

From: [Jeremiah Johnson](#)
To: [Linda Cox](#)
Cc: [Sara Hedges](#)
Subject: PD2024-00003 - 1038 S 37TH ST - Prado Master Planned Development
Date: Friday, May 16, 2025 12:58:51 PM
Attachments: [37th Intervenor Presentation - Johnson.pdf](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon, Linda.

I would like to file as Intervenor per City Resolution No. 23-R25, Section VI: Party Intervenor.

My specific interest in the project is as follows:

- o Land Owner within approximately 500LF from the subject property line along 37th Street (SLC Prop Appraiser map attached)
- o I am currently in the process of splitting our parcel from one 7.11AC to 3 individual parcels, two of which will front 37th Street and are greater than 2.75AC each.
- o I have specific background in land development
- o I have specific experience in development codes, zoning, and site plan applications.

I will be arguing against the application.

I do not have any witnesses at this time, but I will include myself as an expert.

Please see attached PDF as my Exhibit and presentation.

Thank-you for your time.
-Jeremiah

Jeremiah K. Johnson
772-528-5022

JEREMIAH JOHNSON - Intervenor for application to rezone at 1038 S 37th Street

Property Owner

Environmental Engineer, State Licensed Contractor

May 19, 2025

VERSION: APR 2, 2025 (CURRENT)

Chapter 103 - BUILDINGS AND BUILDING REGULATIONS

Chapter 105 - CONCURRENCY MANAGEMENT

Chapter 107 - EROSION AND SEDIMENT CONTROL

Chapter 109 - FLOODPLAIN MANAGEMENT

Chapter 111 - HISTORIC PRESERVATION

Chapter 113 - IMPACT FEES

Chapter 115 - MISCELLEANOUS PROVISIONS

< Chapter 125 - ZONING >

ARTICLE II. - ADMINISTRATION AND ENFORCEMENT >

ARTICLE I. - IN GENERAL



Sec. 125-1. - Title.



This chapter shall be known as "The Zoning Ordinance of the City of Fort Pierce, Florida."

(Code 1983, § 22-1; Ord. No. H-186, § 30-1, 6-15-1981)

Sec. 125-2. - Purposes.



The purposes of this chapter are to further the objectives and goals of the comprehensive plan; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of public and private transportation, water, sewerage, other public utility services, schools, parks and other public requirements.

(Code 1983, § 22-2; Ord. No. H-186, § 30-2, 6-15-1981)

VERSION: APR 2, 2025 (CURRENT)

Settlement (ES) Zoning District.

Sec. 125-198. - Office Commercial Zone (C-1).

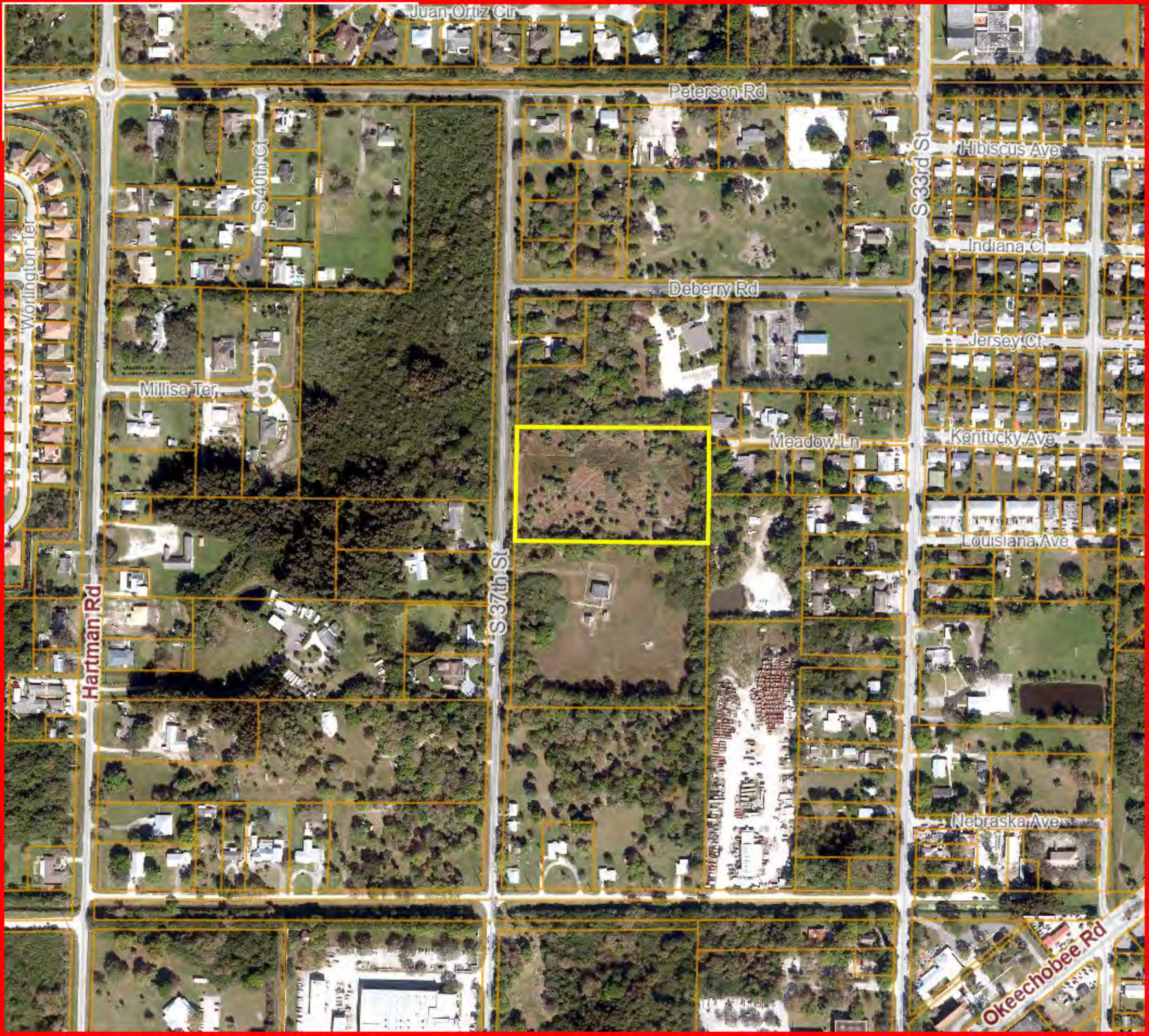
Sec. 125-199. - Neighborhood Commercial Zone (C-2).

Sec. 125-200. - General Commercial Zone (C-3).

Sec. 125-201. - Central Commercial

Sec. 125-212. - Planned Development Zone (PD).

- (a) *Purpose.* The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.



Juan Ortiz Cir

Peterson Rd

Worrington Ter

S 40th Ct

S 33rd St

Hibiscus Ave

Indiana Ct

Deberry Rd

Millisa Ter

Jersey Ct

Meadow Ln

Kentucky Ave

Hartman Rd

S 37th St

Louisiana Ave

Nebraska Ave

Okeechobee Rd



The proposed Planned Development supports several goals and objectives of the Fort Pierce Comprehensive Plan through the utilization of multiple plan policies:

Policy is violated

1.1.7 Policy:

The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.9 Policy:

The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

2.12.5 Policy:

The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future Amtrak passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

6.1 Objective:

The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.4 Policy:

The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.6 Policy:

The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.3 Objective:

The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.4 Policy:

The City shall allow a variety of housing types including manufactured and mobile homes that are certified



Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

for hurricane protection and consistent with F.S. §§ 320.8285 and 553.382, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:

The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

Project does not include public transit amenities

Additional consistency and compatibility with the Comprehensive Plan are achieved through the decision not to include a Future Land Use Amendment as part of this request for rezoning to Planned Development. Because there is no Future Land Use Amendment to the Comprehensive Plan being proposed as part of the development, there will be no change to the gross residential density of the parcel after rezoning. By maintaining the current underlying Future Land Use, the proposed development will maintain explicit consistency and compatibility with the Comprehensive Plan, ensuring the preservation of the City's character.

The Planned Development zone is the most appropriate zone for residential development that will maximize the benefit to the citizens who live and work in Fort Pierce by providing much needed modern housing with a focus on safety, quality, and comfort, providing well maintained living spaces for an elevated living experience, raising the overall standard of living within the city.

