

December 22, 2022

Sent via e-mail: AlejandroToro@EDC-Inc.com

Alejandro Toro
Planner I Planning Division
Engineering Design & Construction, Inc.
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

**Re: Fisherman's Wharf Marina (Ft Pierce)
Traffic Impact Analysis
Parcel IDs: 2403-801-0026-000-0/-341-0009-010-7**

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the City of Fort Pierce *Traffic Performance Standards (TPS)* as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce Unified Land Development Code (ULDC)*. This traffic statement is associated with a site plan application for the *Fisherman's Wharf Marina* property in the City of Fort Pierce to redevelop the existing site to accommodate a private marina with a 49,750 SF building for storage of 300 boats along with a 4,000 SF accessory concierge use.

The site is located on the north side of Seaway Drive, about 0.15 miles east of US Hwy 1 in Fort Pierce, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel ID associated with this project are 2403-801-0026-000-0 and 2403-341-0009-010-7. Parcel information from the property appraiser's office associated with the proposed development is included as Exhibit 1. Exhibit 2 includes a conceptual site plan.

Project traffic potentially generated by the existing and proposed development was calculated using the *Trip Generation Manual, 11th Edition* from the Institute of Transportation Engineers (ITE) publication. Exhibit 3 includes a copy of the ITE trip generation and pass-by rates.

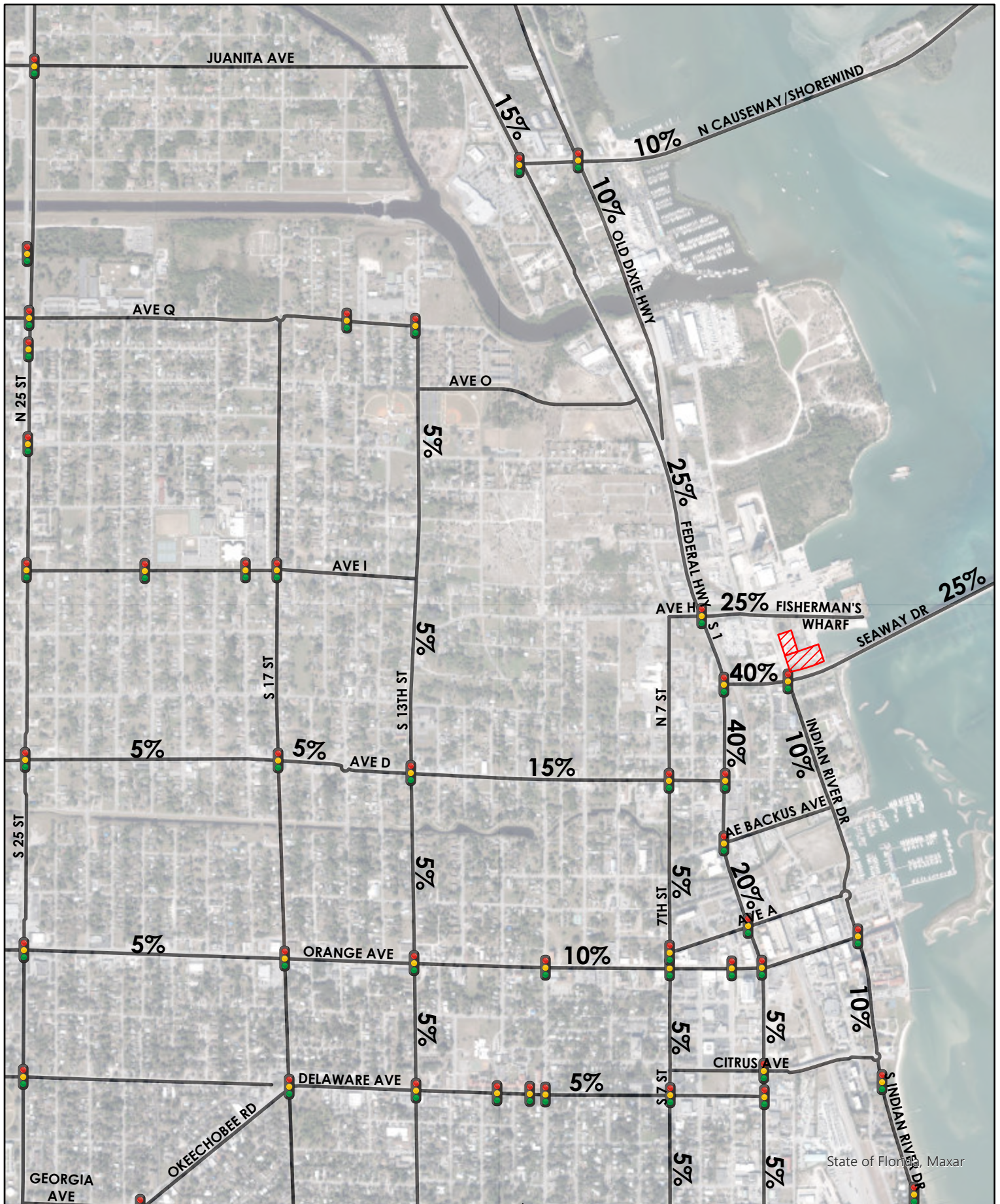


Figure 1 : Project Location

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 723, 21 (7 In/14 Out) and 63 (38 In/25 Out) trips respectively.

