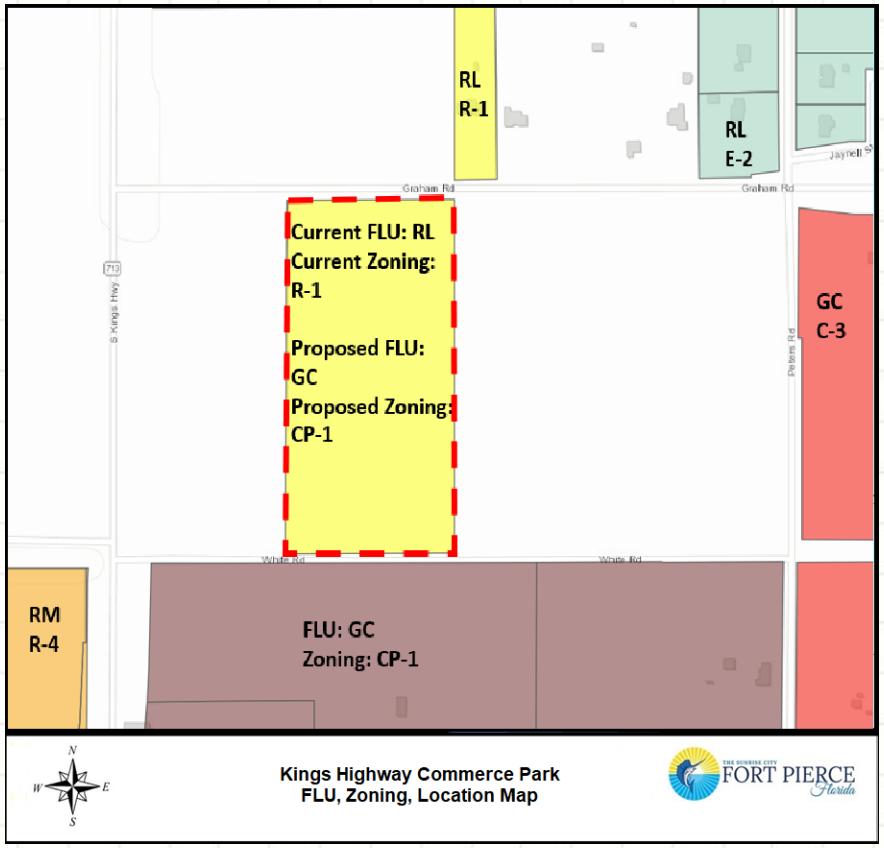
At or near just south of Graham Road and approximately 600 feet east of South Kings Highway

Aerial Map



- Parcel ID: 2313-331-0000-000-4
- 19.29 +/- acres
- Current Zoning: R-1, Low Density Residential Zone
- Proposed Zoning: CP-1, Commercial Parkway Zone

FLU-Zoning Map



PB Recommendation

The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend **Approval** of the request.

Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from R-1, Single Family Low-Density Zone (1 parcel) to CP-1, Commercial Parkway Zone.

- **Staff recommends <u>Approval</u> of the request**

  - ❑ **Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare.**

City Commission Actions (Zoning Atlas Map Amendment)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Map Amendment with no changes
- **APPROVAL** of the proposed Zoning Atlas Map Amendment with changes.
- **DISAPPROVAL** of the proposed Zoning Atlas Map Amendment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for a Future Land Use Map Amendment (1 Parcel)** **Application for Zoning Atlas Map Amendment (1 Parcel)** **Parcel ID(s): 2313-331-0000-000-4**
BOARD DATE:	October 3, 2022

STAFF REPORT

Owner(s):	J A Enterprises, Inc 100 Davit Drive North Palm Beach, FL 33458
Applicant and Representative:	Jeff H. Iravani 1934 Commerce Lane Suite 5 Jupiter, FL 33458
Applicant's Request:	Approval of Future Land Use Map Amendments (FLUMA) of one parcel (1) parcels from RL, Low Density Residential to GC, General Commercial. Approval of a Zoning Atlas Map Amendment (Rezoning) of one (1) parcel from R-1, Low-Density Residential to CP-1, Commercial Parkway
Location:	South of Graham Road and approximately 600 feet east of South Kings Highway
Parcel ID:	2313-331-0000-000-4
Existing Use:	Vacant
Site Size:	19.29 Acres (more or less)
Current Future Land Use:	Low Density Residential (RL)
Proposed Future Land Use:	General Commercial (GC)
Current Zoning:	Single-Family Low-Density Zone (R-1)
Proposed Zoning:	Commercial Parkway Zone (CP-1)

Surrounding FLU/Zoning:

North	East	South	West
COM/CG (SLC) RU/AG-1 (SLC)	RU/AR-1 (SLC)	GC/CP-1	COM/AG-1 (SLC)

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Future Land Use Map Amendment from RL, Low Density Residential to GC, General Commercial for one (1) parcel of land. The applicant is also requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from R-1, Single-Family Low-Density Zone to CP-1, Commercial Parkway Zone.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use & Zoning Designation Comparison

The subject site currently has one (1) parcel with a FLU designation of RL, Low Density Residential. The General Commercial designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half

dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject site is seeking a Future Land Use designation of GC, General Commercial for the parcel to be consistent with three (3) parcels to the west that are being annexed to the City of Fort Pierce with the same Future Land Use and Zoning designations. All four (4) parcels will be combined later for a proposed development.

When comparing both designations the Low-Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code on the project. This request is an appropriate measure to ensure that the proposed development can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Low-Density Future Land Use, especially considering the size and scale of the proposed future development.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Future Land Use Map Amendment and Zoning Atlas Map Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

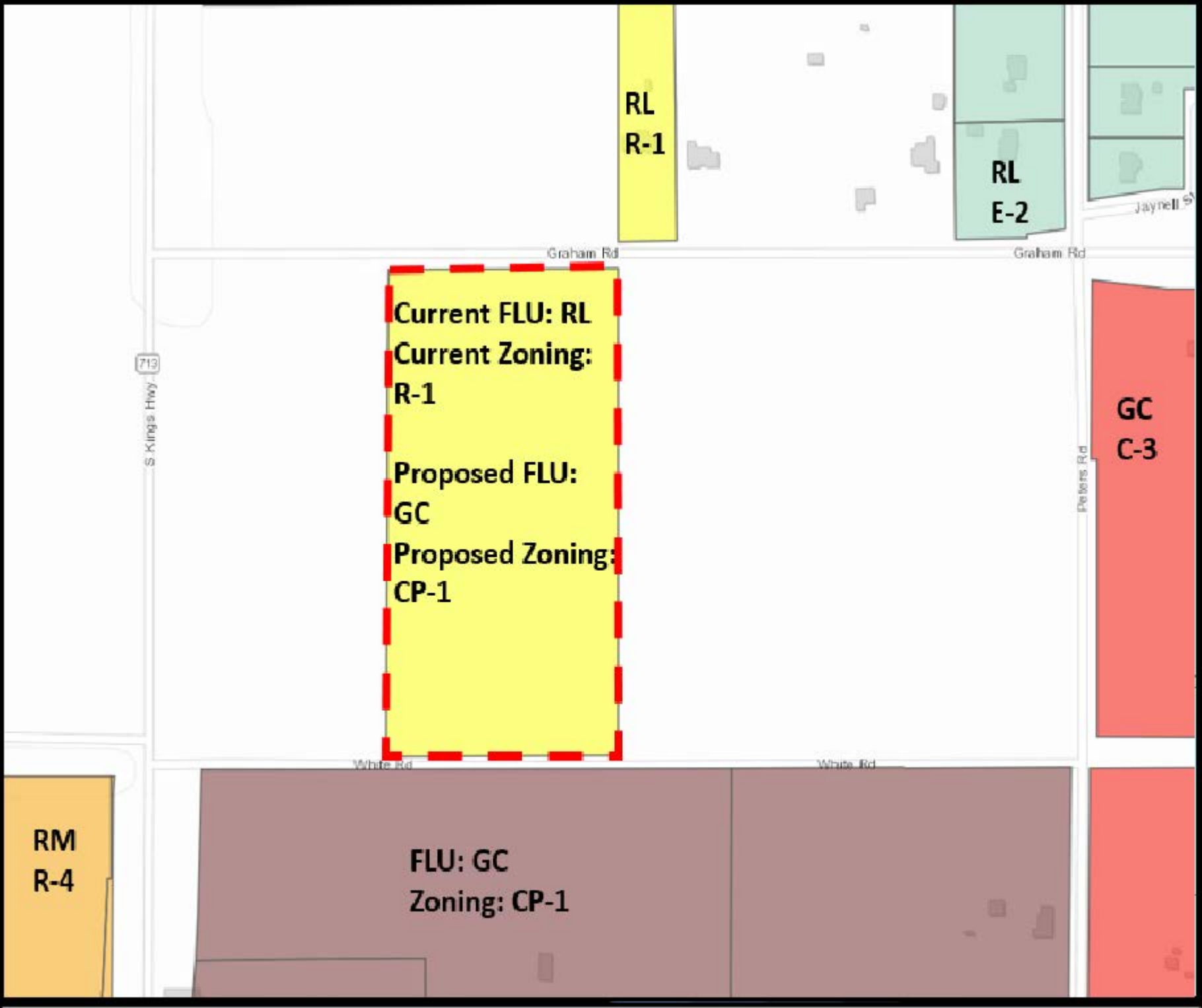
The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation Future Land Use Map Amendment

The requested Applications for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for a Zoning Atlas Map Amendment meets the criteria specified in 125-207 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.



N
W E
S

Kings Highway Commerce Park
FLU, Zoning, Location Map

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.21.22
Property Address: Future Land Use and Rezoning - Kings Highway Commerce Park #2 - NE Corner of S. Kings Highway and White Road

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/18/22

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

July 21, 2022

TECHNICAL REVIEW PROJECT # 22- 06000003
FLUMA, Rezoning – Kings Highway Commerce Park #2

Comments

FPUA W/WW Engineering: The Rezoning request is approved.

Water and wastewater services are available to serve the subject property from Graham Road. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

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

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. Approved.

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

Technical Review Committee meeting

July 21, 2022

Case # 22-06000003

Planner: City of Ft. Pierce Planning Department

Future Land Use / Rezoning

Kings Highway Commerce Park II, NE Corner of Kings Hwy / White Rd, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for a Future Land Use Map Amendment (1 Parcel)** **Application for Zoning Atlas Map Amendment (1 Parcel)** **Parcel ID(s): 2313-331-0000-000-4**
BOARD DATE:	October 3, 2022

STAFF REPORT

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Applicant and Representative:	Jeff H. Iravani 1934 Commerce Lane Suite 5 Jupiter, FL 33458
Applicant's Request:	Approval of Future Land Use Map Amendments (FLUMA) of one parcel (1) parcels from RL, Low Density Residential to GC, General Commercial. Approval of a Zoning Atlas Map Amendment (Rezoning) of one (1) parcel from R-1, Low-Density Residential to CP-1, Commercial Parkway
Location:	South of Graham Road and approximately 600 feet east of South Kings Highway
Parcel ID:	2313-331-0000-000-4
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Current Future Land Use:	Low Density Residential (RL)
Proposed Future Land Use:	General Commercial (GC)
Current Zoning:	Single-Family Low-Density Zone (R-1)
Proposed Zoning:	Commercial Parkway Zone (CP-1)

Surrounding FLU/Zoning:

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COM/CG (SLC) RU/AG-1 (SLC)	RU/AR-1 (SLC)	GC/CP-1	COM/AG-1 (SLC)

Staff Analysis:

Request & Background

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Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use & Zoning Designation Comparison

The subject site currently has one (1) parcel with a FLU designation of RL, Low Density Residential. The General Commercial designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half

dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject site is seeking a Future Land Use designation of GC, General Commercial for the parcel to be consistent with three (3) parcels to the west that are being annexed to the City of Fort Pierce with the same Future Land Use and Zoning designations. All four (4) parcels will be combined later for a proposed development.

When comparing both designations the Low-Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code on the project. This request is an appropriate measure to ensure that the proposed development can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Low-Density Future Land Use, especially considering the size and scale of the proposed future development.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Future Land Use Map Amendment and Zoning Atlas Map Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

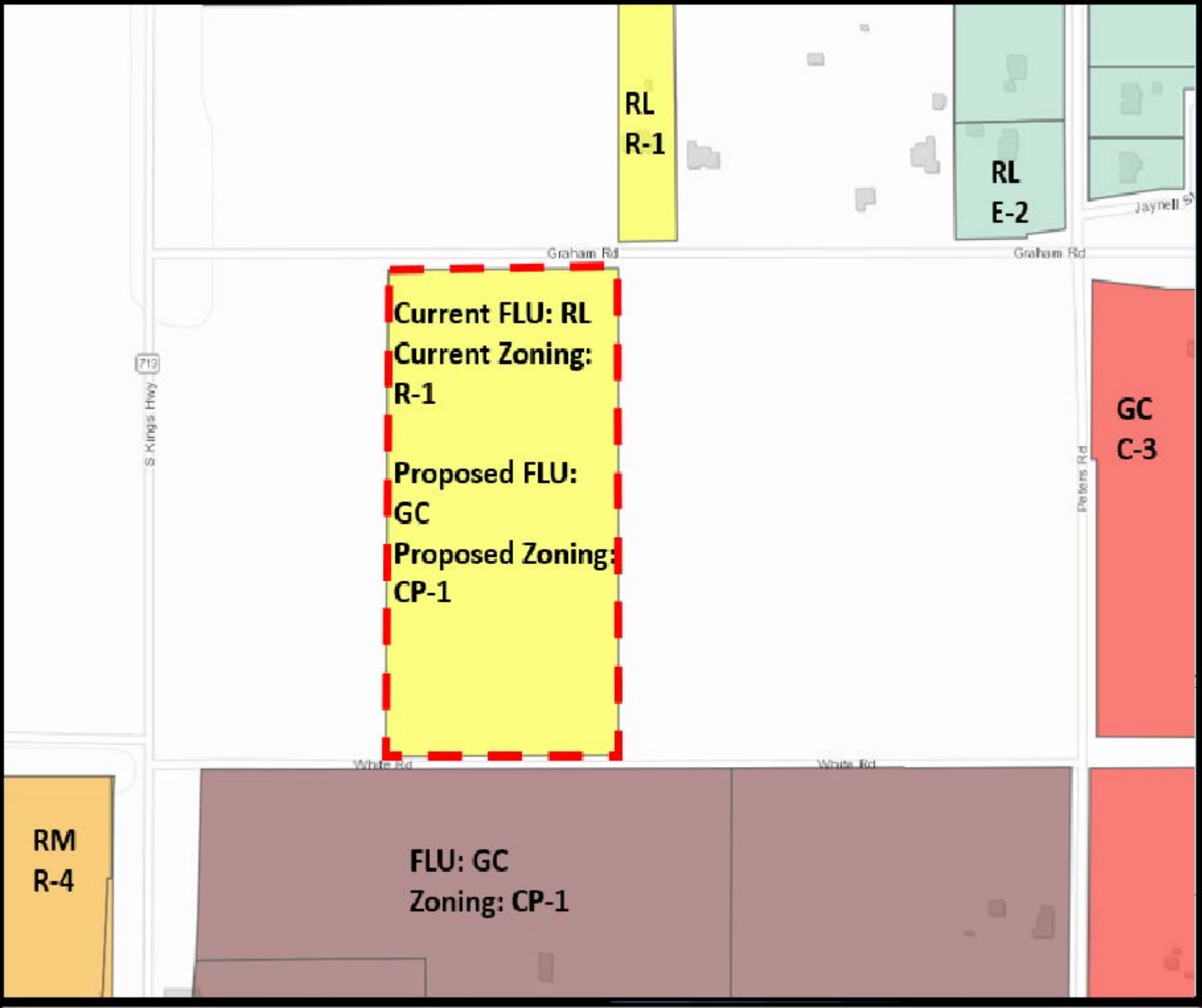
The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation Future Land Use Map Amendment

The requested Applications for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for a Zoning Atlas Map Amendment meets the criteria specified in 125-207 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.



N
W E
S

Kings Highway Commerce Park
FLU, Zoning, Location Map

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.21.22
Property Address: Future Land Use and Rezoning - Kings Highway Commerce Park #2 - NE Corner of S. Kings Highway and White Road

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/18/22

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

July 21, 2022

TECHNICAL REVIEW PROJECT # 22- 06000003
FLUMA, Rezoning – Kings Highway Commerce Park #2

Comments

FPUA W/WW Engineering: The Rezoning request is approved.

Water and wastewater services are available to serve the subject property from Graham Road. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

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

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. Approved.

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

Technical Review Committee meeting

July 21, 2022

Case # 22-06000003

Planner: City of Ft. Pierce Planning Department

Future Land Use / Rezoning

Kings Highway Commerce Park II, NE Corner of Kings Hwy / White Rd, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Rezoning - Kings Highway Commerce Center (1 Parcel)

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: September 18th, 2022

NOTICE BY MAIL: September 19th, 2022

NOTICE BY SIGNS: August 3rd, 2022

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner

SIGNATURE: **DATE:** September 21st, 2022

Miti L Vasquez
6880 Graham RD
Fort Pierce; FL 34945-3079

Steven and Laurel Messer
6820 Graham RD
Fort Pierce; FL 34945-3079

Susan Cobb
5920 5th St SW
Vero Beach; FL 32968-9659

Fab-Line Machinery LLC
1055 Natchez Valley LN
Franklin; TN 37064-4705

State Of Florida Dot
3400 W Commercial BLVD
Fort Lauderdale; FL 33309-3421

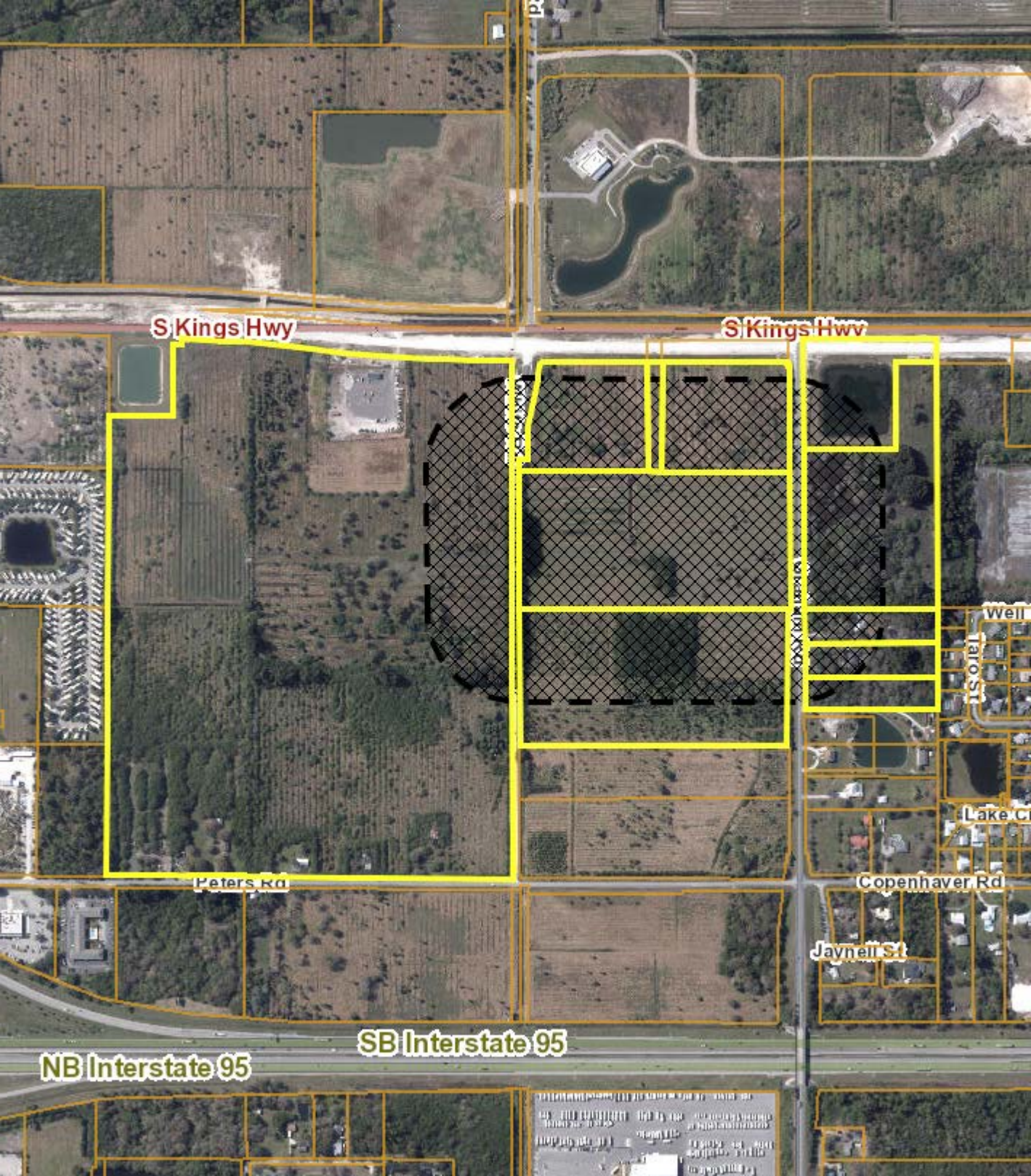
J A Enterprises Inc
100 Davit DR
North Palm Beach; FL 33408-5021

Matthew Lyle Wynne LLC
8000 S US Highway 1; Unit Ste 402
Port St Lucie; FL 34952-2338

Shad Properties Group LLC
6301 W Broward Blvd
Plantation; FL 33317

East Glade Holdings Inc
12950 NW 113th Ct
Miami; FL 33178-3104

SCANNELL PROPERTIES #533 LLC
8801 River Crossing BLVD; Unit Ste 300
Indianapolis; IN 46240-2394


S Kings Hwy
S Kings Hwy
Peters Rd
Copenhaver Rd
Jayneil St
SB Interstate 95
NB Interstate 95

City Commission Regular Meeting - 5:05 pm **12. e.**

Meeting Date: 10/17/2022

Re: Annexation- Canadian Corporation Rental Apartments- 3000 Virginia Avenue

SUBJECT:

Legislative Hearing - Ordinance 22-030 - Review and approval of an application for a voluntary annexation by property owners Canadian Corporation and applicant Jeremy Mears of the parcel at or near 3000 Virginia Avenue. Parcel ID: 2419-111-0002-000-7. SECOND READING

SUMMARY:

- The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Commercial General (CG). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of General Commercial (C-3).
- Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission."
- Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area.
- The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

RECOMMENDATION:

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.

ALTERNATIVES:

- Denial of proposed annexation

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee
Planning Board

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 22-030
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Public Notice Certification
Staff Presentation
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/27/2022 05:06 PM

Form Started By: Ryan Altizer
Started On: 09/21/2022 03:10 PM
Final Approval Date: 10/04/2022

ORDINANCE NO. 22-030

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR **3000 VIRGINIA AVENUE IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2023; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

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

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 8th, 2022 meeting, voted 7 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on August 31st, 2022, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on August 31st, 2022, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

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

a) Parcel ID: 2419-111-0002-000-7

19 35 40 THAT PART OF N 3/4 OF NE 1/4 OF NE 1/4 LYG S OF CANAL 7-LESS VIRGINIA AV AND HARTMAN RD R/W- AND THAT PART OF SE 1/4 OF NW 1/4 OF NE 1/4 LYG S OF CANAL 7 AND E OF CANAL 29

Said property containing approximately 17.83 acres and being generally located at the southwest corner of 41st Street and Virginia Avenue in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit “A” hereof as of January 1, 2023, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser’s tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit “A” and annexed into the territorial limits of the City of Fort Pierce shall be zoned General Commercial (C-3) and assigned a Future Land Use Designation of General Commercial (GC), as depicted on Exhibit “B” attached hereto and incorporated herein.

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

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

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

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-030 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, September 18, 2022 and Sunday, September 25, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on October 3rd, 2022; and was duly introduced, read by title only, and passed on second and final reading October 17th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of October, 2022.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

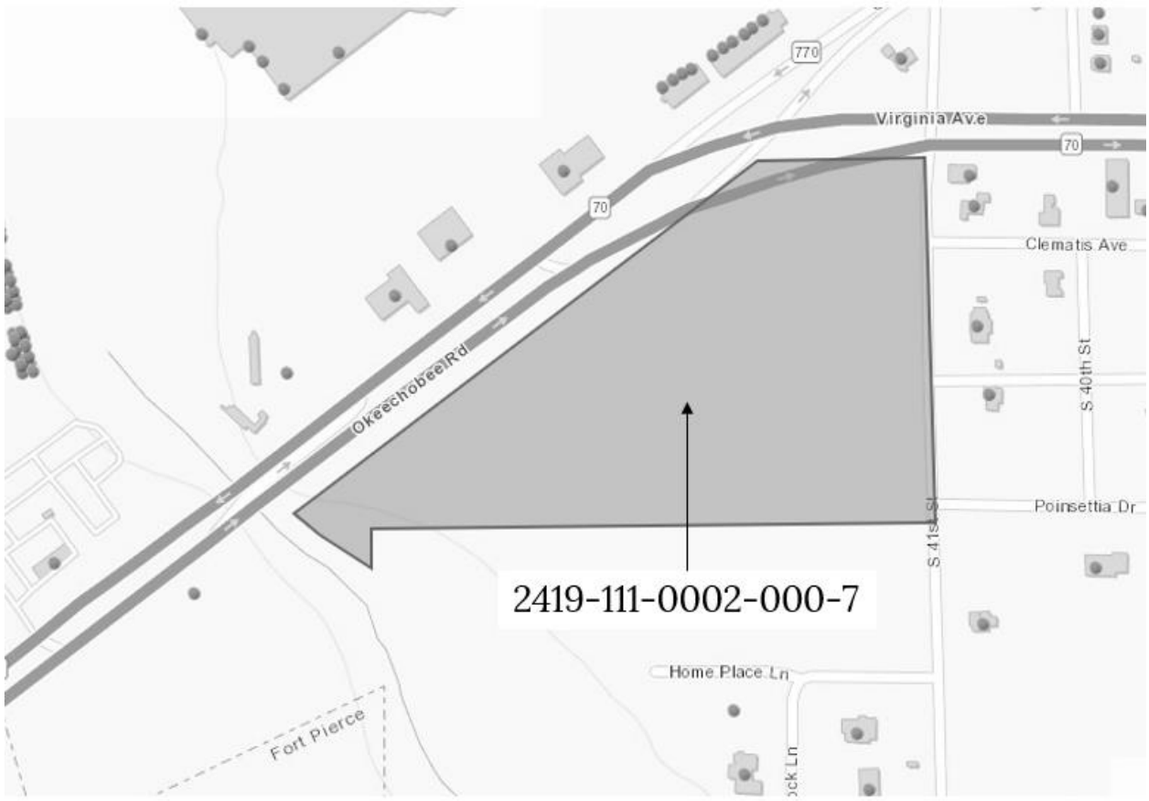
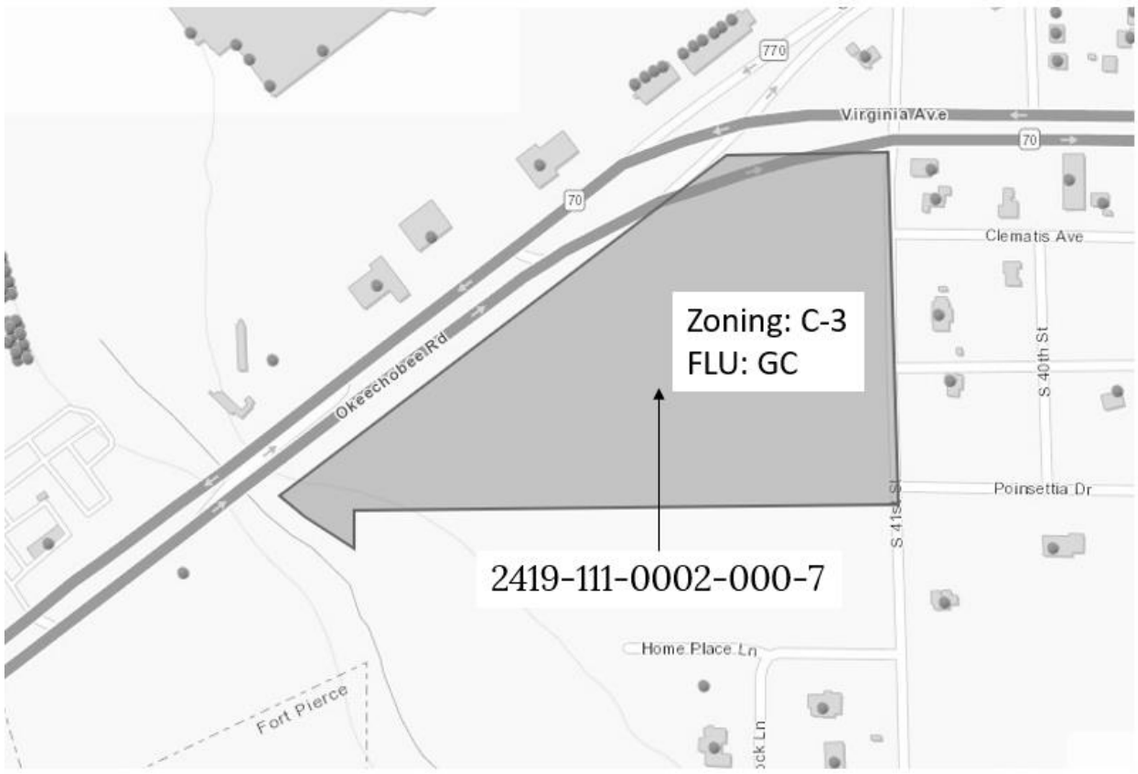


EXHIBIT B
Zoning & Future Land Use Designation Assignment



*The property to be annexed currently has a zoning of Commercial General (CG) with a Future Land Use of Commercial (COM). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of General Commercial (C-3) and have a Future Land Use Designation of General Commercial (GC).