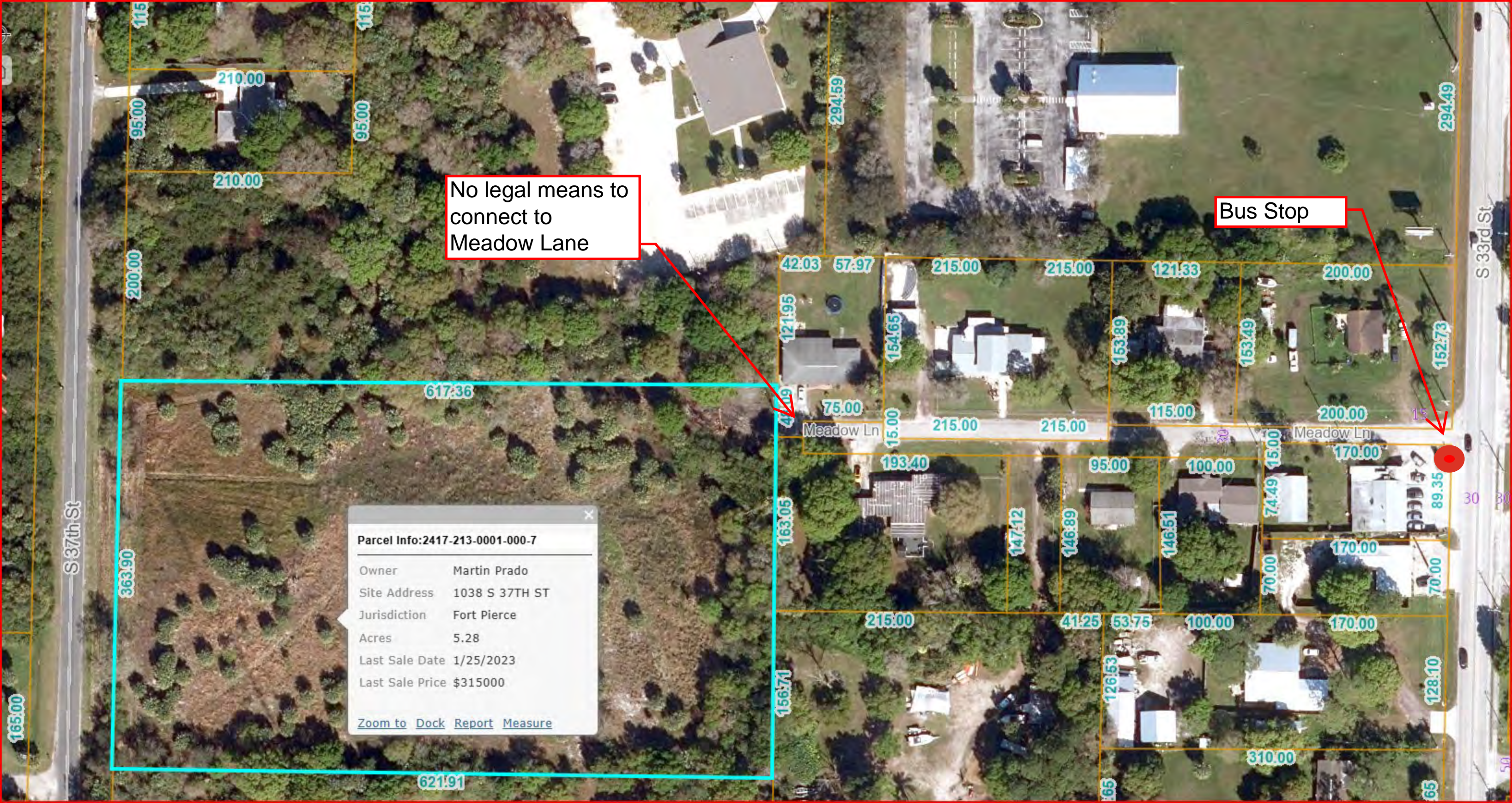
Approving this request for rezoning to Planned Development represents a unique opportunity for the City of Fort Pierce to directly address increased current housing demand while remaining explicitly consistent with the City of Fort Pierce Comprehensive Plan, ensuring the preservation of the City's character. Adherence to the policies and objectives of the Comprehensive Plan is fundamental to ensure the orderly development and growth of the city by providing the best environment for the City to achieve the goals of the Comprehensive Plan.

We are confident that this project's high degree of compatibility, consistency, and support of the Comprehensive Plan will show that approval of the proposed Zoning Atlas Amendment will enhance the standard of living, increase the overall quality of life, and promote new homeownership within the city for generations of current and future residents. We therefore humbly request your approval of this Zoning Atlas Amendment. Thank you very much.

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

This statement is an opinion as the applicant is searching for additional density through the rezoning.



No legal means to connect to Meadow Lane

Bus Stop

Parcel Info:2417-213-0001-000-7

Owner	Martin Prado
Site Address	1038 S 37TH ST
Jurisdiction	Fort Pierce
Acres	5.28
Last Sale Date	1/25/2023
Last Sale Price	\$315000

[Zoom to](#) [Dock](#) [Report](#) [Measure](#)

S 37th St

S 33rd St

Meadow Ln

Meadow Ln

210.00
95.00
115.00
210.00

294.59
42.03 57.97 215.00 215.00 121.33 200.00
121.95 154.65 153.89 153.49 152.73
75.00 15.00 215.00 215.00 115.00 200.00
193.40 95.00 100.00 170.00
163.05 147.12 146.89 146.51 74.49 15.00 89.35
70.00 170.00 70.00
215.00 41.25 53.75 100.00 170.00
156.71 126.53 128.10
65 310.00 65

617.36

363.90

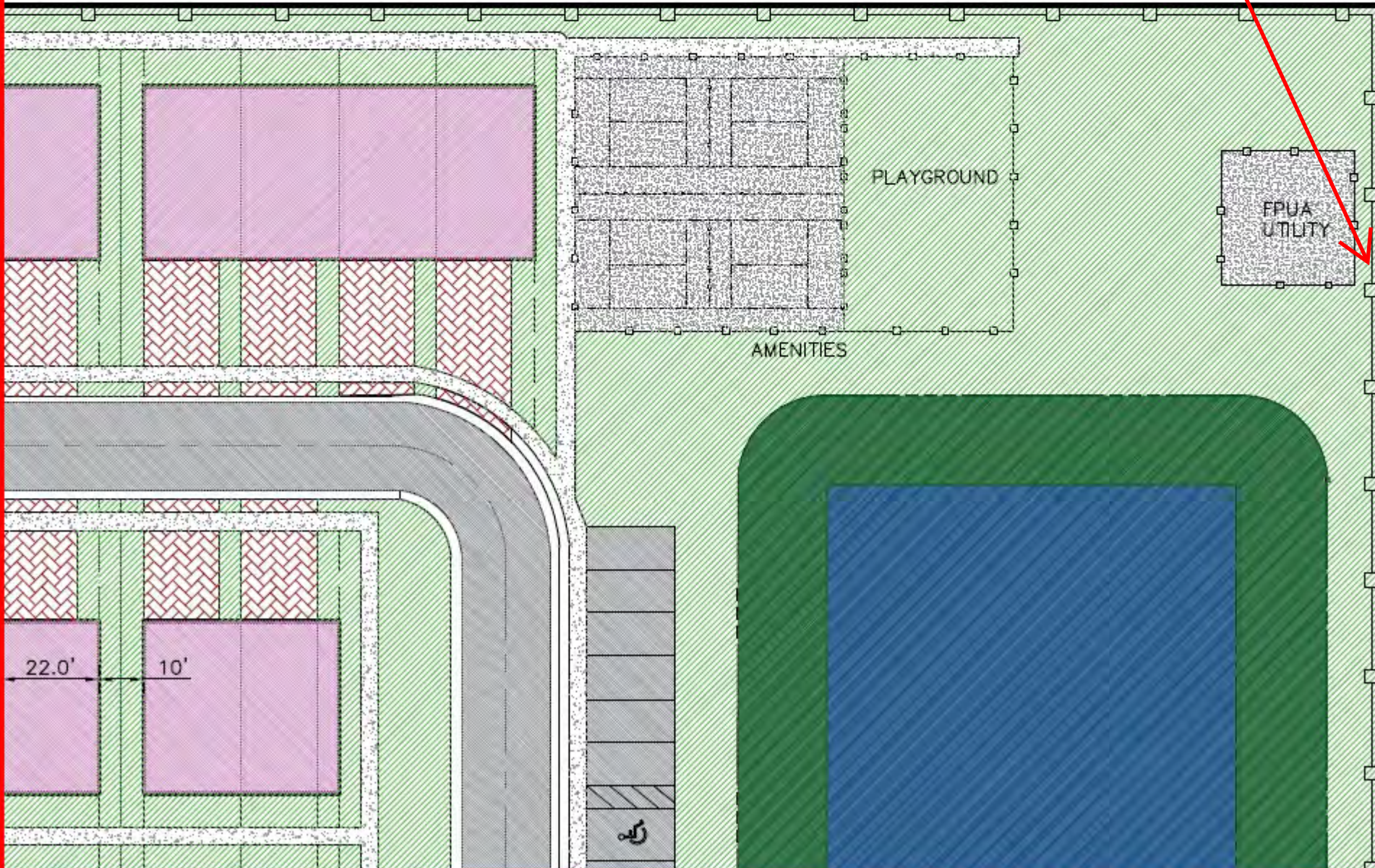
621.91

No legal means to connect to Meadow Lane

LAND USE: RI RELIGIOUS INSTITUTION
ZONING: R1 CONDITIONAL
4.98 AC LOT PARCEL INFO: 2417-213-0003-000-1
(NOT IN PROJECT AREA)