According to *Sec. 105-5.f.2.b* from the *City of Fort Pierce ULDC* and given the trip generation characteristics from Table 2, a 1.5-mile (Small Scale) Radius of Impact needs to be considered for traffic impact analysis. Figure 2 includes traffic assignment for the proposed project.

Table 3 presents a summary of the project impact on all roadway links included within the Radius of Impact during the peak-hour peak-direction conditions. As shown in Table 3, the proposed project will generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links.



State of Florida, Maxar



Project Site

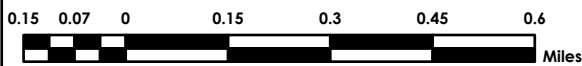


Figure 2:
Fisherman's Wharf
Marina
Traffic Assignment



Table 1: Trip Generation Rates (ITE Trip Generation, 11th Edition)

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Marina	420	2.41	33%	67%	0.07	60%	40%	0.21

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Marina	300 Berths	723	7	14	21	38	25	63

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the Fisherman's Wharf Marina property.

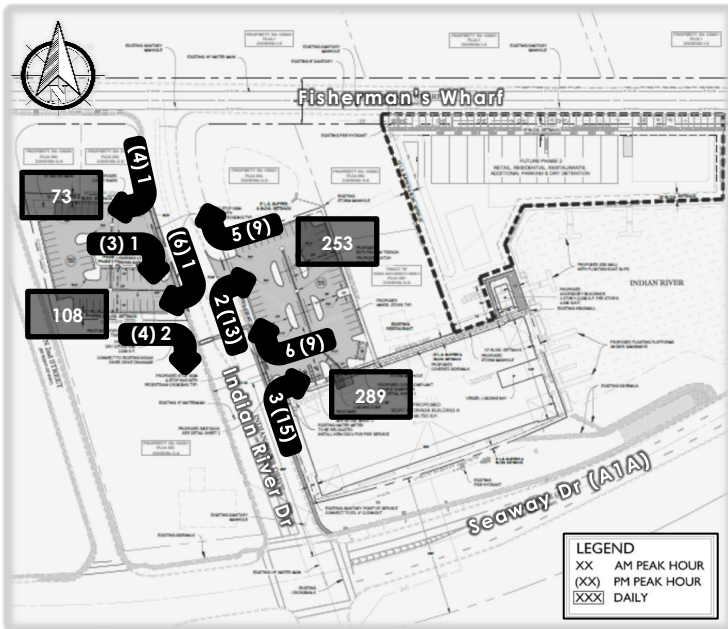


Figure 3: Driveway Volumes

According to the *Florida Department of Transportation Access Management Guidebook*, a right-turn lane is required at each driveway where the number of right turns per hour is between 80 and 125. The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).

Based on the information presented on Figure 3, according to F-DOT Access Management Standards Manual, additional turn lanes are not warranted at the project driveways.

The Fisherman's Wharf Marina property is proposing to redevelop the existing site to accommodate a private marina with a 49,750 SF building for storage of 300 boats along with a 4,000 SF accessory concierge use located on the north side of Seaway Drive, about 0.15 miles east of US Hwy 1 in Fort Pierce, Florida. This development will most likely generate 723 daily trips where 21 (7 In/14 Out) trips will occur during the AM peak hour and 63 (38 In/25 Out) during the PM peak hour.