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Kevin Freeman- Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Application for Annexation** **Canadian Corporations Rental Apartments – 3000 Virginia Avenue** **22-02000001**
BOARD DATE:	August 8th, 2022

STAFF REPORT

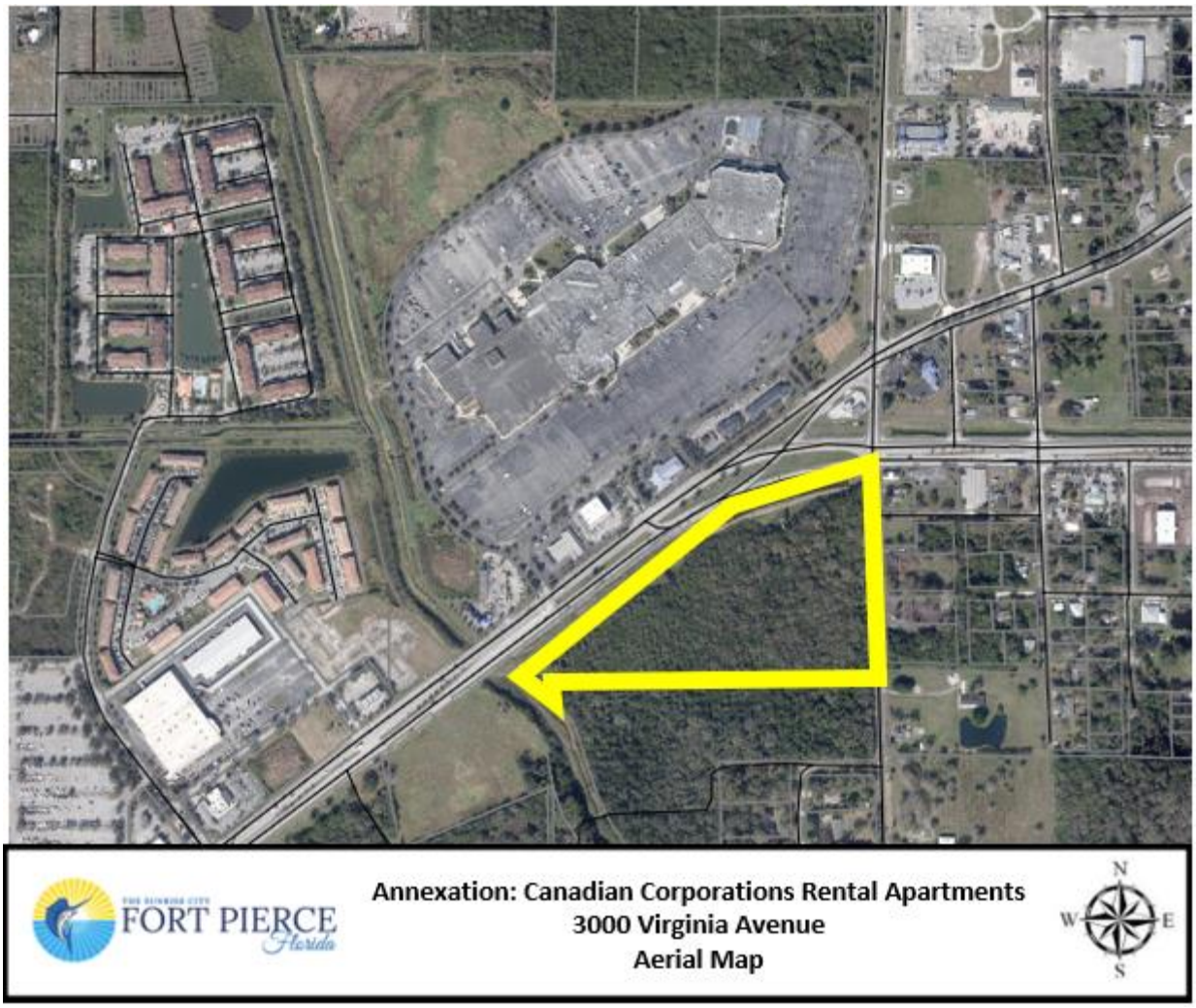
Property Owner:	135058 Canada Inc; 136681 Canada Inc; 11765663 Canada Inc 5593 Crois Chamberland Cote Saint-Luc, QC H4W 1W5 Canada
Applicant:	Jeremy Mears 6517 Mapleridge 1 Houston, Texas 77081
Requested Action:	Approval of a Voluntary Application for Annexation for one (1) parcel of land
Site Location:	3000 Virginia Ave in Fort Pierce, Florida
Parcel IDs:	2419-111-0002-000-7
Parcel Size:	Approximately 17.83 Acres
Current Future Land Use:	Commercial (COM) – St. Lucie County
Current Zoning:	Commercial General (CG) – St. Lucie County
Proposed Future Land Use:	General Commercial (GC) – City of Fort Pierce
Proposed Zoning:	General Commercial (C-3) – City of Fort Pierce
Utilities:	FPUA

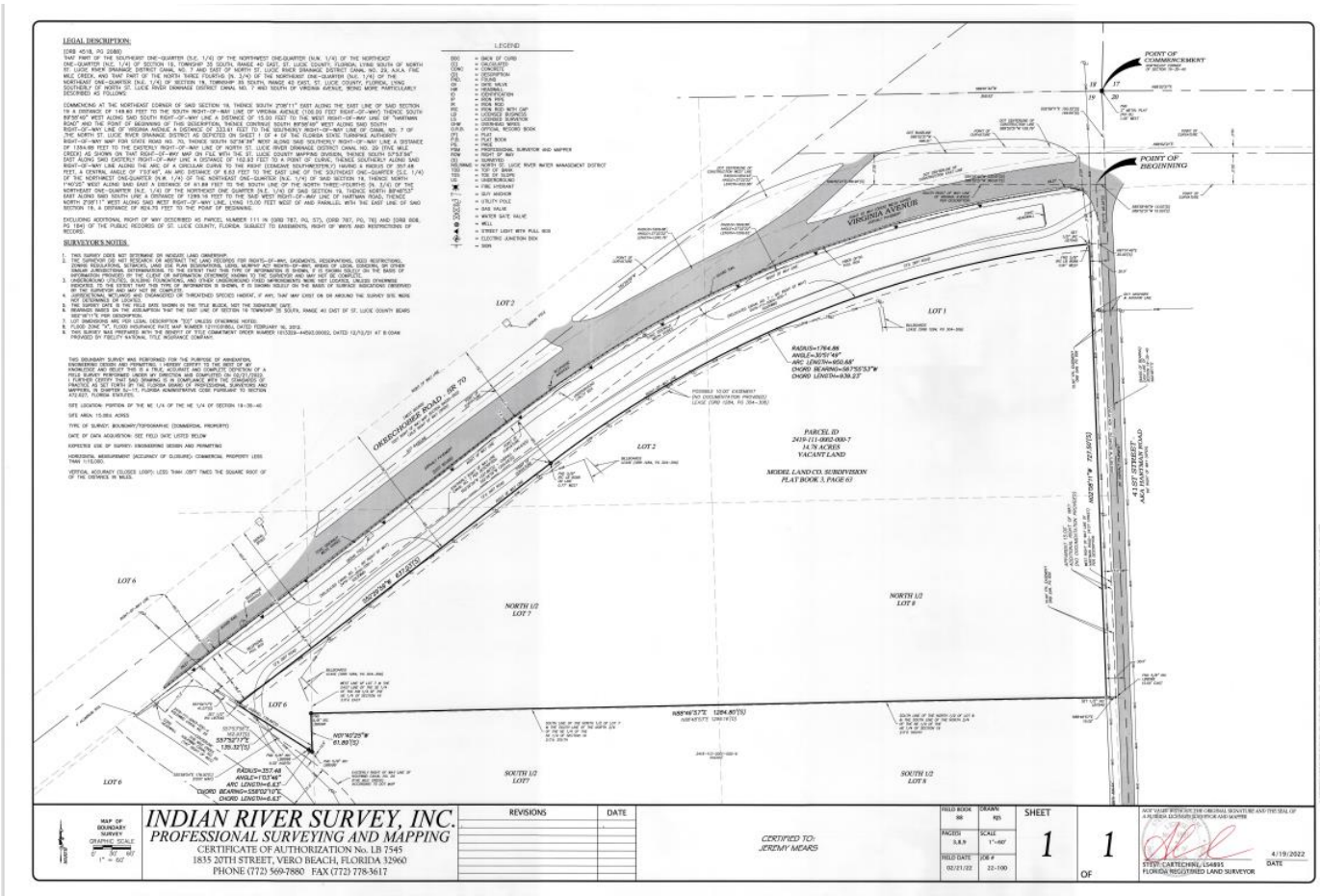
	North	East	South	West
Surrounding FLU:	GC (FP)	COM (SLC)/ RU (SLC)	GC (FP)	GC (FP)
Surrounding Zoning:	C-3 (FP)	CG (SLC)/RM-5 (SLC)	C-3 (FP)	C-3 (FP)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of one (1) parcel at 3000 Virginia Ave in Fort Pierce, Florida. The parcel ID is 2419-111-0002-000-7.





The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Commercial General (CG). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of General Commercial (C-3).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

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

The subject property is surrounded by properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. The subject parcel abuts properties to the south, west, and north that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of COM and CG, respectively and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC and C-3, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before August 18, 2022, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee
All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board Recommendation
The Planning Board, at their meeting on August 8th, 2022, voted unanimously to recommend Approval of the request.

Staff Recommendation
As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Jeremy Mears
6517 Mapleridge 1
Houston, Texas 77081

Subject: Annecation for Canadian Corporations Rental Apartments 3000 Virginia Ave – Technical Review Committee Comments for July 21, 2022 TRC Meeting

City of Fort Pierce Planning Department

Comments may be forthcoming

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

Comments may be forthcoming

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved.
Water and wastewater services (via forcemain) are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a

completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the Pre-application – Rental Apartments- 3000 Virginia Avenue. Approved.

Electric service is available to the propose retail development site (from S. 41st Street and Clematis Avenue). Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for the transformer pad, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
Fort Pierce Utilities Authority
tsydne@fpua.com
O: (772) 466-1600 ext. 6454
C: (772) 302-0077

Gas service is available to the propose retail development site (from the south side of Okeechobee Road). Please provide a copy of the gas riser diagram with the anticipated load (if the developer/owner is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

If the developer/owner should have any questions, please have them contact the individuals listed above.

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 3000 VIRGINIA AVE

2. Legal description of real property for which annexation is being requested:
PLEASE SEE ATTACHED EXHIBIT "A"

Property Tax ID: 2419-111-0002-000-7

3. Size of described property: 17.83 ACRES

4. Project description: RENTAL APARTMENTS

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

6. Current St. Lucie County Zoning: CG

7. Is this a Historic property? NO

8. Appraised value: Tax Assessed Value: $1,631,000

9. Name of Owner(s): 11765663 CANADA, INC.,136681 CANADA INC., AND 135058 CANADA, INC., CANADIAN CORPORATIONS

Signature of Owner(s): _____
Mailing Address: PLEASE SEE ATTACHED SIGNATURE PAGE
City _____ State _____ Zip _____
Phone _____ Fax _____

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

10. Name of Representative: JEREMY MEARS

Signature of representative: [signature]

Mailing Address: 6517 MAPLERIDGE 1

City) HOUSTON State TX. Zip 77081

Phone 210-669-3081 Fax 318-855-5662

E-mail: JEREMY@TBSG.COM

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

OWNER:
11765663 CANADA, INC.,
a Canadian corporation

By (Signature): DocuSigned by: Renee Greenberg 5A42FEBE07C541F...

Name (print): Renee Greenberg

Title: authorized director

OWNER:
136681 CANADA, INC.,
a Canadian corporation

By (Signature): DocuSigned by: B34CC67288B5483...

Name (print): Jeffrey Greenberg

Title: authorized representative

OWNER:
135058 CANADA, INC.,
a Canadian corporation

By (Signature): DocuSigned by: B34CC67288B5483...

Name (print): Jeffrey Greenberg

Title: authorized representative

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

Exhibit "A"

That part of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida; lying South of North St. Lucie River Drainage District Canal No. 7 and East of North St. Lucie River Drainage District Canal No. 29, A.K.A. Five Mile Creek, and that part of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, lying Southerly of North St. Lucie River Drainage District Canal No. 7 and South of Virginia Avenue, being more particularly described as follows:

Commencing at the Northeast corner of said Section 19, thence South 2°08'11" East along the East line of said Section 19 a distance of 149.60 feet to the South right-of-way line of Virginia Avenue (100.00 feet right-of-way) thence South 89°58'49" West along said South right-of-way line a distance of 15.00 feet to the West right-of-way line of "Hartman Road" and the Point of Beginning of this description, thence continue South 89°58'49" West along said South right-of-way line of Virginia Avenue a distance of 333.61 feet to the Southerly right-of-way line of Canal No. 7 of the North St. Lucie River Drainage District as depicted on Sheet 1 of 4 of the Florida State Turnpike Authority Right-of-Way Map for State Road No. 70, thence South 52°36'39" West along said Southerly right-of-way line a distance of 1354.68 feet to the Easterly right-of-way line of North St. Lucie River Drainage District Canal No. 29 (Five Mile Creek) as shown on that Right-of-Way Map on file with the St. Lucie County Mapping Division, thence South 57°53'56" East along said Easterly right-of-way line a distance of 162.93 feet to a point of curve, thence Southerly along said right-of-way line along the arc of a circular curve to the right (concave Southwesterly) having a radius of 357.48 feet, a central angle of 1°03'46", an arc distance of 6.63 feet to the East line of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 1°40'25" West along said East a distance of 61.89 feet to the South line of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 88°48'53" East along said South line a distance of 1299.16 feet to the said West right-of-way line of Hartman Road, thence North 2°08'11" West along said West right-of-way line, lying 15.00 feet West of and parallel with the East line of said Section 19, a distance of 824.70 feet to the Point of Beginning.

LESS AND EXCEPT: The Order of Taking recorded in Official Records Book 787, Page 76 and Stipulated Final Judgment recorded in Official Records Book 808, Page 184, Public Records of St. Lucie County, Florida.

LEGAL DESCRIPTION:

(ORB 4518, PG 2088)
THAT PART OF THE SOUTHEAST ONE–QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2°08'11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT–OF–WAY) THENCE SOUTH 89°58'49" WEST ALONG SAID SOUTH RIGHT–OF–WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT–OF–WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89°58'49" WEST ALONG SAID SOUTH RIGHT–OF–WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF CANAL NO. 7 OF ,THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT–OF–WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52°36'39" WEST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT–OF–WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57°53'56" EAST ALONG SAID EASTERLY RIGHT–OF–WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1°03'46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE–QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SAID SECTION 19, THENCE NORTH 1°40'25" WEST ALONG SAID EAST A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE–FOURTHS (N. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SAID SECTION 19, THENCE NORTH 88°48'53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT–OF–WAY LINE OF HARTMAN ROAD, THENCE NORTH 2°08'11" WEST ALONG SAID WEST RIGHT–OF–WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

EXCLUDING ADDITIONAL RIGHT OF WAY DESCRIBED AS PARCEL NUMBER 111 IN (ORB 787, PG, 57), (ORB 787, PG, 76) AND (ORB 808, PG 184) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS–OF–WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS–OF–WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 19 TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY BEARS S02°18'11"E PER DESCRIPTION.
7. LOT DIMENSIONS ARE PER LEGAL DESCRIPTION "(D)" UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 1013329–44593.00002, DATED 12/12/21 AT 8:00AM PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF ANNEXATION, ENGINEERING DESIGN AND PERMITTING. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 02/21/2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SITE LOCATION: PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19–35–40

SITE AREA: 15.08± ACRES

TYPE OF SURVEY: BOUNDARY/TOPOGRAPHIC (COMMERCIAL PROPERTY)

DATE OF DATA ACQUISITION: SEE FIELD DATE LISTED BELOW

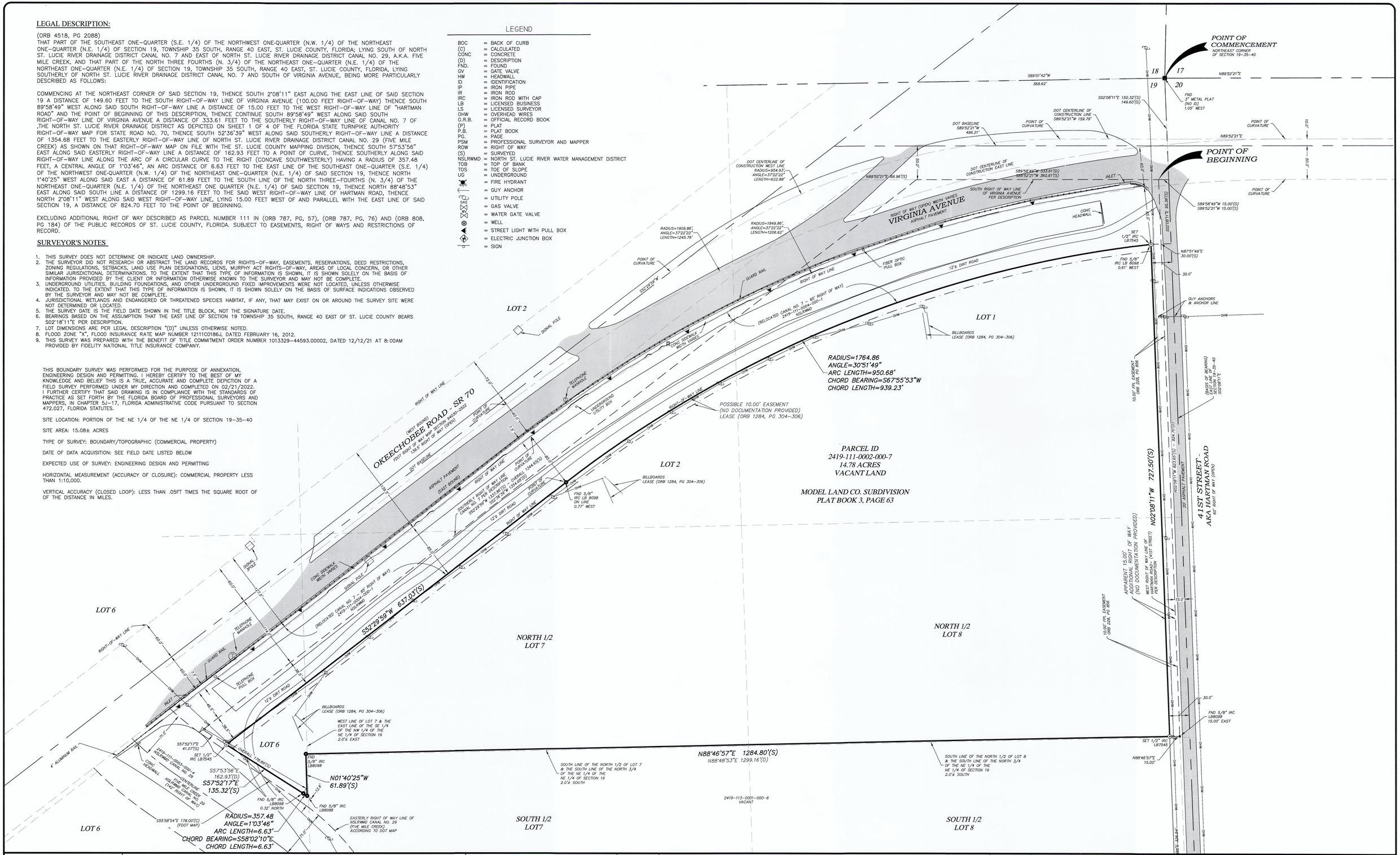
EXPECTED USE OF SURVEY: ENGINEERING DESIGN AND PERMITTING

HORIZONTAL MEASUREMENT (ACCURACY OF CLOSURE): COMMERCIAL PROPERTY LESS THAN 1:10,000.

VERTICAL ACCURACY (CLOSED LOOP): LESS THAN .05FT TIMES THE SQUARE ROOT OF OF THE DISTANCE IN MILES.

LEGEND

BOC	= BACK OF CURB
(C)	= CALCULATED
CONC	= CONCRETE
(D)	= DESCRIPTION
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ROW	= RIGHT OF WAY
(S)	= SURVEYED
NSLRWMD	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
UG	= UNDERGROUND
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
	= GAS VALVE
	= WATER GATE VALVE
	= WELL
	= STREET LIGHT WITH PULL BOX
	= ELECTRIC JUNCTION BOX
	= SIGN



G:\DATA\PROJECTS\PROJECTS\2021\21-100 - 3000 Virginia Ave (LAST)\PLOT\21-100-Virginia Ave (LAST).PLT 21-100-Virginia Ave (LAST).dwg, 4/19/2022 2:32:54 PM, jeremy (to DWG conversion)

MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0' 30' 60'
1" = 60'

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

REVISIONS	DATE
.	.

CERTIFIED TO:
JEREMY MEARS

FIELD BOOK	DRAWN
88	RJS
PAGE(S)	SCALE
3,8,9	1"=60'
FIELD DATE	JOB #
02/21/22	22-100

SHEET 1 OF 1

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

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

4/19/2022
DATE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4789078 OR BOOK 4518 PAGE 2084, Recorded 12/04/2020 03:43:52 PM Doc Tax: $0.70

Prepared by and Return to:
Lawrence B. Steinberg, Esq.
Steinberg Garellek
200 East Palmetto Park Road Ste 200
Boca Raton FL 33432

THIS IS A TRANSFER BY GRANTOR OF UNENCUMBERED PROPERTY WITHOUT CONSIDERATION TO THE GRANTEE, ITS SOLE SHAREHOLDER IN CONNECTION WITH THE DISSOLUTION OF THE GRANTOR AND THEREFORE THIS DEED IS NOT SUBJECT TO DOCUMENTARY STAMPS PURSUANT TO CRESCENT MIAMI CENTER, LLC, V. FLORIDA DEPARTMENT OF REVENUE, CASE 903 SO. 2D 913 (FLA. 2005).

QUITCLAIM DEED

This Quitclaim Deed is executed this 27th day of November, 2020, by 135641 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest and 138252 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest (collectively, "Grantor") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7 to 11765663 Canada Inc., a Canadian corporation ("Grantee") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of $10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

SEE ATTACHED EXHIBIT A

To Have and to Hold the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

[*signature page to follow*]

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

Signed, sealed and delivered as to all Grantors
in the presence of:

138252 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIAROCCA
Print Name of Witness 2

135641 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIAROCCA
Print Name of Witness 2

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON GISSER,
(Printed Name of Witness 1)
do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 138252 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed _____
(Signature of Witness 1)

Solemnly declared before me this 27th day of November, 2020 by SHARON GISSER,
(Printed Name of Witness 1)
who (✓) is personally known to me or (__) produced the following identification: _____
_____.

_____
Notary Public/ Commissioner of Oaths
Printed Name: KULDEEP KHANNA
My Commission Expires: July 30, 2023

(SEAL)

Commissaire à l'assermentation / Commissioner for Oaths
KULDEEP KHANNA
219379
For Quebec and outside of Quebec / Pour le Québec et l'extérieur du Québec

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON ASSER,
(Printed Name of Witness 1)
do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 135641 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed _____
(Signature of Witness 1)

Solemnly declared before me this 27th day of November, 2020 by SHARON ASSER
(Printed Name of Witness 1)
who (✓) is personally known to me or (__) produced the following identification: _____
_____.

_____
Notary Public/ Commissioner of Oaths
Printed Name: KULDEEP KHANNA
My Commission Expires: July 30, 2023

(SEAL)

Commissaire à l'assermentation / Commissioner for Oaths
KULDEEP
KHANNA
219379
For Quebec and outside of Quebec / Pour le Québec et l'extérieur du Québec

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2° 08' 11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52° 36' 39" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57° 53' 56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1° 03' 46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 1° 40' 25" WEST ALONG SAID EAST A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 88° 48' 53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH 2° 08' 11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

15.

This instrument prepared by
CHESTER B. GRIFFIN, 311 South 2nd Street
Fort Pierce, Florida

799722

WARRANTY DEED

THIS WARRANTY DEED made the 31st day of December, 1986, by ANJA, INC. and MISTEL, INC., both Florida corporations, hereinafter called the grantor, to 135641 CANADA, INC., 138252 CANADA, INC., 135058 CANADA, INC. and 136681 CANADA, INC, all Canadian corporation, each as to an undivided 25% interest, whose postoffice address is: c/o ANJA Properties, Inc., 5780 Decelles, Suite 305, Montreal Quebec H3S 2C7 Canada, hereinafter called the grantee:

50

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

STATE OF FLORIDA
DEC 31 '86
10523

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, to wit:

As described on Exhibit A attached hereto.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; tht the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1985.

Title to subject property has not been examined by the scrivener.

IN WITNESS WHEREOF, the said grantor has executed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Sara Ann Reuter

Marysander Luyt

ANJA, INC.

By Jack Greenberg
Jack Greenberg, President

MISTEL, INC.

By Jack Greenberg
Jack Greenberg, Vice President

STATE OF FLORIDA)
:
ST. LUCIE COUNTY)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JACK GREENBERG,

OR BK 0526 PAGE 1171

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P. O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

WARRANTY DEED - Page Two

President of ANJA, INC., a Florida corporation, and JACK GREENBERG as Vice President of MISTEL, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of December, 1986.