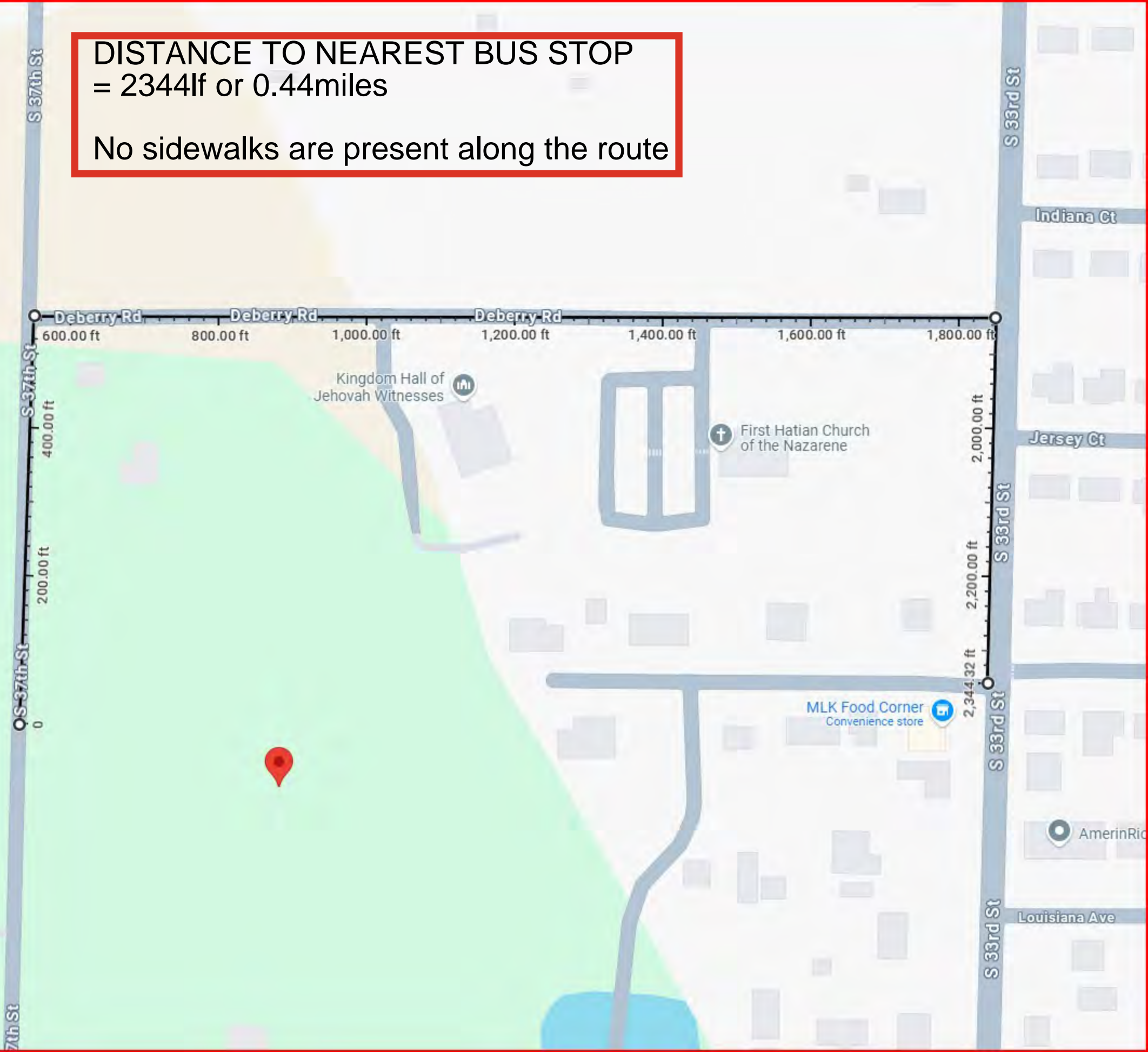
LAND USE: COMMERCIAL
ZONING: COMMERCIAL NEIGHBORHOOD
0.35 AC LOT

LAND USE: COMMERCIAL
ZONING: COMMERCIAL NEIGHBORHOOD
0.75 AC LOT



DISTANCE TO NEAREST BUS STOP
= 2344lf or 0.44miles

No sidewalks are present along the route



SUBJECT PARCEL



SUBJECT PARCEL





37th Street
- existing parcels
- existing road condition

NOTE: any roadway improvements will require a robust stormwater conveyance system to connect to the existing canals along Peterson & Whiteway Dairy

Existing County zoning is RS-3 (Residential 3 units per acre)



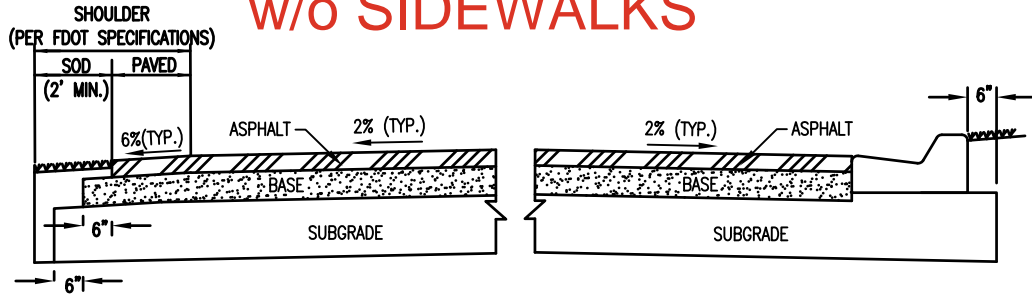
37th Street ROW



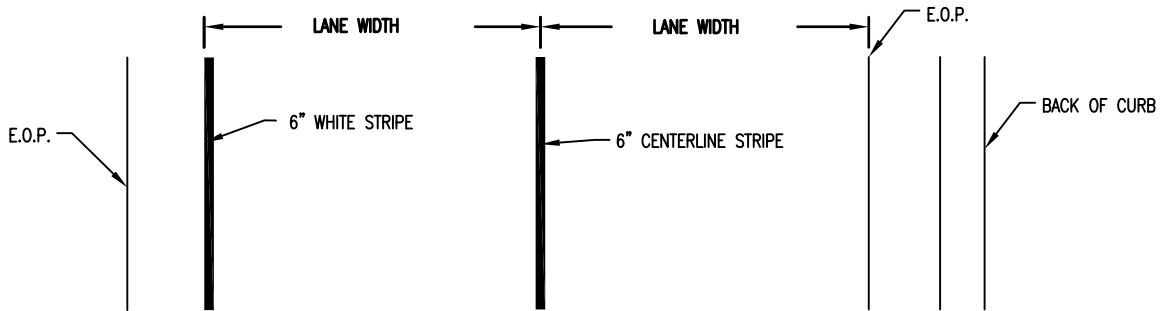
37th at Deberry



TOTAL WIDTH IS MORE THAN 28LF w/o SIDEWALKS



TYPICAL CROSS SECTION



TYPICAL ROAD STRIPING

ROAD CLASSIFICATION	MINIMUM ASPHALT THICKNESS (INCHES)	BASE (INCHES)	SUBGRADE (INCHES)	MIN. LANE WIDTH (FT)
LOCAL-PRIVATE	1.5	6	8	10
LOCAL-PUBLIC	2	8	12	11
COLLECTOR	2.5	10	12	12
ARTERIAL	3	10	12	12