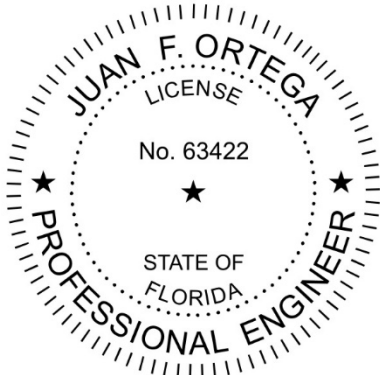
Table 3: Project Impact

Roadway Name	Location	Station ID	AADT	Last Count Year	Pk Hr Service Capacity	% Assignment	AM Pk Hr Pk Dir					PM Pk Hr Pk Dir				
							Volume	Project Trips	Project Impact	LOS	V/C W/ Project	Volume	Project Trips	Project Impact	LOS	V/C W/ Project
SR A1A North	Us 1 To Old Dixie Hwy	940709	10400	2020	920	0%	596	0	0.00%	C	0.648	597	0	0.00%	C	0.649
SR A1A North	Old Dixie Hwy to N Hw A1A	706	10500	2021	920	10%	593	1	0.10%	C	0.646	628	4	0.40%	C	0.687
SR A1A South	Binney Dr To S Causwy Park	940115	15000	2020	790	20%	679	3	0.40%	D	0.863	710	8	1.00%	D	0.909
SR A1A South	S Causwy to Indian River Dr	940711	11700	2020	1550	25%	585	4	0.30%	C	0.380	529	10	0.60%	C	0.348
SR A1A South	Indian River Dr to Us 1	940711	11700	2020	1710	40%	585	6	0.40%	C	0.346	529	15	0.90%	C	0.318
Avenue D	25th St to 17th St	163	7000	2021	750	5%	348	1	0.10%	C	0.465	342	2	0.30%	C	0.459
Avenue D	17th St to 13th St	162	3458	2016	750	5%	160	1	0.10%	C	0.215	172	2	0.30%	C	0.232
Avenue D	13th St to 10th St	161	1763	2016	750	5%	83	1	0.10%	C	0.112	93	2	0.30%	C	0.127
Avenue D	10th St to 7th St	160	2305	2016	750	15%	115	2	0.30%	C	0.156	125	6	0.80%	C	0.175
Avenue D	7th St to Us 1	160	2305	2016	750	15%	115	2	0.30%	C	0.156	125	6	0.80%	C	0.175
Orange Ave	25th St to 17th St	945040	11700	2020	1630	5%	534	1	0.10%	C	0.328	586	2	0.10%	C	0.361
Orange Ave	17th St to 13th St	945040	11700	2020	1710	5%	534	1	0.10%	C	0.313	586	2	0.10%	C	0.344
Orange Ave	13th St to 10th St	945040	11700	2020	750	5%	534	1	0.10%	D	0.713	586	2	0.30%	D	0.784
Orange Ave	10th St to 7th St	940155	9200	2020	600	5%	418	1	0.20%	D	0.698	481	2	0.30%	D	0.805
Orange Ave	7th St to Us 1	945134	5400	2020	600	10%	313	1	0.20%	D	0.523	278	4	0.70%	C	0.470
Orange Ave	Us 1 to 2nd St	945133	3600	2020	600	10%	181	1	0.20%	C	0.303	177	4	0.70%	C	0.302
Orange Ave	2nd St T to Indian River Dr	945133	3600	2020	750	10%	181	1	0.10%	C	0.243	177	4	0.50%	C	0.241
Delaware Ave	Okeechobee Rd To 13th St	663	11462	2020	790	5%	628	1	0.10%	D	0.796	584	2	0.30%	D	0.742
Delaware Ave	13th St to 10th St	664	7700	2021	750	5%	418	1	0.10%	D	0.559	399	2	0.30%	D	0.535
Delaware Ave	10th St to 7th St	664	7700	2021	600	5%	418	1	0.20%	D	0.698	399	2	0.30%	D	0.668
Delaware Ave	7th St to US 1	665	7188	2020	750	5%	390	1	0.10%	D	0.521	401	2	0.30%	D	0.537
13th St	Delaware Av to Orange Av	523	3711	2017	750	5%	245	1	0.10%	C	0.328	229	2	0.30%	C	0.308
13th St	Orange Ave to Avenue B	521	2602	2017	750	5%	153	1	0.10%	C	0.205	150	2	0.30%	C	0.203
13th St	Avenue B to Avenue D	521	2602	2017	750	5%	153	1	0.10%	C	0.205	150	2	0.30%	C	0.203
7th St	Georgia Av to Delaware Av	517	1634	2019	790	5%	99	1	0.10%	C	0.127	103	2	0.30%	C	0.133
7th St	Delaware Av to Citrus Ave	515	2454	2019	790	5%	148	1	0.10%	C	0.189	146	2	0.30%	C	0.187
7th St	Citrus Ave to Orange Ave	515	2454	2019	750	5%	148	1	0.10%	C	0.199	146	2	0.30%	C	0.197
7th St	Orange Ave to Avenue C	603	2910	2016	750	5%	200	1	0.10%	C	0.268	219	2	0.30%	C	0.295
7th St	Ave C to Ae Backus Ave	603	2910	2016	540	5%	200	1	0.20%	C	0.372	219	2	0.40%	C	0.409
7th St	Backus Ave to Avenue D	603	2910	2016	750	5%	200	1	0.10%	C	0.268	219	2	0.30%	C	0.295
7th St	Avenue D to Avenue H	604	1700	2017	750	5%	111	1	0.10%	C	0.149	109	2	0.30%	C	0.148
US 1	Virginia Ave to Ohio Ave	945003	25000	2020	2000	5%	1,165	1	0.10%	C	0.583	1,174	2	0.10%	C	0.588
US 1	Ohio Ave to Georgia Ave	945003	25000	2020	1630	5%	1,165	1	0.10%	D	0.715	1,174	2	0.10%	D	0.721
US 1	Georgia Av to Delaware Av	945008	35500	2020	1630	5%	1,734	1	0.10%	F	1.064	1,658	2	0.10%	E	1.018
US 1	Delaware Ave To Citrus Av	945014	32500	2020	1630	5%	1,594	1	0.10%	D	0.979	1,553	2	0.10%	D	0.954
US 1	Citrus Ave to Orange Ave	940118	30000	2020	1630	5%	1,563	1	0.10%	D	0.960	1,409	2	0.10%	D	0.866
US 1	Orange Ave to Avenue A	945014	32500	2020	1630	20%	1,594	3	0.20%	D	0.980	1,553	8	0.50%	D	0.958
US 1	Avenue A To Ae Backus Av	945014	32500	2020	1630	20%	1,594	3	0.20%	D	0.980	1,553	8	0.50%	D	0.958
US 1	Backus Ave to Avenue D	945014	32500	2020	1630	20%	1,594	3	0.20%	D	0.980	1,553	8	0.50%	D	0.958
US 1	Avenue D To SR A1A South	945014	32500	2020	1630	40%	1,594	6	0.40%	D	0.982	1,553	15	0.90%	D	0.962
US 1	SR A1A South To Avenue H	715	31500	2021	2100	0%	1,590	0	0.00%	C	0.757	1,584	0	0.00%	C	0.754
US 1	Avenue H To Old Dixie Hwy	715	31500	2021	2000	25%	1,590	4	0.20%	C	0.797	1,584	10	0.50%	C	0.797
US 1	Old Dixie Hwy To Avenue O	940123	29000	2020	2000	15%	1,709	2	0.10%	C	0.856	1,336	6	0.30%	C	0.671
US 1	Avenue O To SR A1A North	940123	29000	2020	2100	15%	1,709	2	0.10%	C	0.815	1,336	6	0.30%	C	0.639
US 1	SR A1A North to Juanita Av	940010	21500	2020	2100	10%	1,222	1	0.00%	C	0.582	979	4	0.20%	C	0.468
US 1	Juanita Av to St Lucie Blvd	940010	21500	2020	2100	10%	1,222	1	0.00%	C	0.582	979	4	0.20%	C	0.468
Indian River Dr	Citrus Ave to Orange Ave	945029	6600	2020	800	10%	310	1	0.10%	C	0.389	355	4	0.50%	C	0.449
Indian River Dr	Orange Ave To Avenue A	940003	5500	2020	750	10%	260	1	0.10%	C	0.348	253	4	0.50%	C	0.343
Indian River Dr	Avenue D To Seaway Dr	940004	7200	2020	840	10%	344	1	0.10%	C	0.411	405	4	0.50%	D	0.487
Indian River Dr	Avenue A To Avenue D	940004	7200	2020	540	10%	344	1	0.20%	C	0.639	405	4	0.70%	D	0.757