Mary van der Luyt

NOTARY PUBLIC, State of Florida at Large

My commission expires: 4-7-90

OR BK 0526 PAGE 1172

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P.O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

DESCRIPTION:

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE-FOURTHS (N. 3/4) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2° 08' 11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52° 36' 39" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57° 53' 56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1° 03' 46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E.¼) OF SAID SECTION 19, THENCE NORTH 1° 40' 25" WEST ALONG SAID EAST LINE A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N. 3/4) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 88° 48' 53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH 2° 08' 11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, SAID LANDS SITUATE IN ST. LUCIE COUNTY, FLORIDA; CONTAINING 17.3420 ACRES MORE OR LESS.

[illegible]

'88 DEC 31 P3:28

SURVEYORS CERTIFICATE:

WE HEREBY CERTIFY THAT WE HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT MARKERS HAVE BEEN SET AS INDICATED, THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS; AND THAT THIS DRAWING IS A TRUE AND CORRECT DELINEATION THEREOF.

KEITH & SCHNARS, INC. - STUART DIVISION

BY [illegible]

EXHIBIT A

OR BK 0526 PAGE 173

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P.O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

Order: 10133279
Doc: FLSTLU:526-01171

Requested By: eklempert, Printed: 1/5/2022 10:00 AM

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Canadian Corporations Annexation

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: September 18,2022 and September 25, 2022

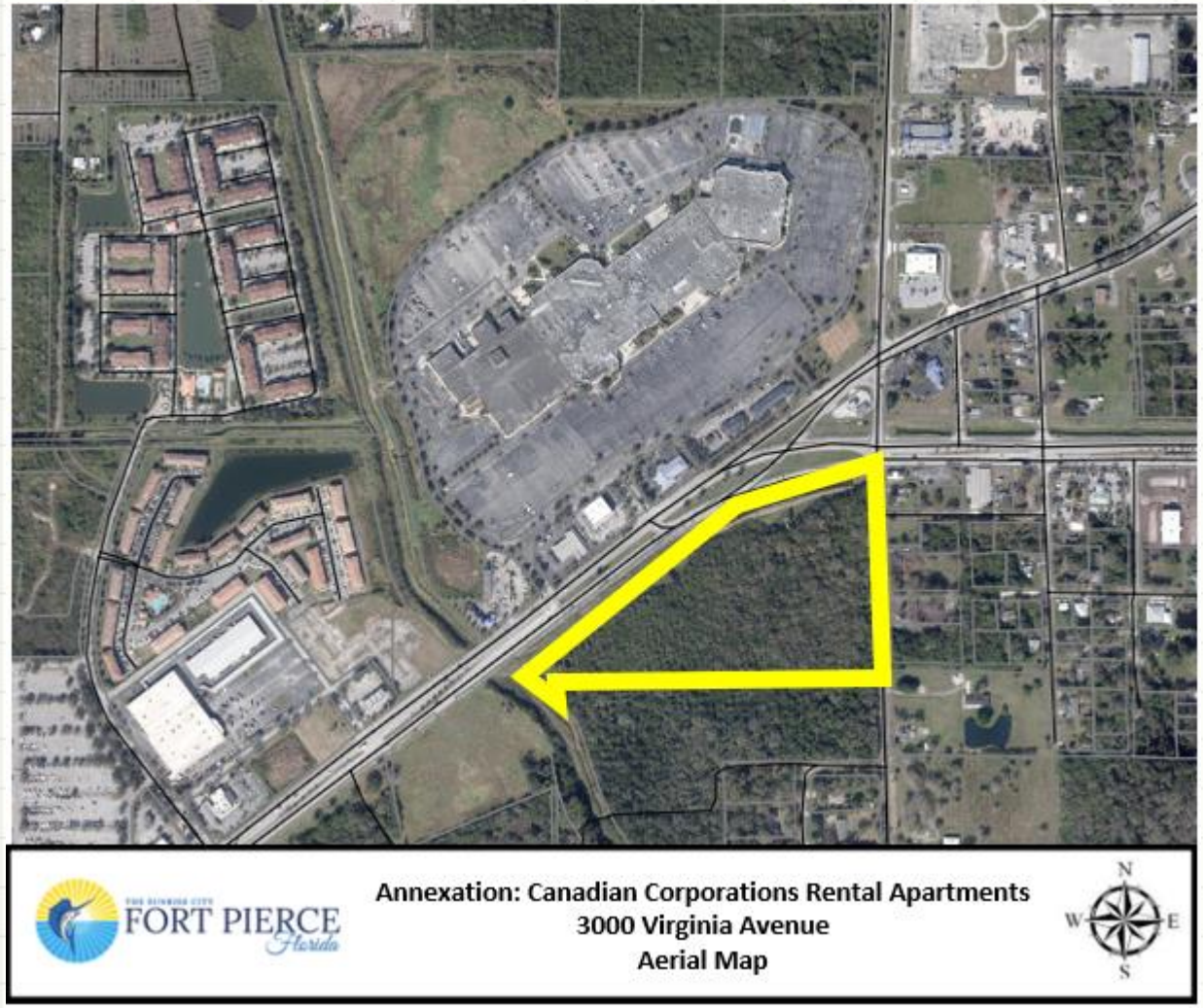
NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

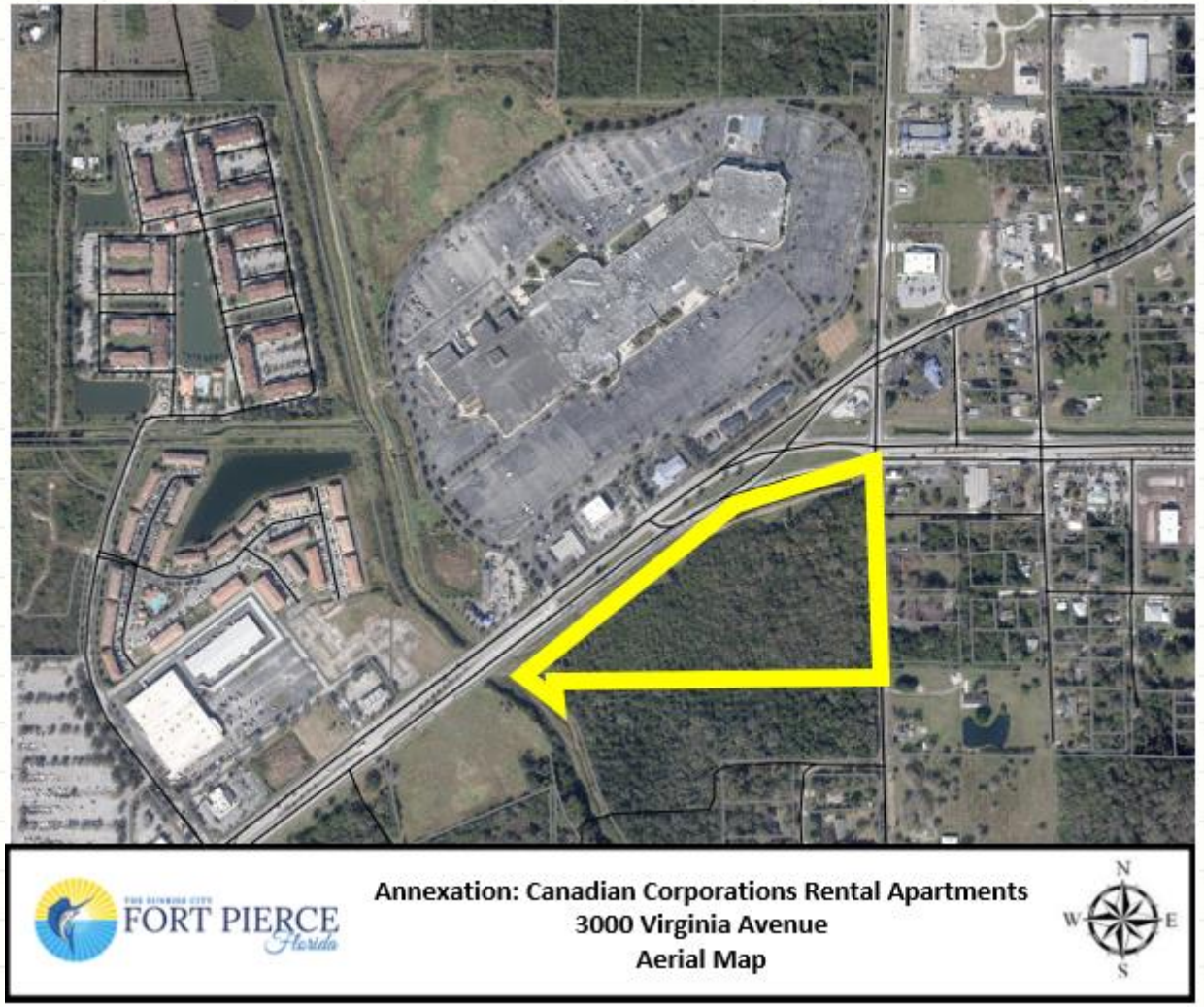
VERIFIED BY: Ryan Altizer **TITLE:** Planner

SIGNATURE: Ryan Altizer **DATE:** 9/21/2022

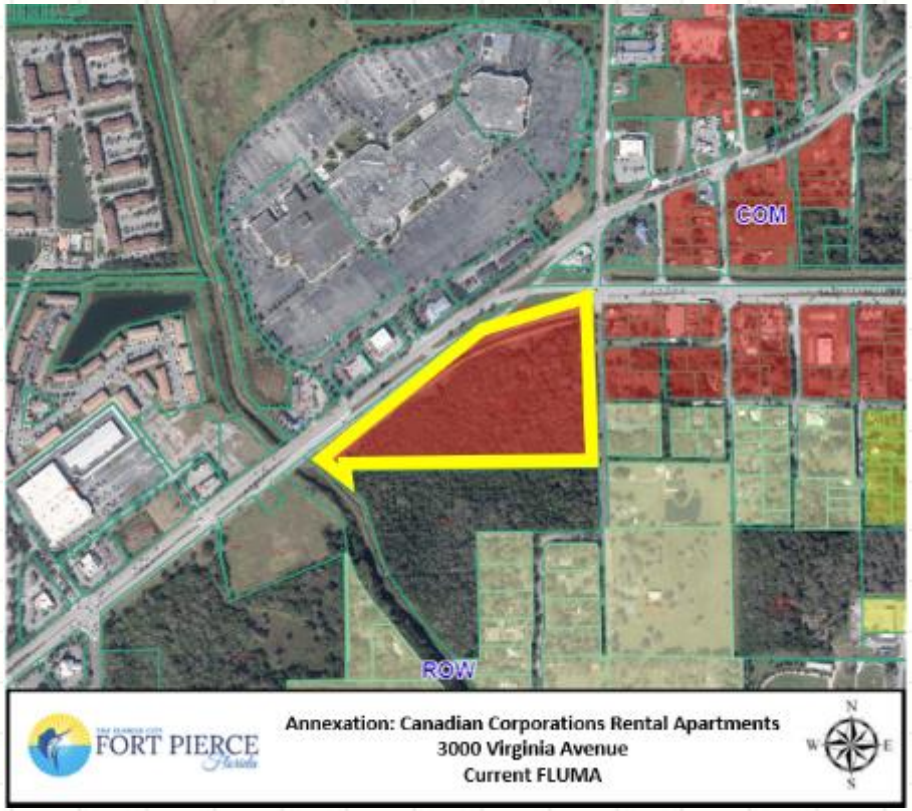
Application for Annexation

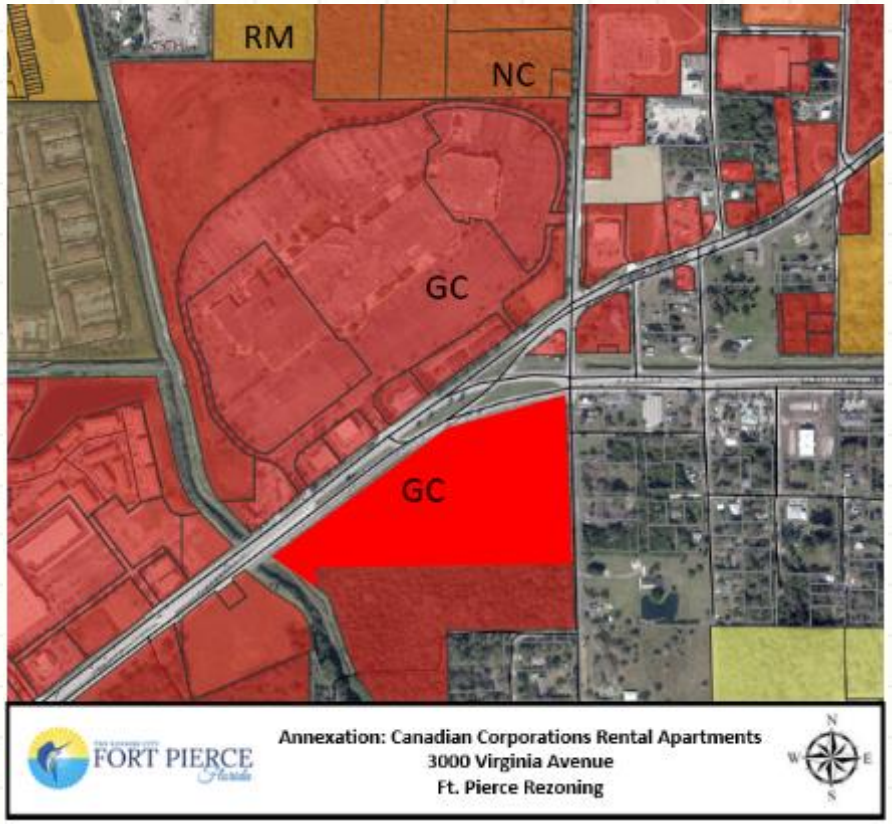


Site Aerial Map



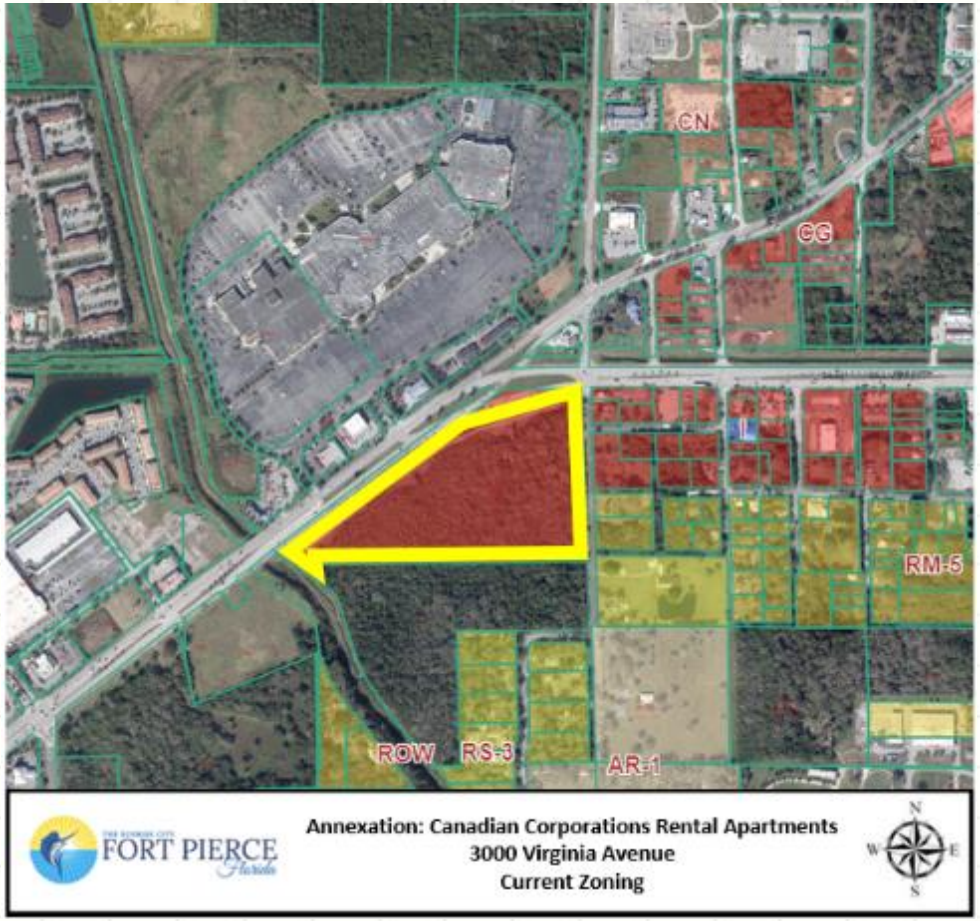
Future Land Use Map

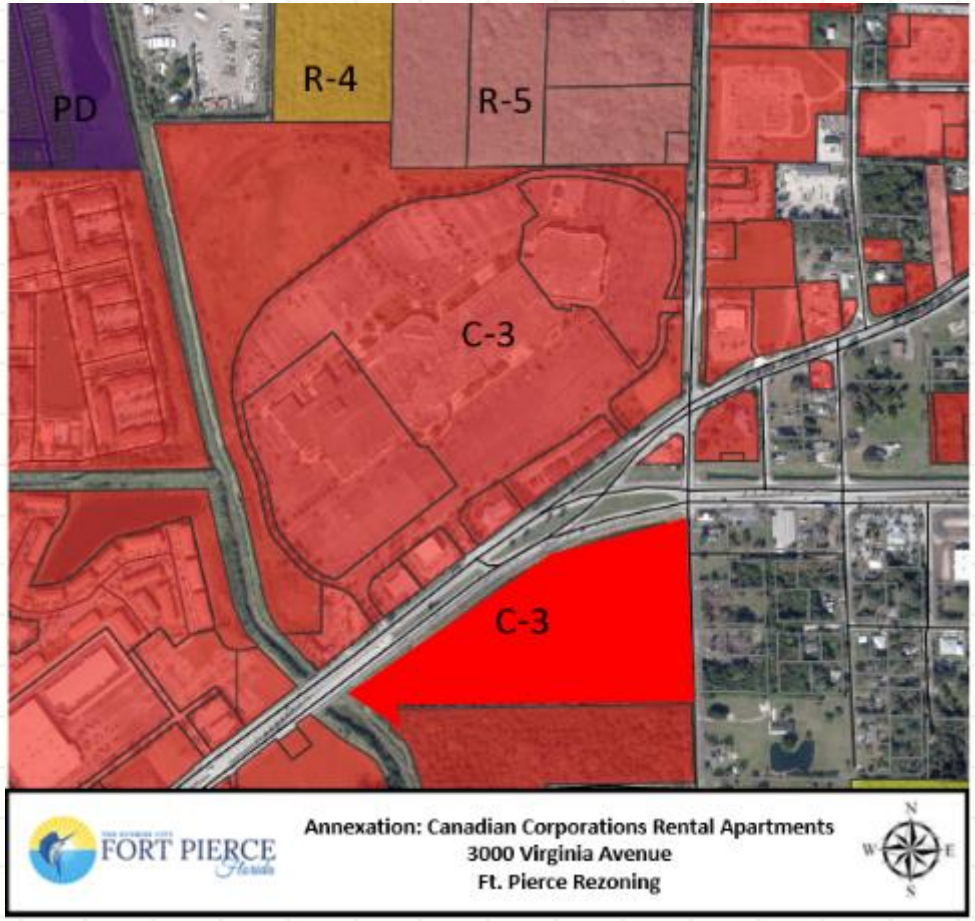




- Current County FLU: Commercial (COM) – St. Lucie County
- Proposed City FLU: General Commercial (GC) – City of Fort Pierce

Zoning Map





- Current County Zoning: Commercial General (CG) – St. Lucie County
- Proposed City Zoning: General Commercial (C-3) – City of Fort Pierce

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends approval of the proposed annexation.

Planning Board Recommendation

The Planning Board, at their meeting on August 8th, 2022, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

- **APPROVAL** of the proposed Annexation
  - Staff recommends approval
- **DISAPPROVAL** of the proposed Annexation.

Application for Annexation

3000 Virginia Avenue

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

9/18/2022; 9/25/2022

Subscribed and sworn to before on the 25th of September, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

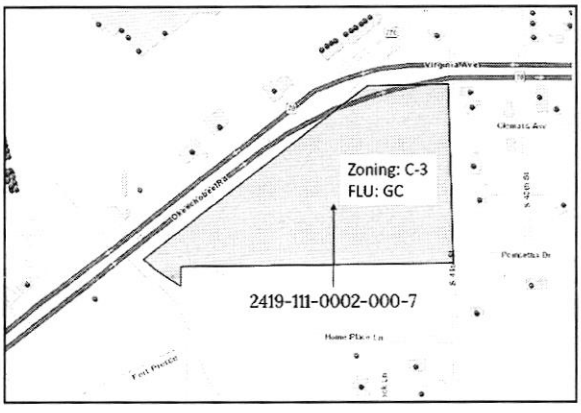
Publication Cost: $630.00
Ad No: GCI0945190
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will on Monday, October 3, 2022 at 5:05 p.m., and Monday, October 17, 2022 at 5:05 p.m. hold Public Hearings on the enactment of the following proposed annexation ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

Ordinance No. 22-030

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 3000 VIRGINIA AVENUE IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2023; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexation. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox

City Clerk

Publish: 9/18/2022 and 9/25/2022

TR-GCI0945190-01

City Commission Regular Meeting - 5:05 pm **12. f.**

Meeting Date: 10/17/2022

Re: Annexations - Kings Highway Commerce Center - 3 Parcels

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

---

SUBJECT:

Legislative Hearing - Ordinance No. 22-031 - Annexing three (3) parcels at or near the northeast corner of South Kings Highway and White Road. SECOND READING

SUMMARY:

- The applicant is requesting a voluntary annexation of three (3) parcels at or near the northeast corner of South Kings Highway and White Road in Fort Pierce, Florida. The parcel ID(s) are 2313-332-0000-000-7, 2313-332-0000-010-0, 2313-333-0001-000-7.
- The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Agricultural-1 unit (AG-1). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of Commercial Parkway (CP-1).

RECOMMENDATION:

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of CP-1.

ALTERNATIVES:

- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 22-031

Staff Presentation

Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/27/2022 05:07 PM

Form Started By: Vennis Gilmore
Started On: 09/21/2022 04:22 PM
Final Approval Date: 10/04/2022

ORDINANCE NO. 22-031

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS AT OR NEAR **THE NORTHEAST CORNER OF SOUTH KINGS HIGHWAY AND WHITE ROAD IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2023; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

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

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 8th, 2022 meeting, voted 6 to 1 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on August 31st, 2022, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on August 31st, 2022, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

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

Parcel 1) Parcel ID: 2313-332-0000-000-7

OFFICIAL RECORDS BOOK 3128, PAGE 3128
A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGH-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05'22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)
LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ALL TOGETHER CONTAINING

PARCEL 1 CONTAINING 7.463 ACRES MORE OR LESS

Parcel 2) Parcel ID: 2313-332-0000-010-0

THE SOUTH 1 ACRE OF THE FOLLOWING DESCRIPTION:

A PARCEL OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05'22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.

LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 1037 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 1037, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL 2 CONTAINING 0.828 ACRES MORE OR LESS

Parcel 3) Parcel ID: 2313-333-0001-000-7

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH SECTION LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY, AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 00°05'22" EAST, ALONG AFORESAID EAST RIGHT-OF-WAY LINE, 614.19 FEET; THENCE WEST, ALONG SAID SECTION LINE, 638.70 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)

LESS THE TAKING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 4019, PAGE 1826 AND OFFICIAL RECORDS BOOK 4020, PAGE 2146, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4019, PAGE 1826 AND OFFICIAL RECORDS BOOK 4020, PAGE 2146, RECORDED IN THE ALL TOGETHER CONTAINING 6.757 ACRES MORE OR LESS.

Said properties containing approximately 15.05 acres and being generally located at or near the northeast corner of South Kings Highway and White Road in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit “A” hereof as of January 1, 2023, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser’s tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit “A” and annexed into the territorial limits of the City of Fort Pierce shall be zoned Commercial Parkway (CP-1) and assigned a Future Land Use Designation of General Commercial (GC), as depicted on Exhibit “B” attached hereto and incorporated herein.