*NOTES:

- ALL ASPHALT MIXES TO MEET FDOT STANDARD SPECIFICATIONS SECTION 334 (LATEST EDITION).
- PUBLICLY OWNED AND MAINTAINED ROADWAYS SHALL MEET FDOT SPECIFICATIONS FOR MATERIAL AND COMPACTION.
- PAVEMENT DESIGN AND INSTALLATION PER FDOT FLEXIBLE PAVEMENT DESIGN MANUAL (LATEST EDITION).
- ROADWAYS SHALL HAVE A STABILIZED HOMOGENOUS MIXED SUBGRADE WITH MINIMUM LBR 40, COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.
- ROADWAYS SHALL HAVE A BASE CONSISTING OF COQUINA SHELL OR LIMEROCK WITH A MINIMUM LBR 100, COMPACTED TO 98% DRY DENSITY PER AASHTO T-180.
- OFF STREET PARKING USING FLEXIBLE PAVEMENT DESIGN: MINIMUM CROSS SECTION SAME AS PRIVATE LOCAL ROADWAY.
- OFF STREET PARKING UTILIZING A RIGID PAVEMENT DESIGN SHALL HAVE A MINIMUM OF 6 INCHES OF 3,000 PSI CONCRETE AND A MINIMUM OF 12 INCHES OF COMPACTED SUBGRADE MATERIAL.



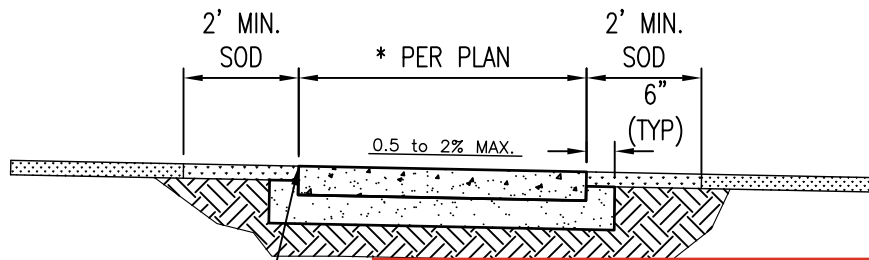
LAND DEVELOPMENT DETAILS

FLEXIBLE PAVEMENT SECTIONS

DETAIL

LD-1

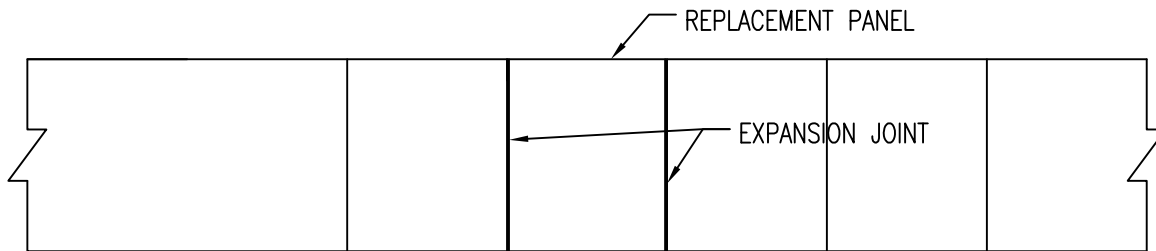
DATE: 12/14/21



TOP OF SOD TO BE LAID
FLUSH WITH SIDEWALK
WITH 10h:1v OR FLATTER
SLOPE FOR FIRST FOOT (TYP)

* 6' MINIMUM FOR SIDEWALKS ON COLLECTOR AND ARTERIAL
ROADWAYS.
5' MINIMUM FOR SIDEWALKS ON LOCAL ROADWAYS.

TYPICAL SIDEWALK
N.T.S.



REPAIR OR REPLACEMENT
N.T.S.

NOTES:
ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST FDOT INDICES AND AS FOLLOWS:

1. CONCRETE TO BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. TEST A MINIMUM OF THREE (3) COMPRESSIVE STRENGTH CYLINDERS PER 50 CY OR PER LOT, WHICHEVER IS GREATER. COMPRESSIVE STRENGTH SHALL BE REPORTED AT 28 DAYS.
3. ONLY FIBER REINFORCEMENT TO BE USED IN COUNTY RIGHT OF WAY AT A MINIMUM OF 1.5 LB/CY. STEEL REINFORCEMENT NOT ALLOWED.
4. ALL DELETERIOUS MATERIALS TO BE REMOVED 6 INCHES BELOW BOTTOM OF SIDEWALK AND 6 INCHES BEYOND ALL EDGES.
5. CONCRETE SHALL BE A MINIMUM OF 4 INCHES THICK FOR ALL SIDEWALKS.
6. SIDEWALKS THROUGH DRIVEWAYS SHALL BE 6" THICK MINIMUM.
7. SOD TO BE LAID WITHIN THREE (3) DAYS OF FINAL GRADING IN PUBLIC RIGHT OF WAY.
8. ENTIRE SIDEWALK SLAB BETWEEN CONTRACTION/EXPANSIONS JOINTS SHALL BE RECONSTRUCTED WHEN RESTORING EXISTING SIDEWALKS.
9. PRE-POUR INSPECTIONS ARE REQUIRED AND MUST BE ACCEPTED PRIOR TO POURING THE SIDEWALK.
10. FOR REPAIRS, REMOVE EXISTING SIDEWALK TO THE FULL WIDTH FROM CONTROL JOINT TO CONTROL JOINT (I.E. ONE "SECTION")



LAND DEVELOPMENT DETAILS

SIDEWALK

DETAIL

LD-6

DATE: 11/22/21



**Traffic Counts and Level of Service Report
 2024**

Roadway Name	Location	STATION ID	2024 AADT #	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	22,350	2023							
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,350	2023							
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	22,000	2024	1,630	1,133	D	0.70	1,105	D	0.68
25TH ST	GEORGIA AVE to DELAWARE AVE	609	22,000	2024	1,630	1,133	D	0.70	1,105	D	0.68
25TH ST	DELAWARE AVE to ORANGE AVE	940014	21,852	2023							
25TH ST	ORANGE AVE to AVENUE D	610	19,817	2023	1,630	986	D	0.60	1,141	D	0.70
25TH ST	AVENUE D to AVENUE Q	940050	18,497	2023							
25TH ST	AVENUE Q to JUANITA AVE	945152	17,404	2023							
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	16,732	2013							
25TH ST	ST LUCIE BLVD to US 1	945165	8,203	2023							
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,555	2023	750	371	D	0.49	334	C	0.45
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,503	2023	790	302	C	0.38	302	C	0.38
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	5,386	2023	540	390	D	0.72	335	D	0.62
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	5,386	2023	790	390	C	0.49	335	C	0.42
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,684	2021	750	230	C	0.31	248	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	614	2,333	2022	540	152	C	0.28	157	C	0.29
AE BACKUS AVE	7TH ST to US 1	632	923	2022	750	66	C	0.09	67	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,551	2022	2,100	1,110	C	0.53	918	C	0.44
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,551	2022	2,100	1,110	C	0.53	918	C	0.44
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	20,000	2024	2,100	1,015	C	0.48	1,033	C	0.49
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2024	2,000	770	C	0.39	819	C	0.41
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	22,596	2022	2,100	1,274	C	0.61	1,214	C	0.58
ANGLE RD	ORANGE AVE to AVENUE D	100	10,500	2024	790	566	D	0.72	551	D	0.70
ANGLE RD	AVENUE D to AVENUE Q	100	10,500	2024	540	566	E	1.05	551	E	1.02
ANGLE RD	AVENUE Q to 53RD ST	615	8,203	2023	600	549	D	0.92	494	D	0.82
ANGLE RD	53RD ST to KEEN RD	616	5,808	2023	630	365	C	0.58	315	C	0.50
ANGLE RD	KEEN RD to KINGS HWY	616	5,808	2023	880	365	C	0.41	315	C	0.36
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,733	2022	1,070	232	B	0.22	223	B	0.21
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,067	2023	1,070	99	B	0.09	99	B	0.09
AVENUE A	7TH ST to US 1	945034	873	2023	790	82	C	0.10	82	C	0.10
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,213	2023	600	109	C	0.18	109	C	0.18
AVENUE D	ANGLE RD to 29TH ST	164	4,331	2022	600	232	C	0.39	238	C	0.40