The proposed development at Fisherman's Wharf Marina has been evaluated following the City of Fort Pierce TPS as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce ULDC*. This analysis shows that the request to redevelop the existing site to accommodate a private marina with a 49,750 SF building for storage of 300 boats along with a 4,000 SF accessory concierge use will generate less than one (1) percent of the LOS within the 1.5 miles Radius of Impact area where all the links in the immediate vicinity of the project will operate at V/C of less than 1.0 after adding project traffic. Therefore, the proposed development will have a *De Minimis* impact to the transportation network as defined in *Section 105-6.b.2* of the ULDC and will be in compliance with the *City of Fort Pierce Traffic Performance Standards*.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser
Exhibit 2: Site Plan
Exhibit 3: Trip Generation Rates
Exhibit 4: 2021 Counts & LOS

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Property Identification

Site Address: 201 FISHERMANS WHARF
 Sec/Town/Range: 03/35S/40E
 Parcel ID: 2403-432-0003-000-1
 Jurisdiction: Fort Pierce

Use Type: 8900
 Account #: 15869
 Map ID: 24/03S
 Zoning: Marine Com

Ownership

Fort Pierce Redevelopment
 Agency
 PO Box 1480
 Fort Pierce, FL 34954

Legal Description

3 35 40 FROM CONC MON AT SE COR OF N 2 ST AND FISHERMAN'S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN'S WHARF 679.97FT TO POB, TH CONT ELY ON S R/W FISHERMAN'S WHARF 333.43 FT TO PT, TH S 01 DEG 14 MIN 30 SEC W 106.97 FT, TH S 89 DEG 18 MIN 28 SEC W 333.64 FT, TH N 01 DEG 15 MIN 12 SEC E 118.23 FT TO POB (0.86 AC) (OR 2821-1379)



Current Values

Just/Market Value: \$521,800
 Assessed Value: \$521,800
 Exemptions: \$521,800
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.86
 Land Size (SF): 37,556

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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Property Identification

Site Address: 125 FISHERMANS WHARF
 Sec/Town/Range: 03/35S/40E
 Parcel ID: 2403-432-0002-000-4
 Jurisdiction: Fort Pierce