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

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

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

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____

Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-008 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, September 18th, 2022 and Sunday, September 25th, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on October 3rd, 2022; and was duly introduced, read by title only, and passed on second and final reading October 17th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of October, 2022.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

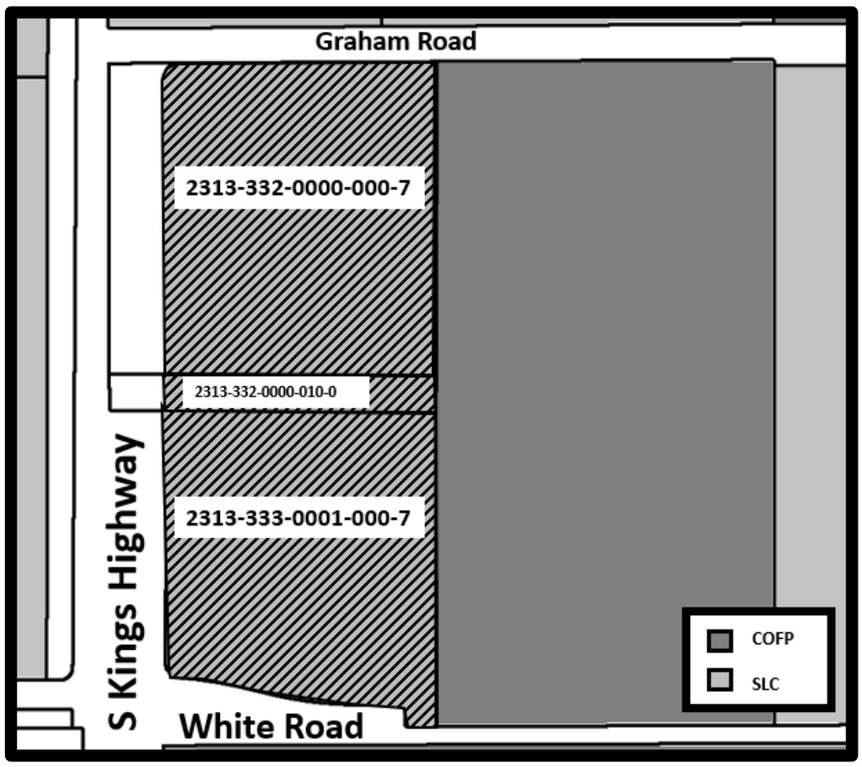
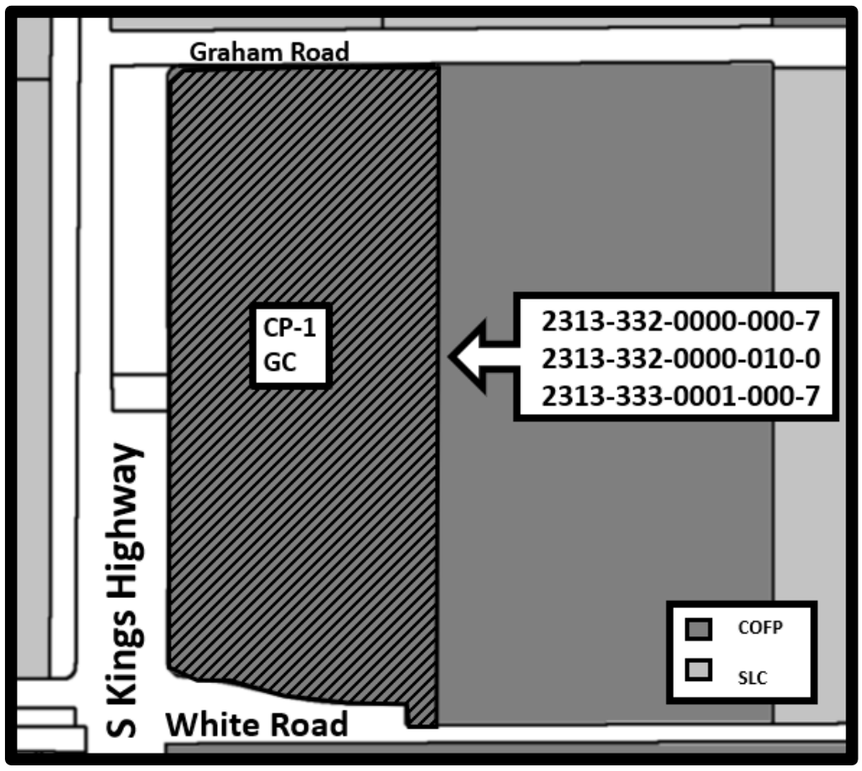


EXHIBIT B
Zoning & Future Land Use Designation Assignment



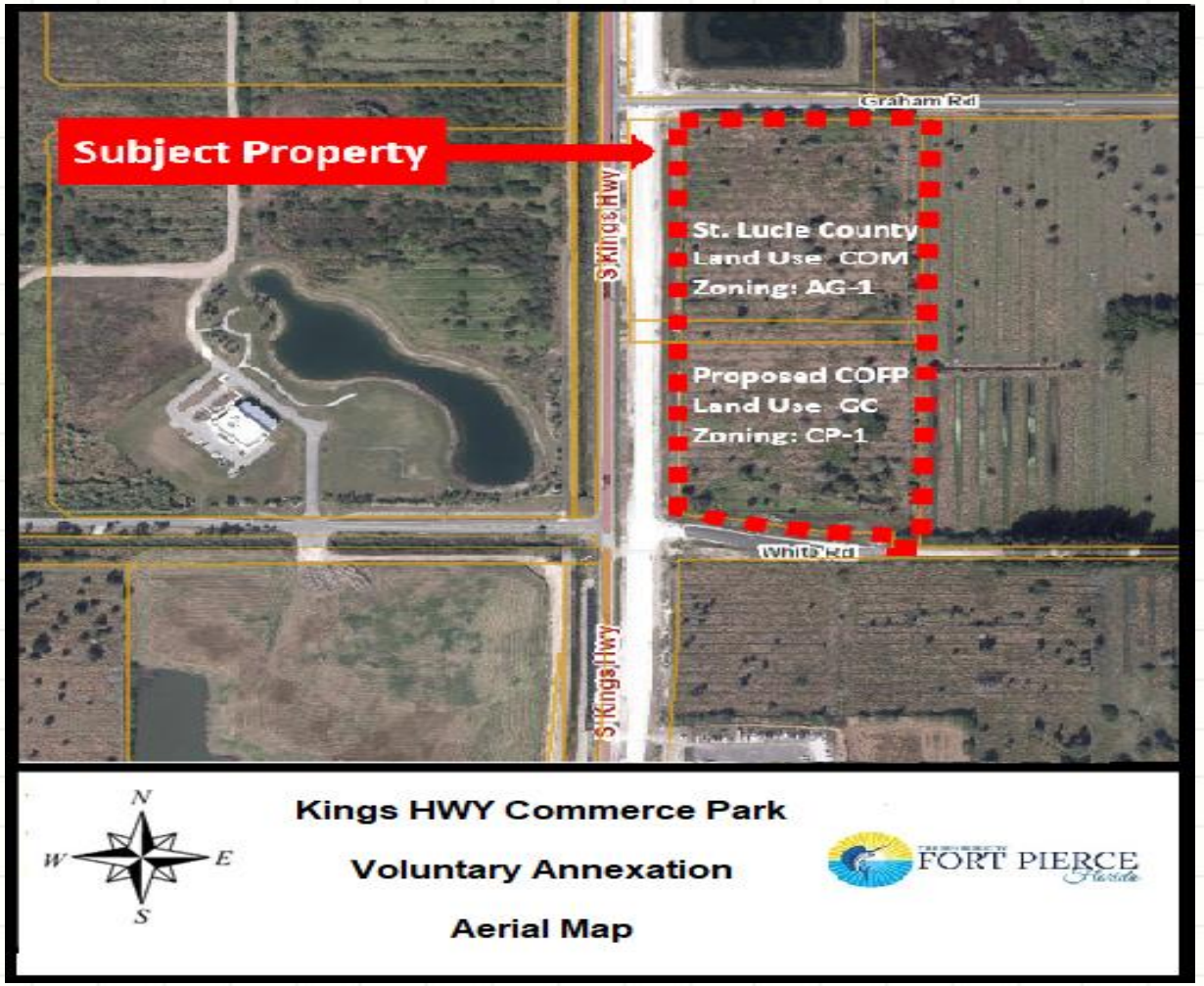
*The property to be annexed currently has a zoning of Agricultural-1 Unit (AG-1) with a Future Land Use of Commercial (COM). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of Commercial Parkway (CP-1) and have a Future Land Use Designation of General Commercial (GC).

Application for Annexation (3 Parcels)



At or near the northeast corner of South Kings Highway and White Road in Fort Pierce, Florida

Location Map



Current FLU

- COM, Commercial (SLC

Proposed FLU

- GC, General Commercial

Current Zoning

- AG-1, Agricultural-1 Unit (SLC)

Proposed Zoning

- CP-1, Commercial Parkway Zone

15.05 Acres +/-

Planning Board Recommendation

The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

- **The City's General Commercial (GC) Future Land Use allows a Floor Area Ratio (FAR) of 1.0. The St. Lucie County Future Land Use designation of Commercial (COM) also allows a FAR of 1.0.**
- **The Proposed FLU designation is considered to be suitable, having examined the character of the property, its topography, soils, and natural resources. (F.S. 163.3177 6(a) 8.)**

Planning Staff recommends approval of the proposed annexation.

City Commission Actions

Possible actions of the City Commission:

- **APPROVAL** of the proposed Annexation
  - Staff recommends approval
- **DISAPPROVAL** of the proposed Annexation.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

- **The City's General Commercial (GC) Future Land Use allows a Floor Area Ratio (FAR) of 1.0. The St. Lucie County Future Land Use designation of Commercial (COM) also allows a FAR of 1.0.**
- **The Proposed FLU designation is considered to be suitable, having examined the character of the property, its topography, soils, and natural resources. (F.S. 163.3177 6(a) 8.)**

Planning Staff recommends approval of the proposed annexation.

Application for Annexation

At or near the northeast corner of South Kings Highway and White Road in Fort Pierce, Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for Annexation** **Kings Highway Commerce Park (3 Parcels)**
BOARD DATE:	October 3, 2022

STAFF REPORT

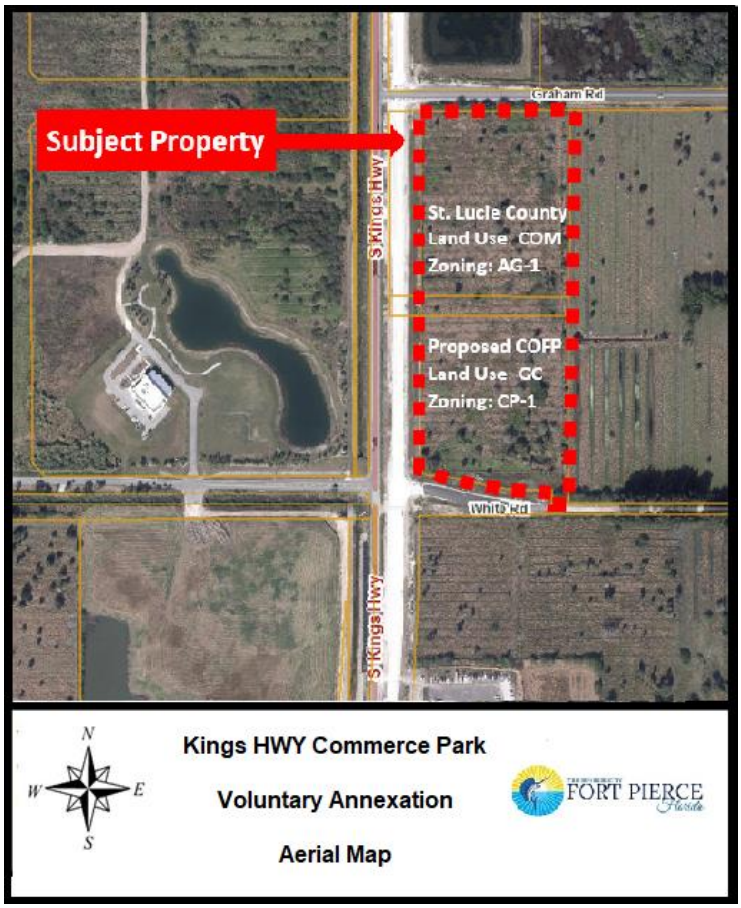
Property Owner:	Matthew Lyle Wynne II, LLC 8000 S US Highway 1, Suite 402 Port St. Lucie, FL 34952
Applicant:	Jeff H. Iravani, Inc. 1934 Commerce Lane, Suite 5 Jupiter, FL 33458
Requested Action:	Approval of a Voluntary Application for Annexation for three (3) parcels of land
Site Location:	At or near the northeast corner of South Kings Highway and White Road in Fort Pierce, Florida
Parcel IDs:	2313-332-0000-000-7, 2313-332-0000-010-0, 2313-333-0001-000-7
Parcel Size:	15.05 Acres +/-
Current Future Land Use:	Commercial (COM) – St. Lucie County
Current Zoning:	Agricultural-1 unit (AG-1) – St. Lucie County
Proposed Future Land Use:	General Commercial (GC) – City of Fort Pierce
Proposed Zoning:	Commercial Parkway (CP-1) – City of Fort Pierce
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	COM (SLC)	RL (FP)	GC (FP)	SD (SLC)
Surrounding Zoning:	CG (SLC)	R-1 (FP)	CP-1 (FP)	PNRD (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of three (3) parcels at or near the northeast corner of South Kings Highway and White Road in Fort Pierce, Florida. The parcel ID(s) are 2313-332-0000-000-7, 2313-332-0000-010-0, 2313-333-0001-000-7.



The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Agricultural-1 unit (AG-1). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of Commercial Parkway (CP-1).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current value of the properties is $907,445. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

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

The subject property is located within an area that lies within both St. Lucie County as well as the City of Fort Pierce jurisdictions. However, the subject parcel abuts properties to the south and east that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services.

The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning be consistent with nearby current City designations of GC and CP-1, respectively and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC and CP-1, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

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

Technical Review Committee
All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board Recommendation
The Planning Board, at their August 8th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation
As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of CP-1.



N
W E
S

Kings HWY Commerce Park

Voluntary Annexation

Aerial Map

FORT PIERCE Florida

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : File

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

Re : Annexations
Kings Highway Commerce Park #2
TRC Project 22-02000002

Date : July 13, 2022

This is to advise you that we have completed the review of the following documents as received by this office on July 8, 2022:

- ☐ Development Permit Compliance Review
- ☐ Site Plan
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits
- ☒ Annexation

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☒ Annexation Approval
- ☐ Site Plan Approval
- ☐ DPCR Approval
- ☐ C/O

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

☐ See attached for Engineering Comments

Engineering has no comment.

Q:\ENGINEERING\Site Development Projects\K\Kings Highway Commerce Park II\Annexation\Annexation 07132022.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.21.22
Property Address: Annexations (3) - Kings Highway Commerce Park #2 - 2313-332-0000-010-0, 2313-333-0001-000-7, 2313-332-0000-000-7

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/18/22

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

Technical Review Committee meeting

July 21, 2022

Case # 22-02000002

Planner: City of Ft. Pierce Planning Department

Annexation

Kings Highway Commerce Park II, NE Corner of Kings Hwy / White Rd, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

July 20, 2022

PROJECT: KHCP #2

REF: TRC App. #22-02000002

TO: Vennis Gilmore

FROM: David Hays

The following comments are offered by SLC PW - Engineering:

1. Public Works does not have any comments regarding the annexation.
2. Additional comments will be provided with a site plan application.
3. Kings Highway is an FDOT Right-of-Way. Please coordinate a pre-application meeting with FDOT to discuss access.
4. A TIR will be required with a site plan for review.
5. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

July 21, 2022

TECHNICAL REVIEW PROJECT # 22- 02000002
Annexations (3 Parcels) – Kings Highway Commerce Park #2

Comments

FPUA W/WW Engineering: The Annexation request is approved,

Water and wastewater services are available to serve the subject property from Kings Highway and Peters Road. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

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

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Annex Kings Hwy Comm Pk #2. Approved.

The parcels below are not in the FPUA electric service area. Located in FPL service area. Parcels to the east are within FPUA electric service territory.

Parcel ID: 2313-332-0000-010-0
Parcel ID: 2313-333-0001-000-7
Parcel ID: 2313-332-0000-000-7

Electric service is available to the site (from Peters Road) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

(Con't pg 2)

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

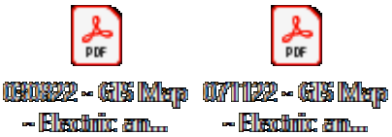
Gas service is available to the site for the propose development (from Kings Hwy or Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

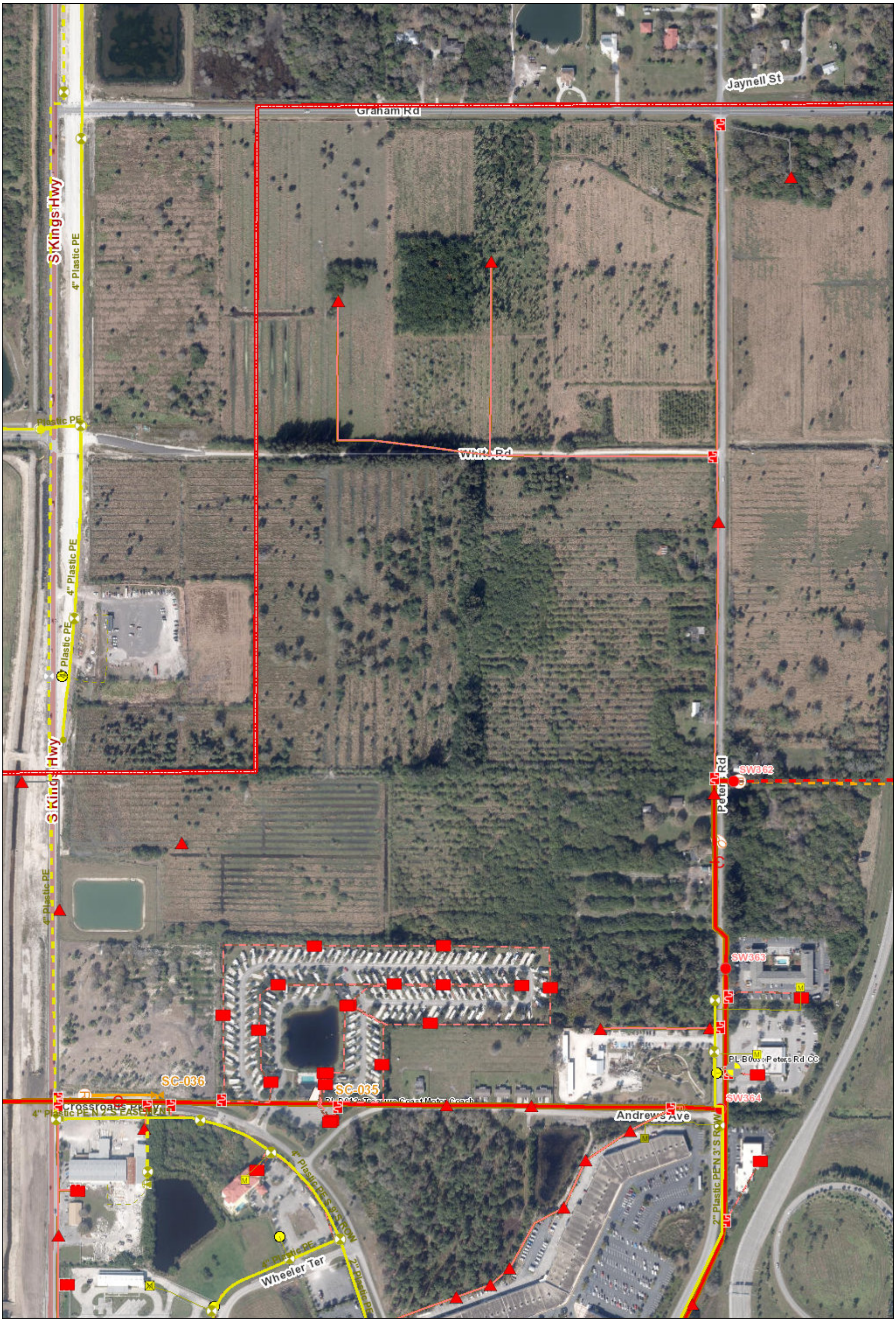
FPUA will require a utility easement for all propose FPUA facilities within the site.

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS maps (Electric and Gas).



If the developer should have any questions, please have them contact the individuals listed above.



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers
- Overhead
- Pad Mount

Valves
- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

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

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

Date: 3/8/2022

FPUA COMMUNITY PROUD

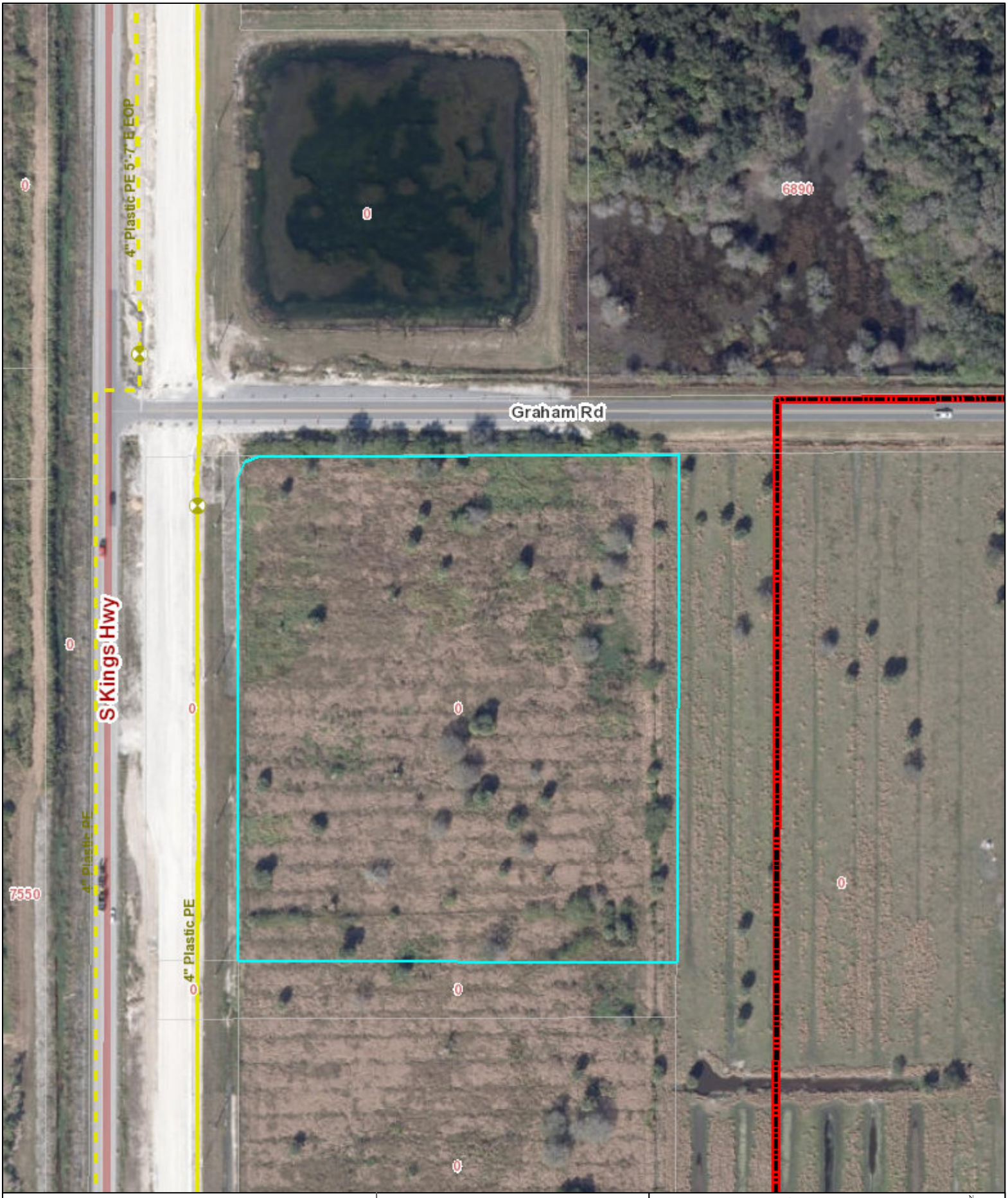
FPUA Web Map

N

1 inch = 375 feet

Created By:
Name

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



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

Date: 7/11/2022

FPUA COMMUNITY PROUD

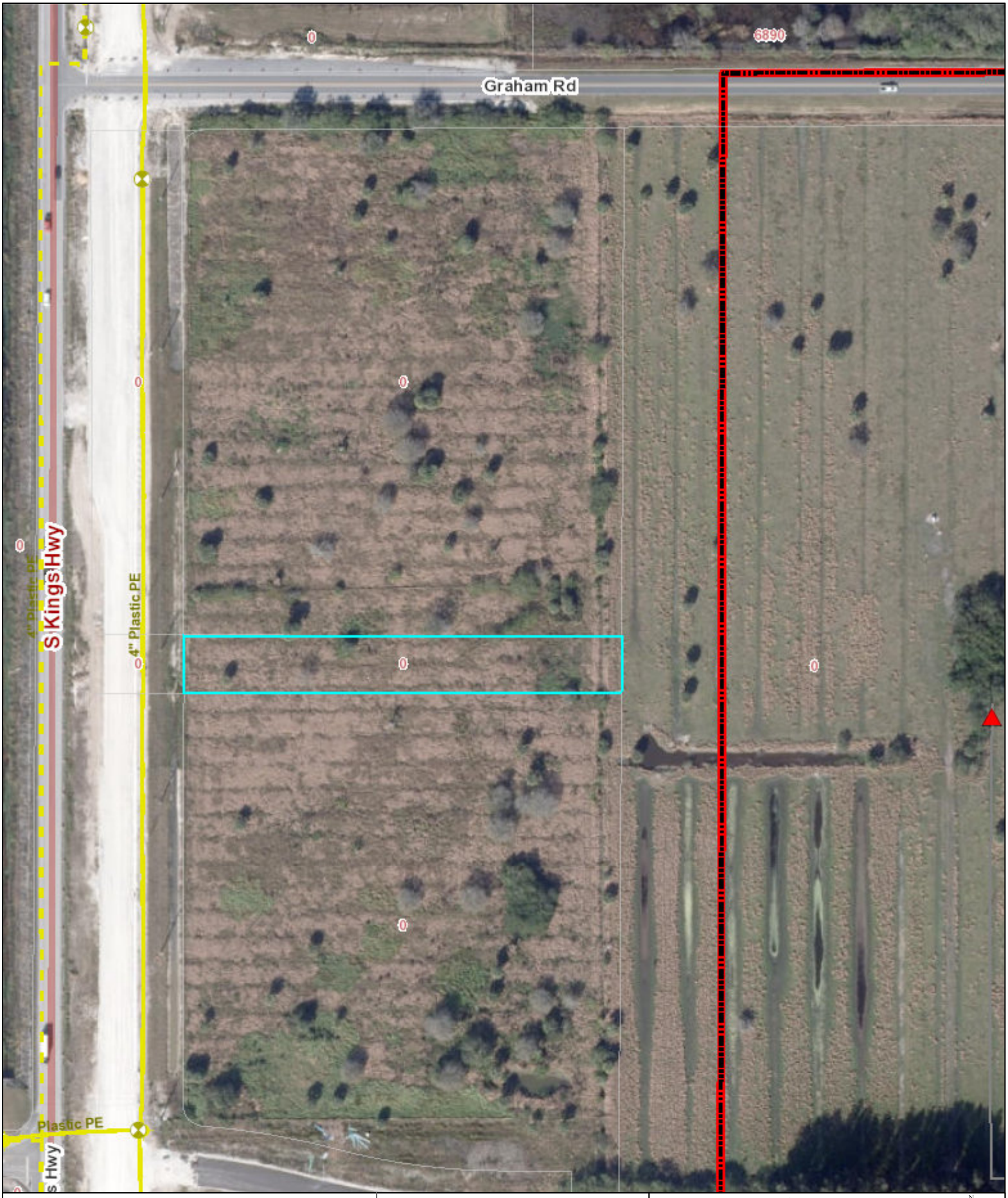
N

1 inch = 167 feet

FPUA Web Map

Created By:
Name

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



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Date: 7/11/2022

FPUA COMMUNITY PROUD

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FPUA Web Map

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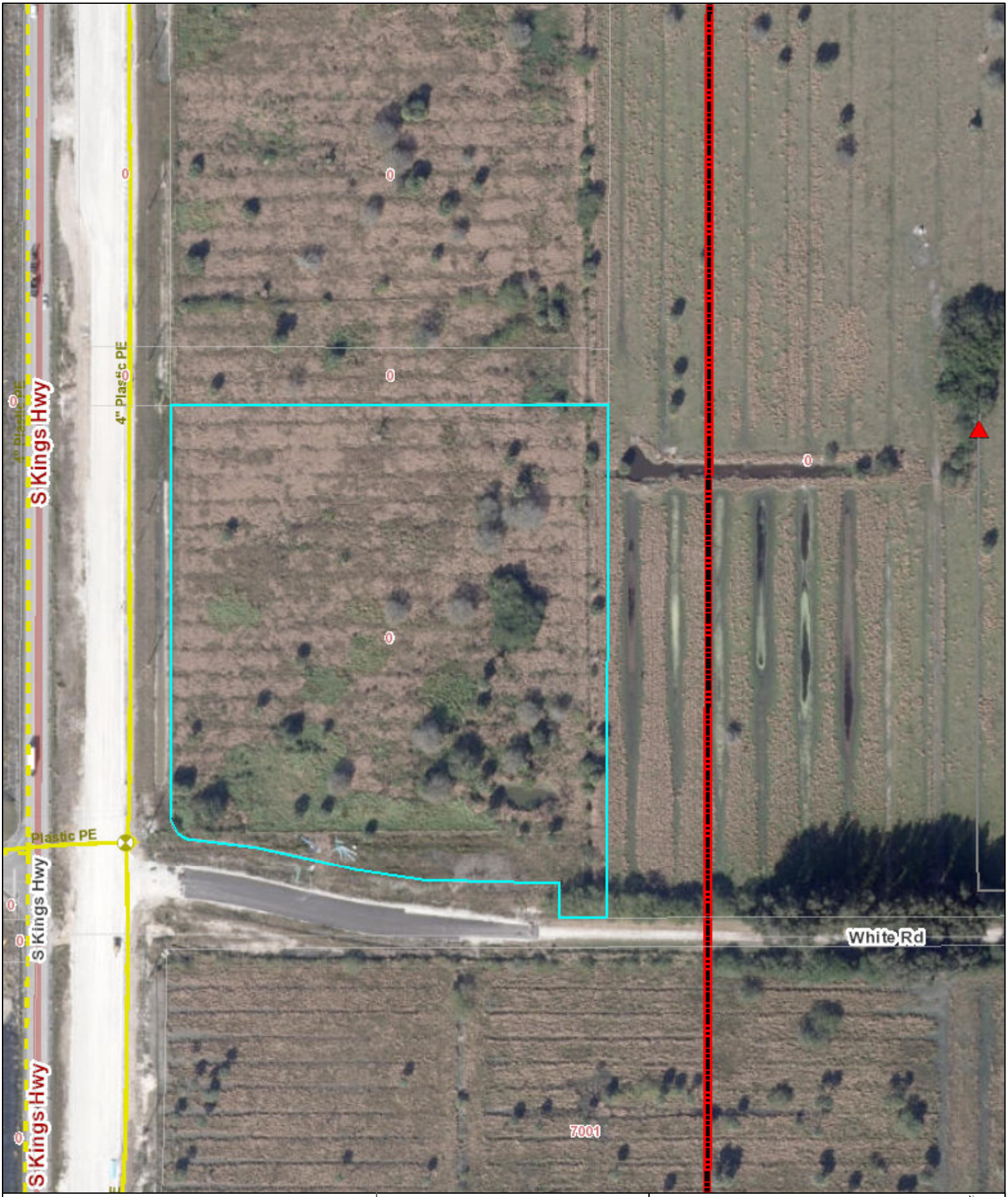