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

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

* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,200	2024	790	471	D	0.60	465	D	0.59
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,351	2023	830	378	C	0.46	351	C	0.42
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,344	2022	630	148	C	0.23	149	C	0.24
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,297	2021	750	300	C	0.40	293	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,297	2021	540	300	D	0.56	293	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,297	2021	790	300	C	0.38	293	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2024	670	44	B	0.07	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	6,842	2023	790	380	C	0.48	359	C	0.45
I-95	MARTIN C.L. to GATLIN BLVD	890334	76,830	2023							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	91,097	2023							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	74,453	2023							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	81,653	2023							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	72,427	2023							
I-95	ORANGE AVE to INDRIO RD	941905	54,180	2023							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	45,470	2023							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,686	2023	750	282	C	0.38	282	C	0.38
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	6,275	2023	750	311	C	0.41	311	C	0.41
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,352	2023	790	315	C	0.40	315	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,352	2023	540	315	D	0.58	315	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,107	2023	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,107	2023							
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,295	2023							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,295	2023							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,295	2023							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,436	2023							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,436	2023							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,773	2023	790	365	C	0.46	359	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,773	2023	920	365	C	0.40	359	C	0.39

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

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

* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

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

* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

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

* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

- Land Use Code 215 for Single Family Attached Housing
- Independent Variable 60 Dwelling Units

The following fitted curve calculated trip ends were determined for each time period:

- Weekday Daily
 - 407 Total
 - 203 Entry
 - 204 Exit
- Weekday Peak Hour of Adjacent Street in the AM
 - 26 Total
 - 6 Entry
 - 20 Exit
- Weekday Peak Hour of Adjacent Street in the PM
 - 32 Total
 - 19 Entry
 - 13 Exit

50% north and 50% south
- this is a problem as all roads are currently unimproved.

The greatest peak hour peak direction anticipated with the project is the 20 AM Exit trips. Based upon the City of Ft Pierce Code of Ordinance Section 105-5.f.2.b the project will be considered a “minimal-scale” impact project.

Traffic Distribution:

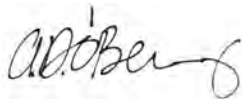
The first adjacent road, South 37th Street, is a local 2-lane road not included in the 2024 St. Lucie TPO Traffic Counts and Level of Service Report. For this analysis, it is assumed to have a typical 2-lane roadway volume and an existing Level of Service (LOS) 'C,' capable of accommodating the new project trips.

The next two local roads, Peterson Road (north) and Whiteway Dairy Road (south), are also not in the LOS report. It is anticipated that 50% of the project trips will head north towards Orange Avenue, and 50% will head south towards Okeechobee Road (SR-70).

A detailed traffic distribution analysis will be included in the final traffic impact analysis for the project.

I hereby certify that the traffic statement presented herein has been conducted in accordance with accepted engineering practices and the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, and to the best of my knowledge accurately represents the traffic impacts of the proposed development

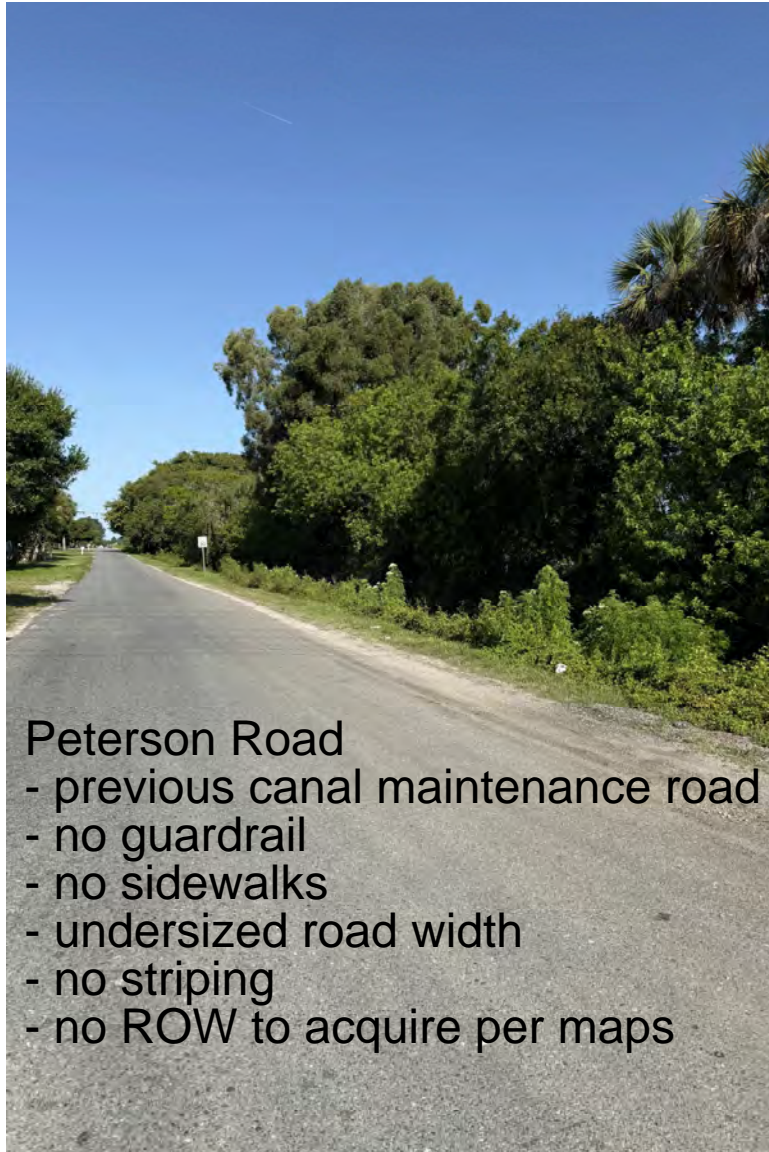
Thank you,



Dylan O'Berry, P.E.
Art of Engineering, Inc.
2674 SE Ruffin Terrace
Port St Lucie, FL 34952



Digitally signed by Arthur D O'Berry
Location: Art of Engineering, Inc. Port St Lucie, FL
Reason: I attest to the accuracy and integrity of this document
Contact Info: email: dylan@artofengineering.net
phone: (772) 203-0664
Date: 2024.07.08 12:14:17-04'00'



Peterson Road

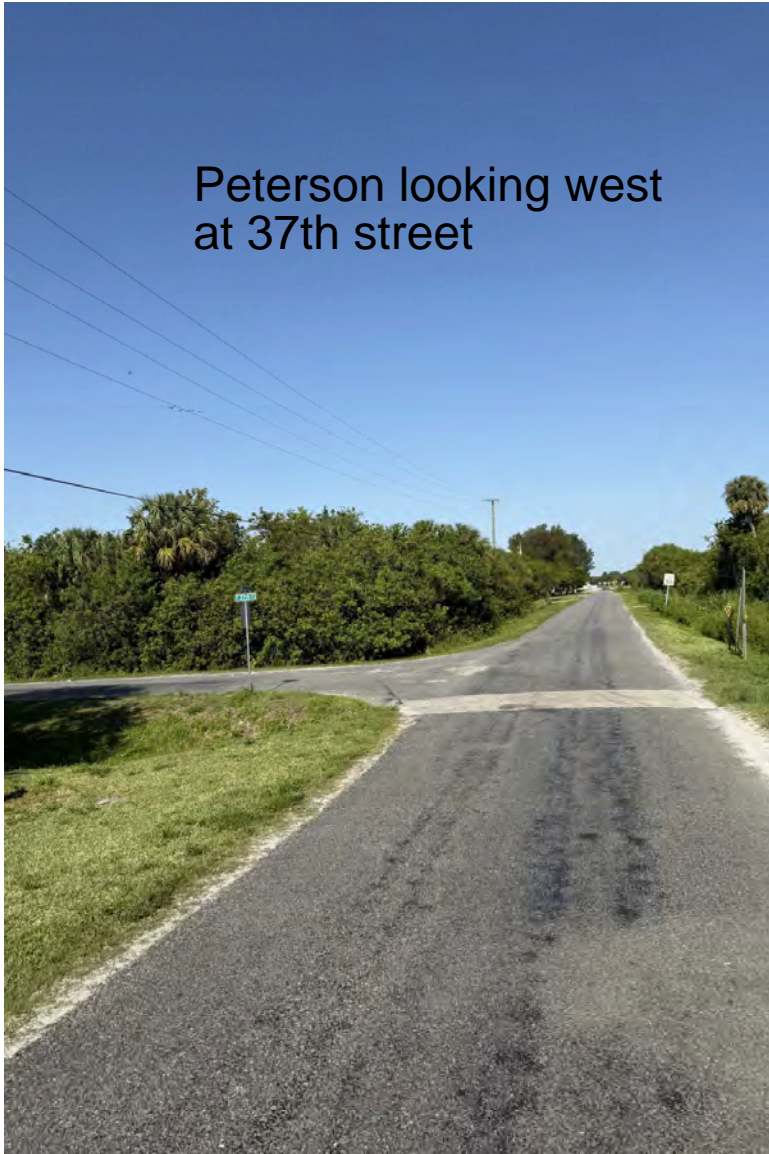
- previous canal maintenance road
- no guardrail
- no sidewalks
- undersized road width
- no striping
- no ROW to acquire per maps