Use Type: 8900
 Account #: 15868
 Map ID: 24/03S
 Zoning: Marine Com

Ownership

Fort Pierce Redevelopment Agency
 PO Box 1480
 Fort Pierce, FL 34954

Legal Description

3 35 40 FROM A CONC MONU AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN`S WHARF 528.45 FT TO POB, TH CONT E ALG FISHERMAN`S WHARF DR 151.52FT, THS 01 DEG 15 MIN 12 SEC W 118.23 FT, TH S 89 DEG 18 MIN 28 SEC E 48.97 FT TO NE COR OF TRACT `A` OF IND RIV MEMORIAL PARK, TH S 26DEG 20 MIN 26 SEC W ALG E LI OF SD TRACT `A` 60.17 FT, TH S 18 DEG 32 MIN 31 SEC E 95.94 FT TO SE COR OF SD TRACT `A`, TH S 72 DEG 31 MIN 30 SEC W ALG S LI SD TRACT A 109.19 FT, TH N 18 DEG 5.5 MIN W 314.09 FT TO POB (0.81AC) (OR 2821-1379)



Current Values

Just/Market Value: \$689,000
 Assessed Value: \$650,320
 Exemptions: \$650,320
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 6,206
 Gross Sketched Area (SF): 6,206
 Land Size (acres): 0.81
 Land Size (SF): 35,283

Property taxes are subject to change upon change of ownership.

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
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Property Identification

Site Address: 21 FISHERMANS WHARF
 Sec/Town/Range: 03/35S/40E
 Parcel ID: 2403-341-0010-000-4
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 15862
 Map ID: 24/03S
 Zoning: Marine Com

Ownership

Fishmonger Investors LLC
 5500 Orange AVE
 Fort Pierce, FL 34947

Legal Description

3 35 40 FROM SE COR OF N 2 ST AND FISHERMAN'S WHARF RUN S 88 DEG 45 MIN 30 SEC E AND // TO S RD R/W LI OF FISHERMAN'S WHARF 403.4 FT FOR POB: TH CONT S 88 DEG 45 MIN 30 SEC E ALG S R/W LI OF FISHERMAN'S WHARF 125 FT, TH S 18 DEG 00 MIN 30 SEC E 157.01 FT, TH S 82 DEG 07 MIN 46 SEC W 119.84 FT, TH N 18 DEG 03 MIN 30 SEC W 177.12 FT TO POB- (OR 2066-2857)

Current Values

Just/Market Value: \$276,100
 Assessed Value: \$276,100
 Exemptions: \$0
 Taxable Value: \$276,100



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.47
 Land Size (SF): 20,452

Property taxes are subject to change upon change of ownership.

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Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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Property Identification

Site Address: 22 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-341-0011-000-1
Jurisdiction: Fort Pierce

Use Type: 2100
Account #: 15863
Map ID: 24/03S
Zoning: Marine Com

Ownership

22 F P Fishermans Wharf LLC
5255 Palmetto AVE
Fort Pierce, FL 34982

Legal Description

3 35 40 FROM A CONCRETE MON AT SE COR OF N 2 ST AND FISHERMAN'S WHARF, RUN S 88 DEG 45 MIN 30 SECE // TO S SIDE OF FISHERMAN'S WHARF 528.45 FT, TH S 18 DEG 05 MIN 30 SEC E 157.01 FT FOR POB, TH CONT S 18 DEG 05 MIN 30 SEC E 20.89 FT TO NE COR TRACT BOF IND RIVER MEMORIAL PARK S/D, TH CONT S 18 DEG 05 MIN 30 SEC E ALG E LI SD TRACT B 135.8 FT , TH S 72 DEG 31 MIN 30 SEC W ALG S LI SD TRACT B 117.60 FT TOSW COR SD TRACT, TH N 18 DEG 05 MIN 30 SEC W 180.29 FT, TH N 82 DEG 07 MIN 46 SEC E 119.84 FT TO POB (OR 699-334: 2873-1121 ; 3797-1319)



Current Values

Just/Market Value: \$514,600
Assessed Value: \$377,300
Exemptions: \$0
Taxable Value: \$377,300

Total Areas

Finished/Under Air (SF): 2,144
Gross Sketched Area (SF): 3,944
Land Size (acres): 0.45
Land Size (SF): 19,814

Property taxes are subject to change upon change of ownership.

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Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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Property Identification

Site Address: 25 FISHERMANS WHARF
 Sec/Town/Range: 03/35S/40E
 Parcel ID: 2403-341-0009-000-4
 Jurisdiction: Fort Pierce

Use Type: 8600
 Account #: 15861
 Map ID: 24/03S
 Zoning: Marine Com

Ownership

St Lucie County
 2300 Virginia AVE
 Fort Pierce, FL 34982

Legal Description

3 35 40 FROM SE COR OF N 2 ST AND FISHERMAN'S WHARF RUN S 89 DEG 04 MIN 46 SEC E ALG FISHERMAN'S WHARF R/W 282.37 FT TO POB, TH CONT ELY ALG FISHERMAN'S WHARF R/W 121.03 FT, TH S 18 DEG 28 MIN 50 SEC E 124.38 FT, TH S 71 DEG 34 MIN 30 SEC W 155.75 FT TO ELY R/W LI OF INDIAN RIVER DR, TH N 18 DEG 44 MIN 17 SEC W ALG ELY R/W LI 53.39 FT TO CURVE CONC NE, R OF 287.58 FT, TH NLY ALG ARC 98.67 FT TO CURVE CONC SE, R OF 20 FT, TH NELY ALG ARC 31.42 FT TO POB- (0.519 AC / 22,608 SQFT) (OR 3257-274)



Current Values

Just/Market Value: \$308,100
 Assessed Value: \$308,100
 Exemptions: \$308,100
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.52
 Land Size (SF): 22,608

Property taxes are subject to change upon change of ownership.