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Date: 7/11/2022

FPUA COMMUNITY PROUD

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1 inch = 167 feet

FPUA Web Map

Created By:
Name

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2313-332-0000-010-0
3. Size of described property: 0.83
4. Project description: Warehouse, office & Distribution
5. Current St. Lucie County Future Land Use Designation: COM
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? No
8. Appraised value: Parcel appraised value is $43,575
9. Name of Owner(s): Matthew Lyle Wynne II LLC Jeff H. Iravani - Authorized Agent

   Signature of Owner(s):
   Mailing Address: 8000 S US Highway 1 Suite 402
   City Port St. Lucie State Florida Zip 34952
   Phone 5615756030 Fax 5615756088

10. Name of Representative: Jeff H. Iravani, Inc

Signature of representative: _____

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Matthew Lyle Wynne II, LLC
8000 S US One Suite 402
Port St Lucie, FL 34952

June 17, 2022

RE: Parcel ID # 2313-332-0000-010-0
Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

Matthew Lyle Wynne II, LLC, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: Matthew L. Wynne

Title: Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of June, 2022, by Matthew Lyle Wynne who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Susan LaFleur
Notary Public

SUSAN LAFLEUR
MY COMMISSION # GG 356204
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters

Seal

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

Property Identification

Site Address: KINGS HWY
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-332-0000-010-0
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 174934
Map ID: 23/13S
Zoning: AG-1 Count



Ownership

Matthew Lyle Wynne II LLC

8000 S US Highway 1 Ste 402
Port St Lucie, FL 34952

Legal Description

13 35 39 FROM SW COR OF SEC TH N 89 44 39 E ALG S LI OF SEC 25 FT, TH N 00 11 05 W 614.19 FT, TH N 89 44 38 E 110 FT TO POB; TH N 00 11 05 W 68.22 FT, TH N 89 57 26 E 528.29 FT, TH S 00 56 56 E 68 FT, TH S 89 44 38 W 528.29 FT TO POB (0.83AC - 36,155 SF) (OR 3128-1592)

Current Values

Just/Market Value:	$43,575
Assessed Value:	$228
Exemptions:	$0
Taxable Value:	$228

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.83
Land Size (SF):	36,155

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 11, 2009	3128 / 1592	0001	WD	Agler Ben	$550,000
Sep 11, 2009	3128 / 1586	0130	WD	Matthew Lyle Wynne LLC	$100
Jan 9, 2008	2926 / 0055	XX02	WD	Agler Ben	$250,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0

Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$43,575
Just/Market:	$43,575
Ag Credit:	$43,347
Save Our Homes or 10% Cap:	$0
Assessed:	$228
Exemption(s):	$0
Taxable:	$228

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	0.83	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$43,575	$228	$0	$228
2020	$43,575	$228	$0	$228
2019	$43,575	$228	$0	$228
2018	$43,575	$228	$0	$228

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

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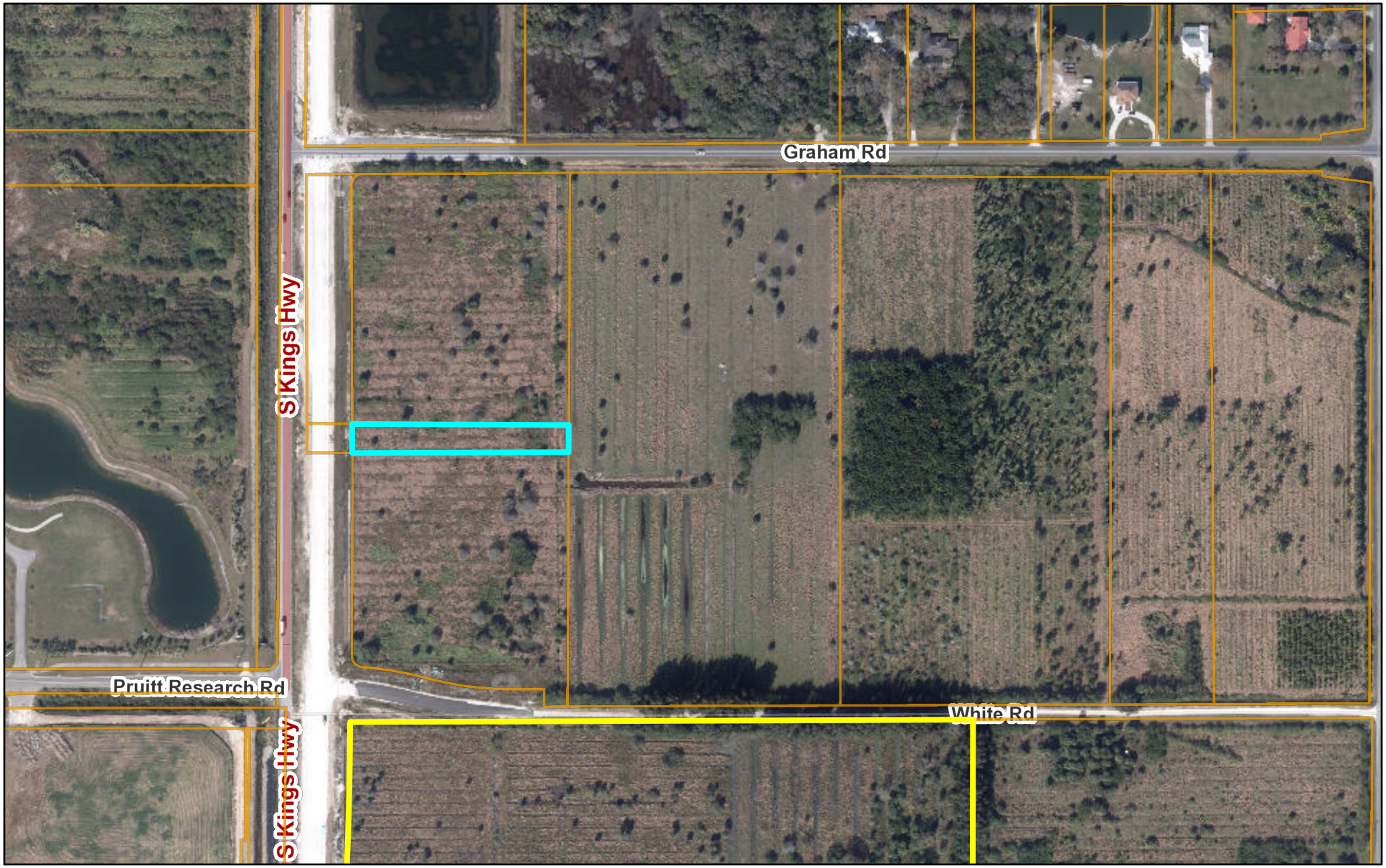
Saint Lucie County Property Appraiser



June 15, 2022

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3390885 OR BOOK 3128 PAGE 1592, Recorded 09/17/2009 at 03:20 PM
Doc Tax: $3850.00

This Document Prepared By and Return to:
FRANK H. FEE, III, ESQUIRE
FEE, DeROSS & FEE
500 Virginia Avenue, Suite 200
Fort Pierce, FL 34982

Parcel ID Number: 2313-332-0000-000/7
Recording $ 27.00
Doc. Stamps $ 3,850.00

Warranty Deed

This Indenture, Made this 11th day of September, 2009 A.D., **Between**

Ben Agler and Karol Agler, husband and wife

of the County of St. Lucie, State of Florida, **grantors,** and

Matthew Lyle Wynne II, LLC, a Florida limited liability company

whose address is: 8000 So. U.S. Hwy. 1, Suite 402, Port St. Lucie, FL 34952

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

The South One (1) Acre of the Real Property more fully described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

SUBJECT TO the lien, operation and affect of that certain Mortgage and Note Bifurcation/Modification Agreement ("Agreement") dated October 31, 2007, securing Bifurcation Note #2 (as defined in the Agreement) in the reduced principal sum of $549,247.74 which is intended to remain in full force and effect, and not be merged with the fee title to the above described property.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

WYNNEAGLERMOD

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: FRANK HIFEE, III
Witness

Printed Name: Connie Sue Moore
Witness

Ben Agler (Seal)
Ben Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

Karol Agler (Seal)
Karol Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 11th day of September, 2009, by
Ben Agler and Karol Agler, husband and wife
who are personally known to me or who have produced their **Florida driver's license** as identification.

Printed Name: Connie Sue Moore
Notary Public
My Commission Expires: / /

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

WYNNEAGLERMOD

EXHIBIT "A"

PARCEL A:
A portion of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 13, run East on the South Section Line 25 feet to the East right-of-way line of King's Highway; thence run N. 00°05'22" E., 614.19 feet, along aforesaid right-of-way, to the Point of Beginning. From the Point of Beginning continue N. 00°05'22" E., along said right-of-way, 683.20 feet, to the South right-of-way of Graham Road; thence N. 89°57'26" E., along the South right-of-way of Graham Road, 637.83 feet; thence S. 00°56'56" W., 683.68 feet; thence West, 638.29 feet to the Point of Beginning,

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

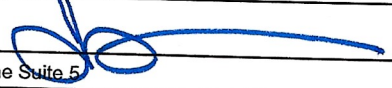
- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2313-332-0000-000-7
3. Size of described property: 7.45
4. Project description: Warehouse, office & Distribution
5. Current St. Lucie County Future Land Use Designation: COM
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? No
8. Appraised value: Parcel appraised value is $391,230
9. Name of Owner(s): Matthew Lyle Wynne, LLC Jeff H. Iravani - Authorized Agent

   Signature of Owner(s):
   Mailing Address: 8000 S US Highway 1 Suite 402
   City Port St. Lucie State Florida Zip 34952
   Phone 5615756030 Fax 5615756088

10. Name of Representative: Jeff H. Iravani, In

Signature of representative: 

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Matthew Lyle Wynne, LLC
8000 S US One Suite 402
Port St Lucie, FL 34952

June 17, 2022

RE: Parcel ID # 2313-332-0000-000-7
Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

Matthew Lyle Wynne, LLC, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: Matthew L. Wynne

Title: Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of June, 2022, by Matthew L. Wynne who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Susan LaFleur
Notary Public

Seal

SUSAN LAFLEUR
MY COMMISSION # GG 356204
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters

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

Property Identification

Site Address: KINGS HWY
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-332-0000-000-7
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 13745
Map ID: 23/13S
Zoning: AG-1 Count

Ownership

Matthew Lyle Wynne LLC

8000 S US Highway 1 Ste 402
Port St Lucie, FL 34952



Legal Description

13 35 39 FROM SW COR OF SEC RUN N 89 44 39 E ALG S LI OF SEC 25 FT, TH N 00 11 05 W 682.41 FT, TH N 89 44 38 E 110 FT TO POB; TH N 00 11 05 W 590.70 FT TO CURVE CONC SE, R OF 25 FT, TH NELY ALG ARC 39.25 FT TO SLY RD R/W LI OF GRAHAM RD, TH N 89 57 26 E ALG S R/W LI 502.85 FT,TH S 00 56 56 W 615.68 FT, TH S 89 44 38 W 528.29 FT TO POB (7.452 AC - 324,609 SF) (OR 2095-1248: 2926-55: 3128-1586)

Current Values

Just/Market Value:	$391,230
Assessed Value:	$2,049
Exemptions:	$0
Taxable Value:	$2,049

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	7.45
Land Size (SF):	324,609

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 11, 2009	3128 / 1586	0111	WD	Matthew Lyle Wynne LLC	$100
Jan 9, 2008	2926 / 0055	XX02	WD	Agler Ben	$250,000
Nov 12, 2004	2095 / 1248	XX00	WD	Wynne (TR) Matthew L	$800,000
Nov 6, 2003	1846 / 1516	XX00	WD	A P Hoeffner Sons Inc	$525,000
Jan 1, 1979	0322 / 2838	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$391,230
Just/Market:	$391,230
Ag Credit:	$389,181
Save Our Homes or 10% Cap:	$0
Assessed:	$2,049
Exemption(s):	$0
Taxable:	$2,049

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	7.452	North St. Lucie Water Management District	$152.77

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$391,230	$2,049	$0	$2,049
2020	$391,230	$2,049	$0	$2,049
2019	$391,230	$2,049	$0	$2,049
2018	$391,230	$2,049	$0	$2,049

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

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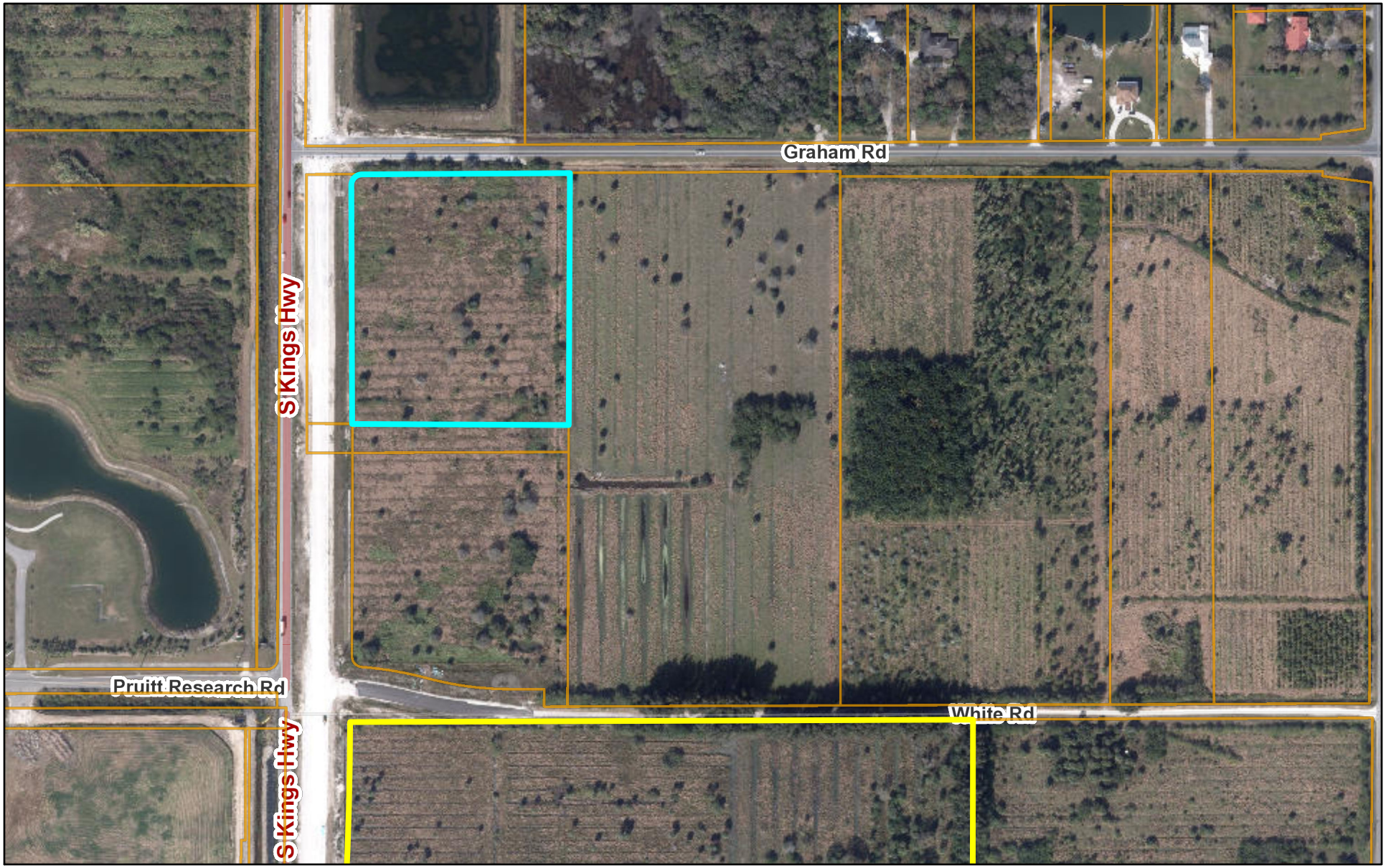
Saint Lucie County Property Appraiser



June 15, 2022

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3390883 OR BOOK 3128 PAGE 1586, Recorded 09/17/2009 at 03:20 PM
Doc Tax: $0.70

This Document Prepared By and Return to:
FRANK H. FEE, III, ESQUIRE
FEE, DeROSS & FEE
500 Virginia Avenue, Suite 200
Fort Pierce, FL 34982

Parcel ID Number: 2313-332-0000-000/7

Recording $27.00
Doc. Stamps $ .70

Corrective Warranty Deed

This Indenture, Made this 11th day of September, 2009 A.D., **Between**
Ben Agler and Karol Agler, husband and wife
of the County of **St. Lucie**, State of **Florida, grantors,** and
Matthew Lyle Wynne, LLC, a Florida limited liability company
whose address is: **8000 So. U.S. Hwy. 1, Suite 402, Port St. Lucie, FL 34952**
of the County of **St. Lucie**, State of **Florida, grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------**TEN DOLLARS ($10)**---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **St. Lucie** State of **Florida** to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

This is a CORRECTIVE WARRANTY DEED intended to cure the legal description exception appearing in that certain Warranty Deed from Grantors to Grantee dated January 9, 2008, recorded in O.R. Book 2926, Page 55 of the Public Records of St. Lucie County, Florida, which deed intended to except from the described parcel the South One (1) Acre thereof, rather than the South Five (5) Acres.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: FRANK HITEF
Witness

Printed Name: Connie Sue Moore
Witness

(Seal)
Ben Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

(Seal)
Karol Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this **11th** day of **September, 2009** by **Ben Agler and Karol Agler, husband and wife** who are personally known to me or who have produced their **Florida driver's license** as identification.

Printed Name: Connie Sue Moore
Notary Public
My Commission Expires: / /

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

WYNNEAGLER

EXHIBIT "A"

PARCEL A:
A portion of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 13, run East on the South Section Line 25 feet to the East right-of-way line of King's Highway; thence run N. 00°05'22" E., 614.19 feet, along aforesaid right-of-way, to the Point of Beginning. From the Point of Beginning continue N. 00°05'22" E., along said right-of-way, 683.20 feet, to the South right-of-way of Graham Road; thence N. 89°57'26" E., along the South right-of-way of Graham Road, 637.83 feet; thence S. 00°56'56" W., 683.68 feet; thence West, 638.29 feet to the Point of Beginning,

LESS THE SOUTH ONE (1) ACRE THEREOF.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2313-333-0001-000-7
3. Size of described property: 6.75
4. Project description: Warehouse, office & Distribution
5. Current St. Lucie County Future Land Use Designation: COM
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? No
8. Appraised value: Parcel appraised value is $472,640
9. Name of Owner(s): Shad Properties Group, LLC Jeff H. Iravani - Authorized Agent

   Signature of Owner(s):
   Mailing Address: 6301 W Broward Blvd
   City Plantaton State Florida Zip 33317
   Phone 5615756030 Fax 5615756088

10. Name of Representative: Jeff H. Iravani, Inc

Signature of representative: 

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Shad Properties Group, LLC
6301 W. Broward Blvd
Plantation, FL 33317

June 17, 2022

RE: Parcel ID # 2313-333-0001-000-7
Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

Shad Properties Group, LLC, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: Nabeela Islam Shad

Name: NABEELA ISLAM SHAD

Title: MANAGER

STATE OF FLORIDA BROWARD
COUNTY OF ~~PALM BEACH~~

The foregoing instrument was acknowledged before me this 20 day of June, 2022, by Nabeela Shad who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Syed Hussain
Notary Public Syed Hussain

Seal

SYED HUSSAIN
Notary Public - State of Florida
Commission # HH 163972
My Comm. Expires Sep 19, 2025
Bonded through National Notary Assn.

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

Property Identification

Site Address: TBD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-333-0001-000-7
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 156018
Map ID: 23/13S
Zoning: AG-1 Count

Ownership

Shad Properties Group LLC

6301 W Broward Blvd
Plantation, FL 33317

Legal Description

13 35 39 THAT PART OF SEC MPDAF: FROM SW COR OF SW 1/4, TH N 89 44 39 E 25 FT, TH N 00 11 05 W 614.19 FT, TH N 89 44 38 E 110 FT TO POB; TH CONT N 89 44 38 E 528.29 FT, TH S 00 56 56 W 614.19 FT TO S LI OF SEC, THE S 89 44 39 W 62.45 FT, TH N 00 15 21 W 44.07 FT, TH S 89 44 39 W 83.73 FT TO CURVE CONC NE, R OF 776 FT, TH NWLY ALG ARC 201.78 FT TO TO CURVE CONC SW, R OF 886 FT, TH NWLY ALG ARC 162.30 FT TO CURVE CONC NE, R OF 25 FT, TH NWLY ALG ARC 37.38 FT, TH N 00 11 05 W 491.91 FT TO POB (6.752 AC - 294,117 SF) (OR 2095-1237)



Current Values

Just/Market Value:	$472,640
Assessed Value:	$1,857
Exemptions:	$0
Taxable Value:	$1,857

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.75
Land Size (SF):	294,117

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 12, 2004	2095 / 1237	XX00	WD	Wynne (TR) Matthew L	$540,000
Nov 6, 2003	1846 / 1516	XX00	WD	A P Hoeffner Sons Inc	$525,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$472,640
Just/Market:	$472,640
Ag Credit:	$470,783
Save Our Homes or 10% Cap:	$0
Assessed:	$1,857
Exemption(s):	$0
Taxable:	$1,857

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2017	0054	6.752	North St. Lucie Water Management District	$138.42

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$472,640	$1,857	$0	$1,857
2020	$472,640	$1,857	$0	$1,857
2019	$472,640	$1,857	$0	$1,857
2018	$472,640	$1,857	$0	$1,857

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

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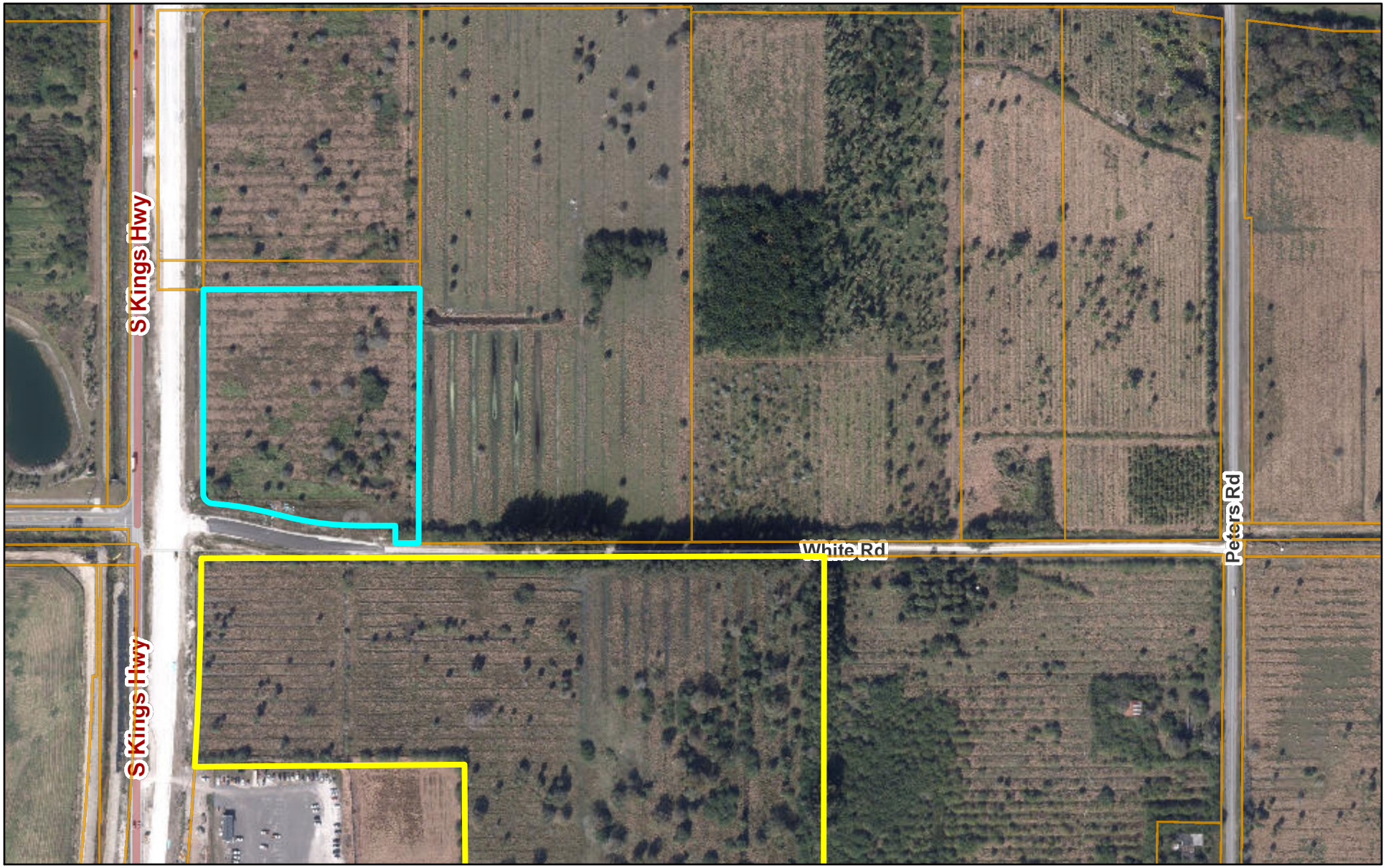
Saint Lucie County Property Appraiser



June 17, 2022

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2501878 OR BOOK 2095 PAGE 1237, Recorded 11/17/2004 at 12:03 PM
Doc Tax: $3780.00

This Instrument Prepared by:
Treasure Coast Abstract & Title Insurance Co.
401 South Indian River Drive
Fort Pierce, Fl 34950

Return to CH BX: 76

WARRANTY DEED

THIS WARRANTY DEED, executed this 12th day of November, 2004 by:

MATTHEW LYLE WYNNE, a single adult, individually and as Trustee

8000 South U.S.1, Suite 402
Port St. Lucie, Florida 34982

hereinafter called the Grantor, to:

SHAD PROPERTIES GROUP, LLC, a Florida limited liability company
6301 W. Broward Boulevard
Plantation, Florida 33317

hereinafter called the Grantee:

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

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit "A" attached hereto

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004

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

Signed, Sealed and Delivered
in the presence of:

Amanda Stopkowitz
AMANDA STOPKOWITZ, Witness
(Print or Type Name)

Jacquelyn Brewer
JACQUELYN BREWER, Witness
(Print or Type Name)

By: _____
Matthew Lyle Wynne, as Trustee

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 12th day of NOVEMBER, 2004, by MATTHEW LYLE WYNNE, a single adult, individually and as Trustee who is personally known to me and who did not take an oath.