33rd Street looking south at Peterson



33rd Street
looking north
at Peterson



Peterson looking west
at 37th street



37th at Peterson looking north

Peterson at 33rd looking east



Whiteway at 33rd looking south

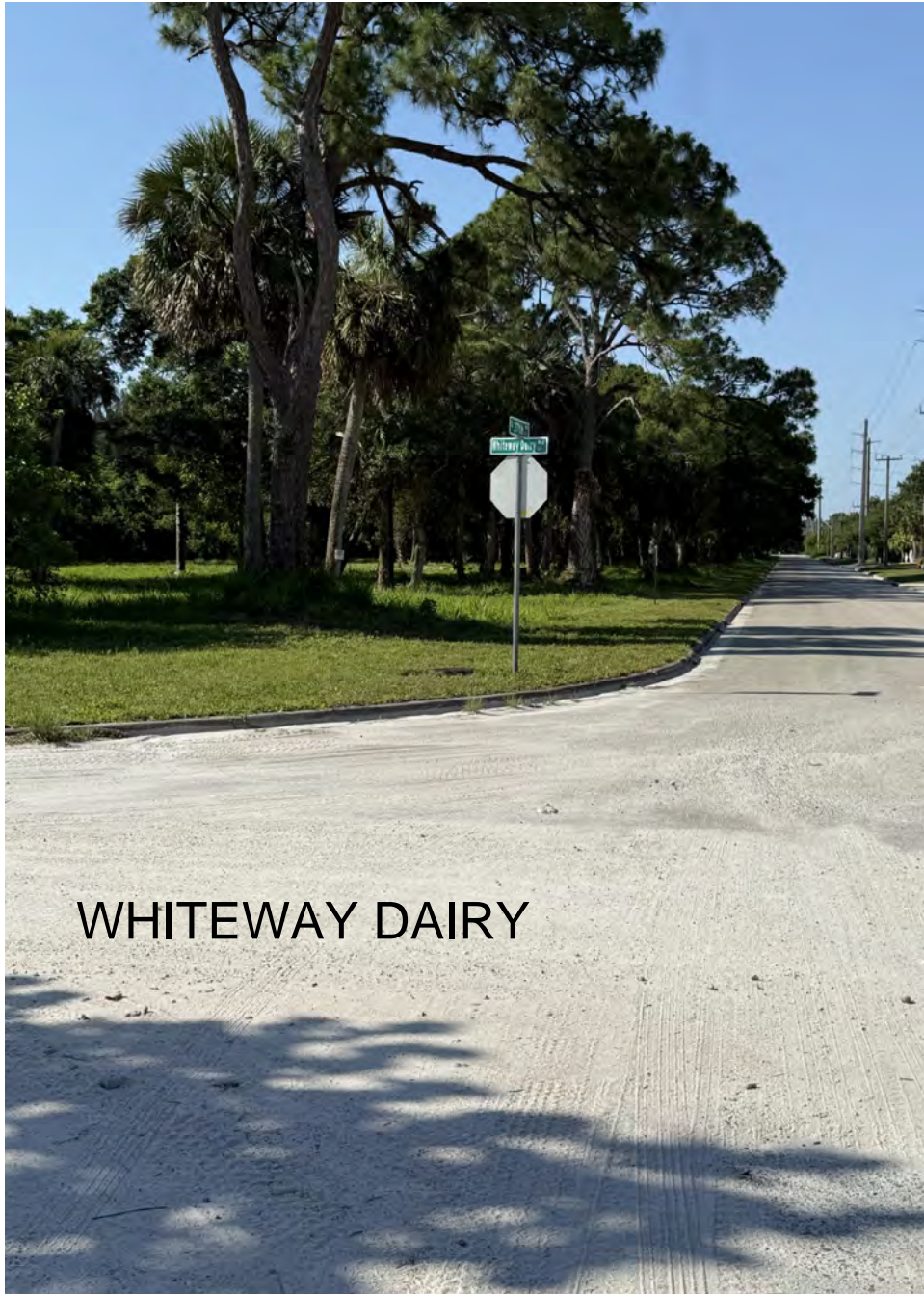


Whiteway at 33rd looking east

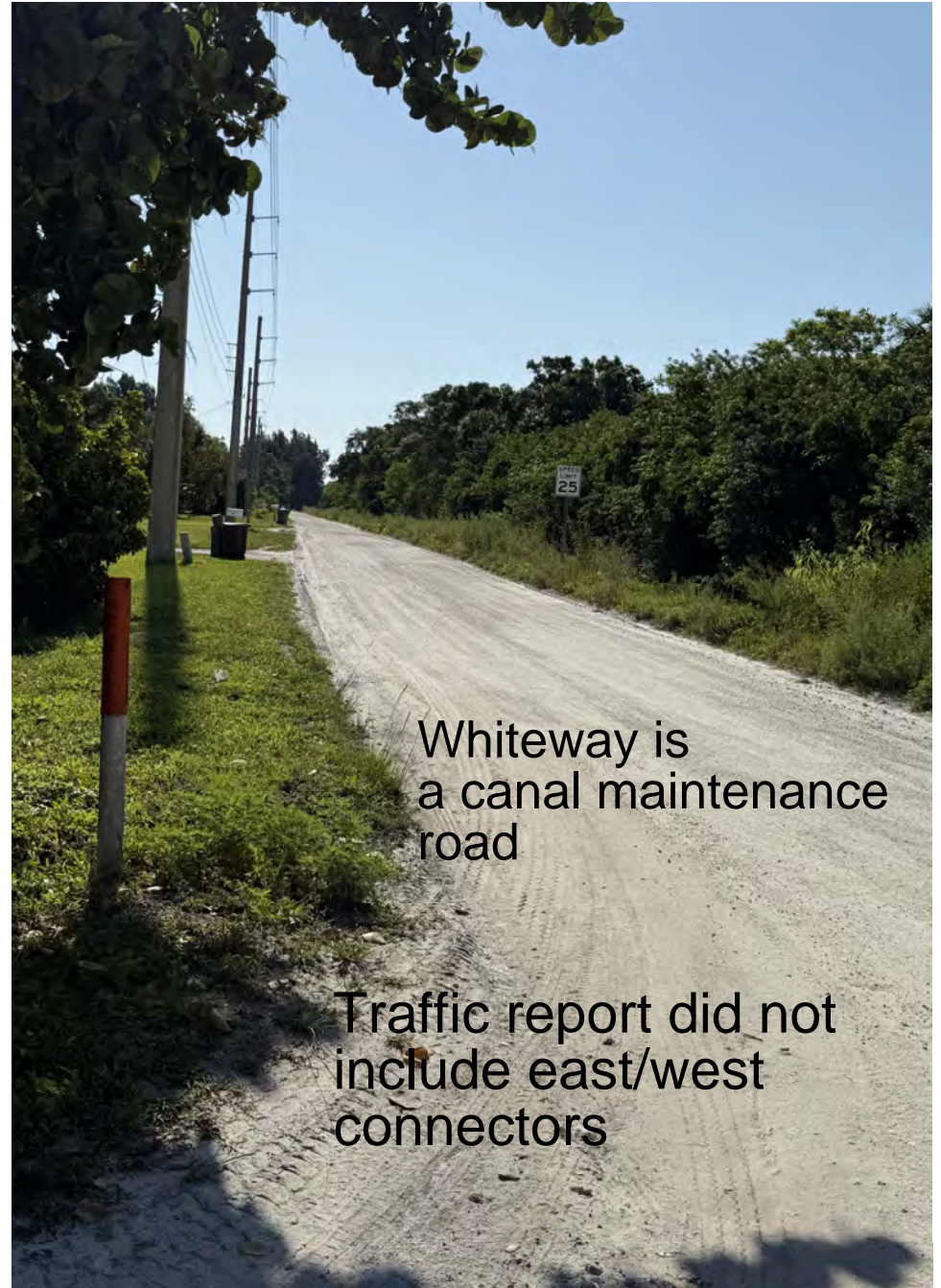


Whiteway at 33rd looking north





WHITEWAY DAIRY



Whiteway is a canal maintenance road

Traffic report did not include east/west connectors



Whiteway

East



Whiteway at 37th
looking west
- unimproved



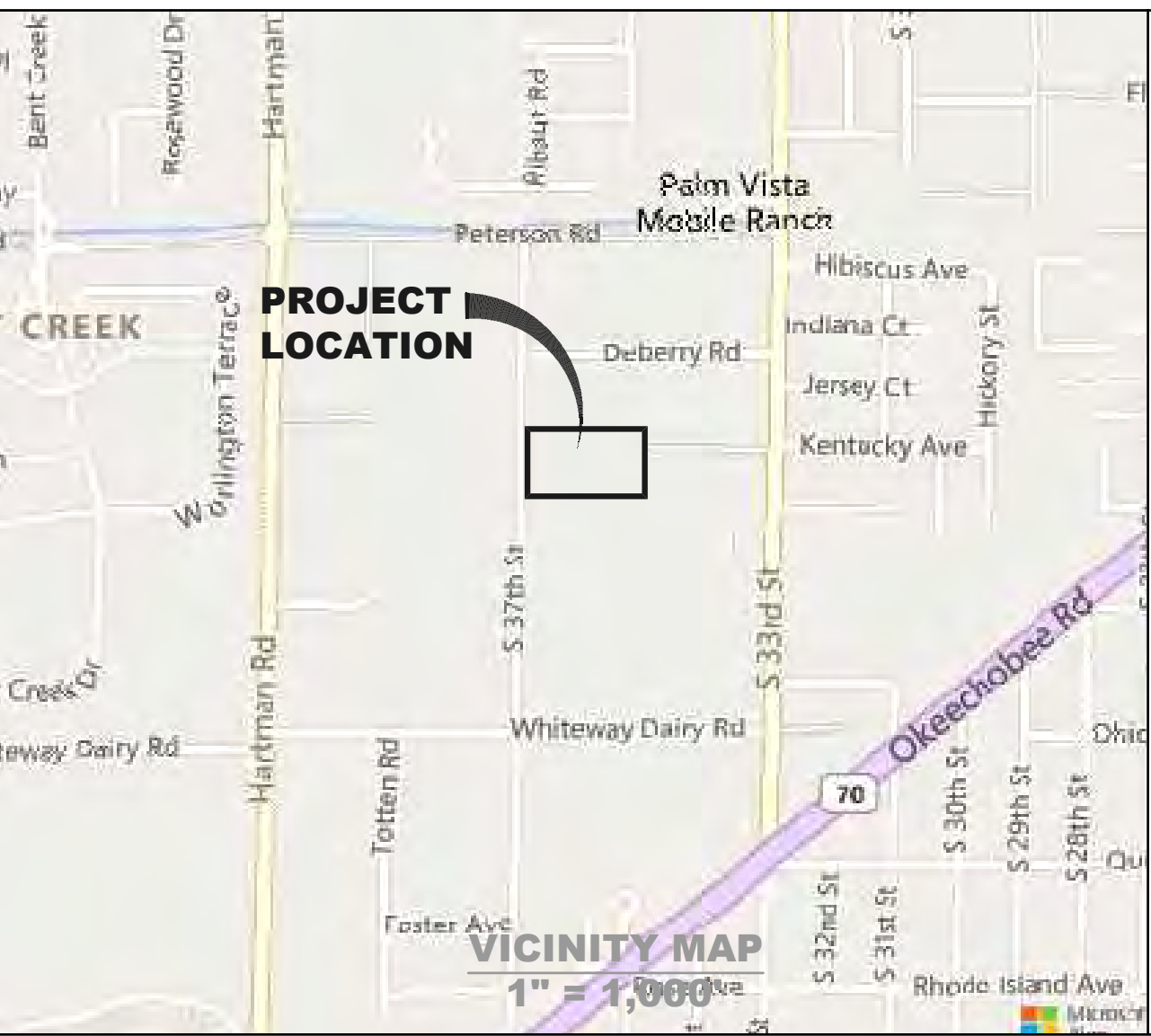
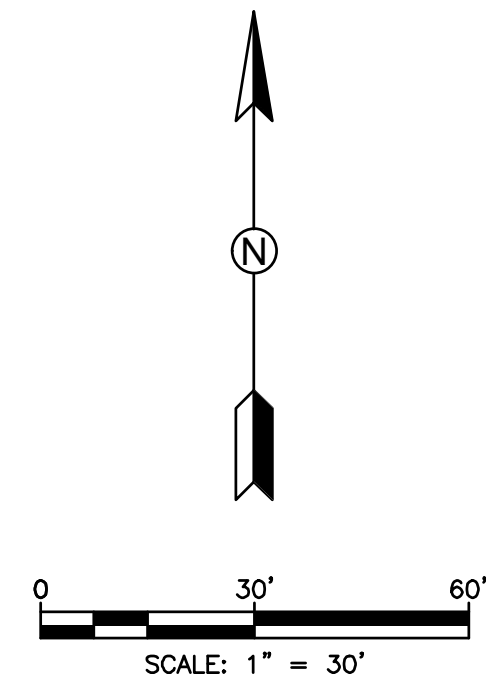
Whiteway
looking east