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

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Property Identification

Site Address: 25 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-341-0009-010-7
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 137526
Map ID: 24/03S
Zoning: Marine Com

Ownership

St Lucie County
2300 Virginia Ave
Fort Pierce, FL 34982

Image
or
Sketch
unavailable
for display

Legal Description

3 35 40 FROM CONCRETE MONU AT SE COR OF N 2 ST AND FISHERMAN'S WHARF RUN S 89 DEG 04 MIN 46 SECE ALG FISHERMAN'S WHARF R/W 403.40 FT, TH S 18 DEG 28 MIN 50 SEC E 124.38 FT TO POB, TH CONT SELY 150.58 FT TO NE COR OF TRACT C OF INDIAN RIVER MEMORAL PARK S/D, TH CONT SELY 79.3 FT TO SE COR OF TRACT, TH S 72 DEG 31 MIN 30 SEC W ALG S LI OF TRACT 154.7 FT TO E R/W OF INDIAN RIVER DR, TH N 18 DEG 44 MIN 17 SEC W ALG E R/W LI 228.18 FT, TH N 71 DEG 34 MIN 40 SEC E 155.75 FT TO POB (0.816 AC / 35,545 SQFT) (OR 965-2140)

Current Values

Just/Market Value: \$481,100
Assessed Value: \$481,100
Exemptions: \$481,100
Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.82
Land Size (SF): 35,545

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

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Property Identification

Site Address: 600 N INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-801-0026-000-0
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 16214
Map ID: 24/10N
Zoning: General &

Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954

Legal Description

INDIAN RIVER MEMORIAL PARK THAT PART DESIGNATED ON PLAT AS PROPOSED CITY PARK-LESS SR A1A AND LESS PUMP STATION NO 1 LOCATED IN SE COR OF SD PARK AND LESS TO FT PIERCE YACHT CLUB INC- (MAP 24/10A) (OR 261-614)

Current Values

Just/Market Value: \$12,447,700
Assessed Value: \$12,447,700
Exemptions: \$12,447,700
Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 18,191
Gross Sketched Area (SF): 31,105
Land Size (acres): 13.49
Land Size (SF): 587,511

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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Land Use: 420 Marina

Description

A marina is a public or private facility that provides docks and berths for boats and may include limited retail and restaurant space.

Additional Data

The sites were surveyed in the 1980s in Connecticut and Washington.

Source Numbers

123, 265

Marina (420)

Vehicle Trip Ends vs: Berths
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Berths: 939

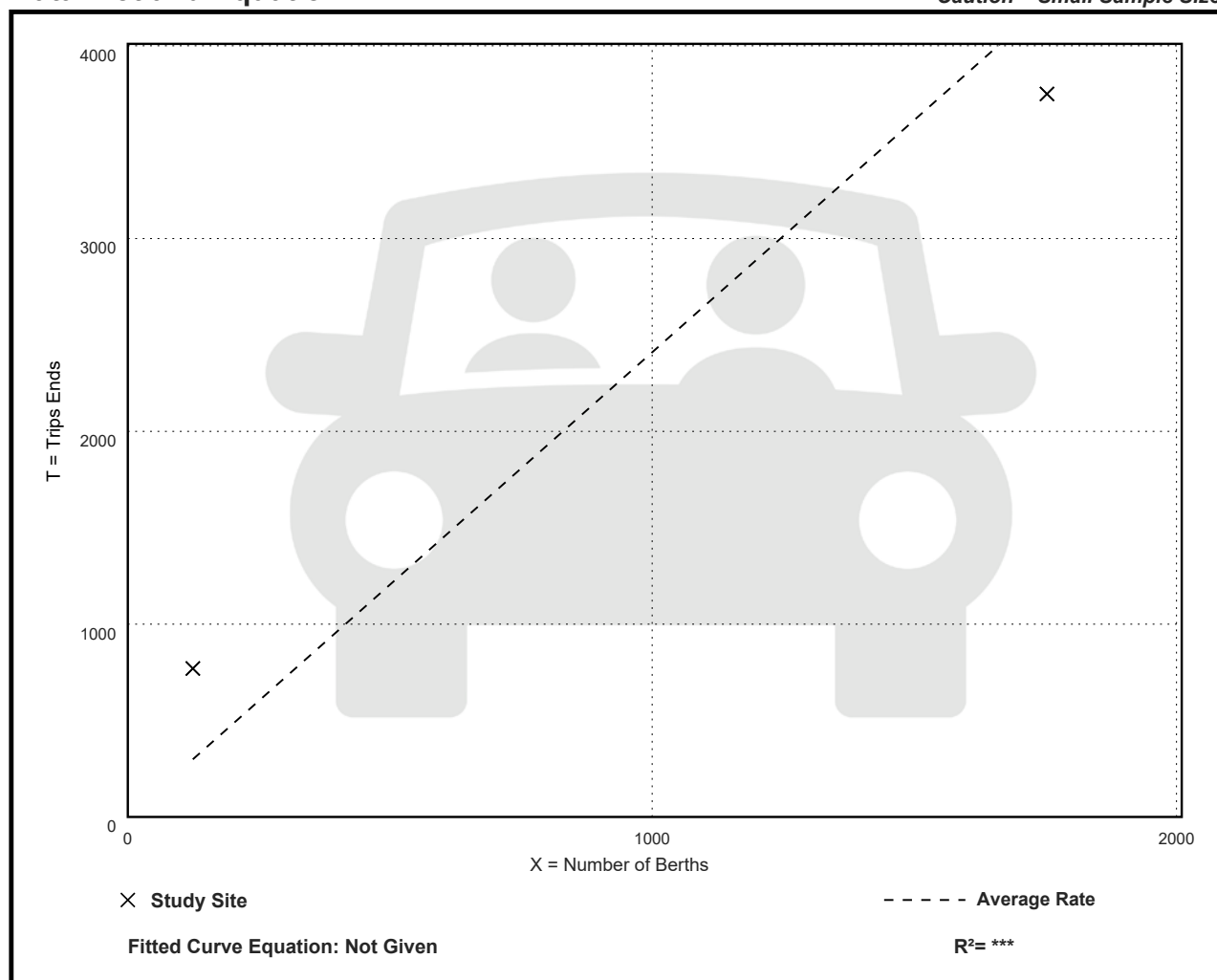
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
2.41	2.14 - 6.21	***