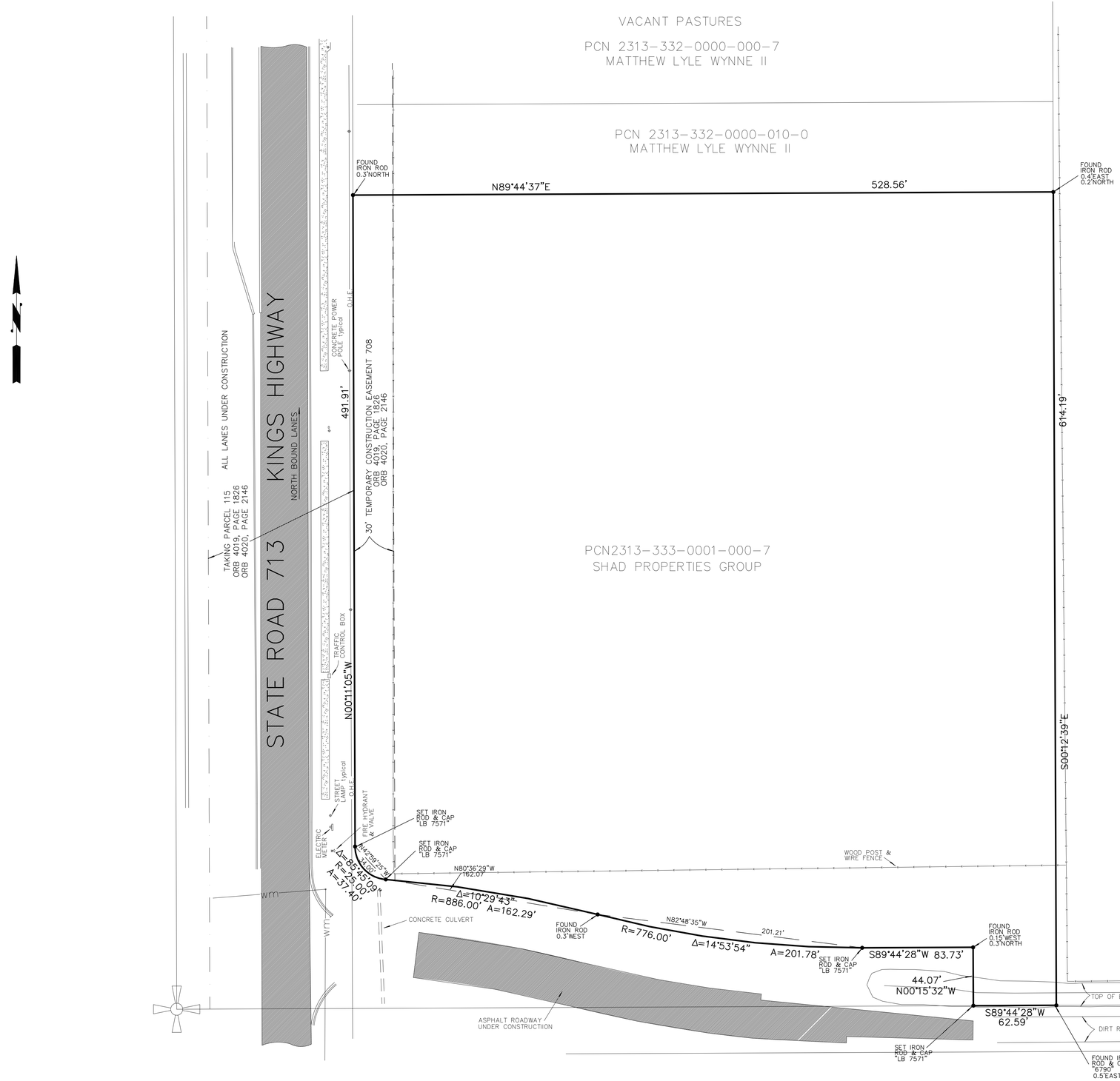
JACQUELYN B. BREWER
MY COMMISSION # DD 164638
EXPIRES: March 9, 2007
Bonded Thru Notary Public Underwriters

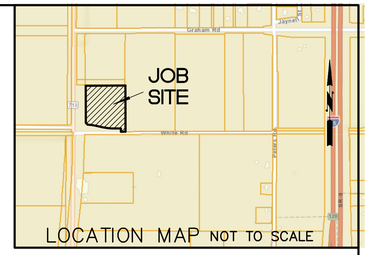
Jacquelyn Brewer
JACQUELYN BREWER NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

PARCEL B:
A portion of the Southwest ¼ of Section 13, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:
Commencing at the Southwest corner of said Section 13, run East on the South Section Line 25 feet to the East right-of-way line of King's Highway, and the Point of Beginning. From the Point of Beginning run N.00°05'22" E., along aforesaid East right-of-way, 614.19 feet; thence East, 638.29 feet; thence S. 00°56'56" W., 614.19 feet to the South Section Line; thence West, along said Section Line, 638.70 feet to the Point of Beginning.
All the above containing 9.00 acres, more or less.

The above described property is not now nor ever has been the homestead of the Grantor.





LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH SECTION LINE 25 FEET TO THE EAST RIGHT-OF=WAY LINE OF KING'S HIGHWAY, AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 00 °05'22" EAST, ALONG AFORESAID EAST RIGHT-OF-WAY LINE, 614.19 FEET; THENCE EAST, 638.29 FEET; THENCE SOUTH 00°56'56"WEST, 614.19 FEET TO THE SOUTH LINE; THENCE WEST, ALONG SAID SECTION LINE, 638.70 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)
LESS THE TAKING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 4019, PAGE 1826 AND OFFICIAL RECORDS BOOK 4020, PAGE 2146, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4019, PAGE 1826 AND OFFICIAL RECORDS BOOK 4020, PAGE 2146, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ALL TOGETHER CONTAINING 6.757 ACRES MORE OR LESS.

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S89°44'28"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
O.H.E. = OVERHEAD ELECTRIC
= CONCRETE
P.C.N. = PARCEL CONTROL NUMBER

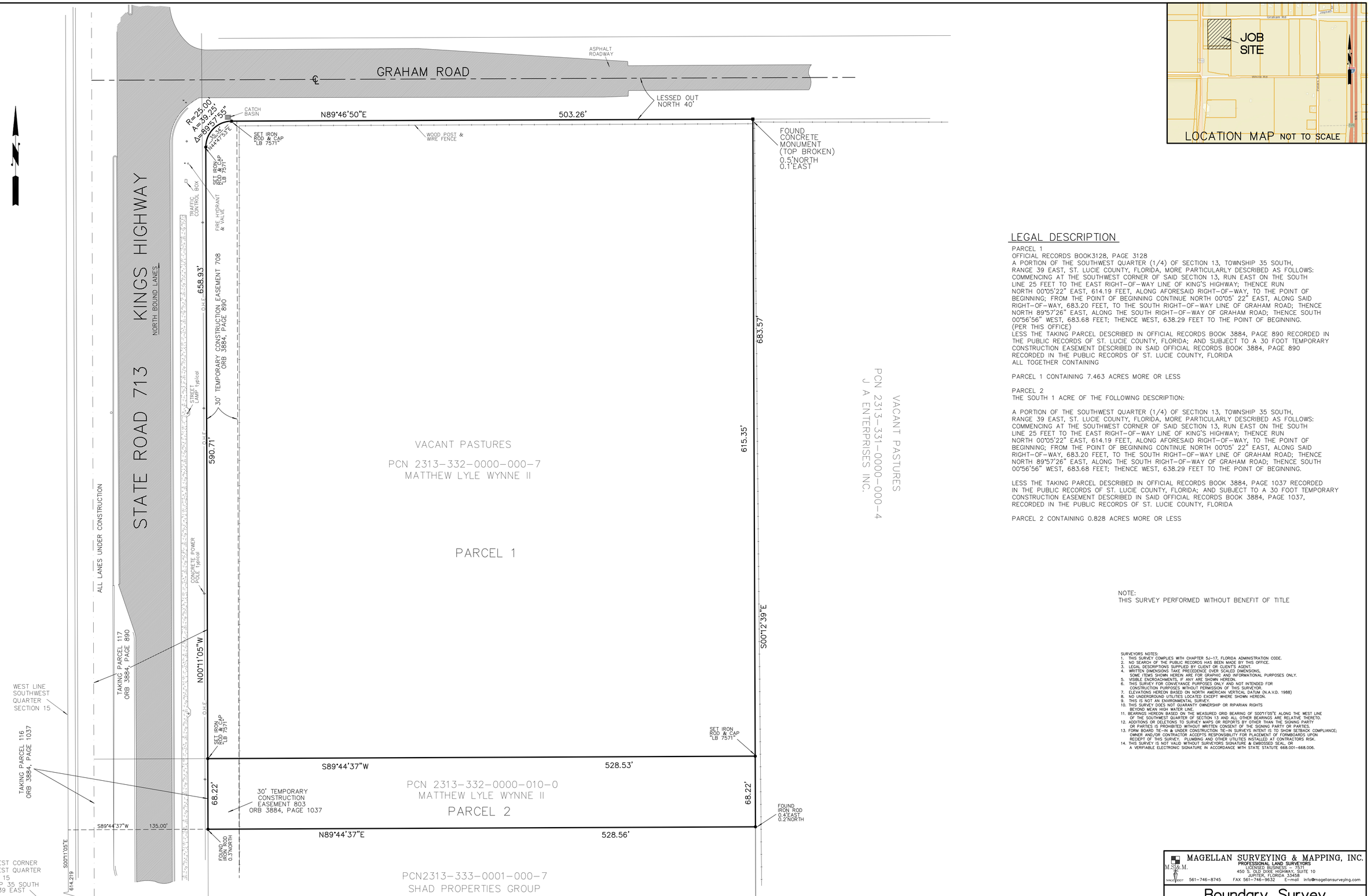
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A ENTERPRISES INC.

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 187 Pg 32	JUNE 18, 2022	1"= 40'
REVISIONS:		Drawing Number 22-116



LEGAL DESCRIPTION

PARCEL 1
OFFICIAL RECORDS BOOK3128, PAGE 3128
A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)
LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ALL TOGETHER CONTAINING

PARCEL 1 CONTAINING 7.463 ACRES MORE OR LESS

PARCEL 2
THE SOUTH 1 ACRE OF THE FOLLOWING DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.

LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 1037 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 1037, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL 2 CONTAINING 0.828 ACRES MORE OR LESS

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
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9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S00°11'05"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECIEPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
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LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A LEGACY DEVELOPMENT PARTNERS, LLC

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 187 Pg.32	JUNE 18, 2022	1"= 40'
REVISIONS:		Drawing Number 22-119

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexations - Kings Highway Commerce Center (3 Parcels)

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: September 18th, 2022, September 25th, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner

SIGNATURE: **DATE:** September 21st, 2022

Final Publication Date
9/25/2022

Ad Number
GCI0945190 / GCI0945157

Publication
St Lucie News Tribune - full run

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
Po Box 1480
Fort Pierce, FL 34954-1480

Account Number (If Known)
463454

Name
City Of Fort Pierce Legals Attn: Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Marita Froimson

Email Address
mfroimson@gannette.com

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

9/18/2022; 9/25/2022

Subscribed and sworn to before on the 25th of September, 2022

Notary, State of WI, County of Brown
My commission expires: 5.19.23

Publication Cost: $630.00
Ad No: GCI0945157
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

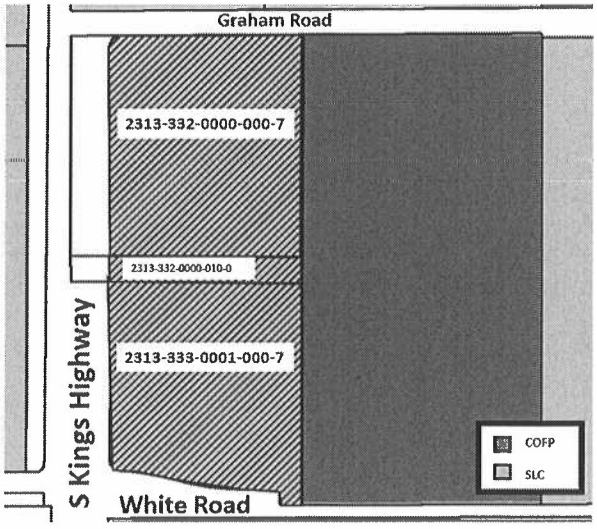
NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will on Monday, October 3, 2022 at 5:05 p.m., and Monday, October 17, 2022 at 5:05 p.m. hold Public Hearings on the enactment of the following proposed annexation ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

The legal description of the parcel is as follows:

ORDINANCE NO. 22-031 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS AT OR NEAR THE NORTHEAST CORNER OF SOUTH KINGS HIGHWAY AND WHITE ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2023; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexation. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox
City Clerk
Publish: 9/18/2022 and 9/25/2022

TR-GCI0945157-01

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

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9/18/2022; 9/25/2022

Subscribed and sworn to before on the 25th of September, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

Publication Cost: $630.00
Ad No: GCI0945190
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

CITY OF FORT PIERCE
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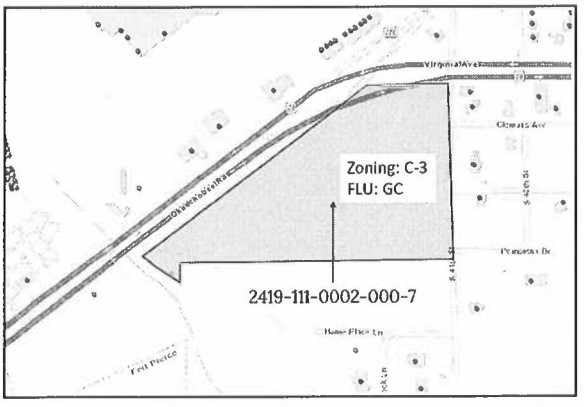
Ordinance No. 22-030

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 3000 VIRGINIA AVENUE IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2023; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



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/s/ Linda W. Cox

City Clerk

Publish: 9/18/2022 and 9/25/2022

TR-GCI0945190-01

City Commission Regular Meeting - 5:05 pm **12. g.**

Meeting Date: 10/17/2022

Re: STR/VR Annual Renewals

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance No. 22-033 changing Short Term and Vacation Rental renewal dates from September 30 to anniversary billing. FIRST READING

SUMMARY:

At the September 12, 2022 Conference Agenda, the City Commission supported modifying the renewal date of short term and vacation rental registrations from renewing on September 30 of each year to anniversary renewals based upon application and registration issuance

RECOMMENDATION:

Adopt Ordinance 22-033.

ALTERNATIVES:

Adopt with revisions.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Peggy Arraiz, Code Compliance Director

Fiscal Impact

OTHER INFORMATION:

No change in fiscal impact.

Attachments

22-033

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/12/2022 07:23 AM

Form Started By: Linda Cox Started On: 10/05/2022 12:03 PM

Final Approval Date: 10/12/2022

ORDINANCE NO. 22-033

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **CHAPTER 22, ARTICLE X**, **SHORT TERM AND VACATION RENTAL REGULATIONS,** REMOVING SECTION 22-507- EXISTING LEGAL NONCONFORMITIES; AMENDING SECTION 22-516- DURATION OF RENTAL UNIT REGISTRATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission discussed the short term and vacation rental registration program regarding the fees charged, program costs, and enforcement efforts at the September 12, 2022 City Commission Conference Agenda; and

WHEREAS, the City Commission supported modifying the renewal date of short term and vacation rental registrations from renewing on September 30 of each year to anniversary renewals based upon application and registration issuance; and

WHEREAS, as part of the change to the renewal date, other minor modifications to the code were deemed necessary and prudent;

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

SECTION 1. Chapter 22, Article X, Division 2, Sec. 22-507 is hereby amended so the same shall read as follows:

Sec. 22-507. ~~Existing legal nonconformities.~~ Reserved.

~~(a) Throughout the city there exist rental units with valid business tax receipts (BTRs) that are legal nonconformities from various ordinances. Notwithstanding the Florida Building Code, the Florida Fire Code, and the Florida Life Safety Code, it is not the intent of this article that these legal nonconformities be corrected as a condition of receipt of a rental unit registration. However, it shall be the responsibility of each rental unit to come into compliance with all of the minimum standards and requirements set forth in this article, as applicable.~~

~~(b) For properties with existing BTRs, legal existing nonconformities shall be identified by the property owner and inventoried by the code enforcement department with the initial issuance of a rental unit registration. The final decision of whether a legal nonconformity exists shall be determined by the code enforcement department. The code enforcement department's decision may be appealed to the city's special magistrate within 30 days after the department's decision. Issuance of a rental unit registration is affirmative assent of existing legal nonconformities. Change of ownership of property shall not invalidate existing nonconformities associated with the initial rental unit registration.~~

~~(c) Upon issuance of subsequent rental unit registration, if it is the determination of the code enforcement department that there are nonconformities not identified and inventoried with the original rental unit registration, the code enforcement department shall require nonconformities to come into compliance prior to issuing a new rental unit registration. Appeals of the code enforcement department's decision may be appealed to the city's special magistrate.~~

~~(Ord. No. 21-019 , § 1, 7-19-2021)~~

SECTION 2. Chapter 22, Article X, Division 2, Sec. 22-513 is hereby amended so the same shall read as follows:

Sec. 22-513. Duration of rental unit registration.

~~Rental unit registrations shall expire on September 30 of each year.~~ Rental unit registrations shall expire annually from the date of initial registration.

(Ord. No. 21-019 , § 1, 7-19-2021)

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-033 was duly advertised by title only in the St. Lucie News Tribune on August 27, 2022; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 6, 2022; and was duly introduced, read by title only, and passed on second and final reading on September 19, 2022, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 19th day of September, 2022.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

City Commission Regular Meeting - 5:05 pm **12. h.**

Meeting Date: 10/17/2022

Re: Public Hearing for Affordable Housing Advisory Committee Ordinance

Submitted For: Brittany Marinello, Grants Manager, Finance Department

SUBJECT:

Legislative Hearing - Ordinance No. 22-034 creating an Affordable Housing Advisory Committee due to the larger allocation for the S.H.I.P. programs. FIRST READING

SUMMARY:

The establishment of the Affordable Housing Advisory Committee (AHAC) is mandated by the State of Florida to create Affordable Housing initiatives within the City of Fort Pierce.

RECOMMENDATION:

Acceptance public comments for the Affordable Housing Advisory Committee Ordinance.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Brittany Marinello, Grants Division Manager

COORDINATED WITH:

Sara Hedges, Assistant City Attorney
Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N: No

OTHER INFORMATION:

N/A

Attachments

RLS 22-203 AHAC Ordinance Draft

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/05/2022 02:16 PM
City Manager	Nick Mimms	10/12/2022 07:24 AM
Form Started By: Brittany Marinello		Started On: 10/05/2022 01:06 PM
Final Approval Date: 10/12/2022		

ORDINANCE NO. 22-034

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 103, ARTICLE X, CREATING SECTION 103-373 TO ESTABLISH THE AFFORDABLE HOUSING ADVISORY COMMITTEE**; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL PORTIONS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida ("City") recognizes the necessity for decent, safe, and affordable housing for all residents; and

WHEREAS, the William E. Sadowski Affordable Housing Act was adopted by the Florida Legislature in 1992, creating a dedicated revenue source for affordable housing, which is, in part, distributed to local governments through the State Housing Initiative Partnership (SHIP) Program; and

WHEREAS, the City is to receive funding from the SHIP Program to implement local affordable housing assistance activities as authorized by the State Housing Initiatives Partnership Act, sections 420.907 – 420.9079, Florida Statutes (the "Act"); and

WHEREAS, pursuant to the Act, the City is required to establish an Affordable Housing Advisory Committee for the purpose of recommending specific initiatives and incentives to encourage or facilitate affordable housing; and

WHEREAS, the Communitywide Council has been operating as the Affordable Housing Advisory Committee as part of its duties and responsibilities; and

WHEREAS, the City wishes to establish an independent Affordable Housing Advisory Committee pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FORT PIERCE FLORIDA, AS FOLLOWS:

SECTION 1. Chapter 103, Article X – Local Housing Assistance Program, Section 103-373 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby created and the same shall read as follows:

Sec. 103-373. – Creation of the Affordable Housing Advisory Committee.

(a) The Affodable Housing Advisory Committee is hereby created and established pursuant to the State Housing Initiatives Partnership Act (F.S. § 420.907 et seq.) The members of the Affordable Housing Advisory Committee shall be appointed by resolution of the City Commission.

(b) The Affordable Housing Advisory Committee shall consist of nine (9) voting members appointed by the City Commission. The Affordable Housing Advisory Committee shall include one (1) elected member of the City Commission, two (2) members appointed at large, and one (1) representative from at least six (6) of the following categories:

(1) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.

(2) A citizen who is actively engaged in banking or mortgage industry in connection with affordable housing.

(3) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.

(4) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.

(5) A citizen who is actively engaged as a for-profit provider of affordable housing.

(6) A citizen who is actively engaged as a not-for-profit provider of affordable housing.

(7) A citizen who is actively engaged as a real estate professional in connection with affordable housing.

(8) A citizen who actively serves on the City's planning agency pursuant to F.S. 163.3174, or as may be amended.

(9) A citizen who resides within the jurisdiction of the local governing body making appointments.

(10) A citizen who represents employers within the jurisdiction.

(11) A citizen who represents essential services personnel as defined in the local housing assistance plan.

(c) Members shall serve for a two (2) year term by majority vote of the City Commission. Appointments to fill vacancies due to resignation or other unexpected events shall be limited to the unexpired term of such vacancy. Members may continue to serve on the Affordable Housing Advisory Committee until a replacement has been appointed. The City Commissioner member shall be selected annually by the City Commission.

(d) The Affordable Housing Advisory Committee shall elect a Chairman and Vice-Chairman who shall serve for a one (1) year term and may not serve consecutive terms in the same position.

(e) Affordable Housing Advisory Committee members shall be automatically removed for lack of attendance. Lack of Attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Absences shall be entered into the minutes of the Committee meeting.

(f) The Affordable Housing Advisory Committee shall hold a minimum of three (3) meetings per year. All meetings of the Affordable Housing Advisory Committee shall be publically announced and shall be open to the public. The Affordable Housing Advisory Committee shall comply with the special provisions regarding notice found in F.S. 420.9076, or as may be amended.

(g) The Affordable Housing Advisory Committee shall comply with the Government in the Sunshine Law and the public records law. Written minutes of all meetings shall be kept. Staff, administrative, and facility support shall be provided by the City.

(h) The Affordable Housing Advisory Committee shall:

(1) Recommend initiatives and incentive to the City Commission to encourage or facilitate affordable housing in the City.

(2) Annually, review the established policies and procedures, ordinances, land development regulations, and the City's adopted comprehensive

plan and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. Such recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the City's comprehensive plan and corresponding regulations, ordinances, and other policies.

(3) Annually, submit a report to the City Commission and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

a. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in F.S. 163.3177(6)(f)(3), or as may be amended.

b. All allowable fee waivers provided for the development or construction of affordable housing.

c. The allowance of flexibility in densities for affordable housing.

d. The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.

e. Affordable accessory residential units.

f. The reduction of parking and setback requirements for affordable housing.

g. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

h. The modification of street requirements for affordable housing.

i. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

j. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

k. The support of development near transportation hubs and major employment centers and mixed-use developments.

(i) A majority of the Affordable Housing Advisory Committee members shall constitute a quorum for meeting purposes. An affirmative vote of a majority of the Affordable Housing Advisory Committee membership shall be required for the approval of the local housing incentive strategies recommendations and the review of local government implementation of previously recommended strategies.

(j) The City Commissioner serving on the Affordable Housing Advisory Committee, or a locally elected designee, shall attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program, a provided in F.S. 420.531(2), or as may be amended.

Secs. 103-374-103.99. Reserved.

SECTION 2. In the event a court of competent jurisdiction should determine hereafter that any part of this Ordinance is invalid, for any reason, then, in such event, the invalid portion shall be severed, with the remainder of such Ordinance to be given full force and effect.

SECTION 3. All ordinances or parts of ordinances in conflict herewith shall and the same be repealed as of the effective date hereof and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-____ was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, _____; and was duly introduced, read by title only, and passed on second and final reading on Monday, _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

City Commission Regular Meeting - 5:05 pm **12. i.**

Meeting Date: 10/17/2022

Re: Impact Fee Moratorium

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

SUBJECT:

Legislative Hearing - Ordinance 22-035 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

SUMMARY:

Ordinance 22-035 will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of one (1) year. The City Commission initially adopted Ordinance 20-007 on March 16, 2020, which provided for a moratorium on the collection of City impact fees within the Fort Pierce Redevelopment Agency boundaries for a period of 12 months. Subsequent Ordinances 21-010 and 22-009 extended the moratorium which ultimately expired on September 6, 2022.

RECOMMENDATION:

Approve Ordinance 22-035.

ALTERNATIVES:

Amend or deny Ordinance 22-035.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

City Manager
City Attorney
City Clerk

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

9/12/22 Conference Agenda Presentation

Ordinance 22-035

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	10/11/2022 01:29 PM
City Manager	Nick Mimms	10/11/2022 01:29 PM

Form Started By: Shyanne Harnage Started On: 10/03/2022 08:11 AM

Final Approval Date: 10/11/2022



Impact Fee Moratorium

Conference Agenda – September 12, 2022

Overview

Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure.

There has been limited new construction in the FPRA district over the past several years.

Assist businesses by reducing their startup costs and encourage new residents to build homes.

Timeline

March 16, 2020

Ordinance 20-007 Adopted –

Impact Fee Moratorium for 12 months.

March 16, 2021

Initial 12-month Impact Fee Moratorium expired.

April 5, 2021

Ordinance 21-010 Adopted –

Impact Fee Moratorium extended for 6 months.

October 5, 2021

Impact Fee Moratorium expired.

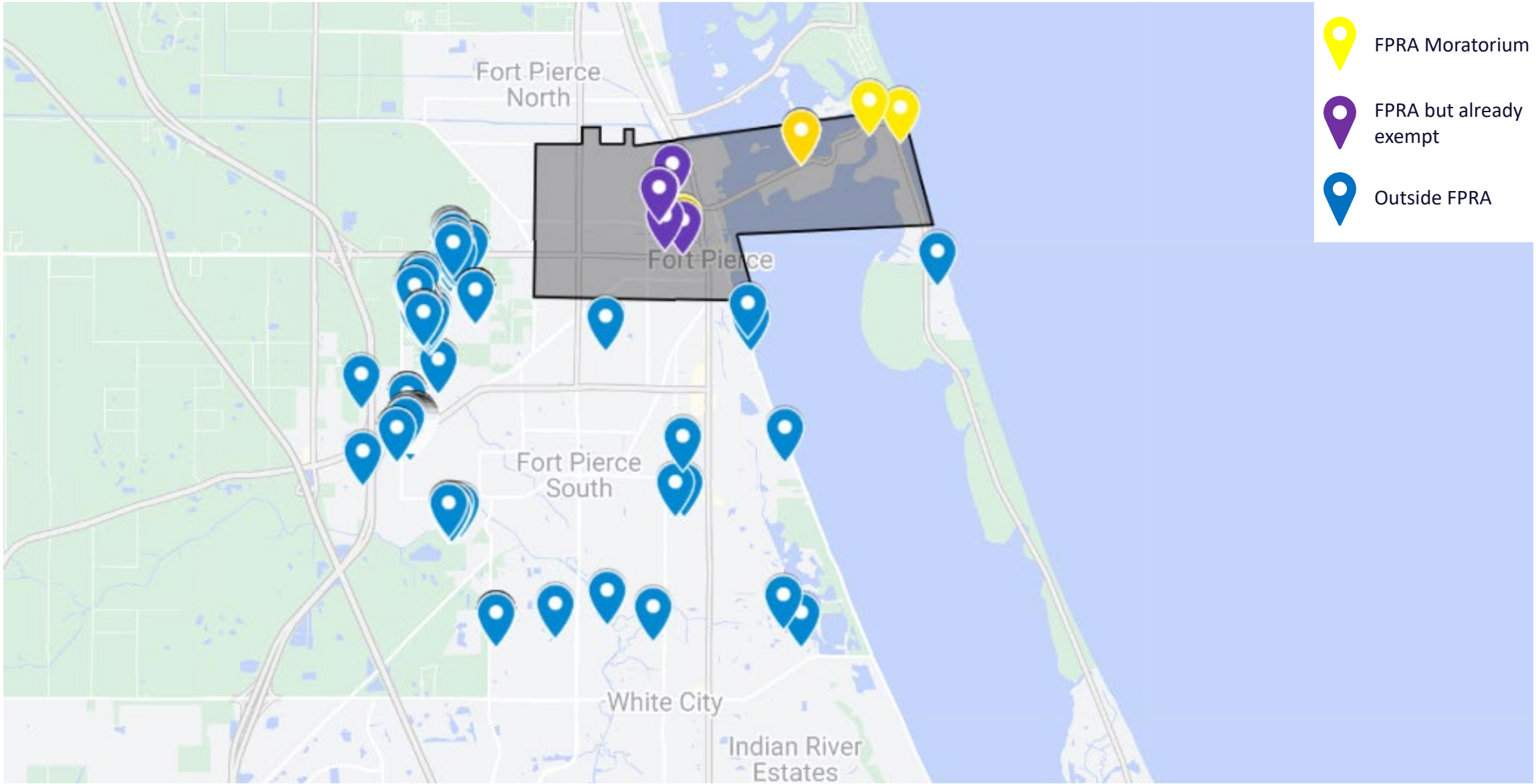
March 7, 2022

Ordinance 22-009 Adopted –

Impact Fee Moratorium Extended for 6 months

September 6, 2022

Impact Fee Moratorium expired.