Approx 34lf from canal to power pole



NO rear yards
 NO creativity
 Stock yard fence on perimeter
 Offsite improvements are extreme
 ALL surrounding parcels in the neighborhood are 0.5ac or larger



JURISDICTION:
 CITY OF FORT PIERCE
 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT

OWNERSHIP:
 MARTIN PRADO
 4366 PINE RIDGE CT
 WESTON, FL 33331

PARCEL ID:
 2417-213-0001-000-7

LEGAL DESCRIPTION:
 17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

ZONING:
 RESIDENTIAL

TOTAL SITE AREA:
 PROPERTY SIZE 229,996 SF (5.28 AC) (100%)

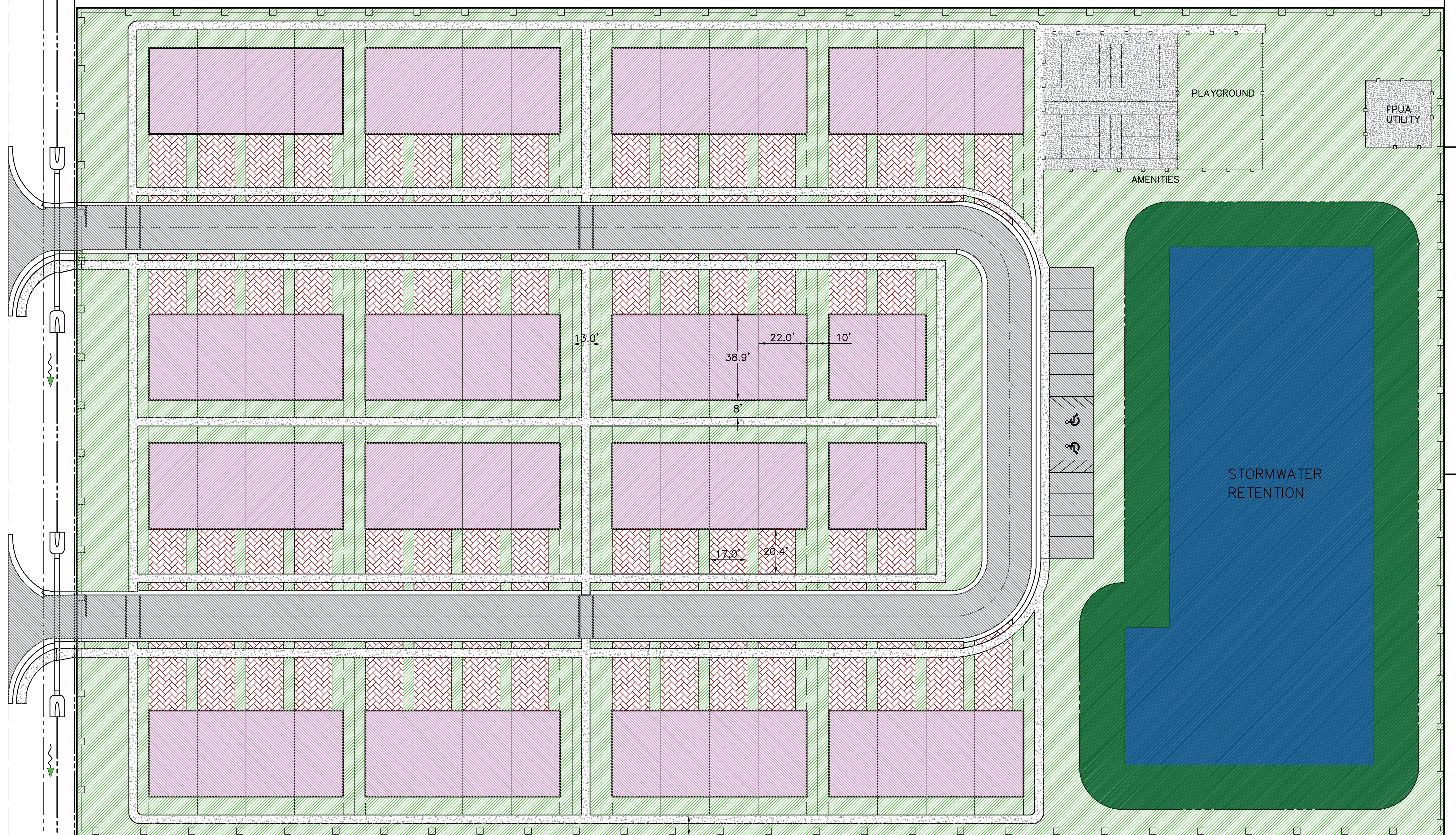
PROPOSED DEVELOPMENT:
 SINGLE FAMILY HOUSING 60 UNITS