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

Vehicle Trip Ends vs: Berths

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Berths: 300

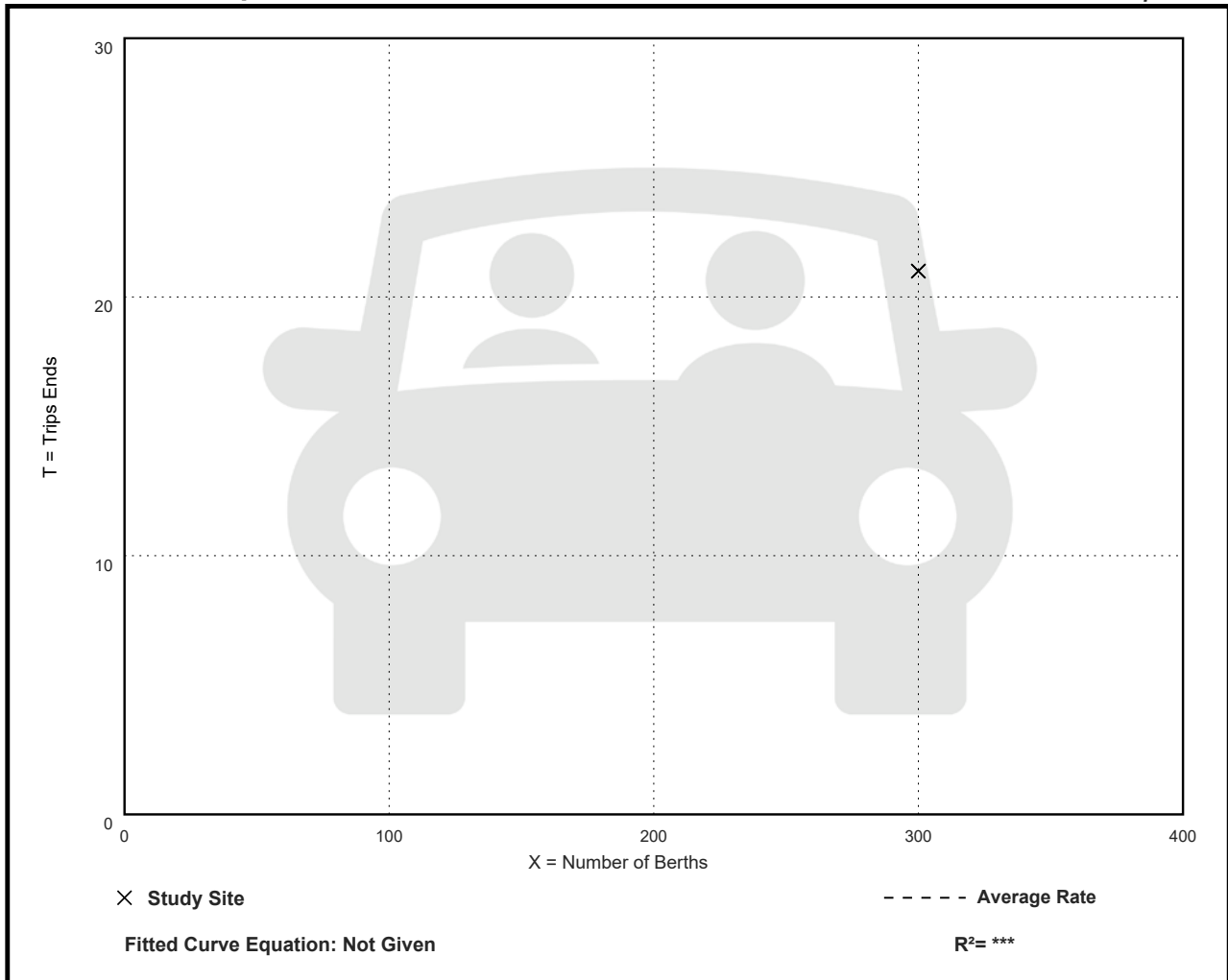
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.07	0.07 - 0.07	***