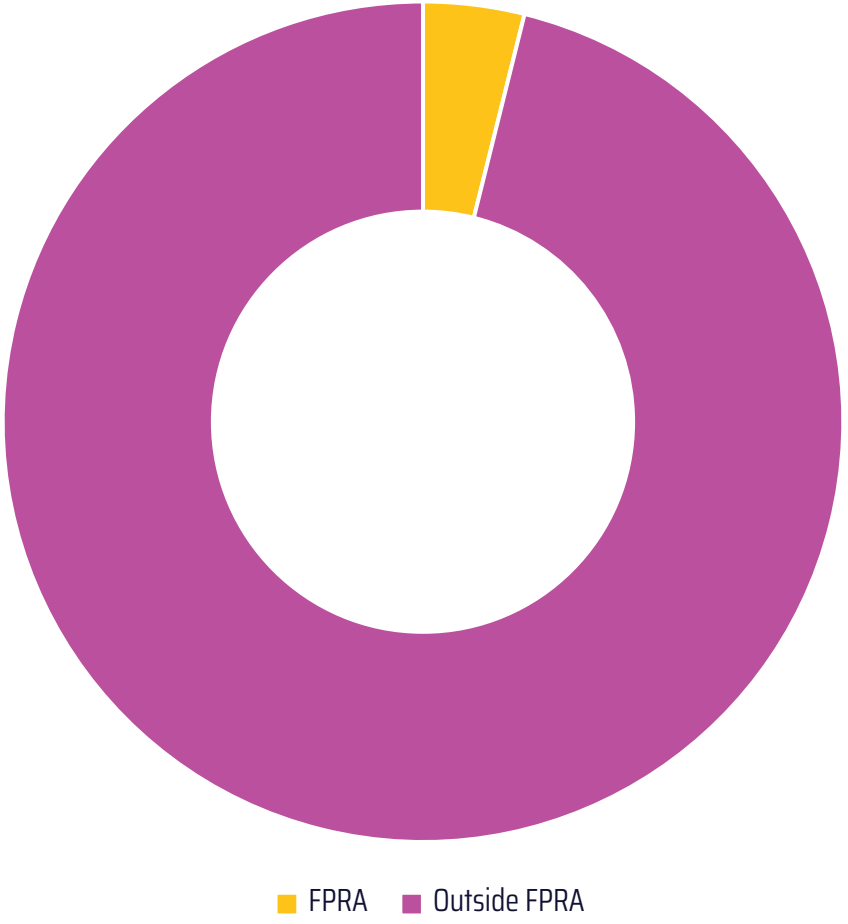
New Construction Building Permits March 2022 – September 2022

Building Permit Comparison

Outside the FPRA

272 new construction building permits.

96% of all new construction building permits were outside of the FPRA.



Within the FPRA

11 new construction building permits.

5 of the 11 permits were exempt from impact fees.

4% of all new construction building permits were within the FPRA.

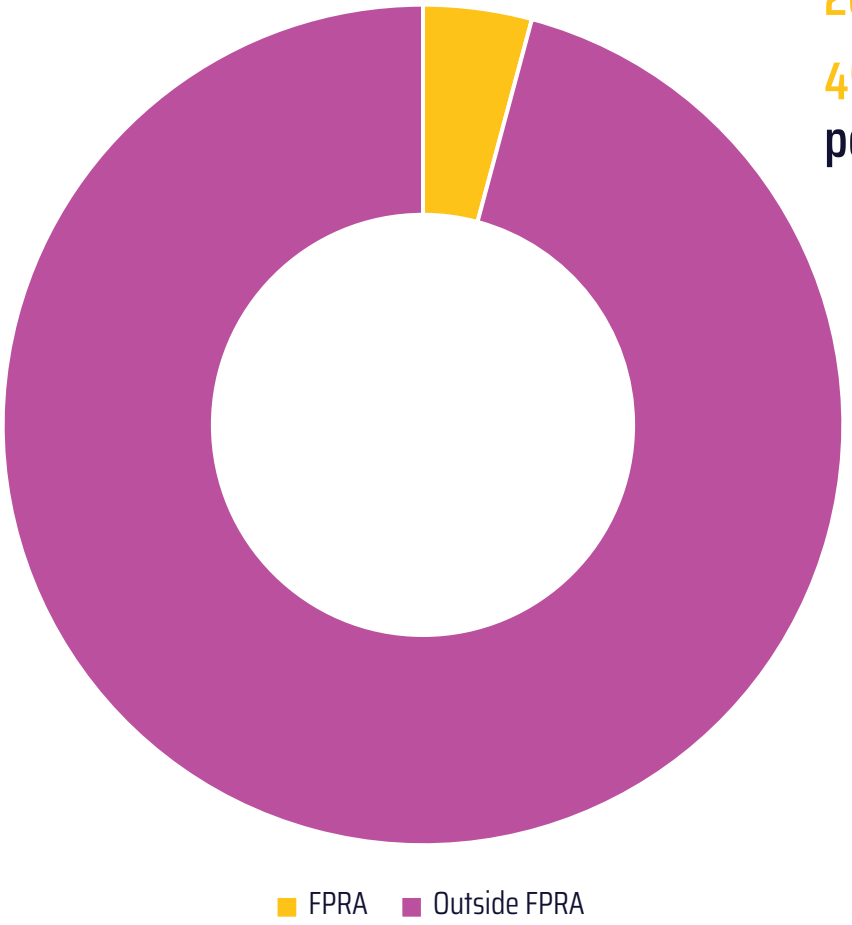
Based on building department data between March 7, 2022 and August 28, 2022

Previous Moratorium Period
Building Permit Comparison

Within the FPRA

20 new construction building permits.

4% of all new construction building permits were within the FPRA.



Outside the FPRA

459 new construction building permits.

96% of all new construction building permits were outside of the FPRA.

Based on building department data between March 16, 2020 and October 5, 2021

Recommendation

Staff will be recommending to extend the Impact Fee Moratorium for a period of twelve (12) months in an effort to reinforce our incentive toolkit and emphasize our strong desire for infill development through an Ordinance adopted by the City Commission.



ORDINANCE NO. 22-035

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF ONE (1) YEAR WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to promote Fort Pierce to encourage the investment of private resources in the urban core of our city by suspending the collection of City Impact Fees in an effort to stimulate and encourage new development within the boundaries of the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the moratorium of impact fees herein may place the City in a more competitive position, thus enhancing efforts by the City and the community to encourage economic development opportunities to create permanent employment expansion opportunities; and

WHEREAS, the City Commission finds the most effective economic stimulus that the City can provide is to offer incentives to new construction projects by removing the City-imposed development costs represented by city impact fees; and

WHEREAS, this is an integral part of the City's overall economic development strategy; and

WHEREAS, the City Commission will evaluate the impacts of suspending the City Impact Fee Program as herein provided for, and shall thereafter further consider changes in the Comprehensive Plan if and to the extent necessary so as to reflect the experience resulting from the temporary moratorium herein provided for; and

WHEREAS, such moratorium shall apply to all such new construction within the boundaries of the City's Designated Urban Infill and Redevelopment Area for which a building permit is issued subsequent to the adoption of this ordinance; and

WHEREAS, the moratorium will continue for one (1) year after its effective date, unless otherwise modified or repealed by the City Commission; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the power to enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals; and

WHEREAS, the City of Fort Pierce will continue to collect Impact Fees for St. Lucie County in accordance with established Interlocal Agreement(s).

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

SECTION 1. The imposition of Impact Fees, as provided by Code Sections 113-15 through and including Section 113-19, and the collection of said fees as provided by Code Section 113-8, are hereby suspended within the boundaries of the City's Designated Urban Infill and Redevelopment Area for a period not to exceed one (1) year from the date of final passage hereof and shall be reinstated thereafter to full force and effect unless or until they should be modified or amended.

SECTION 2. All ordinances of parts of ordinances in conflict herewith are and the

same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof and shall remain in effect for a period of one (1) year, or for such shorter period as may hereafter be determined by the City Commission by subsequent ordinance, following such final passage and shall then cease to become effective unless otherwise extended by further ordinance.

SECTION 4. If any provision of this ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct, and independent provisions to the fullest extent possible.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-0XX was duly advertised by title only in the St. Lucie News Tribune on _____, 2022; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2022; and was duly introduced, read by title only, and passed on second and final reading on _____, 2022, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of _____ 2022.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

City Commission Regular Meeting - 5:05 pm **13. a.**

Meeting Date: 10/17/2022

Re: YOCO

Submitted For: City Clerk, Deputy City Clerk, City Clerk

SUBJECT:

Resolution 22-R40 appointing members to the Fort Pierce Youth Advisory Council

SUMMARY:

The terms of the members of the Youth Council have expired and we have received several applications. The members are appointed by each commissioner.

The appointees of Commissioner Gaines and Commissioner Jeremiah Johnson are seeking reappointment.

The following individuals would like to be considered by the remaining Commissioners and Mayor:

- Amanda Adams (LPA- 9th)
- Tyanna Gore (Westwood-9th)
- Tyonee Allen(Central-11th)
- Deonna Davis (LPA-11th)
- Miliani Carpenter (LPA-11th)

Current appointees seeking to stay on:

- Mia Morrison (LPA-11th) - Gaines
- Lita Moore (John Carroll-10th) – J. Johnson

The two at large positions wish to remain and their terms do not expired until next June.

? Sara Cheney (at-large) – 9/20/2023 term ends
? Jennifer Barajas (at-large) – 9/20/2023 term ends

RECOMMENDATION:

Adopt Resolution 22-R40

ALTERNATIVES:

Adopt resolution and consider adding alternate members or additional seats to the Committee.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Audria Moore-Wells, Special Projects Coordinator

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

22-R40
Adams, Amanda
Allen, Tyonee
Carpenter, Miliani
Davis, Deonna
Gore, Tyanna

Form Review

Form Started By: Linda Cox Started On: 10/06/2022 01:55 PM
Final Approval Date: 10/06/2022

RESOLUTION NO. 22-R40

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE YOUTH ADVISORY COUNCIL;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Youth Advisory Council which was established via Resolution No. 19-R43 and amended via Resolution No. 20-R10; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Appointed by:	Term Expires
_____	Curtis Johnson, Jr.	August 31, 2023
Lita Moore	Jeremiah Johnson	August 31, 2023
_____	Tom Perona	August 31, 2023
_____	Linda Hudson	August 31, 2023
Mia Morrison	Arnold Gaines	August 31, 2023

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 17th day of October, 2022.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA EARLEY
CITY ATTORNEY

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL

***Please print neatly in blue or black ink.**

Name Reese Adams **Date** 09/18/2022

Parent's Name(s) Amanda Adams Ronald Adams

Home Phone # n/a **Other Phone Line** 772-528-1493 (Amanda)/772-595-2754 (Reese)

Address 5382 NW Commodore Terr **City** Port St. Lucie **State** FL **Zip** 34983

E-mail Address Reesema2007@gmail.com

School Name: Lincoln Park Academy **Grade:** 9 **Age:** 14

Grade Point Average: _____

List the extra-curricular activities that you currently take part in:

I play cello in the LPA Orchestra, and I practice Martial Arts with Scorpion Martial Arts.

List any other organizations or clubs you are currently a member of:

Lincoln Park Academy Orchestra, Scorpion Martial Arts, and National Junior Honor Society.

Why do you want to be involved in the City of Fort Pierce Youth Council?

I would like to help make my community a better place.

Describe your ideas and goals for this Council and how they can benefit the Community.

I would like to bring ideas about how the Council can work to try to help the community through supporting the public schools.

If you could change one thing about this City, what would that be and why?

I would like to see the community support our schools and help them to received much needed funding. When I am at school I see teachers struggle to get items they need to support their students in the classroom, and often have to use their own money.

What are you passionate about?

I am passionate about improving the world which starts in the community and even more through quality education. I am also passionate to learn about history, science, and literature.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
***Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.**

Reese Adams _____ **Student Signature** 9/18/22 _____ **Date**

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

_____ **Parent Signature** 9/18/22 _____ **Date**

***Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com**

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Iyonce Allen Date Sep, 15, 2022
Parent's Name(s) Tanesha Jones
Home Phone # 772-882-2351 Other Phone Line 754-308-9328
Address 2513 S 17th st Apt 2 City fort pierce State FL Zip 34982
E-mail Address Iyonce Allen223456@icloud.com
School Name: Fort pierce Central High Grade: 12 Age: 16
Grade Point Average: 3.0

List the extra-curricular activities that you currently take part in:
Boys & Girls Clubs of St. Lucie County: Keystone + Cheerleading
fort pierce pierce Central Chorus

List any other organizations or clubs you are currently a member of:
Boys & Girls of St. Lucie County at Perry Peck:
Im Keystone President (similar to student Government)

Why do you want to be involved in the City of Fort Pierce Youth Council?
I want to be involved because I want to better my community. I want to better my community because this is my home and I want to see my community do good.

Describe your ideas and goals for this Council and how they can benefit the Community.
I would love to bring more events to fort pierce so teens would feel safe. Teens would be willing to attend events because They want to interact + socialize also it would bring good attention to fort pierce.

If you could change one thing about this City, what would that be and why?
One thing I'd change would be how people View fort pierce because we are more gang & gun Violence

What are you passionate about?
Im passionate about helping kids in my Community because they need to see positivity

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

[signature] Student Signature SEP.15,2022 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

[signature] Parent Signature [signature] Date 8/15/22

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Milani Carpenter Date 9/23/22
Parent's Name(s) Alicia Hawkins Scott Carpenter
Home Phone # 772-201-6319 Other Phone Line 772-812-0362
Address 9420 Scarborough Court City Port St. Lucie State FL Zip 34986
E-mail Address mimiska1@gmail.com
School Name: Lincoln Park Academy Grade: 11th Age: 16
Grade Point Average: 4.0 (unweighted)

List the extra-curricular activities that you currently take part in:
I currently take place in clubs such as the environmental protection club, students 4 H20, and more recently the Youth League. I have also been playing classical piano for 11 years.

List any other organizations or clubs you are currently a member of:
As mentioned above, I am involved with those clubs, as well as speech and debate, science bowl club, and jazz band. In the future, I hope to get involved with boys & girls club.

Why do you want to be involved in the City of Fort Pierce Youth Council?
Social issues and government have always been interests of mine. I was sophomore class president, and strongly believe in advocating for the issues and situations I believe in.

Describe your ideas and goals for this Council and how they can benefit the Community.
I aspire to work with my fellow council members to organize food drives and stations in the community to dispense hygeine products. I would also like to advocate for those who are unable to.

If you could change one thing about this City, what would that be and why?
I would increase the amount of involvement within the community. Nowadays, everybody has their own issues to deal with. However, coming together to solve community issues can unite us all.

What are you passionate about?
I am passionate about advocating for what I believe in, helping others, and fields of medicine and law. In college I even plan to pursue a major in prelaw, and a minor in premed.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Mikari Carpenter _____ Student Signature September 23, 2022 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

_____ Parent Signature 9.23.2022 Date

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Deanna Davis Date 8/26/22
Parent's Name(s) Dana Hamm
Home Phone # _____ Other Phone Line 772-828-6894
Address 3302 metzger rd City Fort Pierce State FL Zip 34947
E-mail Address deannadavis05@gmail.com
School Name: Lincoln Park Academy Grade: 11th Age: 16
Grade Point Average: 2.75

List the extra-curricular activities that you currently take part in:
LPA: Chorus (3 years)
BCC: singing national anthem, Healthy life styles, smart girls, career launch, money matters (over 10 years).

List any other organizations or clubs you are currently a member of:
LPA: chorus, Belle Voix
BCC: Keystone, Podcast
End It (everybody not doing it).

Why do you want to be involved in the City of Fort Pierce Youth Council?
I enjoy doing things throughout the community. I love working with others and I feel compassionate about what I do.

Describe your ideas and goals for this Council and how they can benefit the Community.
I feel as though we dont have enough teen related events and activities. This community has alot of troubled kids and I feel like if we put activities together they would have something to do rather than doing things to get in trouble.

If you could change one thing about this City, what would that be and why?
I would change the type of environment we're in because of the gang activity. We need to plan different events on the regular to keep them active and off the streets.

What are you passionate about?
I am very passionate about getting things done in what I believe in. I believe we can change this city but it all starts with commitment, which I have. This city has alot of change that can take place just by giving the kids things to do. The little things matter.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Keonna Davis Student Signature 8/26/22 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Dena Hann Parent Signature 8/26/22 Date

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Tyanna Gore Date Sep 16th 2022
Parent's Name(s) Percal Joseph Gore
Home Phone # 772-708-5219 Other Phone Line 772-475-9171
Address 914 n 13th Street City Fort Pierce State FL Zip 34950
E-mail Address goretyanna09@gmail.com
School Name: Fort Pierce Westwood Grade: 9th Age: 15
Grade Point Average: 3.0

List the extra-curricular activities that you currently take part in:
Keystone Participant (Similar to student government) Work-force readiness, Cheer, dance, Boys + girls club of St. Lucie County

List any other organizations or clubs you are currently a member of:
Boys + girls club of St. Lucie County (Percy Peek)

Why do you want to be involved in the City of Fort Pierce Youth Council?
I want to be a part of Fort Pierce Youth City Council because I want Fort Pierce to have a new name and improve the city.

Describe your ideas and goals for this Council and how they can benefit the Community.
One of My ideas that can benefit the community is to have More youth gatherings to keep children active.

If you could change one thing about this City, what would that be and why?
I would change the way Fort Pierce is viewed because it's not all bad. There are beautiful parts too that can engage + attract our citizens.

What are you passionate about?
I am passionate about having programs that are fun so teens and kids can get involved in their community.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Hanna Flores Student Signature 09-16-22 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Joseph Perez Flores Parent Signature Sept 16, 2022 Date

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

City Commission Regular Meeting - 5:05 pm **13. b.**

Meeting Date: 10/17/2022

Re: 22-R41 KFPB

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution No. 22-R41 appointing David BuShea as Commissioner Curtis Johnson's representative to the Keep Fort Pierce Beautiful Board.

Attachments

22-R41

BuShea

Form Review

Form Started By: Linda Cox Started On: 10/11/2022 12:48 PM

Final Approval Date: 10/11/2022

RESOLUTION NO. 22-R41

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by Resolution 21-R30, the City Commission restructured the membership of the Keep Fort Pierce Beautiful Advisory Board thus necessitating new appointments to the Board.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following members are hereby appointed by the City Commission; said terms to commence upon adoption of this resolution and to run concurrently with the appointing Commissioner's term of office; or as indicated below; or until removed; or when a successor has been duly appointed.

Name	Appointed by:
David BuShea	Commissioner C. Johnson

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 17th day of October, 2022.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
TANYA EARLEY
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful Advisory Committee and the Planning Board

Name: David BuShea	Phone: 5613734093
Home Address: 715 georgia ave, fort pierce, fl 34950 City/Zip Code:	How long at this address? 1 year

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Business Owner

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No

If yes, list the address and nature of said business:

Sailfish Brewing Company
130 N 2nd Street
Fort Pierce, FL 34950
Restuarant and Brewery

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No

If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No

If yes, state the business and location:

Sailfish Brewing Company
130 N 2nd Street
Fort Pierce, FL 34950

Do you have special training or knowledge in the area of:

Architecture: ■ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:

Describe your education, background, training and knowledge – (feel free to attach a resume):

BS in Construction Engineering and Finance
16 years in Commercial Construction and Development prior to starting the Brewery

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No

If yes, please specify:

Parking Committee

Have you ever been convicted of a felony? ☐ Yes ■ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: na	Applicant Email Address: dave@sailfishbrewingco.com
Date: 06/10/2022	Applicant's Signature David BuShea jr

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

City Commission Regular Meeting - 5:05 pm **15. a.**

Meeting Date: 10/17/2022

Re:

SUBJECT:

Reports

Attachments

City Manager's Report

Form Review

Form Started By: Jennifer Robinson Started On: 10/10/2022 08:48 AM

Final Approval Date: 10/10/2022

OCTOBER 2022

CITY MANAGER'S REPORT





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19 FORT PIERCE CITY MARINA
20 NEW BUSINESSES



HURRICANE IAN

A big **THANK YOU** to the City of Fort Pierce Public Works Department for all they do for our community! The City of Fort Pierce Public Works Department is always hard at work, especially when there is a natural disaster in our area. These dedicated men and women understand the ecosystem that we live in and are prepared to respond when nature takes its course. They respond rapidly to mitigate flooded roadways, protect public infrastructure, keep residents safe, and potentially save lives.









Public Works is always ready to deploy and tackle any emergency interruptions the city may face. They gear up and bring their know-how, proficiency, and preparedness to quickly resolve dangerous situations whenever and wherever they occur.

During and after weather events, most recently Hurricane Ian, the Public Works Department are the unsung heroes of our community as they continuously work hard to restore our beautiful City. These recovery efforts may take days or weeks to complete but you can rest assured, the Public Works Department will go above and beyond to serve the City of Fort Pierce community with unwavering dedication and commitment to making a difference.

Thank you, Public Works, for all that you do!
For more information on the Public Works Department and the city's recovery efforts please visit ***www.cityoffortpierce.com***



ALERT: BRIGHTLINE TO START TESTING AT 110 MPH



GoBrightline will begin testing trains at maximum speeds of 110 miles-per-hour in Martin and St. Lucie Counties the week of October 17, 2022. Residents should be alert and follow the law around active railroad tracks and railroad crossings. This first phase of testing is expected to take place over a six-week period and along an 11-mile section of track, spanning nine railroad crossings in Martin and St. Lucie Counties.

During the testing period, flaggers will be present at all crossings. Drivers, pedestrians and cyclists should be aware that rail traffic will run on BOTH tracks in BOTH directions. Failure to follow the law could result in fines, points on your license or loss of life. Testing is expected to bring additional wait times at railroad crossings.



WAYPOINT RESIDENTIAL

A Site Plan and Design Review were presented and approved by City Commission for the construction of a 324-unit multi-family development. The project will consist of eight multi-family residential buildings, and a clubhouse with a pool. The project is proposed on 32.85 acres of land, near the southeast corner of S Jenkins Road and Graham Road.





OTHER CITY DEVELOPMENTS

HILLPOINTE RESIDENTIAL

City Commission approved a Future Land Use change for 17.5 acres of land off South Jenkins Road and adjacent to 'Camping World' to accommodate a proposed multi-family development. The site plans for the proposed development have yet to be submitted and will be reviewed in future by the Planning Board and City Commission as part of the approval process.

TELECOMMUNICATIONS TOWER N 25TH STREET

A proposal for a 160-foot-high monopole telecommunications tower was continued for further discussion to the November 7th, 2022 City Commission meeting. The tower is intended to provide better 5G coverage for users within the city. At the City Commission meeting the Commission requested additional information from the applicant and that the applicant also hold a community outreach meeting regarding the installation to better inform and get feedback from neighbors of the proposed structure.

CITY PROJECT UPDATES

NORTH 8TH STREET ROADWAY IMPROVEMENTS (AVENUE D TO AVENUE E)



The roadway improvements for this project will include drainage, new curb and gutter, sidewalks, and roadway reconstruction. All drainage installation and undergrounding of electric and cable utilities have been completed. The roadway re-build has commenced.

BEACH COURT (FLORIDA AVE. TO DELAWARE AVE.)

This roadway project will include a complete reconstruction of the roadway with curb and gutters, sidewalks on both sides of the road, installation of a new storm drainage system, street lighting, ADA upgrades, new potable water system, and sanitary sewer service upgrades. PRP Construction Group was awarded the construction contract and a pre-construction meeting was held on August 10, 2022. Construction commencement has been delayed. FPUA has requested the city's contractor to include utility work within their contract. A change order was approved by the City Commission at the September 19, 2022 meeting. Material orders have been placed by the contractor.

OHIO AVENUE (U.S. HIGHWAY 1 TO 11TH STREET)

Full roadway reconstruction of Ohio Avenue between U.S. Highway 1 and 11th Street will provide a curb and gutter roadway section complete with sidewalks, streetlights, underground utilities, introduction of a stormwater collection system, limited landscaping, and ADA upgrades. Latest set of design plans, 100%, have been submitted and are being reviewed.

GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS



Improvements to the 235-acre Georgia Avenue Drainage Basin will include the construction of numerous Best Management Practices (BMPs) to aid in the removal of phosphorus, nitrogen, and other harmful nutrients from stormwater discharging into the Indian River Lagoon. Improvements include:

1. The introduction of a Generation II Baffle Box to eliminate the discharge of oils and nutrients into the stormwater treatment system.

2. Installation of a control structure to control the volume of discharge from the existing treatment system thus providing additional retention time to aid in the removal of phosphorus, nitrogen, and suspended solids.

3. Construction of a bioswale which slows the conveyance of the stormwater run-off, providing more treatment time. A bioswale is a shallow swale with a wide bottom and gently sloped banks. The banks are planted with native vegetation and large boulders. The swale's bottom is lined with limestone riprap atop a 6" base of drainfield aggregate. These vegetated swales are very important systems for improving water quality and can also reduce the volume of storm flows currently entering into the Indian River Lagoon by detaining stormwater allowing percolation into the ground and giving the bioswale plants time to absorb nutrients and chemicals from run-off.

4. The installation of an aeration fountain into the existing lake which will increase the oxygen levels in the lake which aids in the removal of organics and nitrogen.

The construction contract was awarded to Boromei Construction at the August 1, 2022 commission meeting. Awaiting final execution of the contract. October 2022 construction commencement is anticipated.