PROPOSED PERVIOUS:
 OPEN GREEN SPACE 89,437 SF (2.05 AC) (38.9%)
 STORMWATER RETENTION AREA 28,187 SF (0.647 AC) (12.25%)
 TOTAL PERVIOUS 117,624 SF (2.70 AC) (51.1%)

TWO-HOME CONFIGURATION

FOUR-HOME CONFIGURATION

S 37th STREET



- LEGEND**
- EXIST. EDGE OF PAVEMENT
 - PROPERTY BOUNDARY
 - PROP. FENCELINE
 - - - PROP. LOT LINES
 - DRAINAGE FLOW ARROW
 - PROP. OPEN GREEN SPACE
 - PROP. STORM WATER RETENTION
 - PROP. SINGLE FAMILY
 - PROP. RIGHT-OF-WAY
 - PROP. DRIVEWAY

LAND USE: R1 RELIGIOUS INSTITUTION
 ZONING: COMMERCIAL NEIGHBORHOOD
 4.98 AC LOT PARCEL INFO: 2417-213-0003-000-1
 (NOT IN PROJECT AREA)

LAND USE: COMMERCIAL
 ZONING: COMMERCIAL NEIGHBORHOOD
 0.35 AC LOT

LAND USE: COMMERCIAL
 ZONING: COMMERCIAL NEIGHBORHOOD
 0.75 AC LOT

LAND USE: COMMERCIAL
 ZONING: COMMERCIAL NEIGHBORHOOD
 3.00 AC LOT

LAND USE: RU UTILITIES
 ZONING: COMMERCIAL NEIGHBORHOOD
 7.12 AC LOT
 PCK: 2417-242-0010-000-3

REVISIONS

DATE: 7/8/24
 DESIGNED BY: DO
 PROJECT NO. 2023-057
 HORIZ. SCALE: 1" = 30'
 VERT. SCALE: N/A
 CAD: Civi3D.dwg

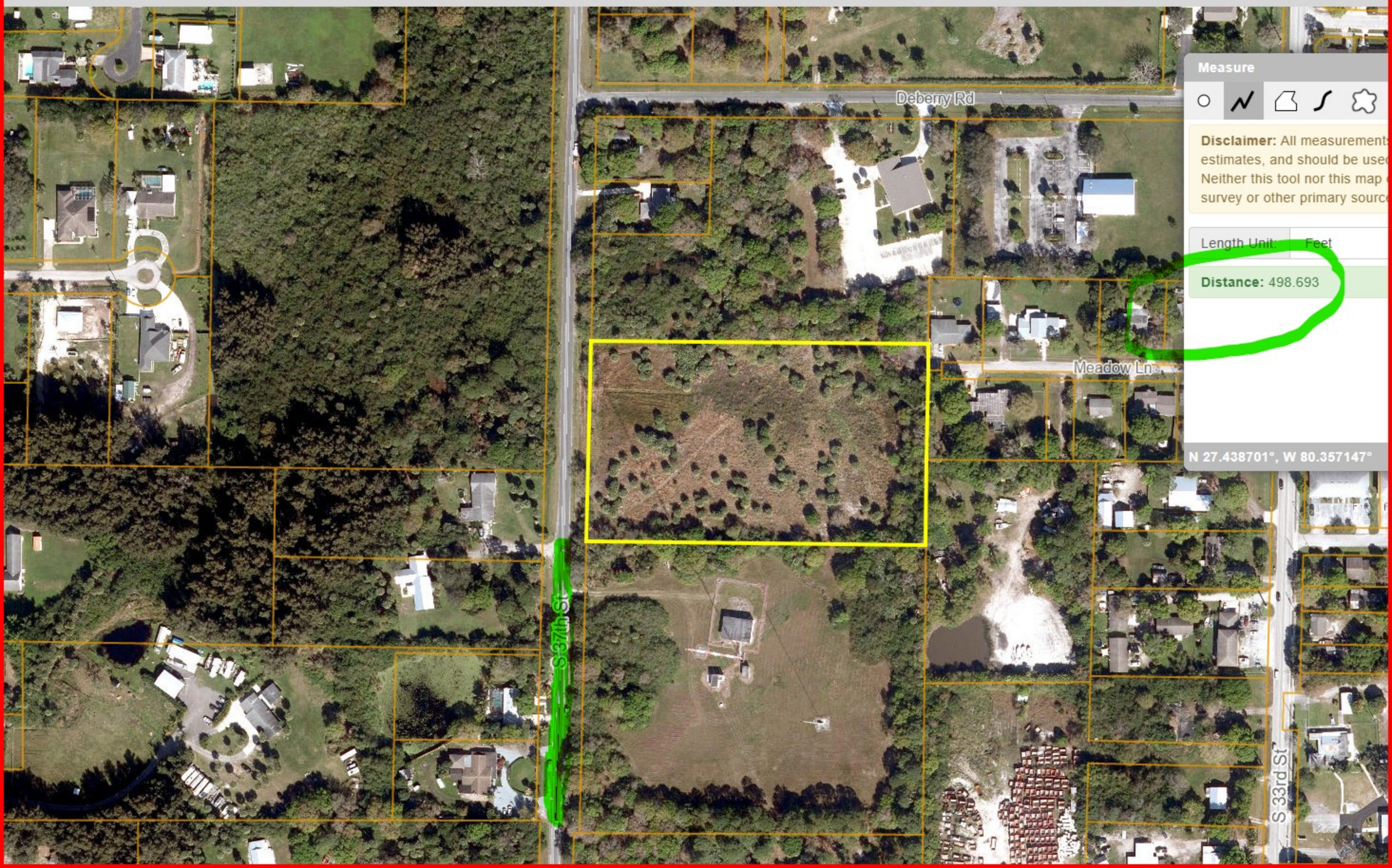
CITY OF FORT PIERCE
 PLANNING DEPARTMENT
 100 N. U.S. HIGHWAY 1
 FORT PIERCE, FL 34950
 (772) 467-3737

MARTIN & SONS
 1038 S 37TH STREET
 FORT PIERCE, FLORIDA 34947
 MASTER SITE PLAN

Dylan O'Berry, P.E.
 Civil Engineer
 ART OF ENGINEERING, INC.
 Port St. Lucie, Florida
 (772) 233-9596
 dylan@artofengineering.net
 https://artofengineering.net

ART OF ENGINEERING, INC.
 DYLAN O'BERRY, P.E.
 P.E. NO. 88512
 2674 SE RUFFIN TERRACE
 PORT ST LUCIE, FL 34952

PROJECT NO. 2023-057
 SHEET 1 OF 1



Measure

Disclaimer: All measurements are estimates, and should be used for informational purposes only. Neither this tool nor this map should be used for a survey or other primary source of information.

Length Unit: Feet

Distance: 498.693

N 27.438701°, W 80.357147°