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

Vehicle Trip Ends vs: Berths

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Berths: 300

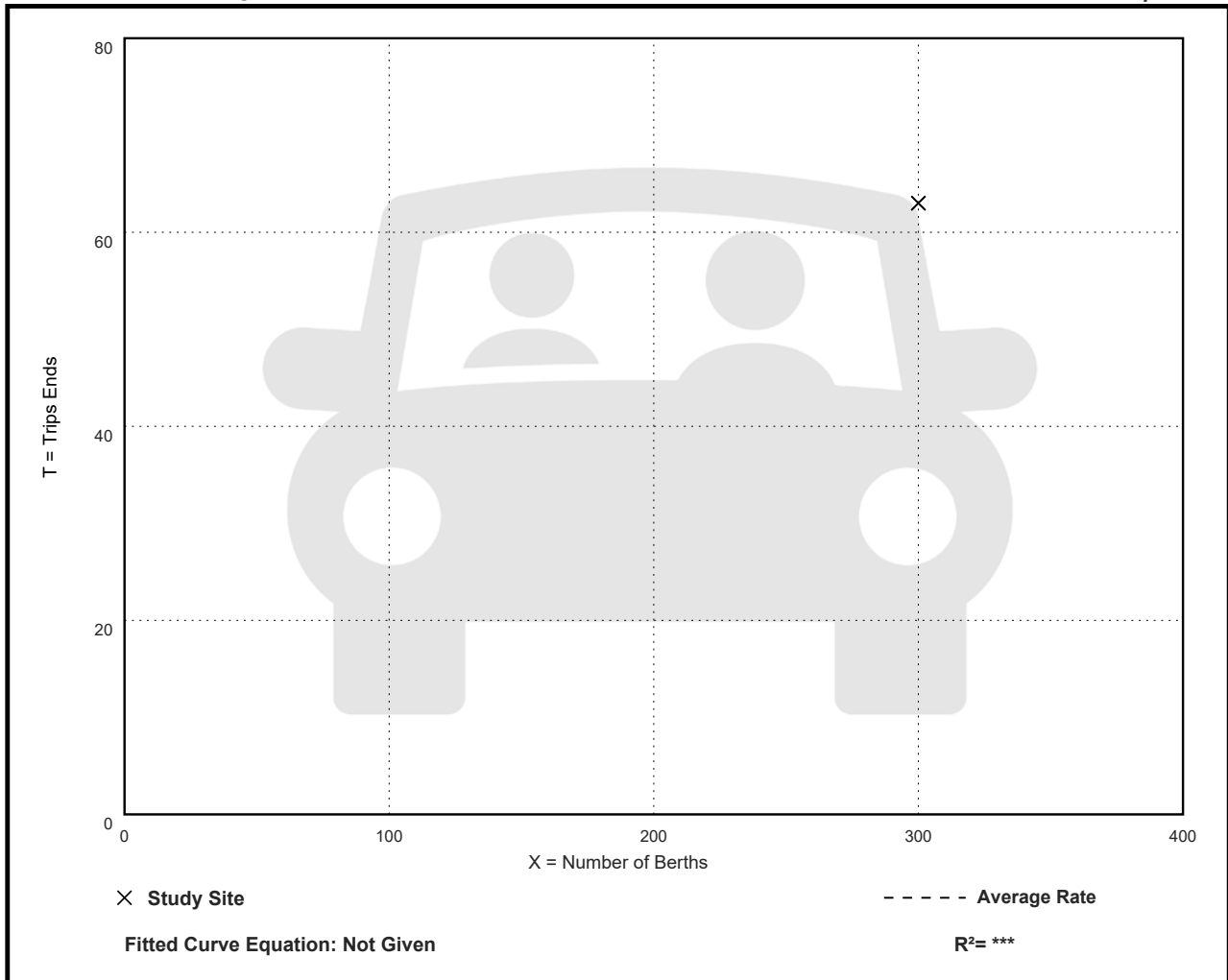
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.21	0.21 - 0.21	***

Data Plot and Equation

Caution – Small Sample Size



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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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
AIROSO BLVD	CROSTOWN 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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**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
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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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
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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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
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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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
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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						Volume	LOS	V/C	Volume	LOS	V/C
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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						Volume	LOS	V/C	Volume	LOS	V/C
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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						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
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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