SUNRISE THEATRE

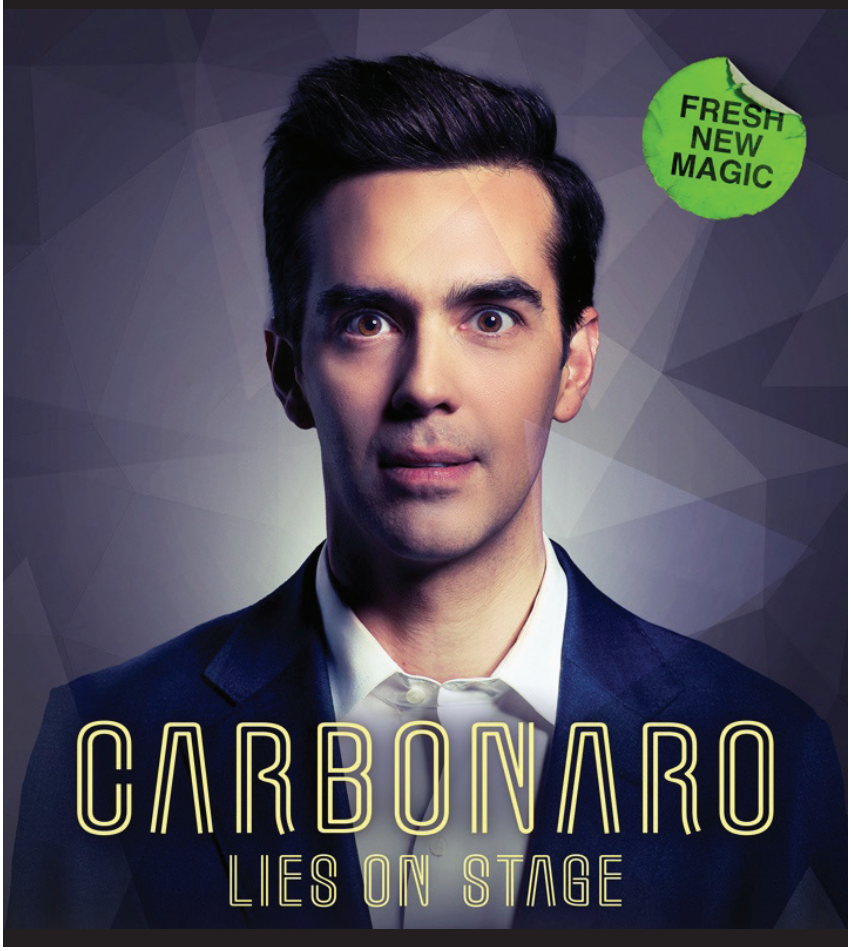
OCTOBER
AT THE SUNRISE

The Sunrise Theatre 2022/23 is off to a great start! Since announcing our 17th season shows, more have just been added to the line-up… Electric Light Orchestra Experience, Saturday, March 4; Gordon Lightfoot, Tuesday, March 14 and The Martin & Lewis Tribute Show, Wednesday, April 19.

October features C.S. Lewis Onstage Further Up & Further In on Saturday, October 8 at 4pm. From the producers of The Screwtape Letters comes a dazzling, new theatrical experience that takes you further up and further into the spiritual journey of C.S. Lewis.

The Gubernatorial Debate between will be held live from the Sunrise Theatre on Monday, October 24th at 7pm. Incumbent Republican Governor Ron DeSantis, who is running for a second term, and Democratic nominee Charlie Crist will participate in the first televised debate between the two candidates.

Michael Carbonaro-Lies On Stage is on Friday, October 14 at 8pm. After hundreds of sold out performances and critical acclaim from his inaugural theatrical tour, Michael Carbonaro takes the stage with a brand new show! From his hit television series “The Carbonaro Effect” on truTV, America’s favorite Trickster makes a triumphant return to live performances in CARBONARO: LIES ON STAGE, conjuring up a concoction of unbelievable magic, hysterical offbeat shenanigans, and wonder for audiences of all ages.

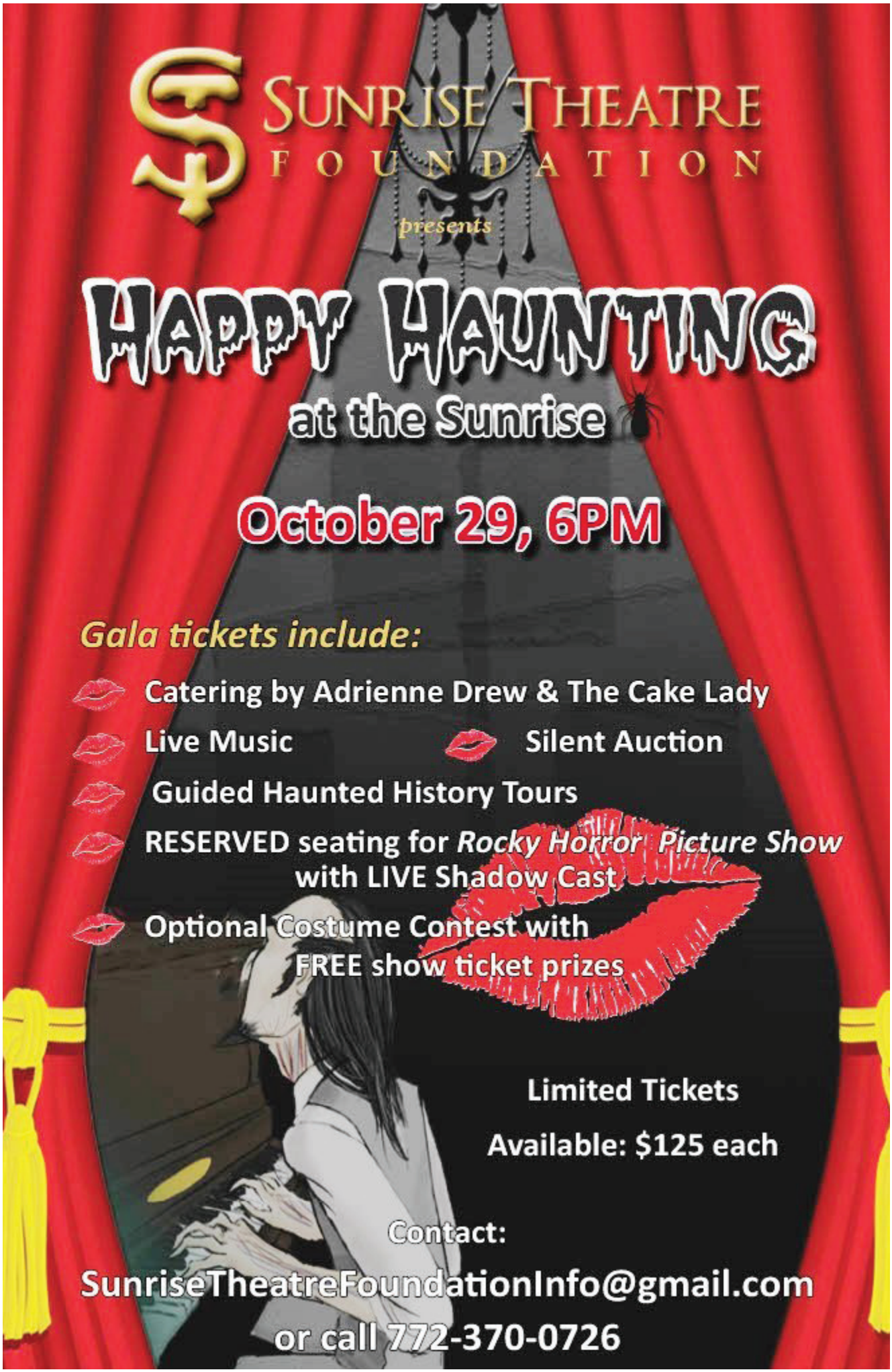


Bluebird Educational Foundation Presents Oriente Thursday, October 20 07:30 PM. Based in Miami but launched in New Orleans, Eddy Balzola and his band Oriente stand out with an exciting original sound featuring a powerful fusion of Cuban roots and rhythms influenced by blues, jazz, Brazil and Caribbean flavors.

On Saturday, October 22 at 8pm The Southern Soul Music Festival comes to the Sunrise Theatre. Experience all your favorite soulful hits and top songs at the Southern Soul Music Festival!

On Saturday, October 29 the Sunrise Theatre Foundation presents their Annual Gala “Happy Haunting which includes a ticket to the Rocky Horror Picture Show with Shadow Cast at 9pm.

Go to www.sunrisetheatre.com for an up to date listing of all events or call the box office 772.461.4775 Monday – Thursday 10am – 2pm and 2 hours prior to performances


SUNRISE THEATRE
FOUNDATION
presents
HAPPY HAUNTING
at the Sunrise
October 29, 6PM
Gala tickets include:
Catering by Adrienne Drew & The Cake Lady
Live Music
Silent Auction
Guided Haunted History Tours
RESERVED seating for Rocky Horror Picture Show
with LIVE Shadow Cast
Optional Costume Contest with
FREE show ticket prizes
Limited Tickets
Available: $125 each
Contact:
SunriseTheatreFoundationInfo@gmail.com
or call 772-370-0726

PROJECTS UNDER PERMITS



100 BLUE SKY CIRCLE

The third and fourth buildings of the Blue Sky Apartments have begun vertical construction. Work at this site is being phased with the first two buildings well underway as shown in the photos. Once completed, the affordable housing complex will offer a clubhouse, pool, and all 164 units will have a lake view.



HOME2 SUITES BY HILTON

Construction is ongoing at Home2 Suites by Hilton. Interior work is now taking place as the photo shows drywall being brought into the 4th floor of the 4 floor, 95 room extended stay hotel.

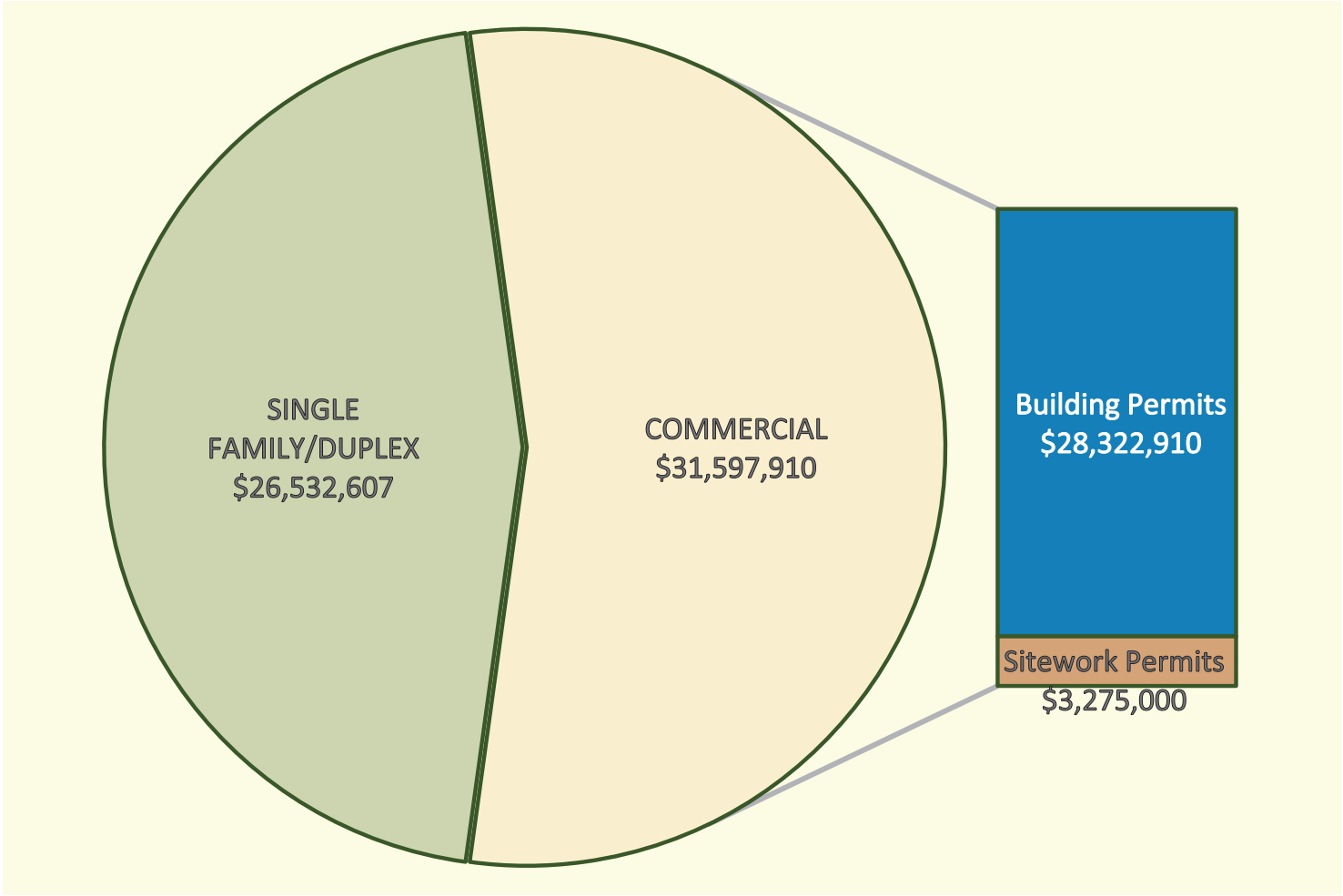




LAZYDAYS RV

Land is being cleared to make way for Lazydays RV located at 2398 Peters Rd. This site has prime I-95 frontage just north of Okeechobee Rd. The building permit for vertical construction has already been issued too, which will allow them to immediately begin vertical construction once the site is ready.

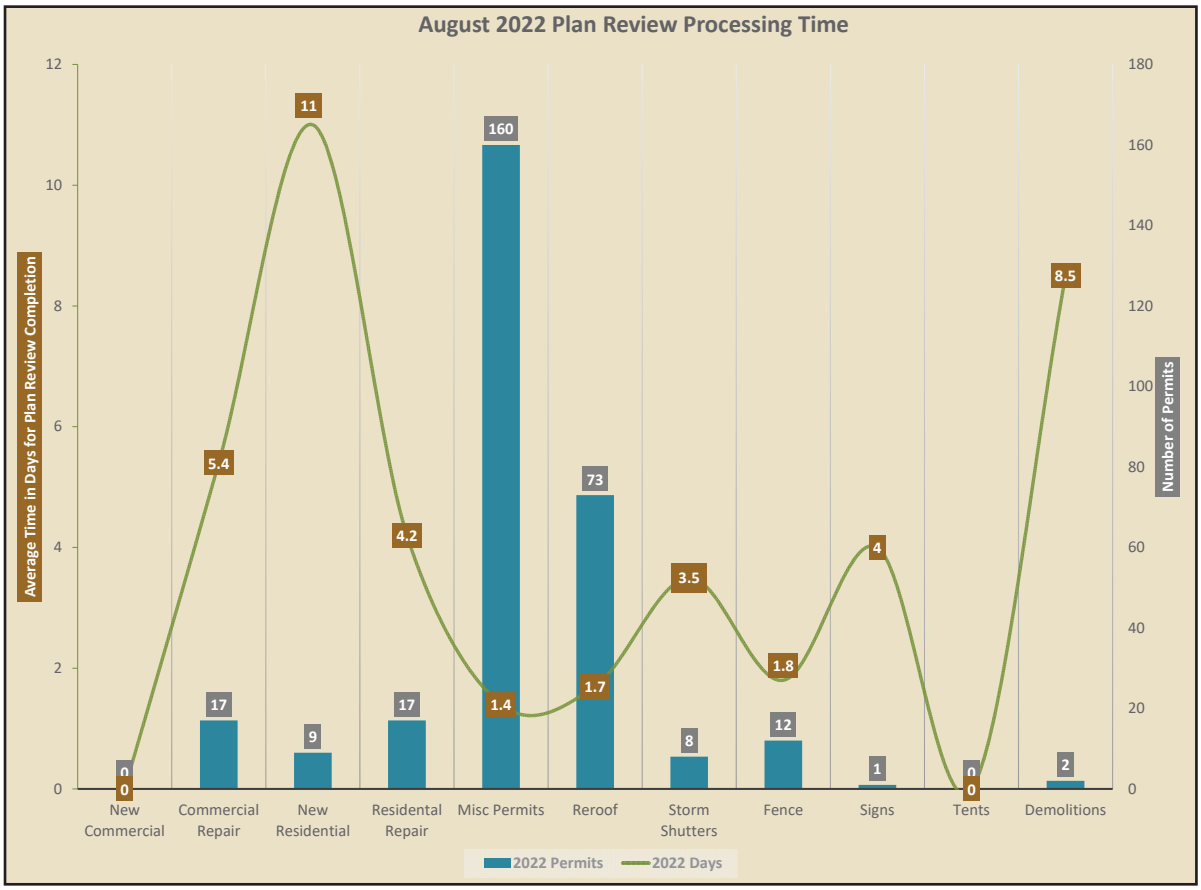
New Construction Values (based upon permits issued August 2022)		
Permit Type	**Number of Permits**	**Construction Value**
New Commercial Building	2	$28,322,910
New Commercial Sitework	2	$3,275,000
New Single Family/Duplex	85	$26,532,607



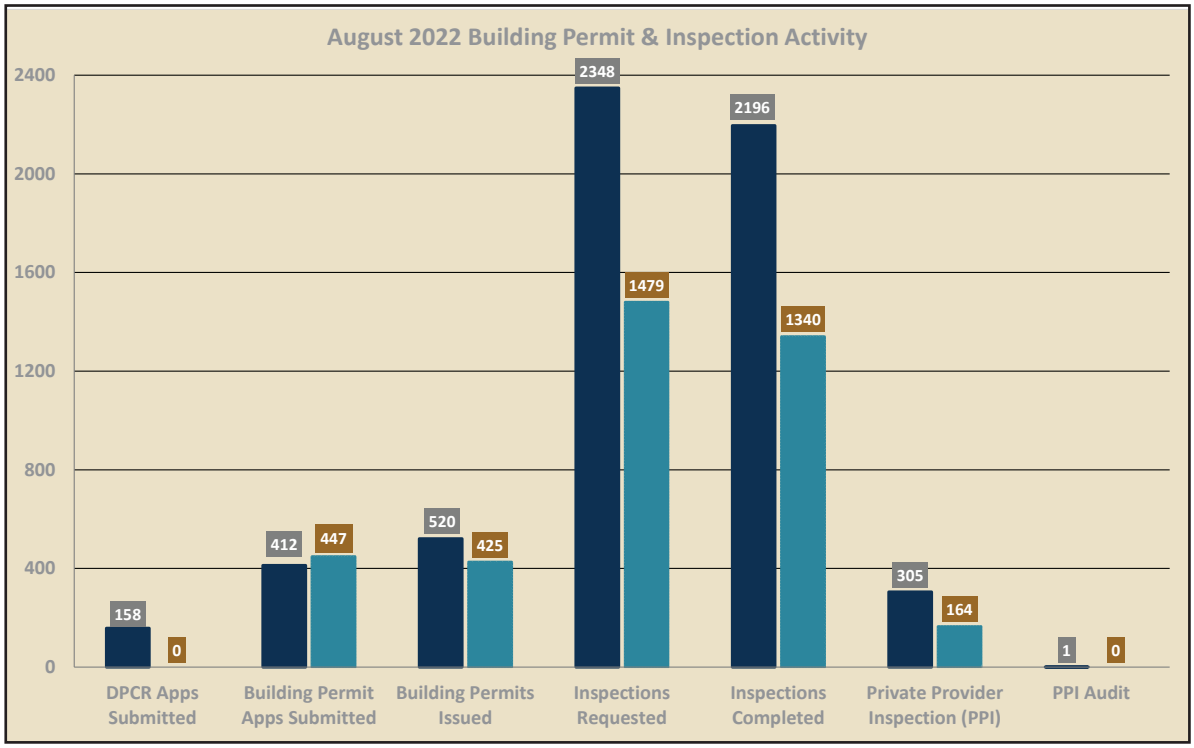
BUILDING CHART FOR AUGUST 2022

AUGUST 2022 PLAN REVIEW PROCESSING TIME & ACTIVITY REPORT COMBINED

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



ACTIVITY REPORT



PUBLIC WORKS DEPARTMENT

Residents throughout the City of Fort Pierce will begin to see new Solid Waste trucks on the road as a new generation of vehicles has been brought into service within the city's Solid Waste Division. Four of nine, highly anticipated, Solid Waste trucks arrived at the Public Works Department last week. The arrival of these new trucks is extremely exciting and is just the beginning of the city's plan to update its aging Solid Waste fleet of recycling and refuse vehicles.

Last year, the City of Fort Pierce designated money from the Federal COVID Relief Fund to purchase these new trucks as part of infrastructure improvements throughout the City of Fort Pierce. With supply/demand issues affecting their delivery, the Solid Waste Division was thrilled to finally receive these new trucks and cannot wait to put them on the road next week! These new, efficient, state-of-the-art vehicles will positively impact the collection services residents and businesses receive throughout the City of Fort Pierce.

The additional five trucks on order, are expected to arrive at the Public Works Department soon. Once these trucks arrive and hit the road, half of the city's aging fleet of Solid Waste vehicles will have been replaced and upgraded to continue to provide the best service possible for our residents and business owners. Another exciting aspect of these new Solid Waste vehicles is not only will these trucks improve collection services, but they are beautiful as well. Each new refuse truck will display a giant photograph relating to the beautiful City of Fort Pierce. These photos will include the City of Fort Pierce Marina, the City of Fort Pierce Solid Waste Fleet in the 1940s, and much more.

The City of Fort Pierce Public Works Department and Solid Waste Division is excited to announce the addition of these new trucks to the fleet and to continue to provide the best collection services possible, throughout the City of Fort Pierce. Be on the lookout for the new trucks in your area! For more information on the Public Works Department or Solid Waste Division please visit the city's website at ***www.cityofoffortpierce.com***








HEIL
KEEP FORT PIERCE BEAUTIFUL
WASTE
SOLID WASTE
PUBLIC WORKS
24024
HEIL



WEEKLY:

EVERY WEDNESDAY - GREEN MARKET - MARINA SQUARE 12:00 PM - 6:30 PM

EVERY SATURDAY - JAZZ MARKET – MARINA SQUARE 8:00 AM – 1:00 PM

EVERY SATURDAY - DOWNTOWN FARMERS MARKET - MARINA SQUARE 8:00 AM – 12:00 PM

RIVER WALK CENTER SALES REPORT **AUGUST 2022**

CLASSES	$836.28
PARK PERMITS	$ 1,637.50
SPECIAL EVENTS	$4,164.72
FACILITY	$13,367.12
TOTAL	$20,005.62



The City of Fort Pierce is pleased to announce the launch of the Fort Pierce Redevelopment Agency (FPRA) Targeted Corridor Paint Program for Orange Avenue. The Targeted Corridor Paint Program offers financial assistance in the form of a reimbursable grant up to $1,000 toward the cost of exterior paint and paint supplies. The funds will be disbursed on a first come, first served basis. Limit one (1) grant award per property. The program is open now until November 3, 2022.

The intent of the Targeted Corridor Paint Program is to support the revitalization of the commercial corridors in the FPRA district by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight.

To be eligible for this program the property must be located on the Orange Avenue corridor within the FPRA District (between 33rd Street and Melody Lane). To apply and for a complete list of eligibility requirements, please visit: *https://choosefortpierce.com/969/FPRA-Incentive-Program*

To request a paper application in person or in the mail, or for more information about the Targeted Corridor Paint Program, please contact Miriam Garcia at 772-467-3786 or email fpra@cityoffortpierce.com

Photo credit by Bob Bernier

Fall for us...

With Summer winding down and Fall kicking into gear, we have completed our last greens aeration procedure. The greens have recovered very quickly and after only two weeks are almost back to 100%. Thank you to our maintenance staff and our turf doctor who have been an unbelievable help in getting us back on track!

We will continue to work hard on the fairways which have been the weakest point of the course for several years. Historically, many of the issues have been insect related and now with those being treated regularly we have finally started to turn the corner and those are improving steadily. The fairways will continue to see spot treatments of aeration and roping of thin areas to eliminate cart traffic. These areas can be played from but not driven into.

With the continued afternoon showers and hopefully mild temperatures through the remainder of October, we will be in our strongest position yet heading into the cooler winter months. We look forward to the 2022-2023 fiscal year where we will be as close to bridging the gap between our revenue and expenses that we have been in several years.

We look forward to receiving our new fleet of Yamaha carts this Fall! After 4 years of keeping our current fleet in good running condition we were in a stronger position when it came to negotiating the pricing for the new fleet.



Word of mouth is our greatest form of advertising, so we ask if you've played here and enjoyed the changes we're making, please tell a friend….or two! If there's something we can improve upon…tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

INDIAN HILLS SALES REPORT

	7/2022	8/2022
GOLF ROUNDS	2053	1561
GOLF FEES	$41,759.18	$24,092.61
RANGE TOKENS	$1,724.94	$862.57
MEMBERSHIP PASS	$725.00	$310.00
FOOD & BEVERAGES	$6,220.20	$4,533.32
MERCHANDISE	$2,592.57	$1,613.93
TOTAL	**$53,021.89**	**$31,412.43**



CITY MARINA FINANCIAL REPORT

	JUNE	JULY	AUGUST
Dockage Reservations	133	62	53
Monthly Dockage	$169,763.24	$135,196.80	$173,298.04
Transient Dockage	$62,236.00	$36,142.75	$28,694.80
Electricity	$5,287.40	$3,392.00	$2,739.00
Retail	$17,401.45	$20,724.30	$14,084.48
Gas Sales	$90,752.90	$114,457.01	$74,306.67
Diesel Sales	$165,788.27	$81,893.14	$31,289.91
TOTALS	**$511,229.26**	**$391,806.00**	**$324,412.90**



WELCOME NEW BUSINESSES

A PERFECT PATIO SPRAY DECK
ADVANCED FABRICATION, LLC
ALICEA, BIMARIE DVM
APONTE, CASIANA PA.
BLUE SKY COUNSELING , LLC
BUDGET CARS 4 US, LLC
CARMELI, SUSAN
CASH CLOUD INC. DBA COIN CLOUD
CATHYS COMPLETE CLEANING, LLC
CENTER FOR ADVANCED EYE CARE
COLDWELL BANKER PARADISE
CREATIVE HEALTHCARE CENTER, LLC
CREATIVE LEARNING LAB ACADEMY
DON'S BLING BLING MOBILE DETAILING
FAMILY IN DISTRESS, INC
HAFNER, ALEXANDER
HARMONY MUSIC LOUNGE
HARNAGE, KATHRYN
JABERS MARKET, LLC
KIDZ WORLD, INC
L & M MARBLE & GRANITE, INC.
LARISA SERGEYEVA
LUCKY RB STORE, INC
M GALARZA REYES, INC
M.A.B.B CLEANING SERVICES, LLC
MARCTIRES AUTOCARE, INC
MARVEL'S FLOORING, LLC
MIDAS TOUCH AUTO SPA, LLC
MONTI, PHILIPS
MORAL PAINTING & HOME REPAIR
NDD, LLC
NELSON, KELLIE DVM
PORT BISTRO, INC - DBA
SWIFT GRILL
PURRFECT ANESTHESIA, INC
RAUCH, ELIZABETH APRN
SARA JANE & COMPANY, LLC
SHANLIS, INC
SILLAY, KARL A. MD
STELLA'S CARING HANDS
STURGESS BOAT RENTALS
TODAY RENT, LLC
TREASURE COAST BIN DEALS, LLC
TREASURE COAST DEVELOPERS, LLC
TRIKETRA COMPANY, LLC
TROPICAL SMOOTHIE CAFE, DBA SK
TROPICAL SMOOTHIE CAFE, DBA SKI
VERVE AND MORE, LLC
WILLIAM E WINN, JR. MD

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CITY OF FORT PIERCE MISSION STATEMENT:

"To provide community leadership, quality public service, and a safe environment for all citizens by an empowered team of employees motivated by pride in themselves and their work."